

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**AUGUST 2025**

**Cornerstone**  
Association of REALTORS®

# SUMMARY

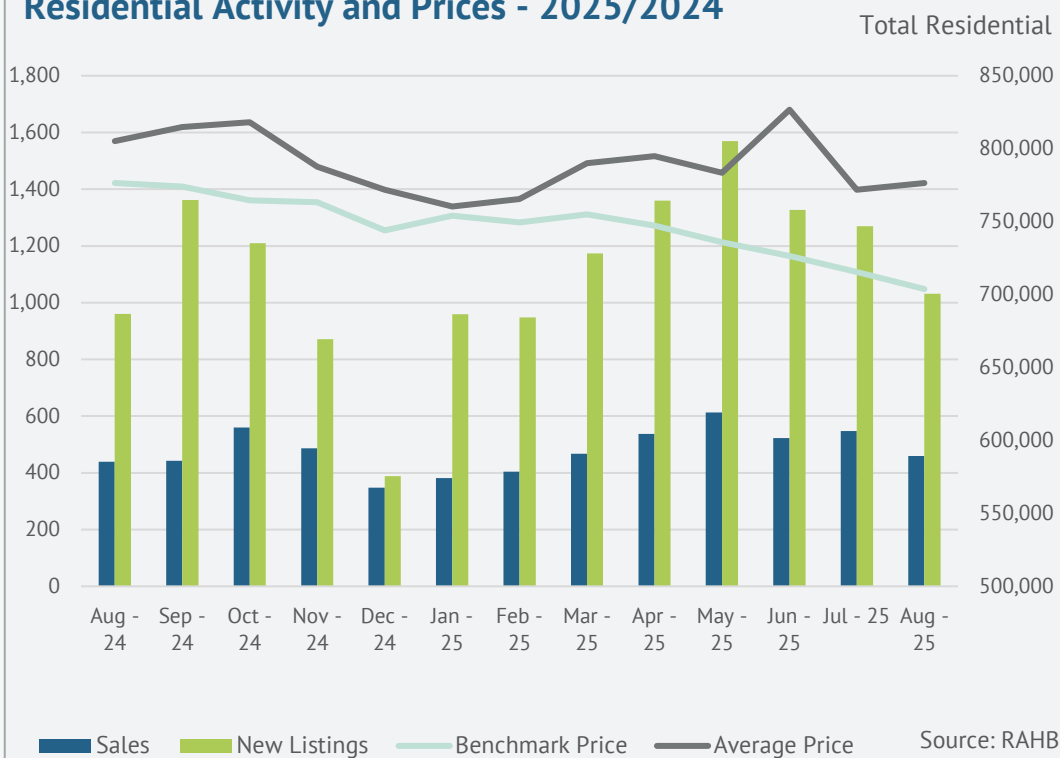
In August, there were 460 sales, an improvement over last year's low levels, but still over 30 per cent lower than long-term trends. Despite the year-over-year gain in sales, year-to-date sales were still nine per cent lower than last year.

There were 1,031 new listings in August, down from the previous month, but still higher than last year's levels. The slight adjustment this month caused the sales-to-new listings ratio to rise to 45 per cent, an improvement from the under 40 per cent ratio reported throughout the spring. This helped prevent any further monthly gains in inventory levels. The months of supply ranged across areas within the region. In Hamilton, Hamilton East reported a months-of-supply of over six months, while Hamilton Mountain reported the lowest level at four months.

In August, the unadjusted benchmark price for the Hamilton region was \$703,800, nine per cent lower than levels reported in August 2024. The buyer's market conditions have weighed on home prices, especially for apartment-style units, with declines ranging from five per cent for semi-detached properties to over nine per cent for apartment-style units.

