

**HAMILTON**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**SEPTEMBER 2025**

**Cornerstone**  
Association of REALTORS®

# SUMMARY

In September, sales improved in Hamilton over the previous month, primarily due to gains with detached and semi-detached homes. But with 475 sales, levels were still over 26 per cent lower than long-term trends for the month.

Despite some improvements in sales, the number of new listings also rose, causing further gains in inventory levels. The rise in inventory relative to sales increased the months of supply to push above five months. The highest levels of oversupply were reported in the row and apartment sectors. The tightest conditions were reported in Dundas with four months of supply, while Hamilton West reported the highest months of supply at nearly nine months.

In September, the unadjusted benchmark price in Hamilton was \$703,700, similar to last month, but nine per cent lower than levels reported last year. Apartment condos reported a year-over-year decline of over 11 per cent, while semi-detached homes saw the lowest rate of adjustment at nearly six per cent.

*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

475



7.2%

YEAR/YEAR



## NEW LISTINGS

1,392



2.2%

YEAR/YEAR



## INVENTORY

2,487



13.7%

YEAR/YEAR



## MONTHS OF SUPPLY

5.2



6.1%

YEAR/YEAR



## RESIDENTIAL AVERAGE PRICE



\$775,745



4.8%

YEAR/YEAR

## AVERAGE DOM

40.0

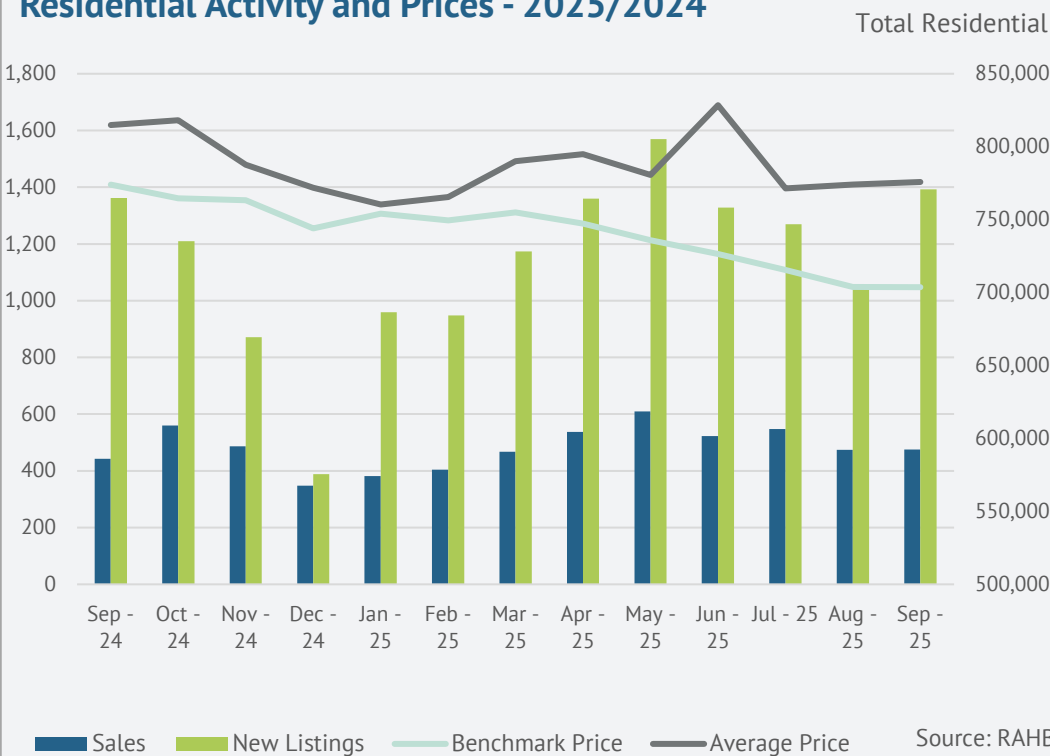


7.6%

YEAR/YEAR

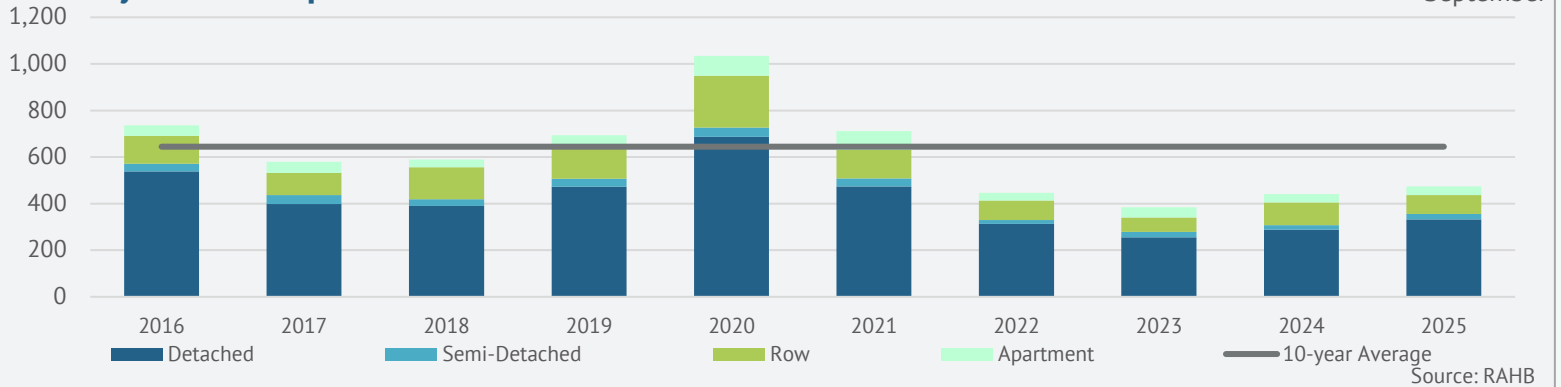


## Residential Activity and Prices - 2025/2024



# PROPERTY TYPES

## Monthly Sales Comparison



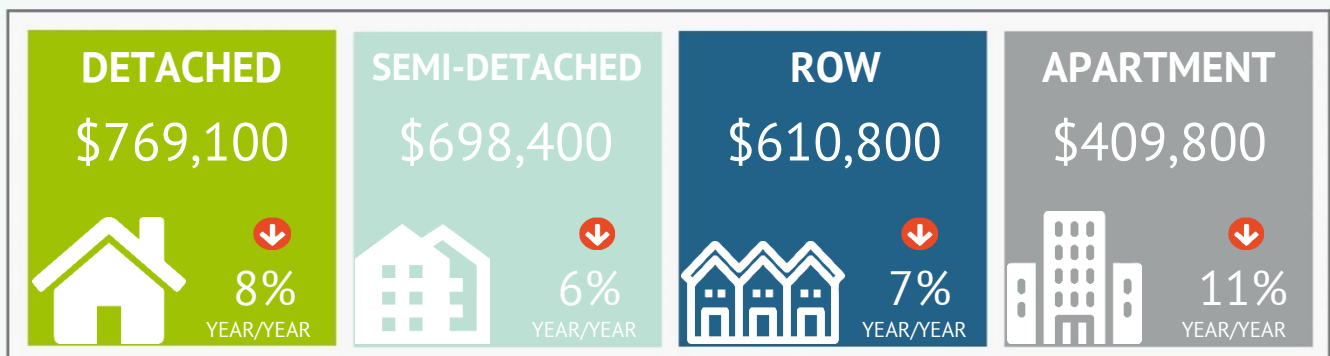
## September 2025

	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	332	14.9%	907	1.2%	1,546	11.6%	37%	37.4	8%	4.66	-2.8%	\$856,025	-6.7%	\$766,250	-4.2%
Semi-Detached	24	26.3%	51	-19.0%	98	19.5%	47%	42.3	114%	4.08	-5.4%	\$569,417	-12.8%	\$598,500	-9.3%
Row	81	-16.5%	261	15.0%	451	25.6%	31%	39.4	-6%	5.57	50.4%	\$650,483	-2.2%	\$635,000	-3.8%
Apartment	37	2.8%	161	-4.2%	365	6.1%	23%	59.6	18%	9.86	3.2%	\$473,470	-3.3%	\$400,000	-14.0%
Mobile	1	0.0%	12	140.0%	27	107.7%	8%	151.0	16%	27.00	107.7%	\$405,000	-2.9%	\$405,000	-2.9%
<b>Total Residential</b>	<b>475</b>	<b>7.2%</b>	<b>1,392</b>	<b>2.2%</b>	<b>2,487</b>	<b>13.7%</b>	<b>34%</b>	<b>40.0</b>	<b>8%</b>	<b>5.24</b>	<b>6.1%</b>	<b>\$775,745</b>	<b>-4.8%</b>	<b>\$700,000</b>	<b>-4.1%</b>

