

**All Hamilton-Burlington  
Regions**

**MONTHLY  
STATISTICS  
PACKAGE**

**JUNE 2025**

**Cornerstone**  
Association of REALTORS®

## Hamilton-Burlington Area Home Sales and Prices Continue to be Impacted by Economic Uncertainty The Rate of New Listings Remained Consistent with 2024 Levels

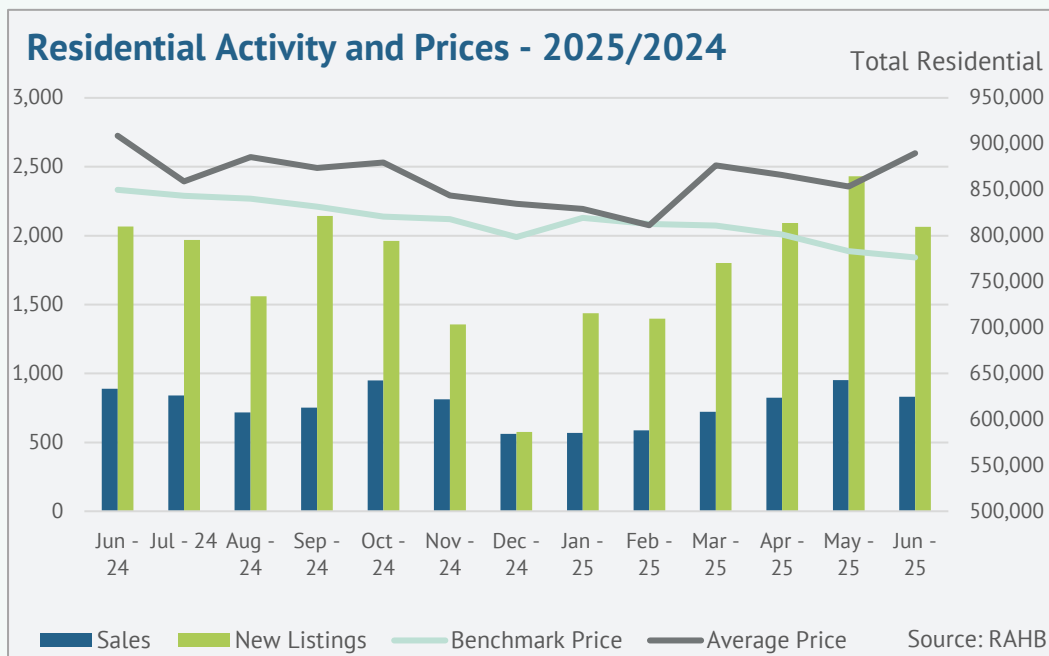
**Hamilton, ON (July 7, 2025)** – In June, there were 831 sales across Hamilton, Burlington, Halldimand County, and Niagara North. The slowdown in sales represented a six per cent decrease compared to the same period last year and contributed to a year-to-date decline of 20 per cent. This drop in sales marks the slowest start to the year since 2010.

“While some markets across Canada are showing signs of stability with more balanced conditions, including the Waterloo Region, the Hamilton-Burlington area is still experiencing subdued sales, putting downward pressure on home sale prices,” says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. “While global market uncertainty has some buyers waiting on the sidelines, growing inventory levels and softer prices present a unique window of opportunity for those with a stable income and savings who are ready to leverage today’s market conditions to their advantage.”

Von Bredow continues, “The Hamilton-Burlington market area consists of several communities and neighbourhoods that often display results that differ from the region’s overall average. Each neighbourhood has its unique characteristics, which can make it challenging to determine the right price and conditions when buying or selling a property. Local REALTORS® have the experience, knowledge, and tools necessary to assist buyers and sellers in making informed decisions. They know the questions to ask, the areas to probe and what to look for to get a complete picture of the property and community you’re considering.” The number of new listings remained in line with last year’s levels, but the pullback in sales kept the sales-to-new listings ratio relatively low at 40 per cent. The months of supply increased to nearly five months, giving way to softer prices.

In June, the unadjusted benchmark price was \$776,300, down from the previous month and nearly nine per cent lower than last June. The June benchmark price eased across all areas within the region and across all property types.

