

HAMILTON
MONTHLY
STATISTICS
PACKAGE
JUNE 2025

Cornerstone
Association of REALTORS®

SUMMARY

In June, sales declined compared to both the previous month and last year's levels. A total of 503 units were sold in June, marking it as the slowest June for sales since 2010. Year-to-date sales are 35 per cent below long-term trends.

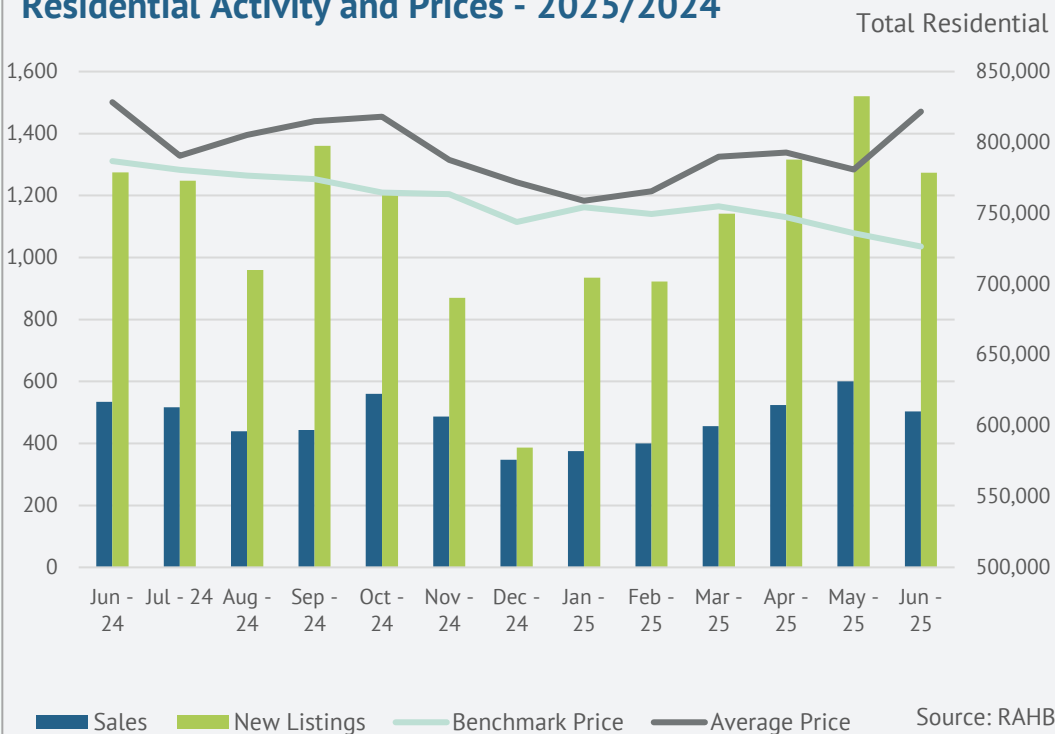
Despite some year-over-year gains in certain areas of Hamilton in June, overall year-to-date sales have slowed across all regions in Hamilton. Hamilton Centre and Hamilton West have experienced the most significant declines compared to the 10-year average. At the same time, sales in Dundas are only slightly lower than typical levels reported during the first half of the year.

New listings slowed in June compared to May, but with 1,274 new listings and 503 sales, the sales-to-new listings ratio stayed below 40 percent. Inventory levels continued to increase, although at a slower rate this month. Higher inventory levels and slower sales led to further increases in the months of supply, which rose to nearly five months.

The elevated supply levels compared to sales continued to put downward pressure on home prices. For the third consecutive month, unadjusted home prices have decreased by over one per cent each month, leading to a benchmark price of \$726,500 for June, which is nearly eight per cent below last June. Price declines have occurred across all property types, with the steepest year-over-year drop seen in apartment-style homes.

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.

