

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**JULY 2025**

**Cornerstone**  
Association of REALTORS®

# SUMMARY

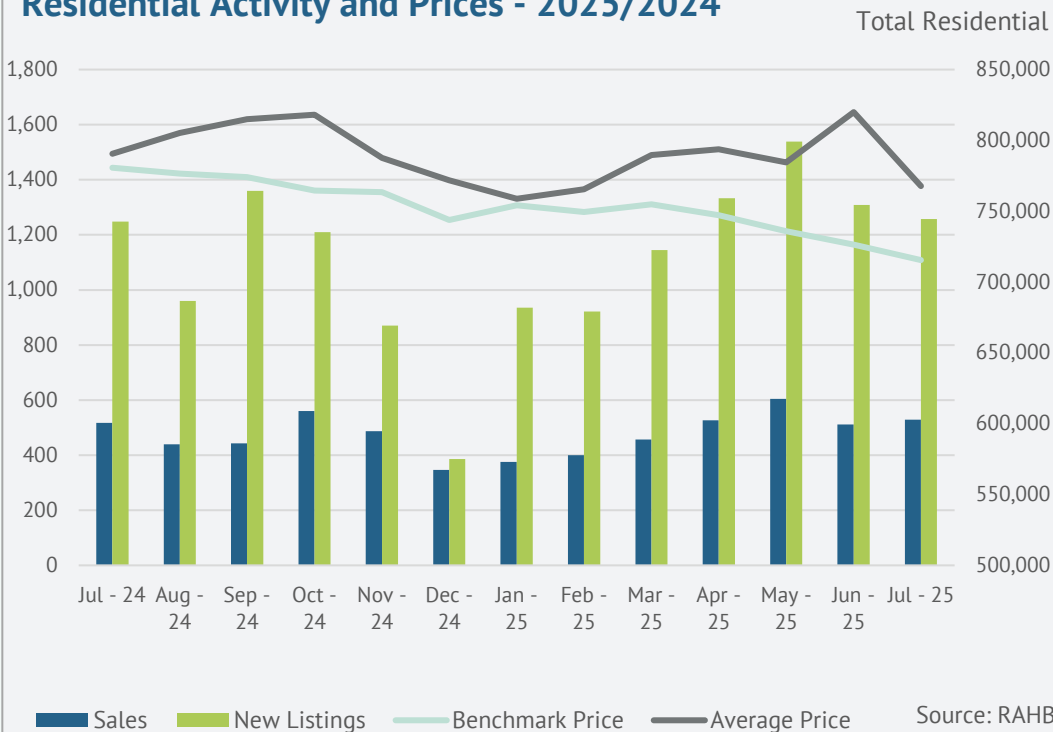
In July, there were 529 sales, slightly higher than last year, with growth in detached and semi-detached sales. Overall, July sales remained low compared to long-term trends and have been consistent with lower activity levels since 2022. Year-to-date sales remained low even with July's increase in detached and semi-detached sales, which were unable to offset earlier declines. To date this year, Dundas has been the strongest area in Hamilton, with the smallest pullback in sales compared to last year and long-term trends.

There were 1,257 new listings in July, down slightly compared to last month, but similar to levels reported last year. With the modest gain in sales in July, the sales-to-new-listings ratio improved slightly to 42 per cent, though it remains low by historical standards. This also maintained months of supply at nearly five months.

Prices have continued to decline, with the July benchmark price reaching \$715,500, down from last month and over eight per cent lower than levels reported in the previous year. Prices eased across all property types, with the steepest declines occurring 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

