

All Hamilton-Burlington

Regions

**MONTHLY
STATISTICS
PACKAGE**

SEPTEMBER 2025

Cornerstone
Association of REALTORS®

Hamilton-Burlington Area Market Sees Increased Activity but Remains Below Historical Trends

Home Sales Show Improvement for Third Consecutive Month Compared to Last Year

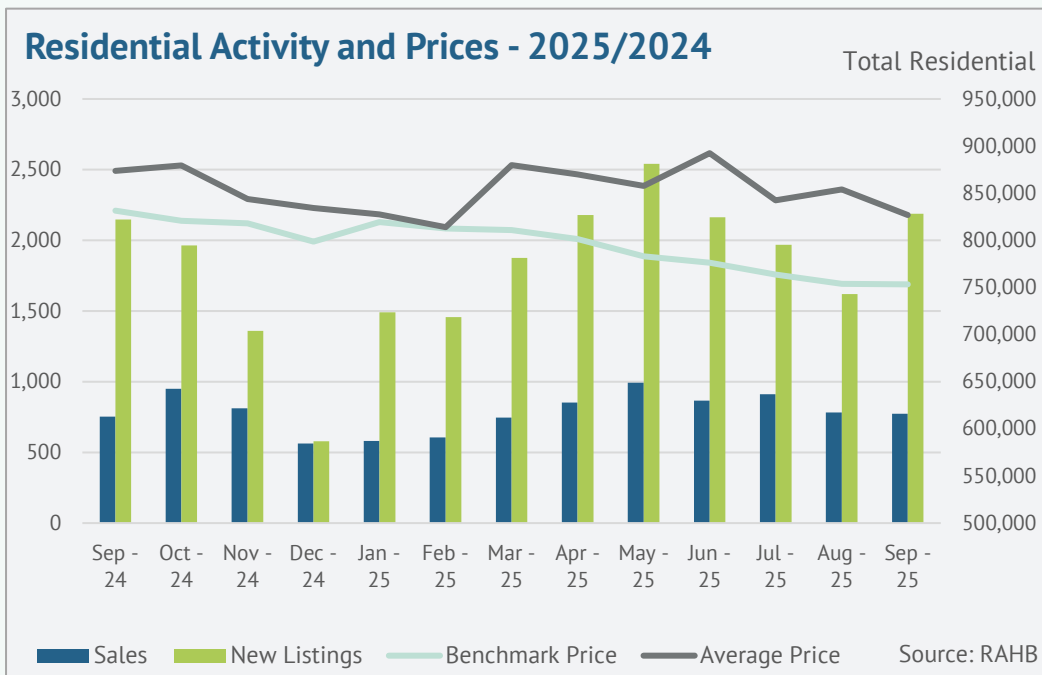
Hamilton, ON (October 3, 2025) - In September, 773 homes were sold across Hamilton, Burlington, Haldimand County, and Niagara North through the Multiple Listing Service® (MLS®) System of the Cornerstone Association of REALTORS® (Cornerstone). This marks the third consecutive month with improved sales activity compared to the levels reported last year, however the sales recorded in September are 27 per cent below long-term trends, and on a year-to-date basis, they are still nearly 10 per cent lower than last year and 33 per cent below the 10-year average.

"September has brought some positive shifts in sales activity, but overall numbers still lag behind historical trends," says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. "While the increase in new listings and inventory is beneficial for buyers, it has created a substantial supply that is affecting pricing in some areas. Benchmark prices for the Hamilton-Burlington area are down over nine per cent from last year. However, many communities and neighbourhoods are performing better than the overall average. This highlights the importance of working with a local REALTOR® to navigate the local market effectively."

The number of new listings surged this month. With 2,188 new listings and 773 sales, the sales-to-new listings ratio dropped to 35 per cent, causing further gains in inventory levels, which pushed the months of supply up to five months.

In September, the unadjusted benchmark price was \$753,300, relatively similar to last month, but still over nine per cent lower than last year.