Residential Activity and Prices - 2025/2024



SALES

503



5.8%

YEAR/YEAR

NEW LISTINGS

1,274



0.1%

YEAR/YEAR

INVENTORY

2,499



27.5%

YEAR/YEAR

MONTHS OF SUPPLY

5.0



35.4%

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE



\$821,716



0.8%

YEAR/YEAR

AVERAGE DOM

33.8

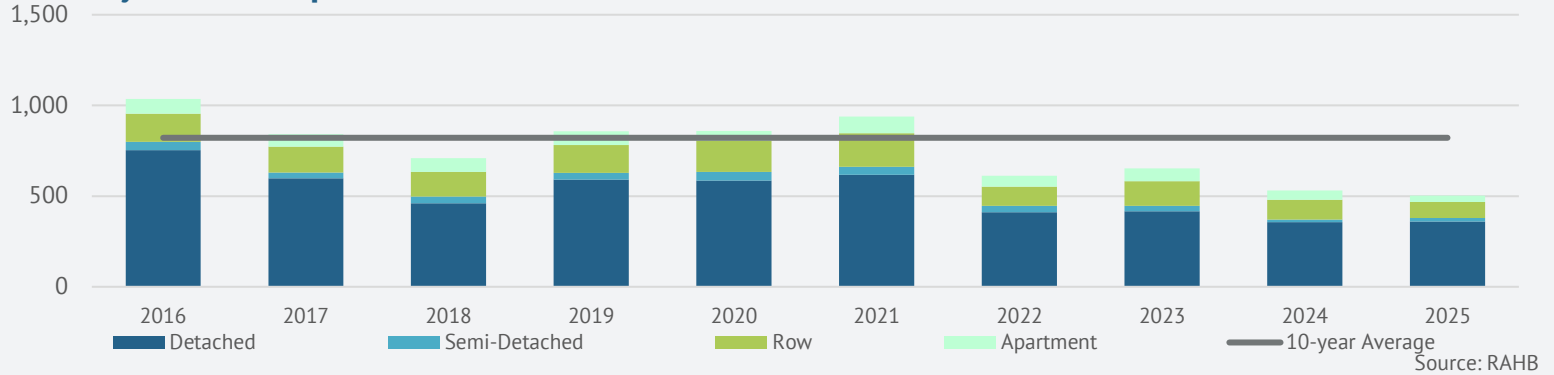


31.2%

YEAR/YEAR

PROPERTY TYPES

Monthly Sales Comparison



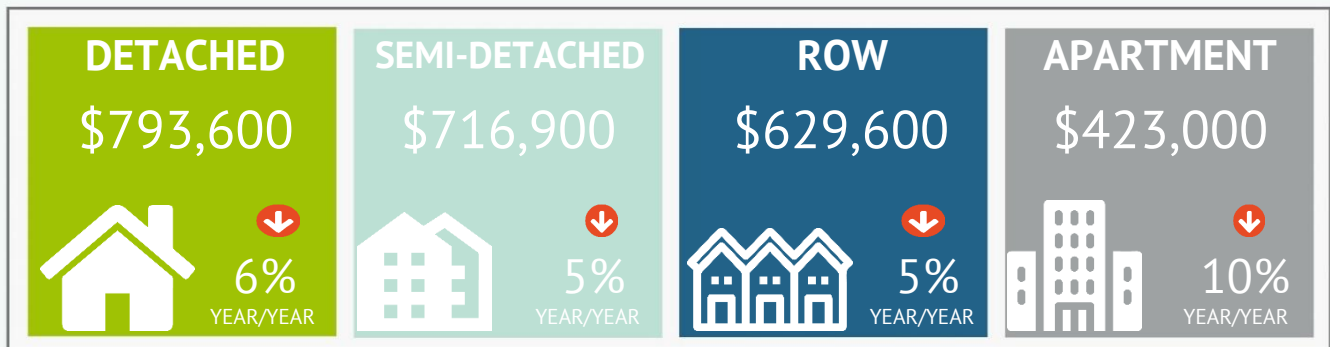
June 2025

	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	360	1.1%	860	5.8%	1,559	27.4%	42%	31.1	27%	4.33	26.0%	\$901,790	-2.4%	\$800,000	-1.2%
Semi-Detached	20	33.3%	59	28.3%	104	60.0%	34%	30.9	43%	5.20	20.0%	\$679,770	-5.7%	\$712,500	-1.0%
Row	87	-19.4%	209	-19.3%	440	33.3%	42%	34.6	58%	5.06	65.5%	\$695,953	-0.3%	\$685,000	-3.7%
Apartment	35	-32.7%	145	-3.3%	372	14.8%	24%	60.0	37%	10.63	70.6%	\$408,443	-16.5%	\$390,000	-18.1%
Mobile	1	0.0%	1	-85.7%	24	71.4%	100%	67.0	379%	24.00	71.4%	\$240,000	-11.1%	\$240,000	-11.1%
Total Residential	503	-5.8%	1,274	-0.1%	2,499	27.5%	39%	33.8	31%	4.97	35.4%	\$821,716	-0.8%	\$732,500	-1.7%