*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

460



4.8%

YEAR/YEAR



## NEW LISTINGS

1,031



7.4%

YEAR/YEAR



## INVENTORY

2,333



19.9%

YEAR/YEAR



## MONTHS OF SUPPLY

5.1



14.4%

YEAR/YEAR



## RESIDENTIAL AVERAGE PRICE



\$776,381



3.6%

YEAR/YEAR

## AVERAGE DOM

37.1



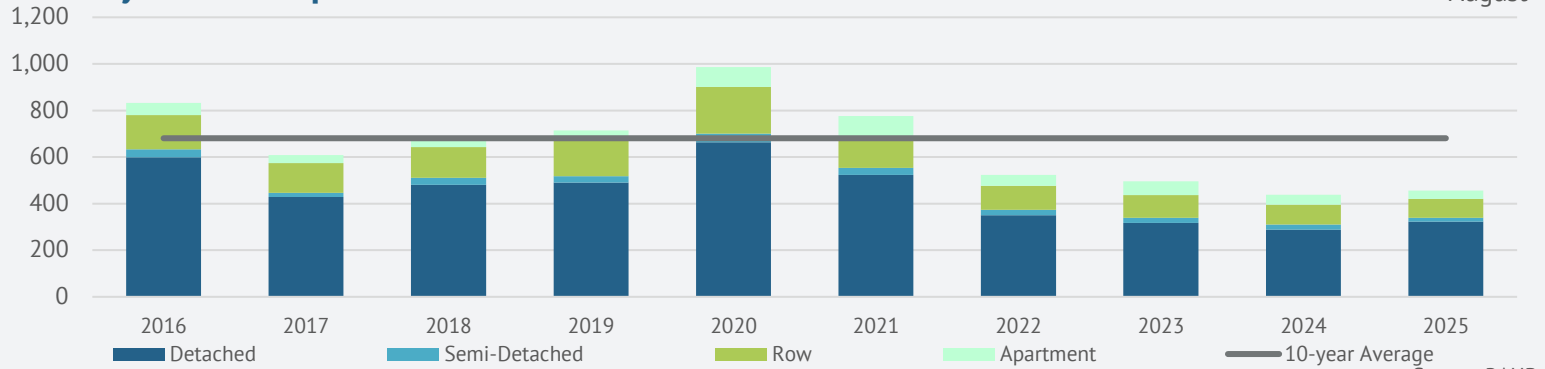
7.6%

YEAR/YEAR



# PROPERTY TYPES

## Monthly Sales Comparison



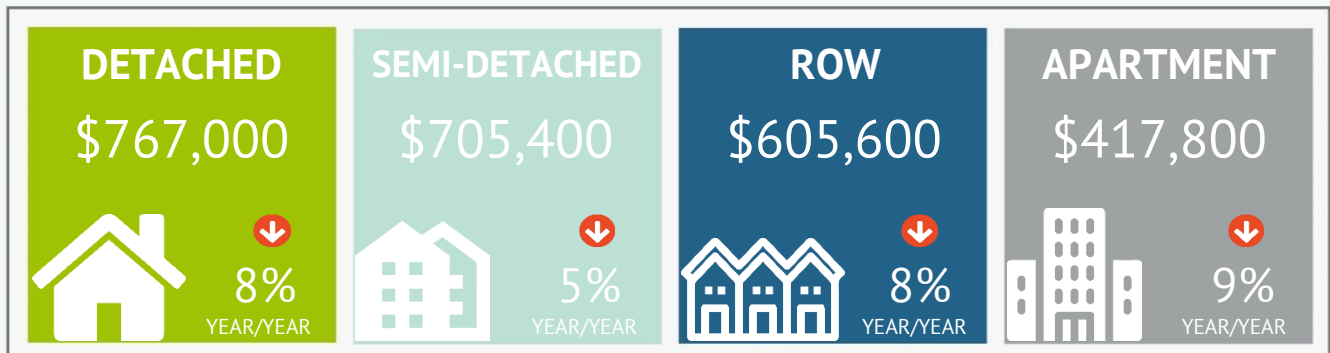
## August 2025

	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	323	12.2%	652	11.3%	1,434	18.1%	50%	36.0	4%	4.44	5.3%	\$842,787	-6.0%	\$760,000	-4.5%
Semi-Detached	17	-22.7%	48	37.1%	91	71.7%	35%	27.5	19%	5.35	122.2%	\$777,671	15.0%	\$805,000	17.9%
Row	80	-7.0%	215	5.4%	441	27.8%	37%	36.3	7%	5.51	37.4%	\$668,738	-1.4%	\$667,500	-2.4%
Apartment	36	-14.3%	109	-17.4%	345	8.2%	33%	50.0	22%	9.58	26.2%	\$466,369	-10.5%	\$405,000	-11.3%
Mobile	4	300.0%	7	133.3%	22	83.3%	57%	68.5	22%	5.50	-54.2%	\$351,625	49.6%	\$372,500	58.5%
Total Residential	460	4.8%	1,031	7.4%	2,333	19.9%	45%	37.1	8%	5.07	14.4%	\$776,381	-3.6%	\$715,000	-2.1%