*The statistics provided in this report are based on information from the ITSO 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.*



### SALES

831



6.4%

YEAR/YEAR



### NEW LISTINGS

2,064



0.1%

YEAR/YEAR



### INVENTORY

3,960



21.5%

YEAR/YEAR



### MONTHS OF SUPPLY

4.8



29.9%

YEAR/YEAR



### RESIDENTIAL AVERAGE PRICE



\$889,801



2.1%

YEAR/YEAR

### AVERAGE DOM

32.9



25.4%

YEAR/YEAR



# PROPERTY TYPES

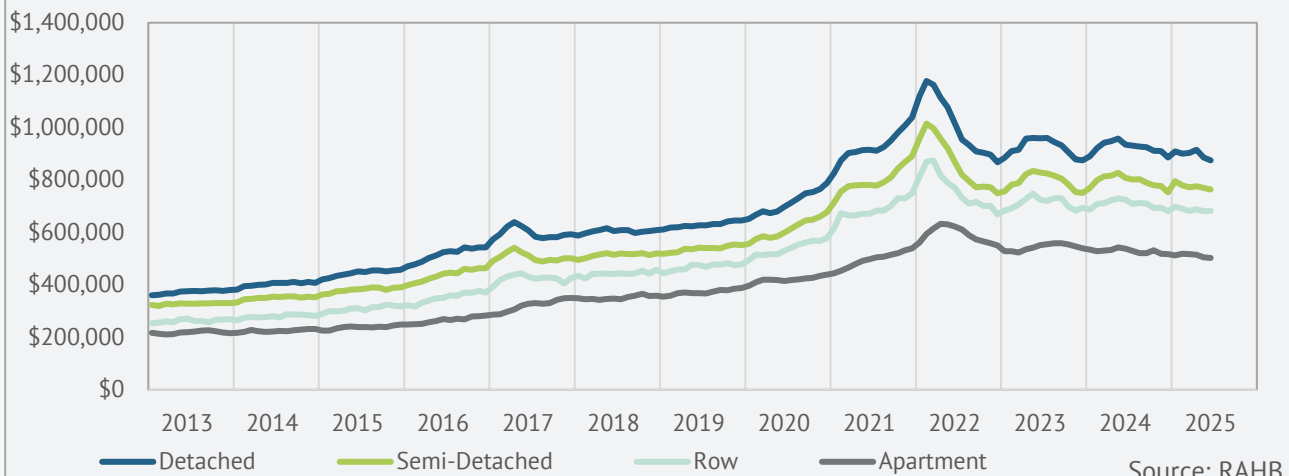
## June 2025

	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	557	0.0%	1,348	4.3%	2,432	20.2%	41%	31.1	24.2%	4.37	20.2%	\$1,000,949	-3.3%	\$865,000	-0.6%
Semi-Detached	43	48.3%	102	41.7%	160	58.4%	42%	24.0	32.1%	3.72	6.8%	\$763,625	-0.5%	\$750,000	-5.1%
Row	148	-23.7%	345	-9.2%	665	39.7%	43%	33.8	46.3%	4.49	83.1%	\$732,946	-3.9%	\$716,000	-1.9%
Apartment	80	-20.0%	256	-15.2%	650	5.0%	31%	49.0	21.3%	8.13	31.3%	\$496,305	-11.2%	\$471,000	-10.7%
Mobile	3	-40.0%	13	-18.8%	51	64.5%	23%	30.3	-47.5%	17.00	174.2%	\$293,300	-13.6%	\$240,000	-38.0%
<b>Total Residential</b>	<b>831</b>	<b>-6.4%</b>	<b>2,064</b>	<b>-0.1%</b>	<b>3,960</b>	<b>21.5%</b>	<b>40%</b>	<b>32.9</b>	<b>25.4%</b>	<b>4.77</b>	<b>29.9%</b>	<b>\$889,801</b>	<b>-2.1%</b>	<b>\$770,000</b>	<b>-1.3%</b>

## 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	2,934	-14.5%	7,082	6.0%	1,893	22.6%	41.4%	33.8	18.3%	3.87	43.3%	\$962,344	-4.6%	\$840,000	-4.5%
Semi-Detached	216	-8.1%	527	36.2%	127	74.2%	41.0%	28.0	13.4%	3.53	89.5%	\$736,717	-1.9%	\$718,500	1.2%
Row	839	-26.3%	1,923	-1.8%	505	41.7%	43.6%	36.4	36.6%	3.61	92.2%	\$719,944	-4.5%	\$710,000	-3.4%
Apartment	480	-34.2%	1,617	-4.2%	566	14.9%	29.7%	52.7	25.0%	7.07	74.4%	\$529,932	-6.5%	\$480,000	-9.3%
Mobile	15	-37.5%	73	32.7%	39	59.9%	20.5%	64.3	15.6%	15.67	155.8%	\$324,100	0.0%	\$339,900	11.0%
<b>Total Residential</b>	<b>4,484</b>	<b>-19.7%</b>	<b>11,222</b>	<b>3.9%</b>	<b>3,132</b>	<b>25.5%</b>	<b>40.0%</b>	<b>36.2</b>	<b>21.0%</b>	<b>4.19</b>	<b>56.2%</b>	<b>\$857,697</b>	<b>-3.1%</b>	<b>\$755,000</b>	<b>-2.7%</b>