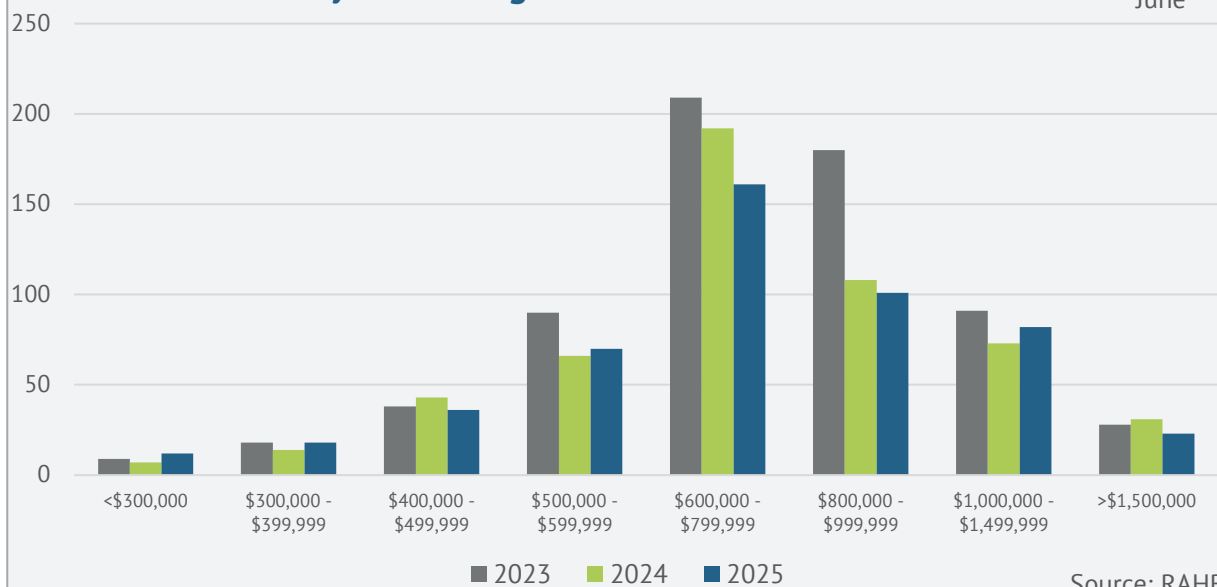
Year-to-Date

	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	1,947	-11.9%	4,649	10.4%	1,237	31.4%	41.9%	33.2	17%	3.81	49.1%	\$868,746	-4.0%	\$777,000	-5.0%
Semi-Detached	120	-15.5%	323	30.2%	85	72.3%	37.2%	30.4	23%	4.25	103.9%	\$676,352	-1.4%	\$659,250	-0.9%
Row	535	-19.2%	1,222	-3.5%	341	44.6%	43.8%	39.0	46%	3.82	78.9%	\$681,241	-3.8%	\$680,000	-5.6%
Apartment	250	-27.3%	879	1.3%	321	19.8%	28.4%	59.2	29%	7.70	64.8%	\$437,218	-9.1%	\$420,000	-8.7%
Mobile	6	-45.5%	35	45.8%	19	114.8%	17.1%	61.8	57%	19.33	293.8%	\$325,083	1.5%	\$327,500	7.9%
Total Residential	2,858	-15.4%	7,108	7.2%	2,004	33.0%	40.2%	36.5	23%	4.21	57.1%	\$786,679	-3.1%	\$715,000	-3.7%

