

All Hamilton-Burlington

Regions

**MONTHLY
STATISTICS
PACKAGE**

FEBRUARY 2025

Cornerstone
Association of REALTORS®

Market Aligns with Long-Term Trends in February Sales and Listings Continue to Stabilize Across All Areas

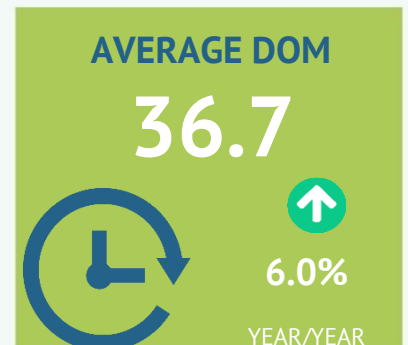
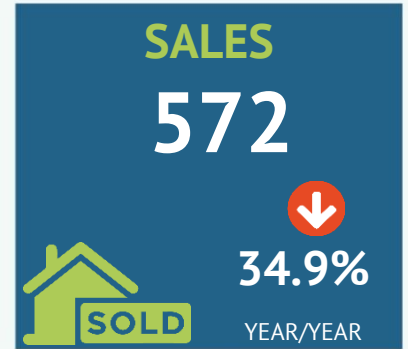
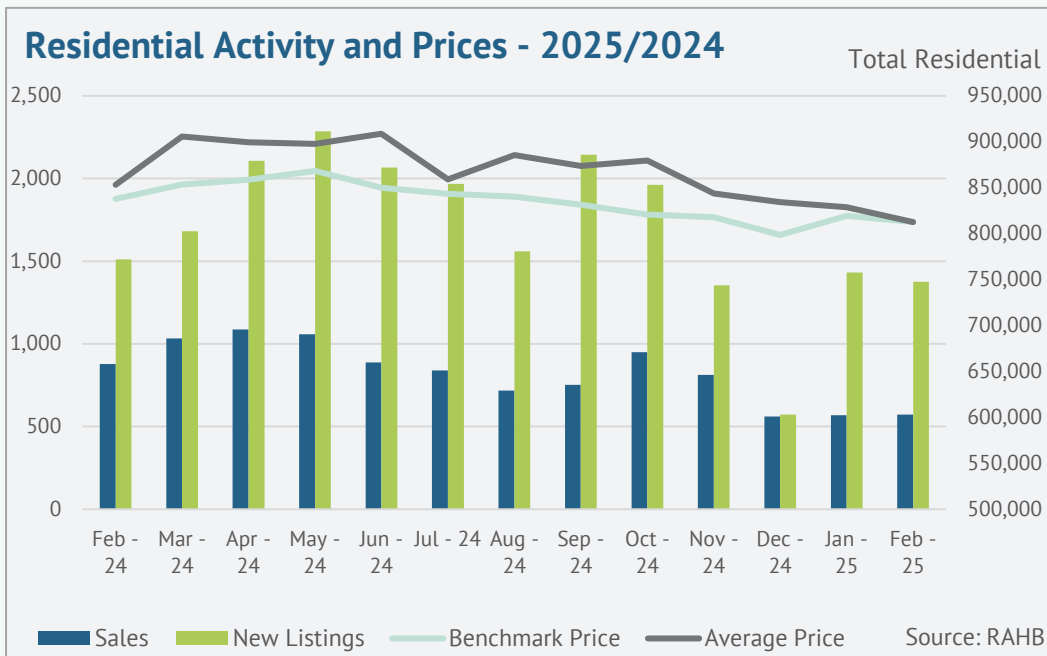
Hamilton, ON (March 4, 2025) - Sales decreased 35 per cent year-over-year, reaching the lowest total for the month of February since 2009. However, new listings showed a more modest decline of nine per cent, which aligns with the month's long-term averages. While sales slowed across all regions, Burlington experienced the most significant change. However, it will take some time to determine whether this is a trend or a one-off, as Burlington has held steady over the past few years. Despite these fluctuations, the market is showing signs of stabilizing and adjusting to long-term trends.

"Although the market looks different than what we have experienced the past few years, inventory and benchmark prices reflect a more stable market that is in alignment with long-term trends," says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. "Buyers and sellers are able to make more thoughtful decisions, which presents a real opportunity to find a great property."