## Year-to-Date

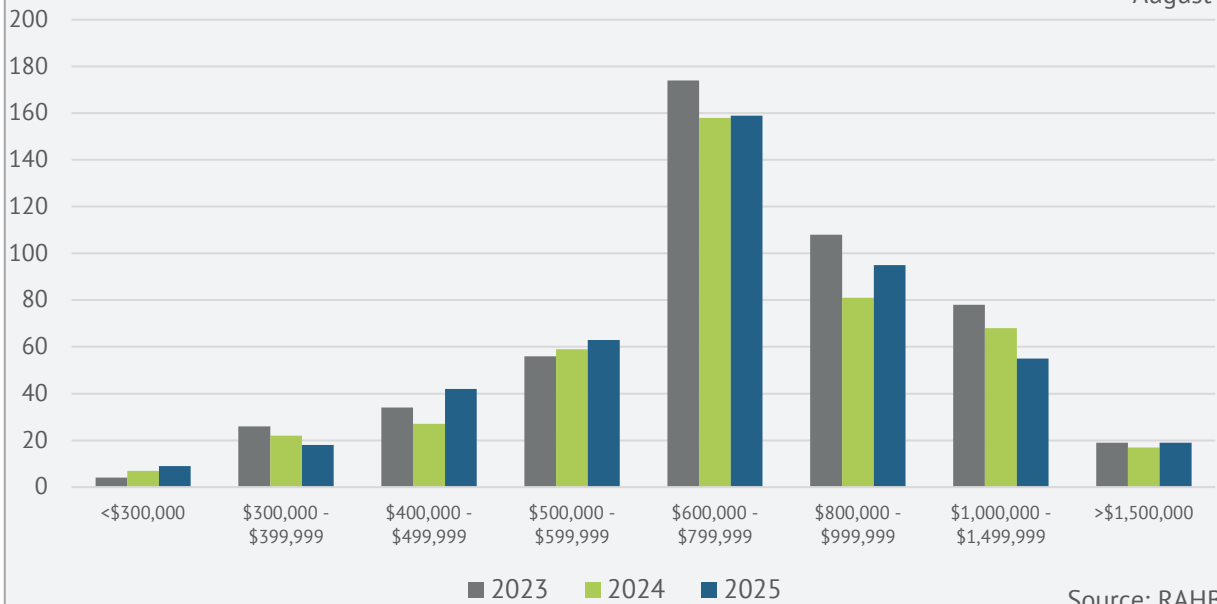
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	2,706	-4.8%	6,268	11.6%	1,327	30.4%	43.2%	33.6	17%	3.92	36.9%	\$864,830	-4.0%	\$775,000	-3.7%
Semi-Detached	168	-8.7%	431	29.0%	88	70.9%	39.0%	30.7	22%	4.19	87.1%	\$678,441	-0.9%	\$659,250	-0.5%
Row	710	-16.6%	1,721	1.8%	374	43.2%	41.3%	39.0	43%	4.21	71.6%	\$676,609	-3.6%	\$675,000	-5.0%
Apartment	336	-22.6%	1,171	1.2%	340	21.1%	28.7%	59.7	32%	8.10	56.4%	\$442,170	-8.0%	\$420,000	-8.1%
Mobile	13	-7.1%	47	74.1%	20	111.8%	27.7%	63.9	56%	12.38	128.1%	\$339,500	9.7%	\$370,000	28.0%
Total Residential	3,933	-9.2%	9,638	9.0%	2,149	32.3%	40.8%	36.8	23%	4.37	45.8%	\$785,045	-2.9%	\$715,000	-3.1%