## Prices by Property Type



### DETACHED

\$875,100



### SEMI-DETACHED

\$764,000



### ROW

\$682,600

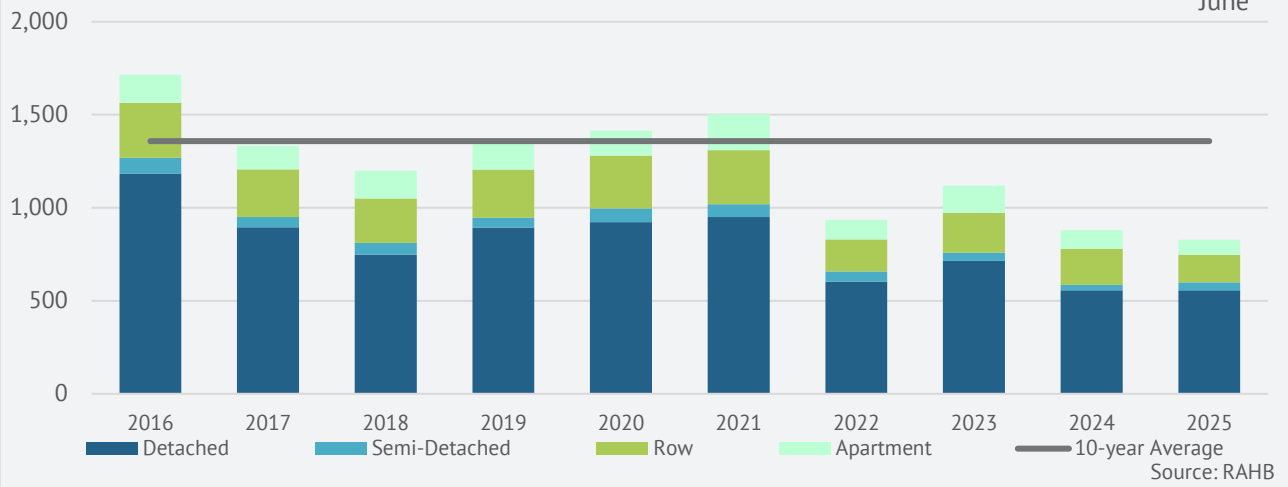


### APARTMENT

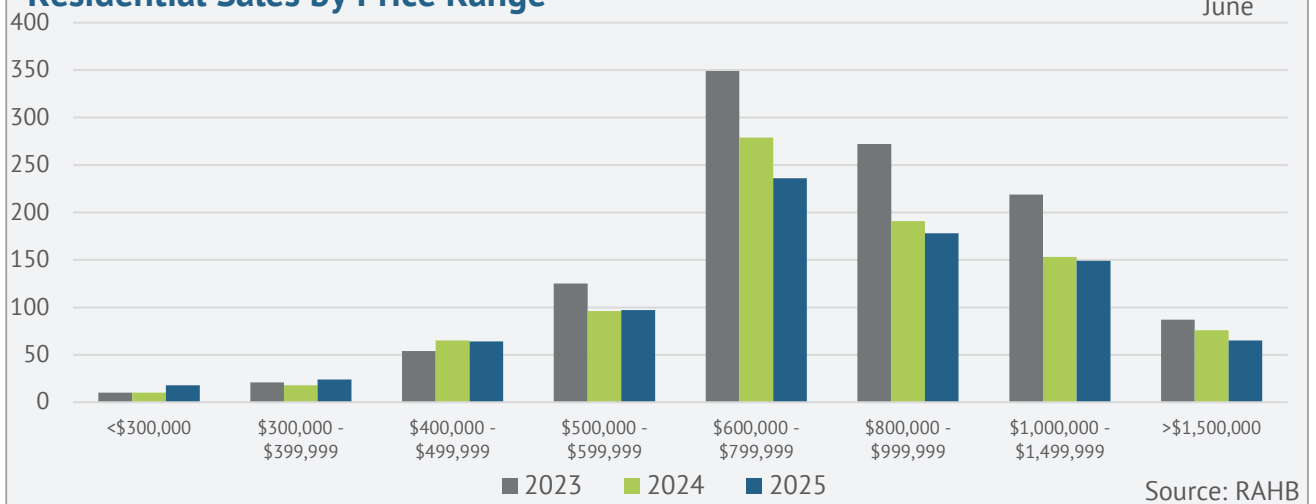
\$503,100



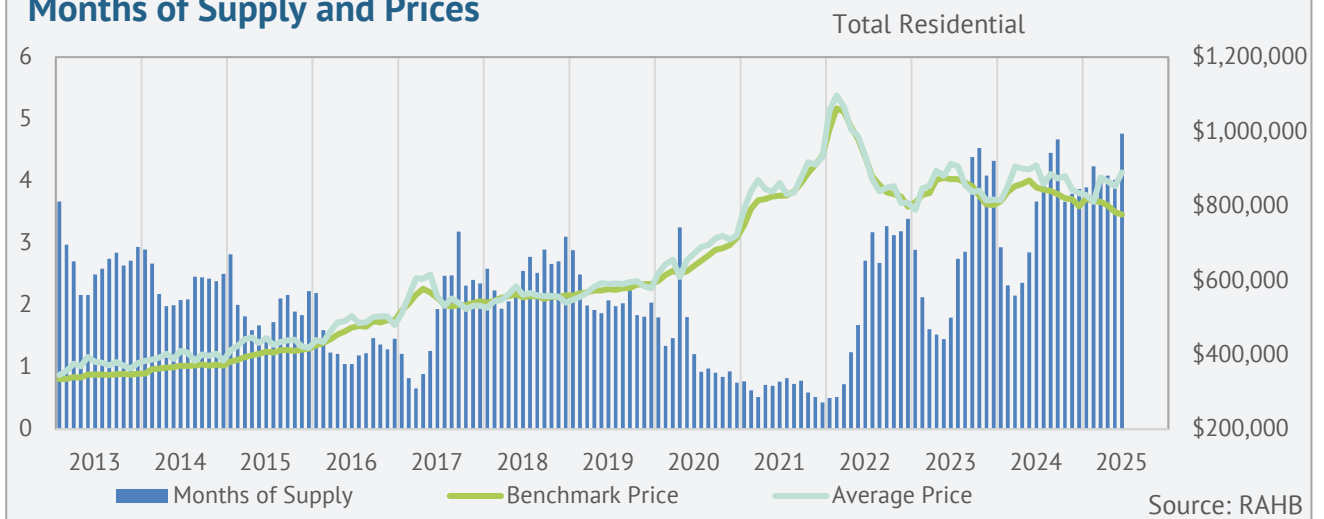
## Monthly Sales Comparison



## Residential Sales by Price Range

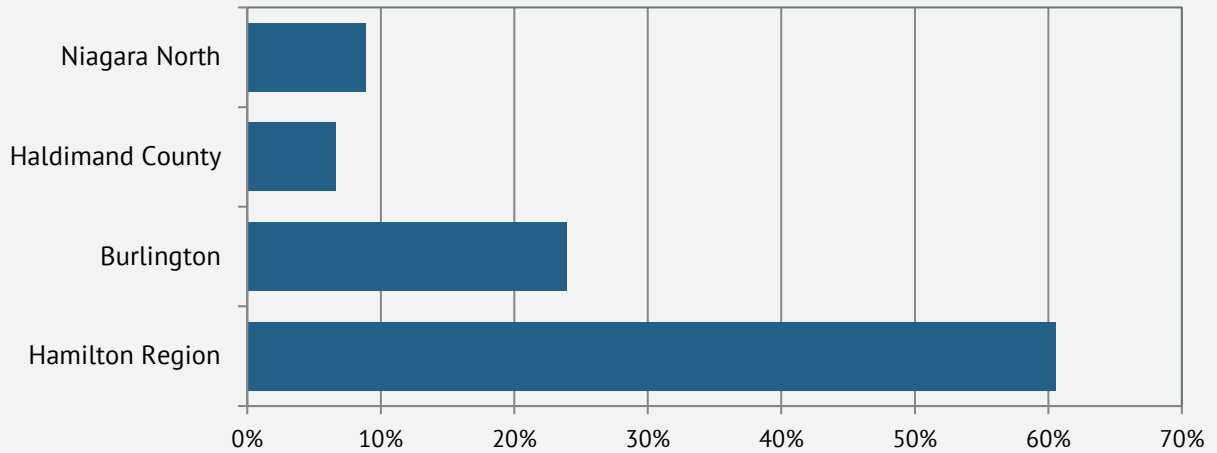