529



2.3%

YEAR/YEAR



## NEW LISTINGS

1,257



0.7%

YEAR/YEAR



## INVENTORY

2,506



25.4%

YEAR/YEAR



## MONTHS OF SUPPLY

4.7



22.5%

YEAR/YEAR



## RESIDENTIAL AVERAGE PRICE



\$767,654



2.9%

YEAR/YEAR

## AVERAGE DOM

37.9



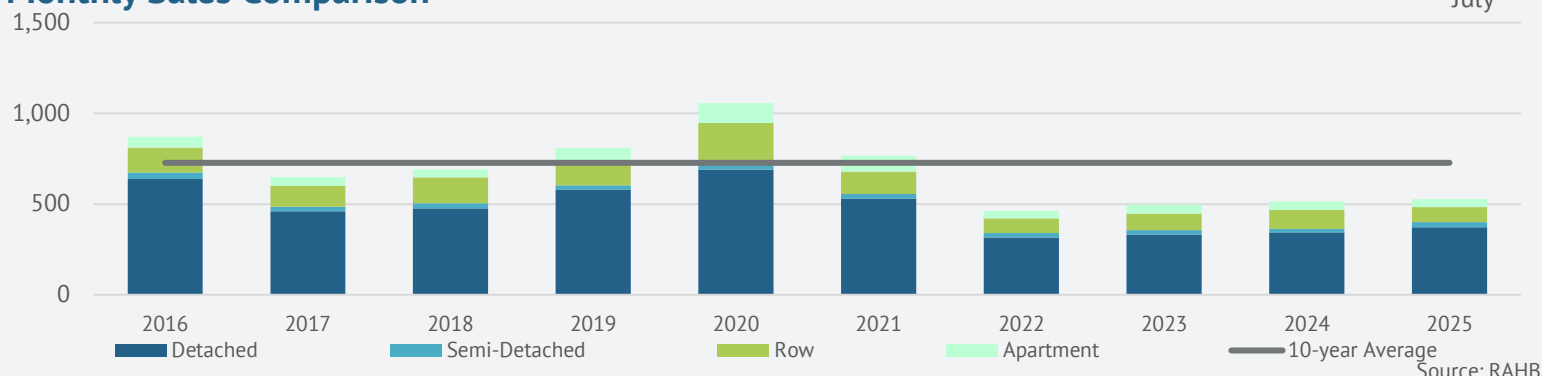
35.7%

YEAR/YEAR



# PROPERTY TYPES

## Monthly Sales Comparison



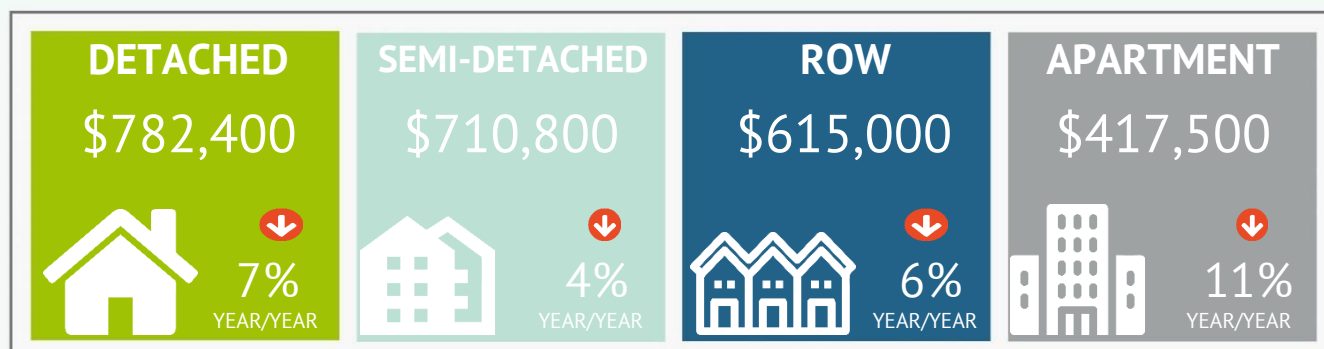
## July 2025

	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	372	8.1%	809	-1.2%	1,560	22.3%	46%	33.4	27%	4.19	13.1%	\$848,186	-3.8%	\$755,000	-2.0%
Semi-Detached	29	45.0%	50	-2.0%	88	39.7%	58%	33.6	7%	3.03	-3.7%	\$625,776	-8.8%	\$637,000	0.3%
Row	82	-20.4%	247	12.3%	455	38.3%	33%	41.9	71%	5.55	73.7%	\$644,194	-5.1%	\$640,000	-4.0%
Apartment	44	-8.3%	146	-6.4%	379	19.6%	30%	69.5	55%	8.61	30.4%	\$426,439	-3.2%	\$407,500	-0.9%
Mobile	2	0.0%	5	-	24	140.0%	40%	88.0	112%	12.00	140.0%	\$414,500	44.4%	\$414,500	44.4%
<b>Total Residential</b>	<b>529</b>	<b>2.3%</b>	<b>1,257</b>	<b>0.7%</b>	<b>2,506</b>	<b>25.4%</b>	<b>42%</b>	<b>37.9</b>	<b>36%</b>	<b>4.74</b>	<b>22.5%</b>	<b>\$767,654</b>	<b>-2.9%</b>	<b>\$690,000</b>	<b>-3.4%</b>