Compared to the decline in sales, the more modest decrease in new listings has helped inventory levels rebound, increasing by 28 per cent. Inventory levels reached 2,599 units—the highest February inventory total since 2013. This boost in inventory also led to an increase in months of supply, which reached 4.5 months. This is nearly double the supply seen at this time last year, and it's also the second-highest February total on record.

Increased options and the sharp decline in sales put downward pressure on pricing. The regional benchmark price dropped by 3 per cent to \$812,600. Unlike in January, prices declined across all property types and regions, with the most significant price decreases experienced in the semi-detached and row sectors. It will take time to determine if this is the calm before a hot spring market or a longer-term trend.

The statistics provided in this report are based on information from the ITS MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.



PROPERTY TYPES

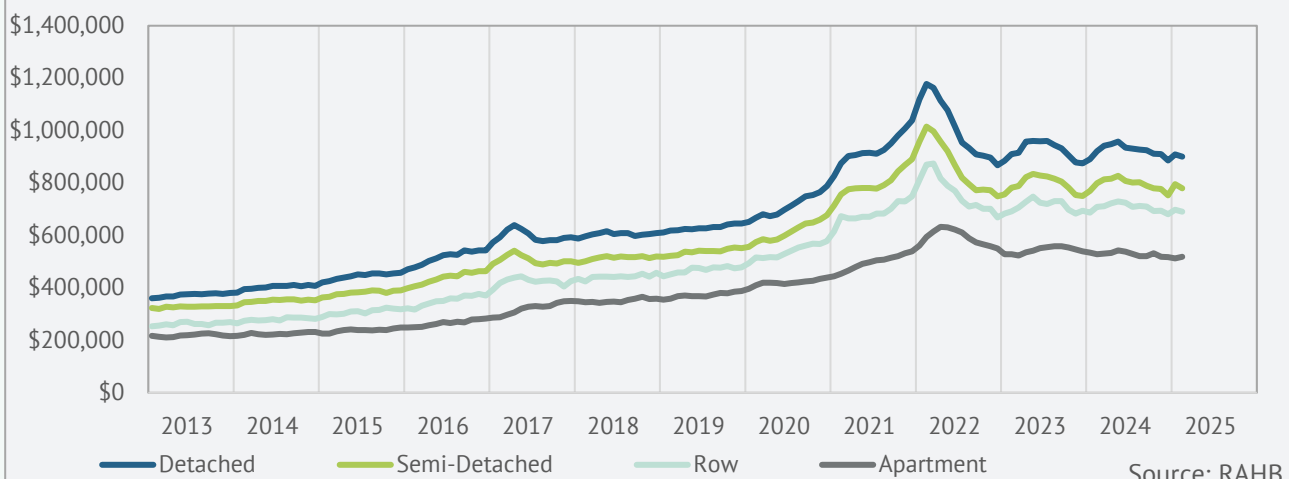
February 2025

	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	374	-25.9%	843	-11.0%	1,532	17.8%	44%	35.5	13.6%	4.10	59.1%	\$908,319	-7.7%	\$810,000	-5.8%
Semi-Detached	30	-6.3%	55	37.5%	106	107.8%	55%	27.5	-26.0%	3.53	121.7%	\$715,350	-2.6%	\$661,000	-8.0%
Row	102	-49.8%	231	-12.5%	408	56.9%	44%	40.7	21.0%	4.00	212.3%	\$693,978	-6.5%	\$672,500	-8.5%
Apartment	65	-49.2%	239	-2.4%	520	30.7%	27%	42.2	-13.4%	8.00	157.3%	\$497,461	-11.2%	\$470,000	-10.5%
Mobile	1	-75.0%	7	-36.4%	30	20.0%	14%	8.0	-89.1%	30.00	380.0%	\$515,000	147.9%	\$515,000	123.4%
Total Residential	572	-34.9%	1,375	-9.0%	2,599	27.6%	42%	36.7	6.0%	4.54	95.8%	\$812,600	-4.7%	\$735,000	-2.0%