## BENCHMARK PRICE



## Residential Sales by Price Range

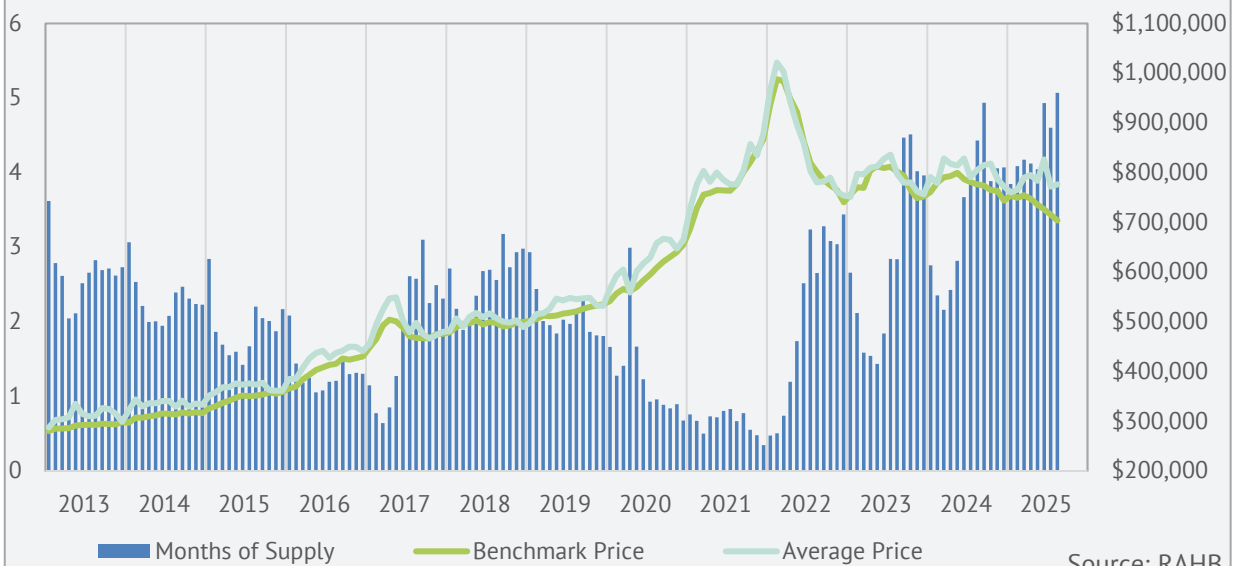
August



Source: RAHB

## Months of Supply and Prices

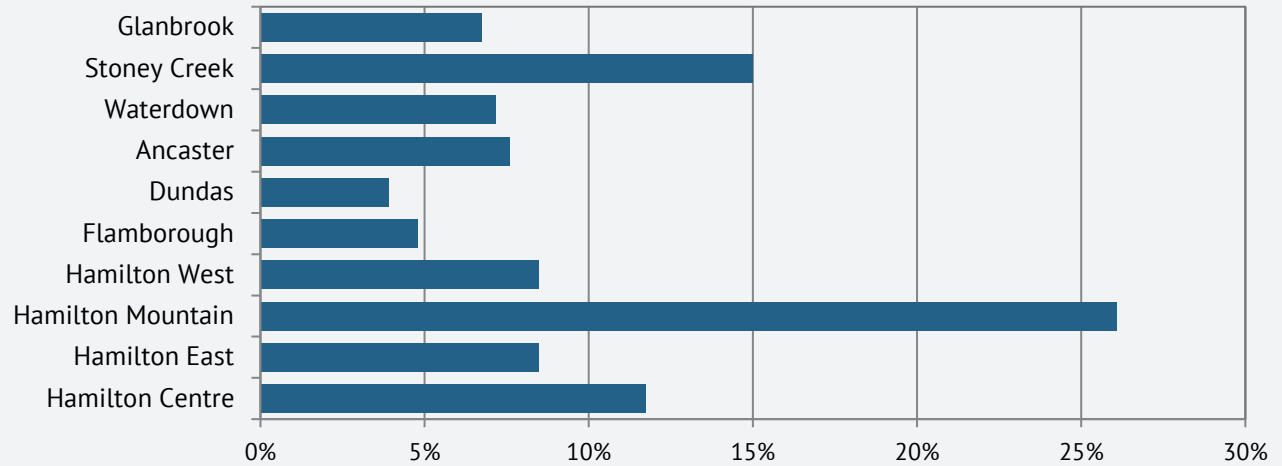
Total Residential



Source: RAHB

# REGIONAL SUMMARY

## Share of Sales by District



## August 2025

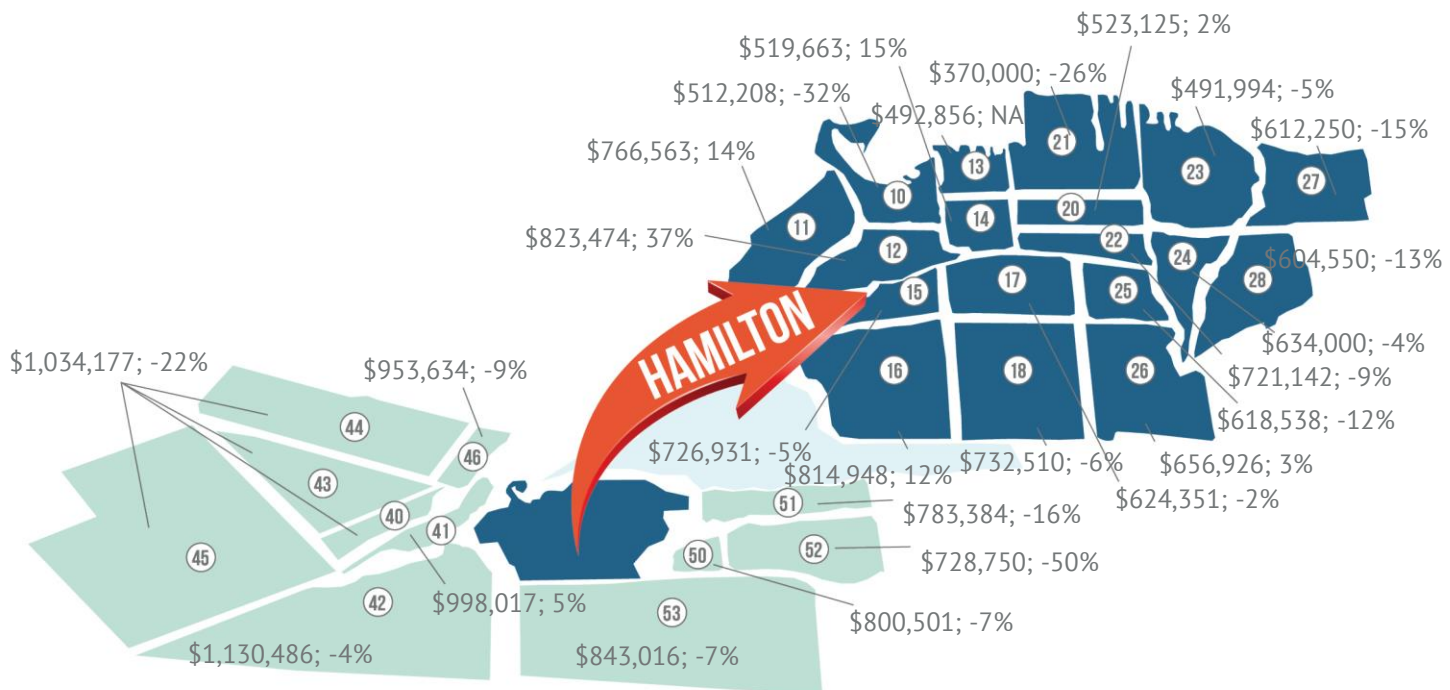
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	54	28.6%	120	13.2%	294	9.7%	45%	37.7	44.7%	5.44	-14.7%	\$554,185	2.8%	\$543,750	5.6%
Hamilton East	39	-25.0%	114	-5.0%	250	35.1%	34%	31.5	-7.5%	6.41	80.2%	\$565,959	-10.2%	\$555,000	-12.0%
Hamilton Mountain	120	-8.4%	266	11.3%	501	39.6%	45%	35.3	13.1%	4.18	52.3%	\$709,424	1.0%	\$683,028	-2.4%
Hamilton West	39	14.7%	84	7.7%	213	21.7%	46%	49.5	28.0%	5.46	6.1%	\$716,026	9.8%	\$680,000	2.1%
Flamborough	22	37.5%	39	18.2%	130	-11.0%	56%	48.5	19.5%	5.91	-35.2%	\$1,034,177	-21.9%	\$865,000	-25.8%
Dundas	18	38.5%	35	6.1%	76	28.8%	51%	28.7	61.3%	4.22	-7.0%	\$998,017	4.6%	\$717,500	-31.7%