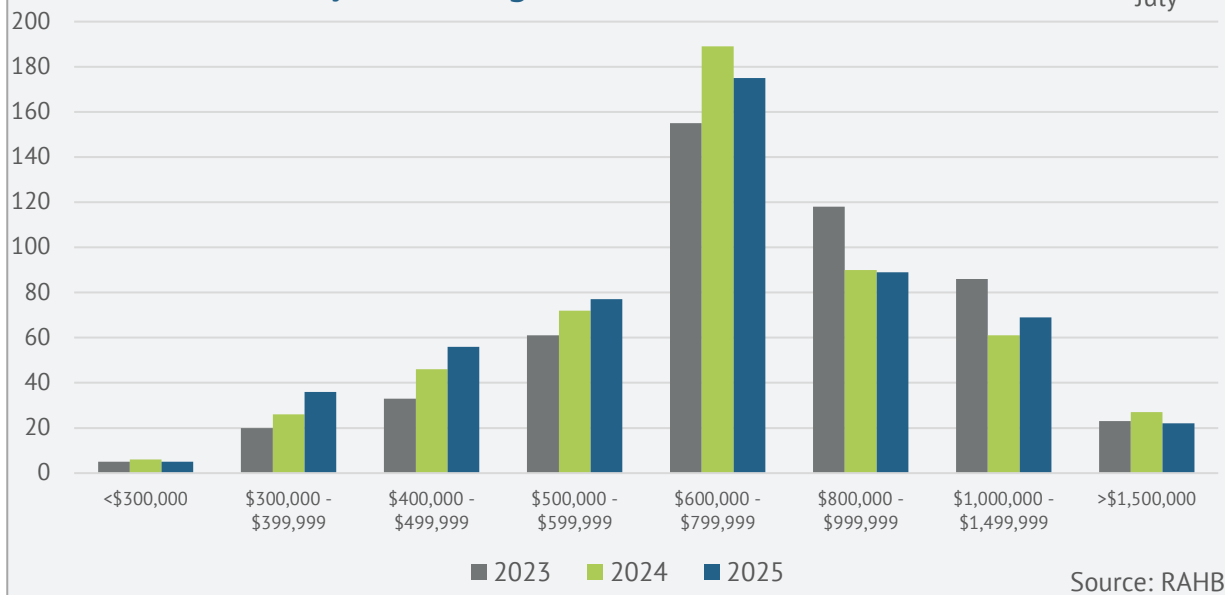
## Year-to-Date

	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	2,330	-8.7%	5,505	9.4%	1,294	30.8%	42.3%	33.1	18%	3.89	43.3%	\$865,985	-4.0%	\$775,000	-4.1%
Semi-Detached	150	-7.4%	376	25.8%	86	67.1%	39.9%	30.9	21%	4.00	80.5%	\$666,745	-2.8%	\$650,500	-1.4%
Row	620	-19.0%	1,481	-0.3%	359	44.3%	41.9%	39.3	48%	4.06	78.0%	\$676,917	-3.9%	\$675,000	-5.6%
Apartment	295	-24.7%	1,037	1.3%	333	21.0%	28.4%	60.7	33%	7.90	60.8%	\$435,667	-8.5%	\$420,000	-8.1%
Mobile	8	-38.5%	40	66.7%	20	118.8%	20.0%	68.4	72%	17.50	255.5%	\$347,438	10.2%	\$372,000	28.7%
<b>Total Residential</b>	<b>3,403</b>	<b>-12.6%</b>	<b>8,439</b>	<b>7.1%</b>	<b>2,093</b>	<b>32.7%</b>	<b>40.3%</b>	<b>36.6</b>	<b>24%</b>	<b>4.30</b>	<b>51.8%</b>	<b>\$784,233</b>	<b>-3.1%</b>	<b>\$715,000</b>	<b>-3.4%</b>