## Months of Supply and Prices



# REGIONAL SUMMARY

## Share of Sales by District



### June 2025

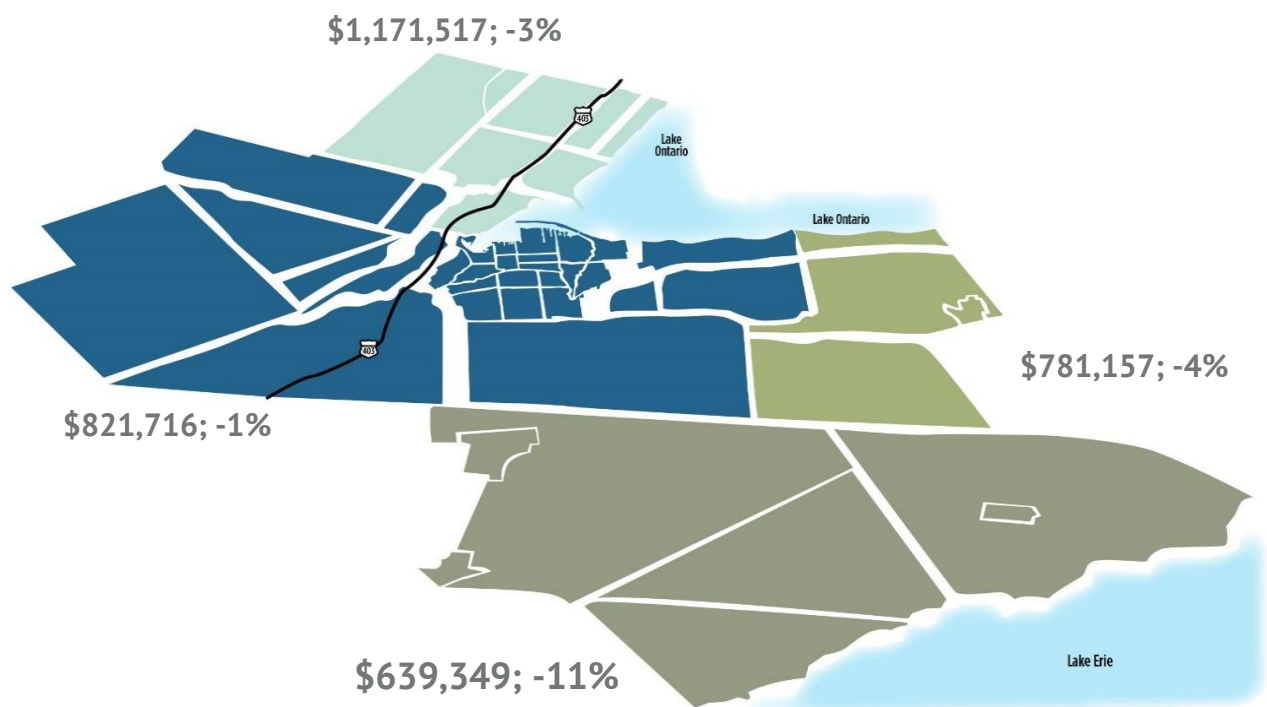
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	503	-5.8%	1274	-0.1%	2499	27.5%	39%	33.8	31.2%	4.97	35.4%	\$821,716	-0.8%	\$732,500	-1.7%
Burlington	199	-4.3%	456	8.1%	762	27.0%	44%	28.5	33.8%	3.83	32.7%	\$1,171,517	-3.3%	\$970,000	-2.8%
Haldimand County	55	-11.3%	163	-2.4%	362	6.8%	34%	40.6	6.7%	6.58	20.4%	\$639,349	-10.6%	\$637,000	-10.3%
Niagara North	74	-11.9%	171	-15.8%	337	-6.1%	43%	33.6	1.3%	4.55	6.6%	\$781,157	-4.0%	\$725,000	-1.4%
Total	831	-6.4%	2,064	-0.1%	3960	21.5%	40%	32.9	25.4%	4.77	29.9%	\$889,801	-2.1%	\$770,000	-1.3%