## Year-to-Date

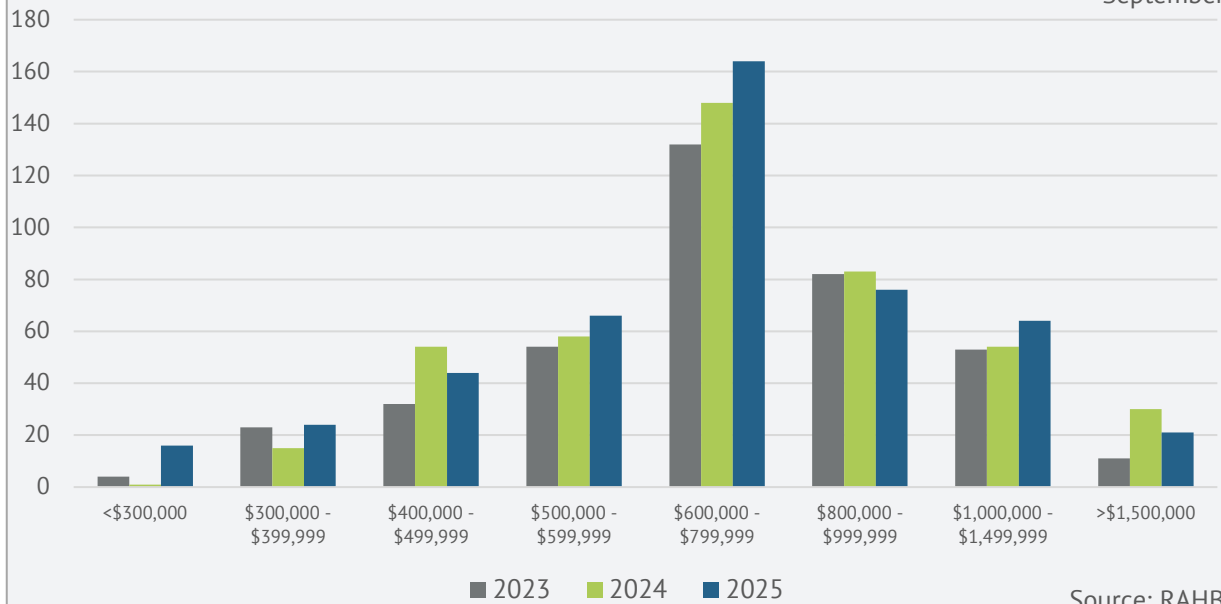
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	3,044	-2.7%	7,183	10.3%	1,352	27.8%	42.4%	34.1	17%	4.00	31.4%	\$863,233	-4.4%	\$772,004	-4.1%
Semi-Detached	193	-4.9%	482	21.4%	89	62.1%	40.0%	32.1	30%	4.15	70.5%	\$664,659	-2.5%	\$650,000	-1.5%
Row	794	-16.2%	1,986	3.6%	382	40.6%	40.0%	39.0	36%	4.33	67.8%	\$673,815	-3.5%	\$673,900	-5.0%
Apartment	375	-20.2%	1,333	0.6%	343	19.1%	28.1%	59.4	30%	8.23	49.2%	\$446,167	-7.3%	\$420,000	-8.2%
Mobile	14	-6.7%	59	84.4%	21	111.2%	23.7%	70.1	50%	13.43	126.3%	\$344,179	8.7%	\$372,000	28.7%
<b>Total Residential</b>	<b>4,420</b>	<b>-7.5%</b>	<b>11,043</b>	<b>8.3%</b>	<b>2,187</b>	<b>29.7%</b>	<b>40.0%</b>	<b>37.1</b>	<b>21%</b>	<b>4.45</b>	<b>40.2%</b>	<b>\$783,507</b>	<b>-3.2%</b>	<b>\$715,000</b>	<b>-3.0%</b>