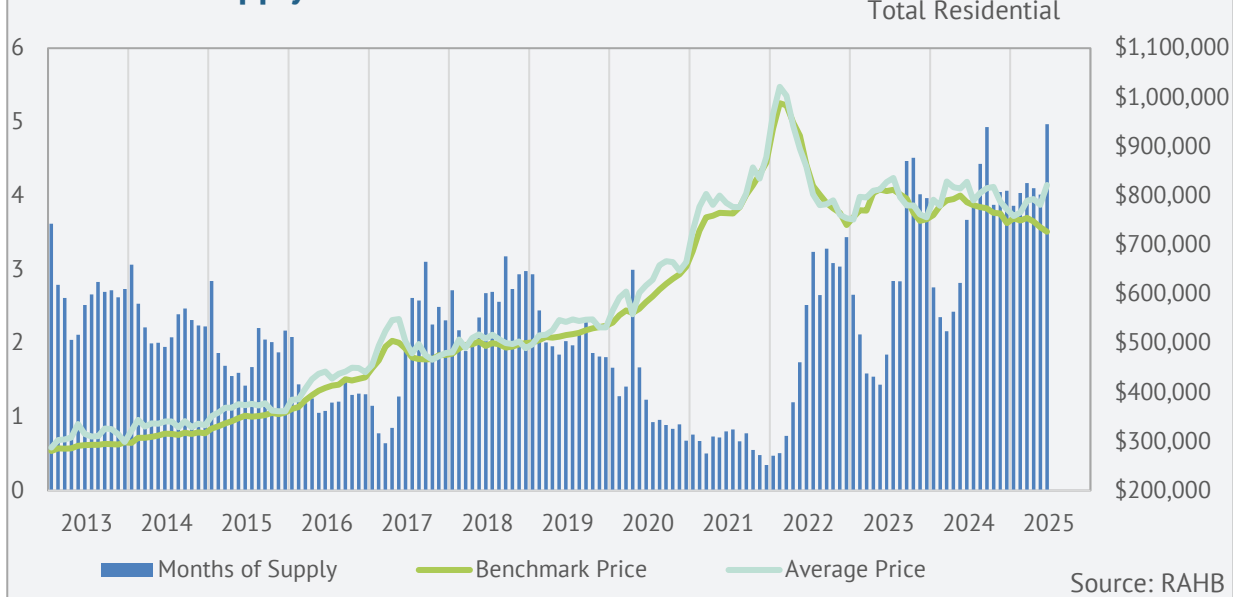
BENCHMARK PRICE



Residential Sales by Price Range

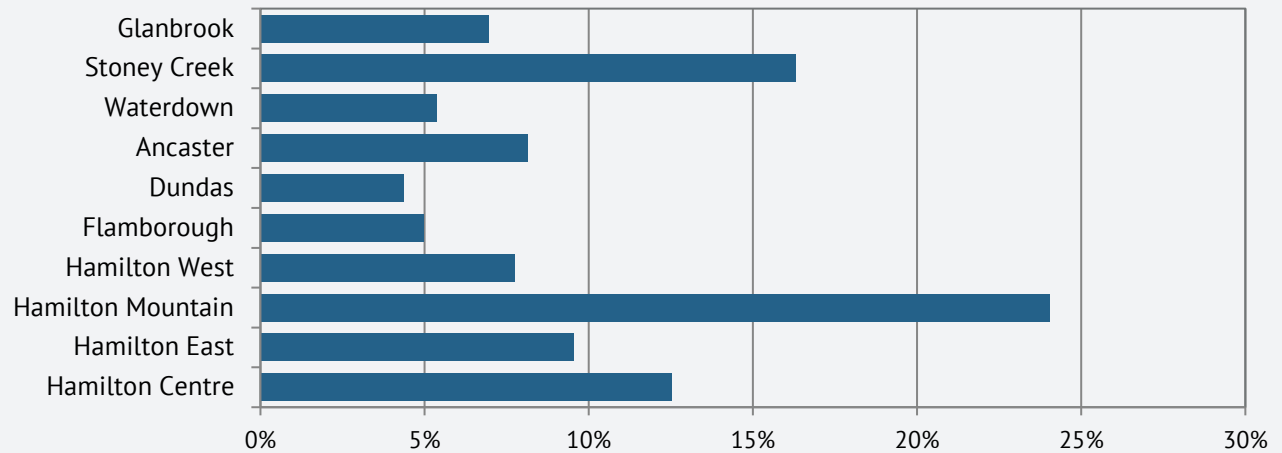


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



June 2025

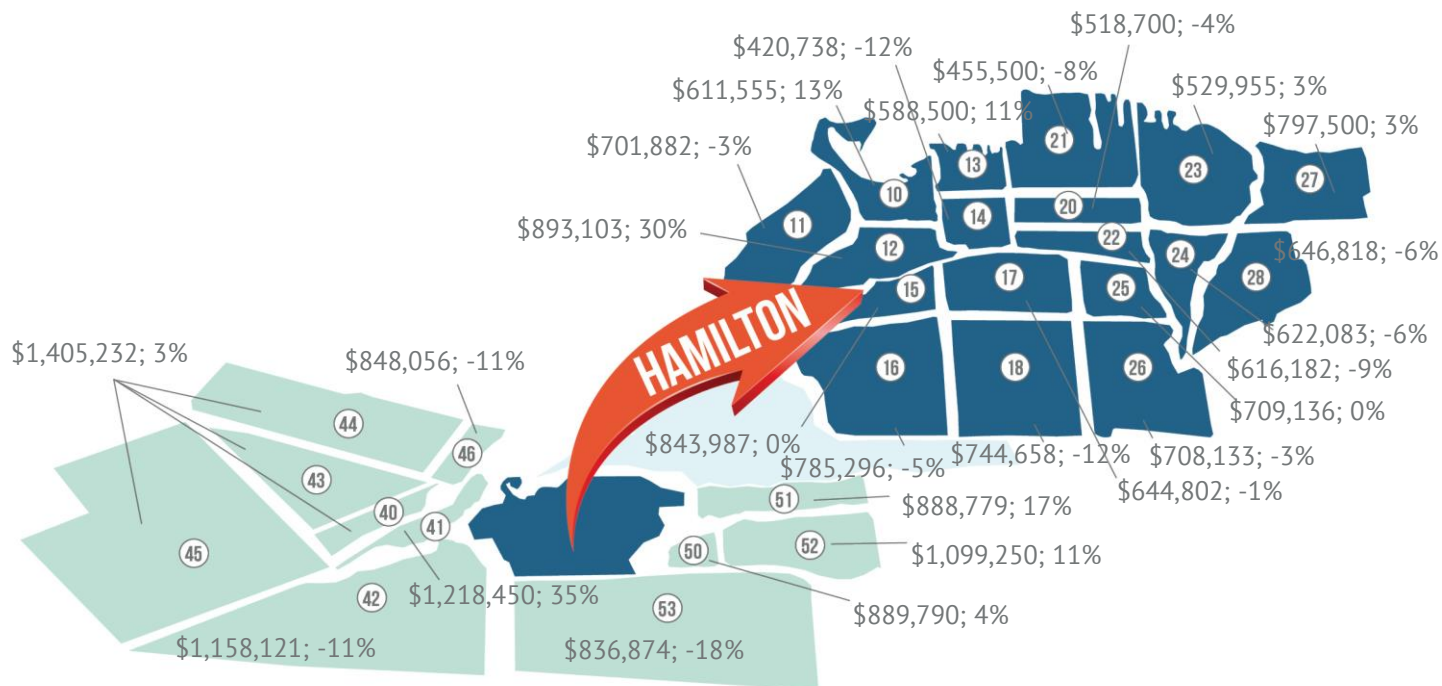
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	63	26.0%	163	-11.9%	324	14.1%	39%	39.4	91.4%	5.14	-9.5%	\$501,270	-8.4%	\$515,000	-6.4%
Hamilton East	48	-2.0%	121	0.8%	239	40.6%	40%	29.2	-7.1%	4.98	43.5%	\$596,490	-3.5%	\$576,000	-2.4%
Hamilton Mountain	121	-18.2%	290	5.5%	517	50.3%	42%	29.4	23.8%	4.27	83.8%	\$731,836	-5.3%	\$700,000	-4.8%
Hamilton West	39	-9.3%	119	21.4%	255	40.1%	33%	40.9	27.1%	6.54	54.5%	\$759,216	12.8%	\$700,000	2.2%