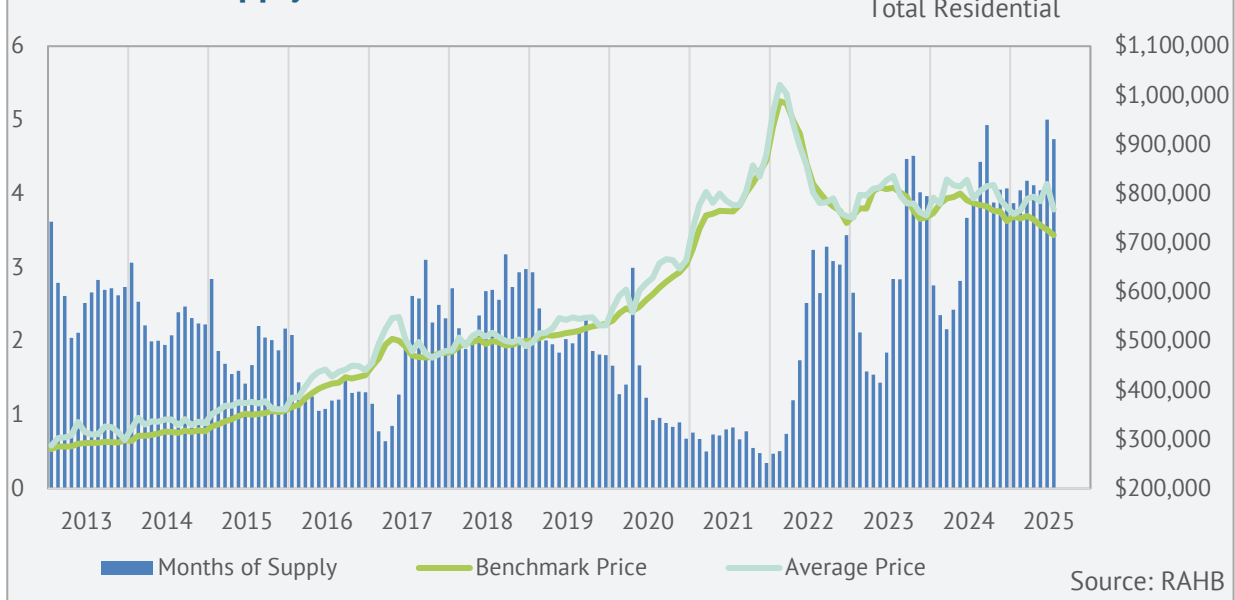
## BENCHMARK PRICE



## Residential Sales by Price Range

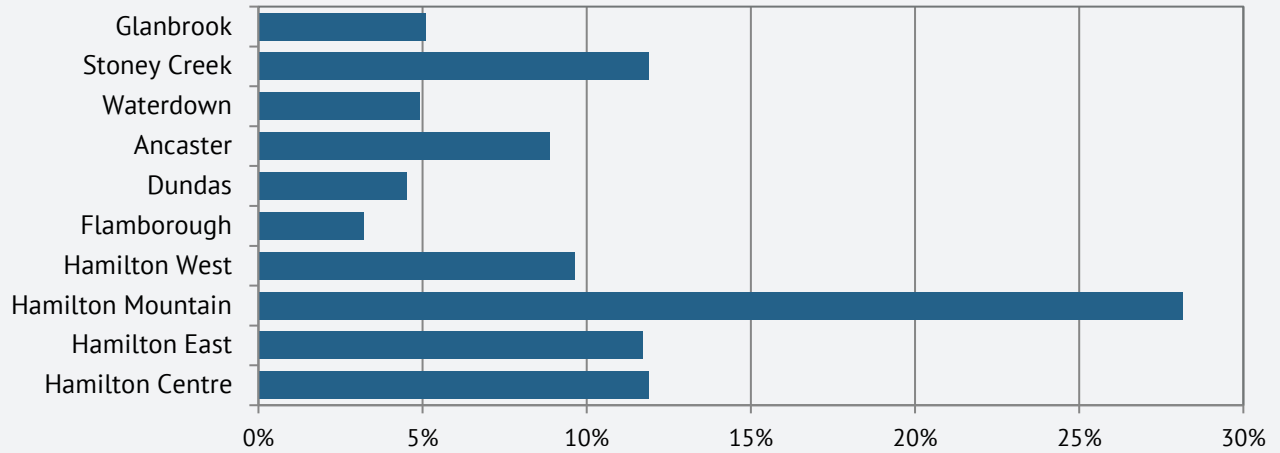


## Months of Supply and Prices



# REGIONAL SUMMARY

## Share of Sales by District



## July 2025

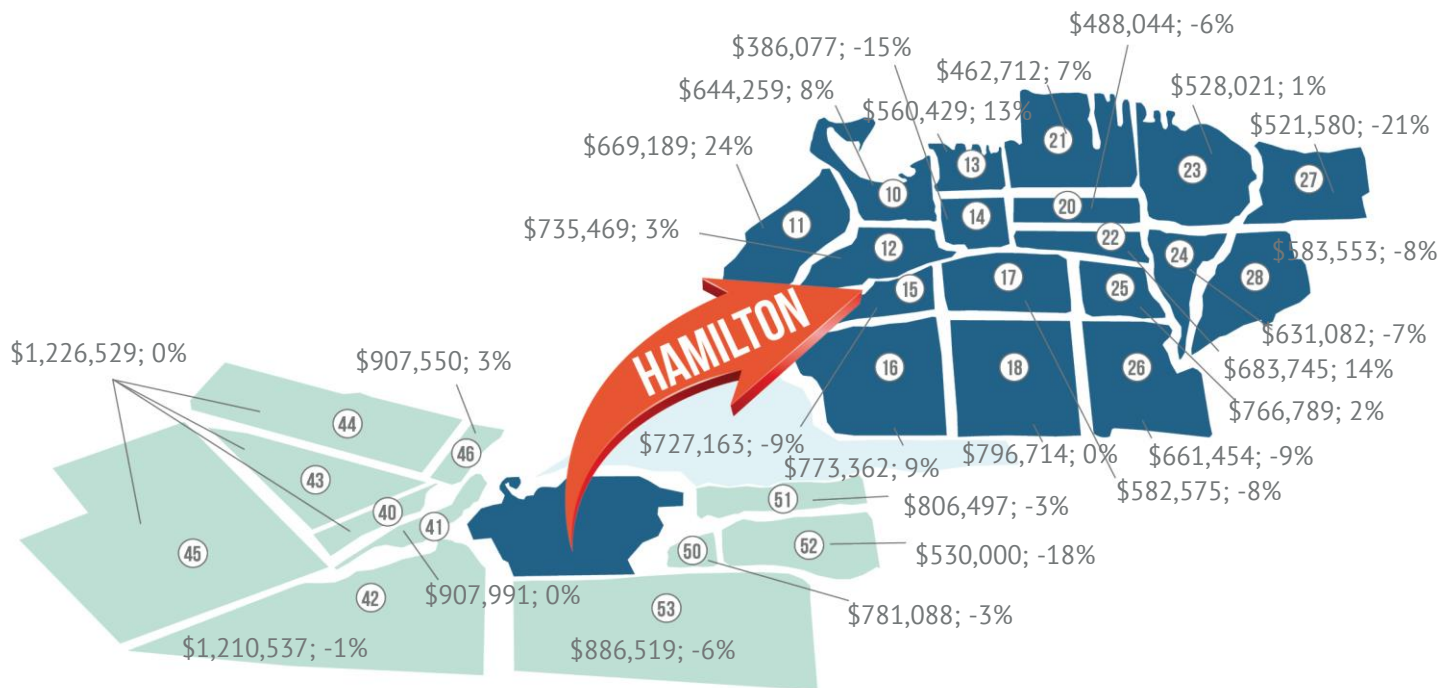
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	63	-1.6%	162	-9.5%	323	9.5%	39%	39.2	39.0%	5.13	11.2%	\$502,893	-1.0%	\$490,000	-5.8%
Hamilton East	62	-4.6%	126	5.9%	233	37.9%	49%	38.3	40.9%	3.76	44.5%	\$583,787	-5.4%	\$575,000	-4.2%
Hamilton Mountain	149	25.2%	310	17.4%	533	50.6%	48%	35.7	56.1%	3.58	20.2%	\$715,475	-1.7%	\$685,000	-4.8%
Hamilton West	51	45.7%	105	4.0%	245	33.2%	49%	36.7	19.8%	4.80	-8.6%	\$681,673	8.8%	\$684,000	17.9%
Flamborough	17	-26.1%	45	-11.8%	146	-5.8%	38%	54.8	10.3%	8.59	27.4%	\$1,226,529	0.4%	\$1,200,000	-3.6%
Dundas	24	-4.0%	39	21.9%	72	30.9%	62%	49.9	36.2%	3.00	36.4%	\$907,991	-0.1%	\$817,500	-2.9%