## BENCHMARK PRICE



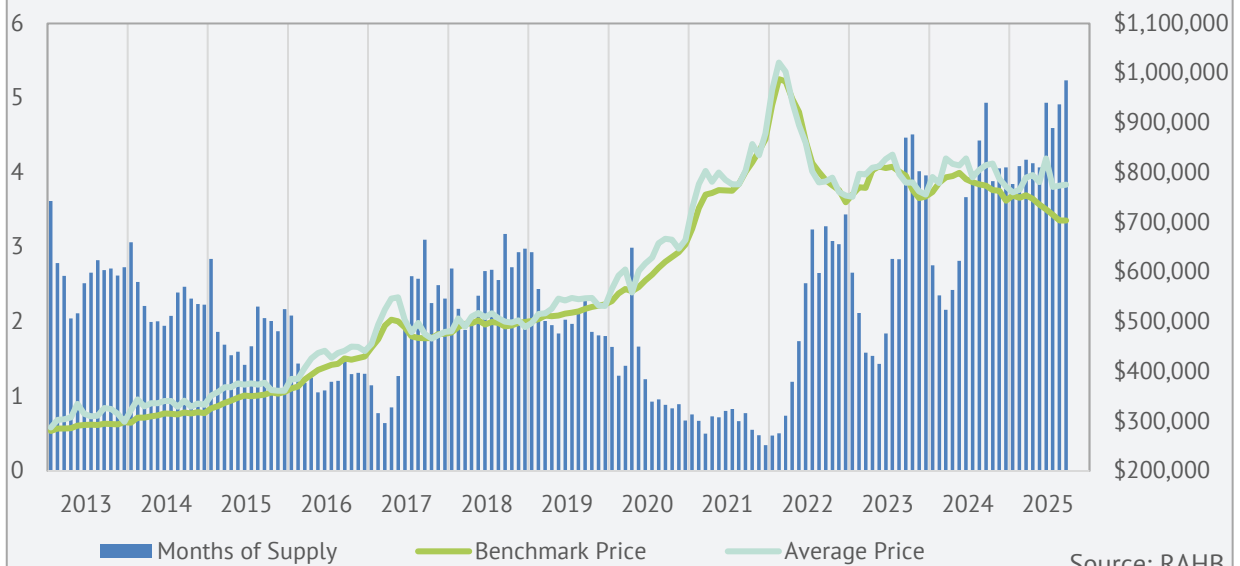
## Residential Sales by Price Range

September



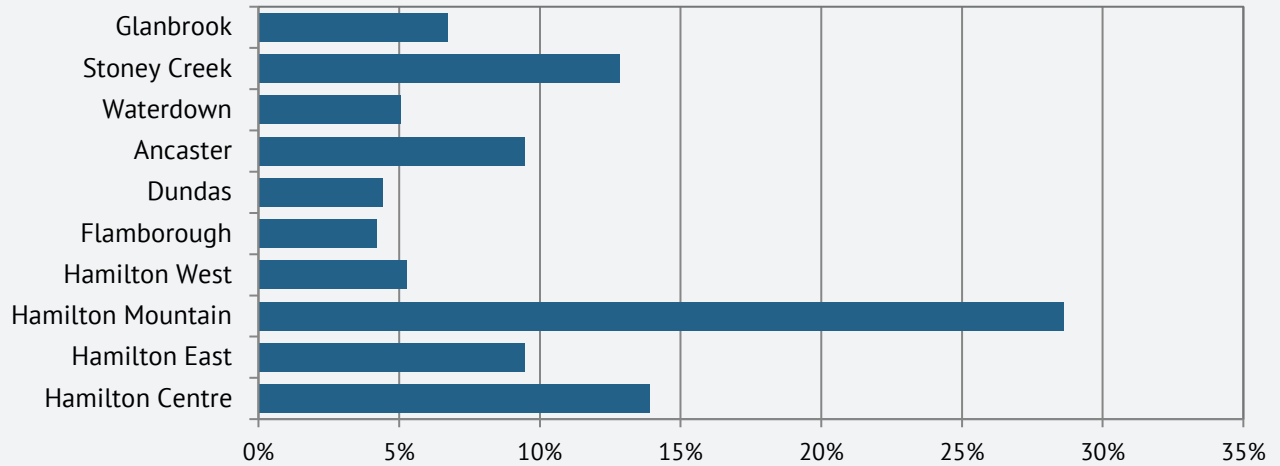
## Months of Supply and Prices

Total Residential



# REGIONAL SUMMARY

## Share of Sales by District



## September 2025

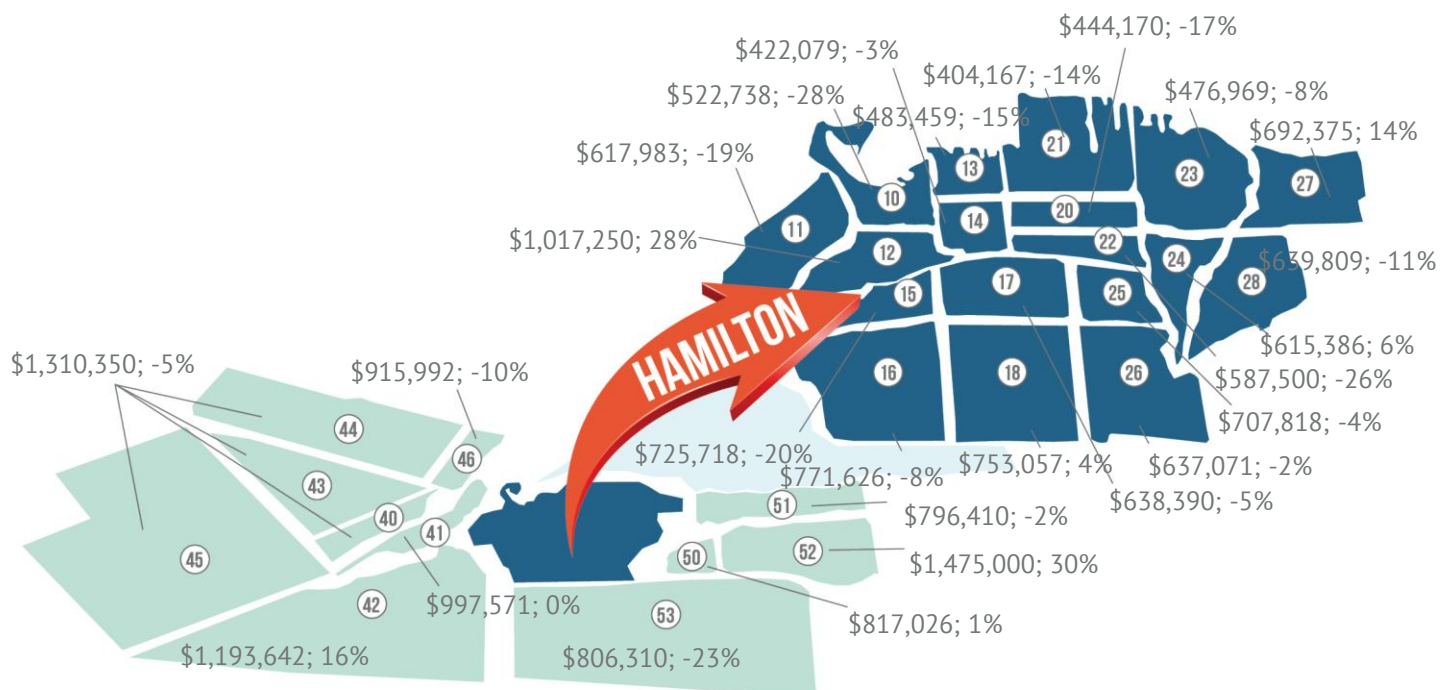
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Centre	66	24.5%	150	-25.4%	305	-3.2%	44%	42.1	31.6%	4.62	-22.2%	\$451,274	-20.9%	\$452,500	-16.2%
Hamilton East	45	-22.4%	143	-4.0%	253	16.1%	31%	41.4	29.2%	5.62	49.6%	\$580,634	-3.7%	\$580,000	2.2%
Hamilton Mountain	136	30.8%	349	23.8%	558	33.8%	39%	38.6	18.1%	4.10	2.3%	\$708,659	-5.2%	\$688,500	-7.0%
Hamilton West	25	-26.5%	106	-15.9%	220	10.0%	24%	34.8	12.8%	8.80	49.6%	\$715,270	-7.1%	\$650,000	-11.0%
Flamborough	20	17.6%	62	-7.5%	134	-11.8%	32%	37.3	-42.0%	6.70	-25.1%	\$1,310,350	-4.7%	\$1,275,000	2.9%
Dundas	21	16.7%	49	6.5%	86	22.9%	43%	31.6	-29.6%	4.10	5.3%	\$997,571	-0.4%	\$915,000	-11.8%