Flamborough	25	25.0%	48	-26.2%	143	-5.9%	52%	34.4	40.3%	5.72	-24.7%	\$1,405,232	2.9%	\$1,240,000	-9.2%
Dundas	22	-26.7%	43	4.9%	78	30.0%	51%	36.1	51.9%	3.55	77.3%	\$1,218,450	35.0%	\$1,113,350	39.4%
Ancaster	41	5.1%	118	13.5%	256	32.6%	35%	35.2	20.8%	6.24	26.2%	\$1,158,121	-10.9%	\$1,020,000	-12.4%
Waterdown	27	0.0%	71	-13.4%	119	3.5%	38%	33.7	110.4%	4.41	3.5%	\$848,056	-10.6%	\$855,000	-1.8%
Stoney Creek	82	-10.9%	232	7.4%	428	28.9%	35%	29.5	10.5%	5.22	44.6%	\$894,418	11.4%	\$799,950	6.7%
Glanbrook	35	-2.8%	69	-22.5%	140	10.2%	51%	43.8	49.2%	4.00	13.4%	\$836,874	-18.0%	\$824,900	-1.2%
Total	503	-5.8%	1,274	-0.1%	2499	27.5%	39%	33.8	31.2%	4.97	35.4%	\$821,716	-0.8%	\$732,500	-1.7%