Year-to-Date

	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	729	-19.3%	1,714	4.8%	1,459	19.2%	42.5%	42.7	11.6%	4.00	47.6%	\$920,259	-3.3%	\$815,000	-4.1%
Semi-Detached	55	-6.8%	131	61.7%	108	106.7%	42.0%	36.6	-0.4%	3.91	121.8%	\$719,261	-3.7%	\$685,000	-2.8%
Row	215	-32.2%	464	-0.6%	390	45.8%	46.3%	42.5	15.6%	3.63	115.0%	\$701,917	-4.2%	\$685,000	-5.9%
Apartment	140	-36.4%	484	8.0%	481	25.5%	28.9%	53.5	8.1%	6.86	97.1%	\$530,124	-5.6%	\$485,000	-5.3%
Mobile	2	-75.0%	13	-31.6%	29	20.8%	15.4%	9.5	-85.3%	29.00	383.3%	\$400,000	47.6%	\$400,000	73.5%
Total Residential	1,141	-24.7%	2,806	5.6%	2,469	26.3%	40.7%	43.7	9.8%	4.33	67.8%	\$820,646	-2.0%	\$731,750	-2.2%

Prices by Property Type



DETACHED

\$900,800



SEMI-DETACHED

\$780,200



ROW

\$691,300

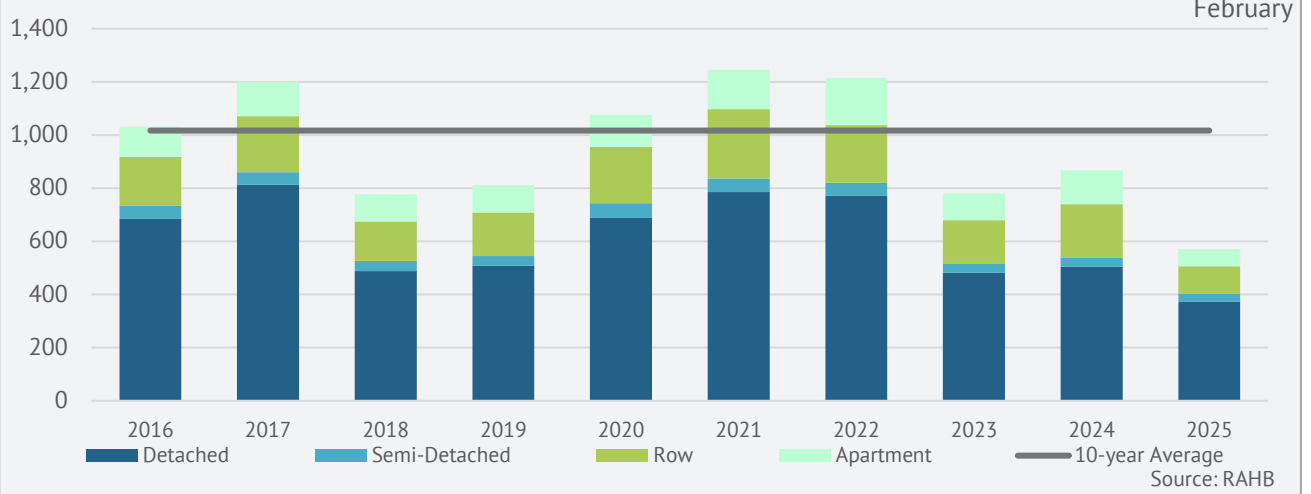


APARTMENT

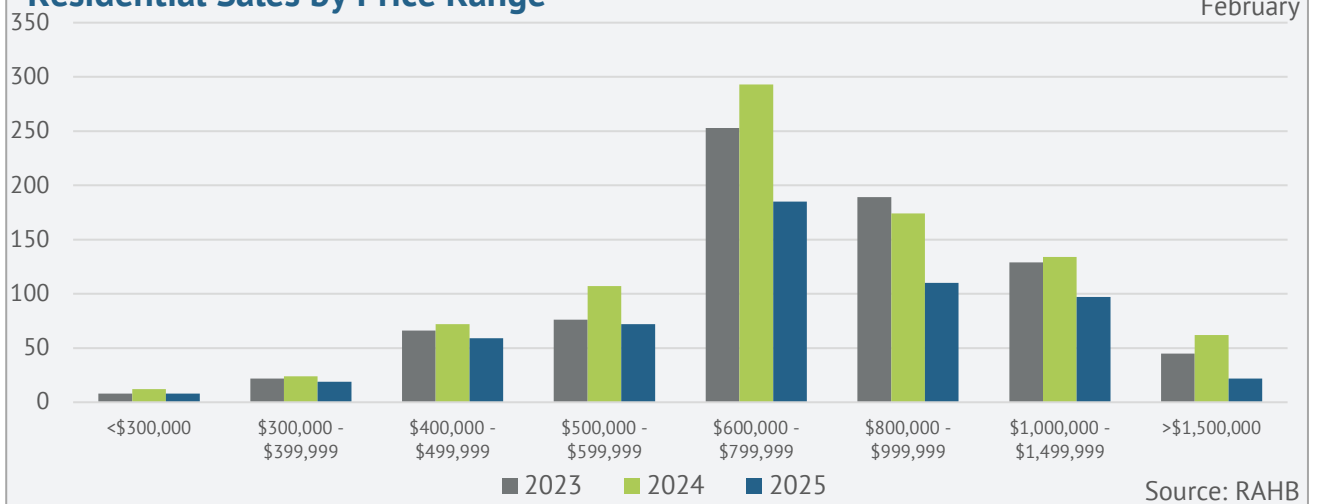
\$519,000



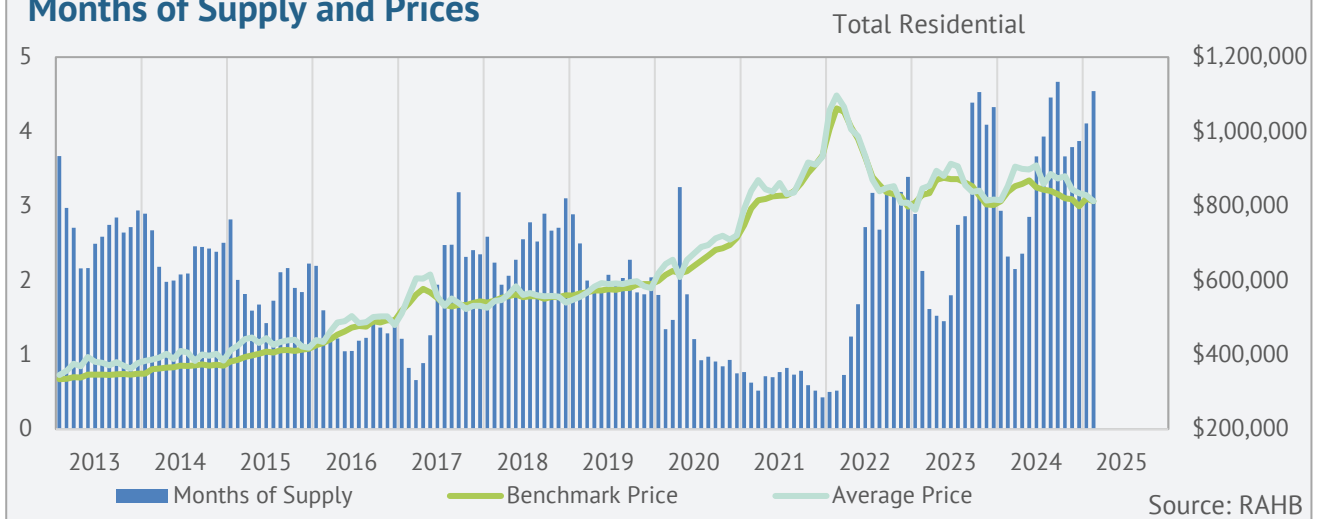
Monthly Sales Comparison



Residential Sales by Price Range

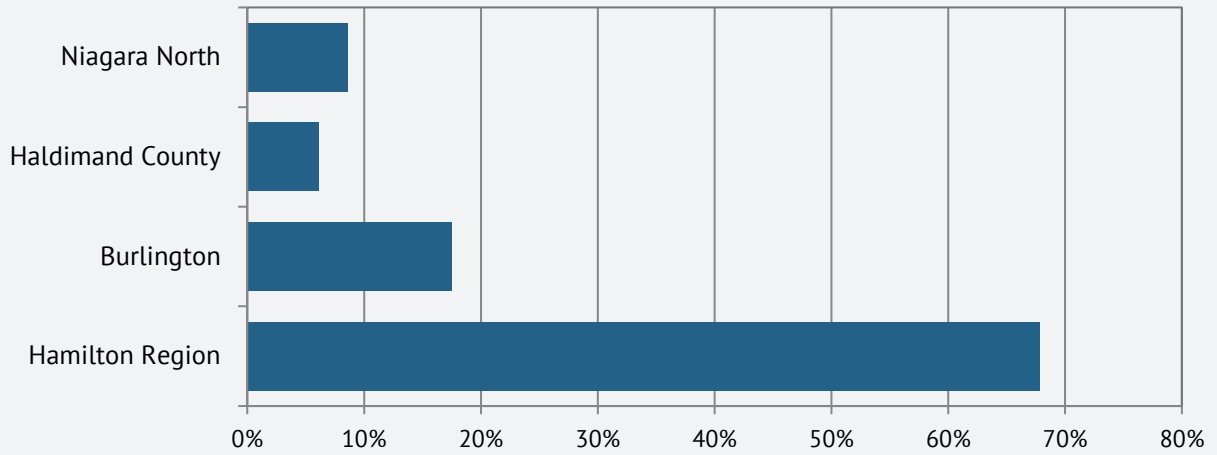


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



February 2025

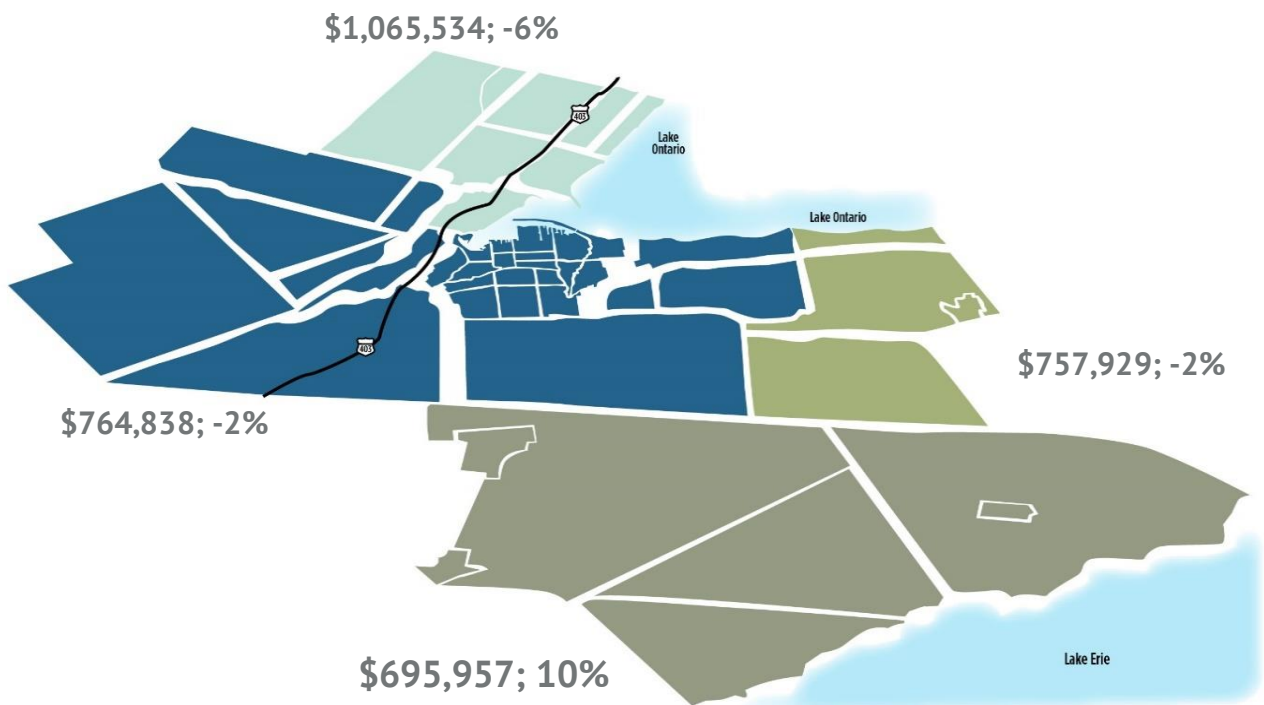
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	388	-24.7%	909	0.4%	1671	37.6%	43%	37.0	7.7%	4.31	82.7%	\$764,838	-1.8%	\$700,500	-4.7%
Burlington	100	-51.9%	278	-17.0%	455	28.5%	36%	24.1	-13.9%	4.55	167.3%	\$1,065,534	-5.5%	\$962,500	-4.2%
Haldimand County	35	-22.2%	80	-25.2%	225	4.2%	44%	46.9	2.9%	6.43	33.9%	\$695,957	9.5%	\$675,000	-2.0%
Niagara North	49	-55.5%	108	-34.1%	248	-2.0%	45%	53.1	19.9%	5.06	120.1%	\$757,929	-1.5%	\$725,000	2.5%
Total	572	-34.9%	1,375	-9.0%	2599	27.6%	42%	36.7	6.0%	4.54	95.8%	\$812,600	-4.7%	\$735,000	-2.0%