Ancaster	45	25.0%	149	23.1%	258	27.1%	30%	44.9	-3.0%	5.73	1.7%	\$1,193,642	15.7%	\$1,050,000	9.4%
Waterdown	24	-29.4%	76	-7.3%	122	2.5%	32%	42.3	27.9%	5.08	45.2%	\$915,992	-9.9%	\$877,500	-4.4%
Stoney Creek	61	-1.6%	212	5.5%	404	13.5%	29%	42.5	10.5%	6.62	15.3%	\$813,956	0.0%	\$750,000	2.3%
Glanbrook	32	18.5%	96	12.9%	147	8.1%	33%	37.7	-27.3%	4.59	-8.8%	\$806,310	-23.0%	\$758,000	1.7%
<b>Total</b>	<b>475</b>	<b>7.2%</b>	<b>1,392</b>	<b>2.2%</b>	<b>2487</b>	<b>13.7%</b>	<b>34%</b>	<b>40.0</b>	<b>7.6%</b>	<b>5.24</b>	<b>6.1%</b>	<b>\$775,745</b>	<b>-4.8%</b>	<b>\$700,000</b>	<b>-4.1%</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	544	-4.6%	1,438	4.8%	301	26.8%	37.8%	36.8	24.3%	4.97	32.9%	\$521,110	-5.7%	\$515,000	-4.6%
Hamilton East	494	-5.2%	1,130	12.8%	210	41.5%	43.7%	33.6	15.7%	3.83	49.2%	\$581,447	-5.2%	\$570,000	-4.4%
Hamilton Mountain	1,126	-4.0%	2,546	16.3%	453	51.9%	44.2%	34.7	32.4%	3.62	58.2%	\$715,913	-3.9%	\$692,500	-5.0%