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 Centre	349	-15.1%	967	9.1%	290	38.6%	36.1%	35.8	19.6%	4.98	63.2%	\$531,428	-4.8%	\$525,000	-4.9%
Hamilton East	340	-1.7%	724	17.9%	188	47.6%	47.0%	32.0	13.6%	3.32	50.2%	\$578,704	-5.5%	\$570,000	-4.7%
Hamilton Mountain	692	-15.5%	1,579	12.4%	407	57.1%	43.8%	33.5	33.4%	3.53	86.0%	\$717,999	-4.8%	\$698,500	-4.6%
Hamilton West	204	-27.9%	620	8.4%	194	34.8%	32.9%	40.0	8.1%	5.72	87.0%	\$721,562	2.5%	\$687,000	0.0%
Flamborough	105	-16.7%	312	-2.2%	125	5.2%	33.7%	48.8	18.4%	7.16	26.2%	\$1,270,442	-2.2%	\$1,185,000	0.0%
Dundas	157	-4.8%	286	14.9%	68	42.2%	54.9%	32.4	26.6%	2.60	49.4%	\$990,353	7.0%	\$925,000	7.6%
Ancaster	236	-16.6%	646	1.7%	192	22.8%	36.5%	39.6	14.7%	4.88	47.3%	\$1,133,982	-5.4%	\$1,036,500	-4.0%
Waterdown	154	-16.3%	389	-0.8%	96	27.3%	39.6%	33.6	39.1%	3.75	52.1%	\$974,949	-2.5%	\$922,500	-1.0%
Stoney Creek	429	-17.8%	1,160	5.2%	326	21.3%	37.0%	39.0	24.2%	4.56	47.6%	\$818,646	-1.3%	\$770,000	-1.3%
Glanbrook	191	-19.7%	424	-6.6%	117	17.4%	45.0%	42.0	44.8%	3.66	46.4%	\$858,980	-2.9%	\$805,000	-2.4%
Total	2,858	-15.4%	7,108	7.2%	2,004	33.0%	40.2%	36.5	23.2%	4.21	57.1%	\$786,679	-3.1%	\$715,000	-3.7%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON WEST	10-12	DUNDAS	41
HAMILTON CENTRE	13, 14, 20, 21, 22	ANCASTER	42
HAMILTON EAST	23, 24, 27, 28, 29	WATERDOWN	46
HAMILTON MOUNTAIN	15-18, 25, 26	STONEY CREEK	50-52
FLAMBOROUGH	40, 43-45	GLANBROOK	53