Ancaster	35	9.4%	103	28.8%	242	37.5%	34%	31.2	-34.9%	6.91	25.7%	\$1,130,486	-4.0%	\$1,027,000	-2.5%
Waterdown	33	13.8%	53	-8.6%	113	-1.7%	62%	36.2	40.3%	3.42	-13.6%	\$953,634	-8.9%	\$900,000	-9.0%
Stoney Creek	69	9.5%	156	2.6%	381	15.1%	44%	37.4	-9.8%	5.52	5.1%	\$785,426	-14.3%	\$755,000	-5.2%
Glanbrook	31	14.8%	61	0.0%	133	0.8%	51%	38.4	-5.2%	4.29	-12.2%	\$843,016	-6.9%	\$785,000	0.8%
<b>Total</b>	<b>460</b>	<b>4.8%</b>	<b>1,031</b>	<b>7.4%</b>	<b>2333</b>	<b>19.9%</b>	<b>45%</b>	<b>37.1</b>	<b>7.6%</b>	<b>5.07</b>	<b>14.4%</b>	<b>\$776,381</b>	<b>-3.6%</b>	<b>\$715,000</b>	<b>-2.1%</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	477	-7.7%	1,287	9.9%	300	32.1%	37.1%	36.1	22.9%	5.03	43.1%	\$530,880	-3.6%	\$520,000	-3.7%
Hamilton East	448	-3.2%	987	15.7%	205	46.7%	45.4%	32.8	14.2%	3.67	51.7%	\$581,152	-5.5%	\$570,000	-5.0%
Hamilton Mountain	982	-8.1%	2,196	15.1%	441	55.5%	44.7%	34.2	33.5%	3.59	69.3%	\$717,670	-3.7%	\$695,000	-4.1%