Hamilton West	325	-15.8%	938	6.8%	209	31.7%	34.6%	39.8	10.3%	5.78	56.5%	\$720,241	3.2%	\$685,000	-0.4%
Flamborough	170	-6.6%	476	1.3%	132	2.0%	35.7%	49.5	11.6%	7.01	9.2%	\$1,242,564	-4.3%	\$1,190,000	0.6%
Dundas	230	4.1%	420	16.7%	73	39.9%	54.8%	33.0	18.2%	2.87	34.4%	\$982,439	5.5%	\$875,000	1.7%
Ancaster	368	-7.1%	1,042	9.7%	217	29.6%	35.3%	39.9	11.4%	5.31	39.4%	\$1,151,858	-2.7%	\$1,036,500	-3.8%
Waterdown	245	-10.3%	608	-4.1%	106	15.9%	40.3%	35.2	36.1%	3.90	29.1%	\$962,580	-3.3%	\$890,000	-3.8%
Stoney Creek	633	-12.7%	1,779	6.8%	359	22.4%	35.6%	38.6	19.1%	5.10	40.2%	\$810,201	-2.9%	\$765,000	-1.3%
Glanbrook	284	-13.7%	665	-1.6%	127	15.9%	42.7%	41.2	31.1%	4.02	34.3%	\$853,086	-5.9%	\$803,350	-2.6%
<b>Total</b>	<b>4,420</b>	<b>-7.5%</b>	<b>11,043</b>	<b>8.3%</b>	<b>2,187</b>	<b>29.7%</b>	<b>40.0%</b>	<b>37.1</b>	<b>21.5%</b>	<b>4.45</b>	<b>40.2%</b>	<b>\$783,507</b>	<b>-3.2%</b>	<b>\$715,000</b>	<b>-3.0%</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