RESIDENTIAL PRICE COMPARISON

	June 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 West 10	\$611,555	12.6%	\$499,800	-9.2%	\$587,799	-1.7%	\$528,583	-5.4%
Hamilton West 11	\$701,882	-3.0%	\$703,400	-10.6%	\$699,531	-3.3%	\$729,733	-6.4%
Hamilton West 12	\$893,103	29.8%	\$584,400	-12.9%	\$831,638	10.9%	\$618,467	-8.7%
Hamilton Centre 13	\$588,500	11.2%	\$475,100	-4.6%	\$525,159	-6.4%	\$504,800	-1.2%
Hamilton Centre 14	\$420,738	-11.6%	\$442,500	-13.5%	\$469,827	-9.0%	\$469,300	-10.1%
Hamilton Centre 20	\$518,700	-3.7%	\$487,300	-5.5%	\$513,591	-5.3%	\$512,667	-3.3%
Hamilton Centre 21	\$455,500	-7.5%	\$404,500	-4.9%	\$429,610	-5.2%	\$426,833	-1.7%
Hamilton Centre 22	\$616,182	-9.1%	\$653,700	-8.2%	\$690,578	-0.2%	\$679,717	-4.8%
Hamilton East 23	\$529,955	3.3%	\$493,700	-3.6%	\$509,794	-4.6%	\$505,983	-1.4%
Hamilton East 24	\$622,083	-5.8%	\$619,500	-7.1%	\$634,107	-3.7%	\$642,067	-3.7%
Hamilton East 27	\$797,500	2.9%	\$579,700	-11.6%	\$635,983	-5.8%	\$609,400	-6.7%
Hamilton East 28	\$646,818	-5.6%	\$571,600	-9.6%	\$599,744	-6.3%	\$599,017	-4.5%
Hamilton East 29	-	-	\$748,000	-5.5%	\$784,050	2.5%	\$773,067	-3.1%
Hamilton Mountain 15	\$843,987	0.2%	\$752,100	-4.5%	\$779,742	-2.3%	\$764,150	-2.0%
Hamilton Mountain 16	\$785,296	-4.9%	\$713,000	-9.5%	\$724,947	-8.5%	\$728,267	-6.0%
Hamilton Mountain 17	\$644,802	-0.8%	\$634,600	-5.4%	\$637,766	-4.0%	\$648,117	-2.8%
Hamilton Mountain 18	\$744,658	-12.4%	\$783,100	-5.7%	\$796,498	-3.3%	\$789,333	-3.4%
Hamilton Mountain 25	\$709,136	0.2%	\$696,400	-4.5%	\$691,795	-4.9%	\$720,800	-1.6%
Hamilton Mountain 26	\$708,133	-3.4%	\$651,200	-8.9%	\$690,810	-5.3%	\$671,000	-5.4%
Flamborough 43	\$1,405,232	2.9%	\$1,073,800	-9.2%	\$1,270,442	-2.2%	\$1,102,933	-6.8%
Dundas 41	\$1,218,450	35.0%	\$862,400	-7.9%	\$990,353	7.0%	\$883,683	-5.9%
Ancaster 42	\$1,158,121	-10.9%	\$1,034,400	-9.1%	\$1,133,982	-5.4%	\$1,048,900	-7.6%
Waterdown 46	\$848,056	-10.6%	\$940,900	-7.7%	\$974,949	-2.5%	\$962,600	-5.3%
Stoney Creek 50	\$889,790	4.5%	\$803,700	-7.1%	\$855,517	-1.5%	\$827,517	-4.0%
Stoney Creek 51	\$888,779	16.5%	\$713,500	-9.7%	\$784,943	-1.2%	\$726,283	-6.9%
Stoney Creek 52	\$1,099,250	11.0%	\$943,100	-10.0%	\$947,115	-7.2%	\$971,350	-6.3%
Glanbrook 53	\$836,874	-18.0%	\$824,300	-5.4%	\$858,980	-2.9%	\$826,700	-4.7%