Hamilton West	301	-14.5%	831	10.5%	207	35.0%	36.2%	40.6	11.1%	5.50	57.9%	\$719,324	4.1%	\$685,000	0.9%
Flamborough	149	-9.7%	413	2.5%	132	3.6%	36.1%	50.1	18.3%	7.07	14.8%	\$1,233,637	-4.4%	\$1,175,000	0.0%
Dundas	209	3.0%	371	18.2%	72	42.9%	56.3%	33.1	25.4%	2.74	38.8%	\$980,919	6.0%	\$864,000	2.2%
Ancaster	324	-10.0%	891	7.5%	212	29.7%	36.4%	39.3	13.0%	5.22	44.1%	\$1,144,545	-4.6%	\$1,030,000	-4.6%
Waterdown	219	-8.4%	532	-3.6%	105	18.6%	41.2%	34.6	39.3%	3.82	29.4%	\$966,933	-2.6%	\$900,000	-3.2%
Stoney Creek	572	-13.7%	1,562	6.6%	352	23.5%	36.6%	38.2	19.9%	4.92	43.1%	\$813,679	-2.7%	\$767,000	-1.7%
Glanbrook	251	-16.9%	567	-4.1%	124	17.1%	44.3%	41.7	40.9%	3.96	40.8%	\$859,560	-3.8%	\$810,000	-1.8%
<b>Total</b>	<b>3,933</b>	<b>-9.2%</b>	<b>9,638</b>	<b>9.0%</b>	<b>2,149</b>	<b>32.3%</b>	<b>40.8%</b>	<b>36.8</b>	<b>23.1%</b>	<b>4.37</b>	<b>45.8%</b>	<b>\$785,045</b>	<b>-2.9%</b>	<b>\$715,000</b>	<b>-3.1%</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