Ancaster	47	4.4%	112	-1.8%	250	30.9%	42%	40.9	50.9%	5.32	25.3%	\$1,210,537	-0.9%	\$1,095,000	-3.5%
Waterdown	26	0.0%	76	-25.5%	130	-4.4%	34%	40.1	41.7%	5.00	-4.4%	\$907,550	3.5%	\$812,500	-7.7%
Stoney Creek	63	-19.2%	210	0.0%	430	27.2%	30%	30.7	12.7%	6.83	57.5%	\$790,009	-3.8%	\$740,000	0.7%
Glanbrook	27	-27.0%	72	-5.3%	144	18.0%	38%	36.9	44.6%	5.33	61.7%	\$886,519	-6.0%	\$825,000	-2.1%
<b>Total</b>	<b>529</b>	<b>2.3%</b>	<b>1,257</b>	<b>0.7%</b>	<b>2506</b>	<b>25.4%</b>	<b>42%</b>	<b>37.9</b>	<b>35.7%</b>	<b>4.74</b>	<b>22.5%</b>	<b>\$767,654</b>	<b>-2.9%</b>	<b>\$690,000</b>	<b>-3.4%</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
Hamilton Centre	412	-13.3%	1,140	7.0%	298	34.7%	36.1%	35.9	21.0%	5.07	55.3%	\$527,647	-4.3%	\$520,000	-4.6%
Hamilton East	404	-1.7%	858	17.1%	196	46.8%	47.1%	32.9	17.4%	3.39	49.3%	\$580,987	-5.2%	\$570,000	-5.0%
Hamilton Mountain	846	-9.8%	1,904	14.1%	428	56.9%	44.4%	33.8	36.3%	3.54	74.0%	\$718,426	-4.3%	\$696,000	-4.6%