DETACHED

BENCHMARK HOMES

June 2025

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$578,500	-6.0%	-4.6%	2	3	1,422	2,600
Hamilton West 11	\$783,600	-7.4%	-2.1%	2	5	1,315	4,000
Hamilton West 12	\$849,800	-6.9%	-2.6%	2	3	1,698	3,250
Hamilton Centre 13	\$468,400	-4.7%	-5.0%	1	3	1,292	2,325
Hamilton Centre 14	\$530,500	-7.0%	-5.6%	2	3	1,559	2,783
Hamilton Centre 20	\$500,900	-5.2%	-4.7%	1	3	1,289	2,500
Hamilton Centre 21	\$404,900	-4.9%	-4.1%	1	3	1,144	2,500
Hamilton Centre 22	\$654,200	-8.2%	-2.7%	2	3	1,538	3,150
Hamilton East 23	\$492,500	-3.7%	-1.5%	1	3	1,061	3,150
Hamilton East 24	\$631,400	-6.7%	-1.8%	2	3	1,211	4,158
Hamilton East 27	\$741,200	-4.7%	-1.6%	2	3	1,334	5,000
Hamilton East 28	\$789,100	-5.4%	-1.7%	2	3	1,403	5,250
Hamilton East 29	\$699,700	-6.9%	-4.1%	2	3	1,603	5,341
Hamilton Mountain 15	\$771,600	-4.3%	-0.6%	2	4	1,255	5,525
Hamilton Mountain 16	\$846,900	-6.3%	-0.7%	2	3	1,569	4,817
Hamilton Mountain 17	\$645,000	-5.1%	-0.6%	2	3	1,120	4,300
Hamilton Mountain 18	\$811,100	-5.0%	-0.4%	2	3	1,584	4,534
Hamilton Mountain 25	\$696,800	-4.5%	-0.6%	2	4	1,109	5,000
Hamilton Mountain 26	\$739,000	-5.8%	-1.1%	2	3	1,303	4,590
Flamborough 43	\$1,076,000	-9.1%	-2.0%	2	3	1,869	27,546
Dundas 41	\$972,500	-6.2%	-2.0%	2	3	1,537	6,033
Ancaster 42	\$1,185,200	-7.6%	-2.6%	2	3	2,206	7,543
Waterdown 46	\$1,073,200	-7.5%	0.2%	2	3	1,848	4,701
Stoney Creek 50	\$833,200	-7.3%	-2.7%	2	3	1,788	5,041
Stoney Creek 51	\$851,500	-7.0%	0.2%	2	3	1,666	6,000
Stoney Creek 52	\$943,100	-10.0%	-0.3%	2	3	1,702	27,335
Glanbrook 53	\$909,200	-6.3%	-0.4%	2	3	1,813	4,830

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	503	-5.8%	1,274	-0.1%	2,499	27.5%	\$732,500	-1.7%	33.8	31.2%	22.0	33.3%
Commercial	5	-44.4%	41	-2.4%	187	-1.6%	\$845,000	-29.6%	62.8	28.7%	53.0	3.9%
Farm	3	50.0%	11	83.3%	31	10.7%	\$1,810,000	-3.5%	42.7	-76.4%	48.0	-73.5%
Land	5	66.7%	15	-34.8%	97	-11.8%	\$490,000	-30.0%	128.4	89.8%	141.0	1914.3%
Multi-Residential	8	100.0%	47	46.9%	111	12.1%	\$611,000	-16.0%	41.1	131.7%	33.5	86.1%
Total	524	-5.1%	1,410	1.2%	3,971	18.0%	\$734,500	-1.4%	35.1	30.8%	23.0	35.3%

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	2,858	-15.4%	7,108	7.2%	2,004	33.0%	\$715,000	-3.7%	36.5	23.2%	21.0	31.3%
Commercial	38	0.0%	253	-6.3%	182	-0.9%	\$1,022,500	6.9%	127.1	39.1%	87.5	35.7%
Farm	13	225.0%	38	18.8%	25	-3.2%	\$2,300,000	21.1%	77.1	-47.7%	57.0	-54.9%
Land	29	61.1%	112	-24.8%	101	-11.3%	\$825,000	37.6%	146.2	149.7%	92.0	234.5%
Multi-Residential	35	-39.7%	230	0.9%	99	11.5%	\$755,000	-5.6%	57.4	25.7%	45.0	40.6%
Total	2,974	-15.2%	7,751	5.4%	3,390	15.7%	\$720,000	-3.4%	39.2	26.5%	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	-	10	11.1%	-	-	1	73.0
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	-92.3%	\$110,000	-97.0%	66	-5.7%	181.0	170.5%	12	87.8
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