	August 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	\$512,208	-32.3%	\$491,800	-11.1%	\$588,042	-3.0%	\$520,225	-6.9%
Hamilton West 11	\$766,563	14.2%	\$656,200	-15.7%	\$697,756	-0.5%	\$715,575	-8.1%
Hamilton West 12	\$823,474	37.3%	\$577,700	-12.9%	\$830,137	13.5%	\$609,275	-9.9%
Hamilton Centre 13	\$492,856	-	\$474,600	-5.4%	\$526,526	-4.7%	\$498,063	-2.4%
Hamilton Centre 14	\$519,663	15.4%	\$437,300	-14.2%	\$465,807	-7.9%	\$462,000	-11.2%
Hamilton Centre 20	\$523,125	2.4%	\$485,700	-6.8%	\$508,645	-4.9%	\$507,000	-4.2%
Hamilton Centre 21	\$370,000	-25.9%	\$404,300	-6.3%	\$433,721	-4.6%	\$421,863	-2.9%
Hamilton Centre 22	\$721,142	-9.1%	\$633,000	-6.4%	\$695,670	0.8%	\$667,400	-5.0%
Hamilton East 23	\$491,994	-5.4%	\$483,600	-4.4%	\$511,590	-3.7%	\$500,300	-1.9%
Hamilton East 24	\$634,000	-4.5%	\$606,700	-5.8%	\$633,434	-4.2%	\$632,275	-4.3%
Hamilton East 27	\$612,250	-15.4%	\$568,300	-12.3%	\$620,825	-8.8%	\$598,900	-8.0%
Hamilton East 28	\$604,550	-13.2%	\$556,600	-10.9%	\$604,066	-6.4%	\$588,325	-6.1%
Hamilton East 29	-	-	\$719,400	-8.8%	\$858,950	9.8%	\$761,413	-4.4%
Hamilton Mountain 15	\$726,931	-4.8%	\$722,500	-4.3%	\$763,753	-3.7%	\$756,013	-2.7%
Hamilton Mountain 16	\$814,948	12.2%	\$691,400	-8.2%	\$748,265	-3.6%	\$719,875	-6.8%
Hamilton Mountain 17	\$624,351	-1.8%	\$606,600	-5.1%	\$631,441	-3.9%	\$639,775	-3.6%
Hamilton Mountain 18	\$732,510	-5.9%	\$755,000	-4.8%	\$787,761	-3.4%	\$782,225	-4.0%
Hamilton Mountain 25	\$618,538	-12.4%	\$662,400	-5.4%	\$698,246	-4.2%	\$708,750	-2.5%
Hamilton Mountain 26	\$656,926	2.9%	\$628,700	-9.4%	\$690,686	-3.2%	\$661,913	-6.4%
Flamborough 43	\$1,034,177	-21.9%	\$1,009,500	-14.2%	\$1,233,637	-4.4%	\$1,084,575	-8.2%
Dundas 41	\$998,017	4.6%	\$804,300	-13.4%	\$980,919	6.0%	\$868,275	-7.3%
Ancaster 42	\$1,130,486	-4.0%	\$957,800	-15.6%	\$1,144,545	-4.6%	\$1,032,350	-8.9%
Waterdown 46	\$953,634	-8.9%	\$924,500	-10.1%	\$966,933	-2.6%	\$953,575	-6.5%
Stoney Creek 50	\$800,501	-7.1%	\$781,300	-6.5%	\$840,020	-2.5%	\$815,175	-4.5%
Stoney Creek 51	\$783,384	-16.0%	\$710,700	-8.5%	\$786,117	-3.1%	\$722,725	-7.3%
Stoney Creek 52	\$728,750	-49.9%	\$926,100	-12.3%	\$966,184	-8.1%	\$964,450	-7.3%
Glanbrook 53	\$843,016	-6.9%	\$816,700	-7.5%	\$859,560	-3.8%	\$824,750	-5.2%