### 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	2,858	-15.4%	7,108	7.2%	2004	33.0%	40.2%	36.5	23.2%	4.21	57.1%	\$786,679	-3.1%	\$715,000	-3.7%
Burlington	933	-28.7%	2,333	1.5%	571	30.5%	40.0%	29.3	22.8%	3.67	83.1%	\$1,148,522	0.7%	\$1,000,000	0.2%
Haldimand County	330	-3.8%	841	2.3%	280	7.6%	39.2%	50.7	26.5%	5.09	11.8%	\$696,787	-1.2%	\$662,500	-4.7%
Niagara North	363	-34.5%	940	-10.6%	278	-4.7%	38.6%	38.1	-3.6%	4.59	45.5%	\$815,620	-2.6%	\$740,000	-1.3%
Total	4,484	-19.7%	11,222	3.9%	3,132	25.5%	40.0%	36.2	21.0%	4.19	56.2%	\$857,697	-3.1%	\$755,000	-2.7%

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



# RESIDENTIAL PRICE COMPARISON

	June 2025		Year-To-Date		Average Price		Benchmark Price	
	Average Price		Benchmark Price		Average Price		Benchmark Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	\$821,716	-0.8%	\$726,500	-7.7%	\$786,679	-3.1%	\$744,683	-5.1%
Burlington	\$1,171,517	-3.3%	\$914,200	-13.0%	\$1,148,522	0.7%	\$969,983	-7.6%
Haldimand County	\$639,349	-10.6%	\$672,000	-5.4%	\$696,787	-1.2%	\$674,150	-3.6%
Niagara North	\$781,157	-4.0%	\$721,200	-9.9%	\$815,620	-2.6%	\$730,933	-7.6%

# DETACHED BENCHMARK HOMES

	June 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$793,600	-6.0%	-1.6%	2	3	1,448	4,579
Burlington	\$1,242,200	-8.2%	-1.4%	2	3	1,722	6,322
Haldimand County	\$682,800	-5.3%	-0.2%	2	3	1,476	8,585
Niagara North	\$858,300	-7.2%	1.0%	2	3	1,664	7,238

# SUMMARY STATISTICS

## June 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	831	-6.4%	2,064	-0.1%	3,960	21.5%	\$770,000	-1.3%	32.9	25.4%	21.0	31.3%
Commercial	12	20.0%	56	-1.8%	249	-10.8%	\$950,000	-42.4%	71.5	53.4%	74.5	53.6%
Farm	5	25.0%	22	57.1%	60	-24.1%	\$1,530,000	-13.4%	31.2	-75.3%	23.0	-67.8%
Land	7	-46.2%	36	-25.0%	218	-4.0%	\$450,000	-35.7%	100.0	12.5%	77.0	4.1%
Multi-Residential	9	28.6%	48	37.1%	122	4.3%	\$672,000	-9.2%	39.1	39.7%	23.0	9.5%
Total	864	-6.3%	2,253	0.8%	5,912	13.5%	\$770,000	-1.4%	34.1	22.5%	22.0	29.4%

## 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	4,484	-19.7%	11,222	3.9%	3,132	25.5%	\$755,000	-2.7%	36.2	21.0%	21.0	31.3%
Commercial	61	1.7%	339	-12.4%	245	-6.7%	\$960,000	7.0%	128.4	49.2%	87.5	35.7%
Farm	27	125.0%	78	-29.1%	47	-32.2%	\$1,900,000	14.0%	78.4	-16.0%	38.0	-32.7%
Land	49	8.9%	214	-19.5%	202	-10.4%	\$695,000	39.0%	152.5	67.5%	111.0	105.6%
Multi-Residential	42	-33.3%	254	-1.6%	112	6.8%	\$794,500	-0.7%	55.8	23.8%	46.5	40.9%
Total	4,664	-19.3%	12,117	2.1%	4,969	11.7%	\$755,000	-2.7%	39.1	24.7%	22.0	29.4%

## June 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	0	-	\$0	-	15	25.0%	-	-	2	69.0
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Investment	0	-100.0%	\$0	-100.0%	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	-93.3%	\$110,000	-97.5%	83	-10.8%	181.0	143.1%	15	91.3
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	151.0
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	0	-100.0%	\$0	-100.0%	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