Hamilton West	257	-19.2%	731	8.6%	203	35.4%	35.2%	39.3	8.1%	5.53	67.5%	\$713,240	2.6%	\$685,000	0.9%
Flamborough	122	-18.1%	360	-2.7%	130	4.6%	33.9%	49.6	16.8%	7.46	27.7%	\$1,264,201	-1.8%	\$1,190,000	-0.5%
Dundas	182	-4.2%	328	16.7%	69	41.8%	55.5%	34.7	28.3%	2.66	48.0%	\$976,883	5.8%	\$878,500	4.1%
Ancaster	284	-13.4%	766	2.3%	202	25.2%	37.1%	39.8	18.6%	4.98	44.6%	\$1,147,781	-4.5%	\$1,045,000	-3.4%
Waterdown	182	-13.3%	470	-4.9%	102	21.0%	38.7%	34.3	39.0%	3.92	39.6%	\$965,705	-1.9%	\$880,000	-4.7%
Stoney Creek	494	-17.7%	1,379	5.0%	342	22.9%	35.8%	37.8	22.6%	4.85	49.3%	\$814,860	-1.6%	\$767,000	-1.4%
Glanbrook	219	-20.4%	502	-5.3%	122	18.7%	43.6%	41.3	44.5%	3.89	49.0%	\$863,521	-3.3%	\$810,000	-1.8%
<b>Total</b>	<b>3,403</b>	<b>-12.6%</b>	<b>8,439</b>	<b>7.1%</b>	<b>2,093</b>	<b>32.7%</b>	<b>40.3%</b>	<b>36.6</b>	<b>24.5%</b>	<b>4.30</b>	<b>51.8%</b>	<b>\$784,233</b>	<b>-3.1%</b>	<b>\$715,000</b>	<b>-3.4%</b>