# DETACHED

## BENCHMARK HOMES

### August 2025

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$567,900	-8.6%	-2.2%	2	3	1,422	2,600
Hamilton West 11	\$723,900	-14.2%	-5.6%	2	5	1,315	4,000
Hamilton West 12	\$834,800	-6.8%	-2.8%	2	3	1,698	3,250
Hamilton Centre 13	\$469,100	-5.2%	-1.0%	1	3	1,292	2,325
Hamilton Centre 14	\$528,000	-8.3%	-2.2%	2	3	1,559	2,783
Hamilton Centre 20	\$499,100	-6.7%	-2.0%	1	3	1,289	2,500
Hamilton Centre 21	\$404,700	-6.2%	-1.3%	1	3	1,144	2,500
Hamilton Centre 22	\$633,400	-6.5%	0.8%	2	3	1,538	3,150
Hamilton East 23	\$482,800	-4.5%	0.1%	1	3	1,061	3,150
Hamilton East 24	\$618,200	-5.2%	1.3%	2	3	1,211	4,158
Hamilton East 27	\$725,600	-6.2%	0.7%	2	3	1,334	5,000
Hamilton East 28	\$772,400	-4.9%	1.2%	2	3	1,403	5,250
Hamilton East 29	\$695,900	-8.8%	-1.9%	2	3	1,603	5,341
Hamilton Mountain 15	\$736,500	-4.5%	-2.8%	2	4	1,255	5,525
Hamilton Mountain 16	\$819,100	-4.6%	-1.1%	2	3	1,569	4,817
Hamilton Mountain 17	\$615,500	-4.9%	-2.8%	2	3	1,120	4,300
Hamilton Mountain 18	\$781,600	-3.7%	-1.5%	2	3	1,584	4,534
Hamilton Mountain 25	\$663,000	-5.4%	-3.0%	2	4	1,109	5,000
Hamilton Mountain 26	\$709,800	-5.6%	-1.8%	2	3	1,303	4,590
Flamborough 43	\$1,011,700	-14.2%	-3.8%	2	3	1,869	27,546
Dundas 41	\$897,800	-13.7%	-5.2%	2	3	1,537	6,033
Ancaster 42	\$1,097,400	-14.7%	-5.5%	2	3	2,206	7,543
Waterdown 46	\$1,058,500	-9.8%	-0.3%	2	3	1,848	4,701
Stoney Creek 50	\$810,600	-6.2%	0.7%	2	3	1,788	5,041
Stoney Creek 51	\$853,600	-4.7%	0.0%	2	3	1,666	6,000
Stoney Creek 52	\$926,100	-12.3%	-3.7%	2	3	1,702	27,335
Glanbrook 53	\$904,900	-8.2%	-0.2%	2	3	1,813	4,830



# SUMMARY STATISTICS

## August 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	460	4.8%	1,031	7.4%	2,333	19.9%	\$715,000	-2.1%	37.1	7.6%	26.0	13.0%
Commercial	6	-25.0%	23	-36.1%	174	-5.4%	\$1,100,000	12.5%	99.3	-12.9%	45.5	-56.3%
Farm	0	-	3	-25.0%	29	20.8%	-	-	-	-	-	-
Land	1	-50.0%	17	-29.2%	104	-8.8%	\$4,925,000	272.7%	442.0	675.4%	442.0	675.4%
Multi-Residential	10	100.0%	26	8.3%	93	5.7%	\$632,500	-21.9%	62.7	10.8%	44.5	-11.0%
Total	477	4.4%	1,115	3.2%	3,757	11.5%	\$720,000	-1.4%	39.3	7.3%	26.0	13.0%

## 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	3,933	-9.2%	9,638	9.0%	2,149	32.3%	\$715,000	-3.1%	36.8	23.1%	22.0	29.4%
Commercial	49	-3.9%	322	-6.7%	184	-0.1%	\$1,015,000	19.4%	118.0	28.3%	79.0	11.3%
Farm	15	150.0%	45	12.5%	26	2.5%	\$2,000,000	5.3%	73.7	-41.3%	57.0	-38.0%
Land	31	47.6%	144	-28.0%	102	-11.1%	\$943,000	57.2%	152.1	138.2%	92.0	206.7%
Multi-Residential	55	-24.7%	308	5.5%	102	14.9%	\$759,900	-5.0%	58.6	21.5%	41.0	24.2%
Total	4,084	-9.3%	10,473	7.1%	3,568	17.0%	\$718,000	-3.0%	39.2	25.0%	23.0	27.8%

## August 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%	12	-14.3%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	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	-94.4%	\$110,000	-97.8%	92	-4.2%	233.0	228.9%	15	93.7
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	223.0
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	351.0
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	1	348.0