	September 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	\$522,738	-27.6%	\$476,600	-15.3%	\$582,237	-5.2%	\$515,378	-7.8%
Hamilton West 11	\$617,983	-19.3%	\$673,400	-13.5%	\$691,288	-2.5%	\$710,889	-8.7%
Hamilton West 12	\$1,017,250	27.5%	\$565,800	-14.1%	\$846,323	14.8%	\$604,444	-10.4%
Hamilton Centre 13	\$483,459	-14.6%	\$455,000	-14.3%	\$521,741	-5.9%	\$493,278	-3.8%
Hamilton Centre 14	\$422,079	-3.5%	\$422,500	-18.0%	\$458,090	-8.5%	\$457,611	-11.9%
Hamilton Centre 20	\$444,170	-17.2%	\$465,000	-14.6%	\$501,149	-6.4%	\$502,333	-5.4%
Hamilton Centre 21	\$404,167	-13.8%	\$386,500	-14.6%	\$430,102	-5.7%	\$417,933	-4.2%
Hamilton Centre 22	\$587,500	-25.9%	\$626,100	-8.5%	\$688,247	-1.8%	\$662,811	-5.4%
Hamilton East 23	\$476,969	-7.8%	\$476,900	-6.2%	\$509,988	-3.7%	\$497,700	-2.4%
Hamilton East 24	\$615,386	5.8%	\$600,400	-8.0%	\$631,268	-3.9%	\$628,733	-4.7%
Hamilton East 27	\$692,375	13.6%	\$558,300	-12.0%	\$626,788	-5.7%	\$594,389	-8.5%
Hamilton East 28	\$639,809	-10.6%	\$548,000	-12.4%	\$606,978	-6.7%	\$583,844	-6.8%
Hamilton East 29	\$652,500	-22.1%	\$713,700	-13.2%	\$829,457	4.9%	\$756,111	-5.4%
Hamilton Mountain 15	\$725,718	-20.0%	\$731,400	-3.9%	\$759,091	-5.7%	\$753,278	-2.8%
Hamilton Mountain 16	\$771,626	-7.5%	\$686,000	-7.8%	\$749,964	-4.1%	\$716,111	-6.9%
Hamilton Mountain 17	\$638,390	-5.1%	\$615,100	-4.4%	\$631,824	-4.1%	\$637,033	-3.7%
Hamilton Mountain 18	\$753,057	4.0%	\$743,300	-6.0%	\$782,734	-3.4%	\$777,900	-4.2%
Hamilton Mountain 25	\$707,818	-4.1%	\$686,400	-3.9%	\$698,173	-4.3%	\$706,267	-2.7%
Hamilton Mountain 26	\$637,071	-2.2%	\$629,500	-9.2%	\$683,795	-3.1%	\$658,311	-6.7%
Flamborough 43	\$1,310,350	-4.7%	\$1,033,800	-12.7%	\$1,242,564	-4.3%	\$1,078,933	-8.7%
Dundas 41	\$997,571	-0.4%	\$829,600	-9.8%	\$982,439	5.5%	\$863,978	-7.6%
Ancaster 42	\$1,193,642	15.7%	\$1,000,300	-12.1%	\$1,151,858	-2.7%	\$1,028,789	-9.3%
Waterdown 46	\$915,992	-9.9%	\$921,600	-8.1%	\$962,580	-3.3%	\$950,022	-6.7%
Stoney Creek 50	\$817,026	1.1%	\$775,700	-7.6%	\$837,732	-2.3%	\$810,789	-4.8%
Stoney Creek 51	\$796,410	-1.6%	\$690,300	-10.3%	\$781,401	-3.6%	\$719,122	-7.6%
Stoney Creek 52	\$1,475,000	29.8%	\$945,300	-9.1%	\$991,625	-6.2%	\$962,322	-7.5%
Glanbrook 53	\$806,310	-23.0%	\$809,600	-7.1%	\$853,086	-5.9%	\$823,067	-5.4%