# 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

	July 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	\$644,259	8.5%	\$498,500	-11.5%	\$601,709	0.8%	\$524,286	-6.3%
Hamilton West 11	\$669,189	24.3%	\$690,000	-11.3%	\$691,019	-2.1%	\$724,057	-7.1%
Hamilton West 12	\$735,469	2.9%	\$585,700	-14.3%	\$816,000	9.3%	\$613,786	-9.5%
Hamilton Centre 13	\$560,429	12.6%	\$481,100	-6.5%	\$531,331	-3.8%	\$501,414	-2.0%
Hamilton Centre 14	\$386,077	-15.1%	\$442,900	-15.0%	\$461,664	-9.6%	\$465,529	-10.8%
Hamilton Centre 20	\$488,044	-6.1%	\$494,300	-7.1%	\$509,043	-5.4%	\$510,043	-3.9%
Hamilton Centre 21	\$462,712	7.4%	\$409,600	-6.7%	\$436,579	-2.9%	\$424,371	-2.4%
Hamilton Centre 22	\$683,745	14.3%	\$627,900	-5.2%	\$689,724	1.1%	\$672,314	-4.8%
Hamilton East 23	\$528,021	1.3%	\$482,900	-2.4%	\$512,760	-3.7%	\$502,686	-1.5%
Hamilton East 24	\$631,082	-7.1%	\$599,100	-6.8%	\$633,685	-4.2%	\$635,929	-4.1%
Hamilton East 27	\$521,580	-21.3%	\$566,500	-11.7%	\$621,683	-7.5%	\$603,271	-7.4%
Hamilton East 28	\$583,553	-8.2%	\$555,900	-10.5%	\$602,466	-5.8%	\$592,857	-5.4%
Hamilton East 29	\$961,667	-7.8%	\$733,500	-7.4%	\$832,491	3.5%	\$767,414	-3.8%
Hamilton Mountain 15	\$727,163	-9.5%	\$740,700	-5.3%	\$770,920	-3.5%	\$760,800	-2.5%
Hamilton Mountain 16	\$773,362	8.7%	\$698,000	-10.2%	\$734,536	-6.1%	\$723,943	-6.6%
Hamilton Mountain 17	\$582,575	-7.6%	\$622,900	-6.4%	\$628,438	-4.8%	\$644,514	-3.3%
Hamilton Mountain 18	\$796,714	0.1%	\$766,800	-6.6%	\$796,536	-2.9%	\$786,114	-3.8%
Hamilton Mountain 25	\$766,789	2.5%	\$682,800	-5.3%	\$708,963	-3.0%	\$715,371	-2.2%
Hamilton Mountain 26	\$661,454	-9.1%	\$640,600	-9.4%	\$694,356	-4.7%	\$666,657	-6.0%
Flamborough 43	\$1,226,529	0.4%	\$1,049,500	-11.1%	\$1,264,201	-1.8%	\$1,095,300	-7.4%
Dundas 41	\$907,991	-0.1%	\$839,800	-9.6%	\$976,883	5.8%	\$877,414	-6.4%
Ancaster 42	\$1,210,537	-0.9%	\$1,007,600	-10.4%	\$1,147,781	-4.5%	\$1,043,000	-8.0%
Waterdown 46	\$907,550	3.5%	\$928,500	-9.7%	\$965,705	-1.9%	\$957,729	-6.0%
Stoney Creek 50	\$781,088	-2.8%	\$775,000	-5.2%	\$844,316	-2.0%	\$820,014	-4.2%
Stoney Creek 51	\$806,497	-3.3%	\$713,400	-8.8%	\$787,478	-1.6%	\$724,443	-7.1%
Stoney Creek 52	\$530,000	-18.5%	\$961,400	-7.9%	\$917,321	-7.7%	\$969,929	-6.6%
Glanbrook 53	\$886,519	-6.0%	\$821,100	-6.1%	\$863,521	-3.3%	\$825,900	-4.9%