Year-to-Date

	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	765	-16.8%	1,842	16.2%	1588	36.3%	41.5%	43.4	7.3%	4.15	63.9%	\$761,659	-2.9%	\$702,500	-3.1%
Burlington	212	-38.0%	556	-3.1%	415	26.2%	38.1%	34.1	2.3%	3.91	103.6%	\$1,086,534	1.9%	\$962,500	0.1%
Haldimand County	82	5.1%	197	-1.5%	226	10.0%	41.6%	59.6	25.0%	5.50	4.6%	\$685,983	7.9%	\$655,000	-3.7%
Niagara North	82	-53.4%	211	-29.4%	241	-6.2%	38.9%	54.5	21.6%	5.87	101.2%	\$818,206	8.0%	\$747,500	6.8%
Total	1,141	-24.7%	2,806	5.6%	2,469	26.3%	40.7%	43.7	9.8%	4.33	67.8%	\$820,646	-2.0%	\$731,750	-2.2%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



RESIDENTIAL PRICE COMPARISON

	February 2025				Year-To-Date			
	Average Price		Benchmark Price		Average Price		Benchmark Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	\$764,838	-1.8%	\$749,400	-3.9%	\$761,659	-2.9%	\$751,800	-2.4%
Burlington	\$1,065,534	-5.5%	\$1,008,100	-2.7%	\$1,086,534	1.9%	\$1,015,700	0.4%
Haldimand County	\$695,957	9.5%	\$673,100	-1.2%	\$685,983	7.9%	\$669,250	-0.8%
Niagara North	\$757,929	-1.5%	\$740,500	-4.7%	\$818,206	8.0%	\$744,600	-3.6%

DETACHED BENCHMARK HOMES

	February 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$808,800	-3.4%	-0.5%	2	3	1,448	4,579
Burlington	\$1,309,600	-1.5%	-2.3%	2	3	1,722	6,322
Haldimand County	\$684,300	-1.2%	1.3%	2	3	1,476	8,585
Niagara North	\$858,900	-3.3%	-1.1%	2	3	1,664	7,238

SUMMARY STATISTICS

February 2025

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	572	-34.9%	1,375	-9.0%	2,599	27.6%	\$735,000	-2.0%	36.7	6.0%	20.0	11.1%
Commercial	7	-12.5%	50	-15.3%	242	-7.6%	\$1,175,000	46.4%	186.0	89.3%	78.0	-4.3%
Farm	5	400.0%	4	-81.8%	46	-32.4%	\$2,350,000	-6.0%	126.4	-42.8%	75.0	-66.1%
Land	9	80.0%	23	-39.5%	206	-9.3%	\$750,000	63.8%	189.3	137.3%	155.0	78.2%
Multi-Residential	9	350.0%	33	-15.4%	103	-3.7%	\$915,000	4.6%	66.2	-2.6%	36.0	-47.1%
Total	603	-32.6%	1,513	-9.2%	4,472	10.6%	\$745,000	-0.7%	42.2	17.5%	21.0	10.5%

Year-to-Date

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	1,141	-24.7%	2,806	5.6%	2,469	26.3%	\$731,750	-2.2%	43.7	9.8%	23.0	-4.2%
Commercial	15	-11.8%	104	-11.1%	231	-6.3%	\$1,175,000	42.1%	157.2	63.1%	78.0	9.9%
Farm	9	350.0%	8	-75.8%	50	-18.7%	\$2,125,000	38.0%	118.9	-23.8%	75.0	-51.9%
Land	13	116.7%	70	-7.9%	213	-2.5%	\$750,000	123.7%	162.9	129.5%	152.0	166.7%
Multi-Residential	11	-8.3%	73	9.0%	105	11.7%	\$825,000	6.5%	65.5	-4.8%	50.0	-30.6%
Total	1,190	-23.5%	3,071	4.1%	4,339	9.1%	\$737,500	-1.5%	47.3	15.4%	25.0	0.0%

February 2025

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	1	0.0%	\$110,000	52.8%	13	30.0%	181.0	40.3%	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-

Year-to-Date

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	1	-66.7%	\$110,000	-76.7%	30	-6.3%	181.0	98.9%	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	151.0
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	279.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	276.0