# DETACHED

## BENCHMARK HOMES

### September 2025

	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton West 10	\$548,700	-15.9%	-3.4%	2	3	1,422	2,600
Hamilton West 11	\$752,300	-10.8%	3.9%	2	5	1,315	4,000
Hamilton West 12	\$812,500	-12.1%	-2.7%	2	3	1,698	3,250
Hamilton Centre 13	\$450,400	-14.2%	-4.0%	1	3	1,292	2,325
Hamilton Centre 14	\$506,500	-15.6%	-4.1%	2	3	1,559	2,783
Hamilton Centre 20	\$477,600	-14.7%	-4.3%	1	3	1,289	2,500
Hamilton Centre 21	\$387,000	-14.4%	-4.4%	1	3	1,144	2,500
Hamilton Centre 22	\$626,500	-8.5%	-1.1%	2	3	1,538	3,150
Hamilton East 23	\$475,800	-6.3%	-1.4%	1	3	1,061	3,150
Hamilton East 24	\$612,100	-7.7%	-1.0%	2	3	1,211	4,158
Hamilton East 27	\$719,200	-7.5%	-0.9%	2	3	1,334	5,000
Hamilton East 28	\$763,900	-7.0%	-1.1%	2	3	1,403	5,250
Hamilton East 29	\$665,200	-18.5%	-4.4%	2	3	1,603	5,341
Hamilton Mountain 15	\$753,200	-3.6%	2.3%	2	4	1,255	5,525
Hamilton Mountain 16	\$810,500	-5.7%	-1.0%	2	3	1,569	4,817
Hamilton Mountain 17	\$625,200	-4.2%	1.6%	2	3	1,120	4,300
Hamilton Mountain 18	\$773,800	-4.6%	-1.0%	2	3	1,584	4,534
Hamilton Mountain 25	\$687,100	-4.0%	3.6%	2	4	1,109	5,000
Hamilton Mountain 26	\$718,700	-5.3%	1.3%	2	3	1,303	4,590
Flamborough 43	\$1,036,100	-12.7%	2.4%	2	3	1,869	27,546
Dundas 41	\$928,500	-10.9%	3.4%	2	3	1,537	6,033
Ancaster 42	\$1,143,000	-12.0%	4.2%	2	3	2,206	7,543
Waterdown 46	\$1,048,700	-8.3%	-0.9%	2	3	1,848	4,701
Stoney Creek 50	\$805,400	-8.1%	-0.6%	2	3	1,788	5,041
Stoney Creek 51	\$829,500	-7.6%	-2.8%	2	3	1,666	6,000
Stoney Creek 52	\$945,300	-9.1%	2.1%	2	3	1,702	27,335
Glanbrook 53	\$898,300	-6.9%	-0.7%	2	3	1,813	4,830



# SUMMARY STATISTICS

## September 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	475	7.2%	1,392	2.2%	2,487	13.7%	\$700,000	-4.1%	40.0	7.6%	26.0	8.3%
Commercial	4	-50.0%	42	-22.2%	181	-0.5%	\$1,435,000	50.3%	189.0	57.5%	164.0	158.3%
Farm	3	50.0%	8	33.3%	33	37.5%	\$2,900,000	-21.6%	87.7	-54.0%	98.0	-48.6%
Land	3	200.0%	21	-32.3%	100	-22.5%	\$305,000	-82.6%	130.0	-19.8%	16.0	-90.1%
Multi-Residential	9	12.5%	39	-18.8%	100	8.7%	\$830,000	0.3%	57.2	23.4%	35.0	-14.6%
Total	494	5.8%	1,515	1.9%	3,988	8.0%	\$711,806	-2.6%	42.4	5.0%	26.0	0.0%

## 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	4,420	-7.5%	11,043	8.3%	2,187	29.7%	\$715,000	-3.0%	37.1	21.5%	23.0	27.8%
Commercial	55	-6.8%	364	-8.8%	184	-0.1%	\$1,030,000	21.2%	125.4	31.0%	86.0	21.1%
Farm	17	112.5%	53	15.2%	27	7.9%	\$2,260,000	17.4%	80.2	-43.5%	75.0	-34.8%
Land	33	50.0%	165	-28.6%	102	-11.9%	\$825,000	36.4%	159.1	132.9%	110.0	161.9%
Multi-Residential	64	-21.0%	347	2.1%	102	14.2%	\$781,000	-2.4%	58.4	21.6%	40.0	21.2%
Total	4,590	-7.6%	11,988	6.4%	3,616	15.9%	\$717,000	-3.0%	39.7	23.2%	24.0	33.3%

## September 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%	6	-66.7%	-	-	1	69.0
Industrial	0	-	\$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	-95.7%	\$110,000	-98.1%	98	-14.0%	233.0	202.4%	17	90.2
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