# DETACHED

## BENCHMARK HOMES

### July 2025

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$580,800	-8.6%	0.4%	2	3	1,422	2,600
Hamilton West 11	\$766,600	-8.9%	-2.2%	2	5	1,315	4,000
Hamilton West 12	\$858,700	-7.3%	1.0%	2	3	1,698	3,250
Hamilton Centre 13	\$473,700	-6.7%	1.1%	1	3	1,292	2,325
Hamilton Centre 14	\$540,000	-8.1%	1.8%	2	3	1,559	2,783
Hamilton Centre 20	\$509,100	-6.8%	1.6%	1	3	1,289	2,500
Hamilton Centre 21	\$409,900	-6.6%	1.2%	1	3	1,144	2,500
Hamilton Centre 22	\$628,300	-5.2%	-4.0%	2	3	1,538	3,150
Hamilton East 23	\$482,300	-2.4%	-2.1%	1	3	1,061	3,150
Hamilton East 24	\$610,400	-6.2%	-3.3%	2	3	1,211	4,158
Hamilton East 27	\$720,800	-5.2%	-2.8%	2	3	1,334	5,000
Hamilton East 28	\$763,000	-6.3%	-3.3%	2	3	1,403	5,250
Hamilton East 29	\$709,500	-8.1%	1.4%	2	3	1,603	5,341
Hamilton Mountain 15	\$757,500	-5.5%	-1.8%	2	4	1,255	5,525
Hamilton Mountain 16	\$828,400	-7.3%	-2.2%	2	3	1,569	4,817
Hamilton Mountain 17	\$633,400	-6.0%	-1.8%	2	3	1,120	4,300
Hamilton Mountain 18	\$793,600	-5.9%	-2.2%	2	3	1,584	4,534
Hamilton Mountain 25	\$683,300	-5.4%	-1.9%	2	4	1,109	5,000
Hamilton Mountain 26	\$722,500	-6.4%	-2.2%	2	3	1,303	4,590
Flamborough 43	\$1,051,700	-11.0%	-2.3%	2	3	1,869	27,546
Dundas 41	\$946,800	-8.9%	-2.6%	2	3	1,537	6,033
Ancaster 42	\$1,161,200	-9.0%	-2.0%	2	3	2,206	7,543
Waterdown 46	\$1,062,100	-9.6%	-1.0%	2	3	1,848	4,701
Stoney Creek 50	\$804,600	-5.2%	-3.4%	2	3	1,788	5,041
Stoney Creek 51	\$853,800	-5.5%	0.3%	2	3	1,666	6,000
Stoney Creek 52	\$961,400	-7.9%	1.9%	2	3	1,702	27,335
Glanbrook 53	\$907,100	-7.0%	-0.2%	2	3	1,813	4,830

# SUMMARY STATISTICS

## July 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	529	2.3%	1,257	0.7%	2,506	25.4%	\$690,000	-3.4%	37.9	35.7%	28.0	40.0%
Commercial	4	-20.0%	42	7.7%	195	2.6%	\$1,187,500	69.6%	77.0	24.6%	58.5	-11.4%
Farm	2	0.0%	4	0.0%	30	20.0%	\$1,426,000	-27.8%	52.0	-37.0%	52.0	-37.0%
Land	1	0.0%	15	-44.4%	104	-12.6%	\$2,350,000	535.1%	32.0	-81.5%	32.0	-81.5%
Multi-Residential	3	-70.0%	36	-10.0%	108	14.9%	\$690,000	-5.8%	116.0	98.0%	110.0	223.5%
Total	539	0.4%	1,374	1.8%	3,979	15.4%	\$690,000	-3.4%	38.7	31.5%	29.0	38.1%

## 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	3,403	-12.6%	8,439	7.1%	2,093	32.7%	\$715,000	-3.4%	36.6	24.5%	22.0	29.4%
Commercial	42	-2.3%	298	-3.6%	184	0.0%	\$1,022,500	20.3%	123.6	40.6%	86.0	32.3%
Farm	15	150.0%	42	16.7%	26	0.0%	\$2,000,000	5.3%	73.7	-41.3%	57.0	-38.0%
Land	30	57.9%	127	-27.8%	101	-11.5%	\$884,000	47.6%	142.4	120.6%	89.0	217.9%
Multi-Residential	39	-42.6%	269	0.4%	101	13.0%	\$755,000	-5.3%	61.5	29.2%	45.0	40.6%
Total	3,530	-12.7%	9,187	5.6%	3,494	16.3%	\$715,750	-3.3%	39.0	26.8%	23.0	35.3%

## July 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	-100.0%	\$0	-100.0%	11	-8.3%	-	-	1	97.0
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	-	-	-	0	-
Office	0	-	\$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	-97.6%	77	-6.1%	181.0	173.1%	13	96.4
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