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

773



2.7%

YEAR/YEAR



NEW LISTINGS

2,188



1.9%

YEAR/YEAR



INVENTORY

3,891



10.5%

YEAR/YEAR



MONTHS OF SUPPLY

5.0



7.6%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$826,773



5.4%

YEAR/YEAR

AVERAGE DOM

40.0



4.2%

YEAR/YEAR



PROPERTY TYPES

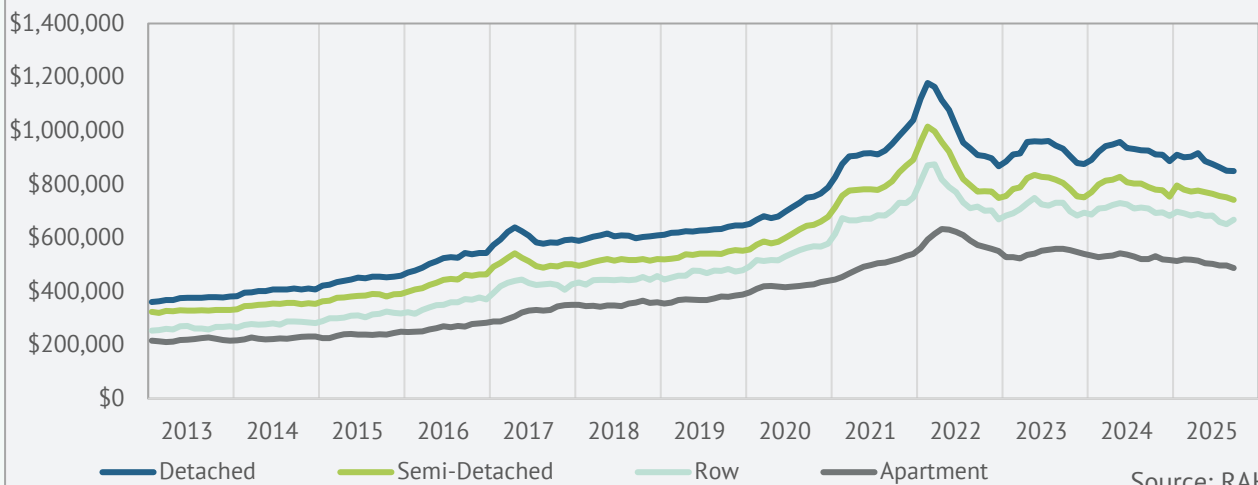
September 2025

	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	523	11.8%	1,379	-1.4%	2,393	8.1%	38%	38.2	5.0%	4.58	-3.2%	\$917,574	-7.2%	\$815,500	-3.8%
Semi-Detached	40	21.2%	93	2.2%	160	26.0%	43%	36.5	33.4%	4.00	3.9%	\$684,213	-8.0%	\$647,500	-6.2%
Row	132	-20.0%	394	17.3%	658	28.3%	34%	39.9	0.7%	4.98	60.3%	\$681,739	-5.2%	\$663,750	-5.2%
Apartment	72	-8.9%	303	-1.3%	629	0.5%	24%	50.1	-2.3%	8.74	10.2%	\$550,334	-7.0%	\$449,000	-15.3%
Mobile	6	100.0%	18	80.0%	50	42.9%	33%	94.7	10.5%	8.33	-28.6%	\$370,333	30.7%	\$360,000	8.1%
Total Residential	773	2.7%	2,188	1.9%	3,891	10.5%	35%	40.0	4.2%	5.03	7.6%	\$826,773	-5.4%	\$737,500	-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	4,669	-4.2%	11,012	7.6%	2,097	21.6%	42.4%	34.9	17.5%	4.04	26.9%	\$957,214	-4.5%	\$840,000	-3.4%
Semi-Detached	347	6.4%	797	30.9%	136	61.5%	43.5%	29.8	15.0%	3.53	51.8%	\$735,102	-1.6%	\$715,000	0.0%
Row	1,314	-18.9%	3,104	5.0%	564	39.2%	42.3%	36.4	29.2%	3.86	71.7%	\$714,926	-3.9%	\$700,000	-3.8%
Apartment	744	-26.0%	2,454	-3.5%	598	12.6%	30.3%	53.5	23.3%	7.24	52.2%	\$532,684	-7.1%	\$476,250	-9.3%
Mobile	37	12.1%	114	39.0%	43	58.2%	32.5%	69.6	29.0%	10.43	41.1%	\$315,165	-0.5%	\$330,000	8.7%
Total Residential	7,111	-9.9%	17,482	6.1%	3,440	23.8%	40.7%	37.1	19.4%	4.35	37.4%	\$853,846	-3.1%	\$750,000	-2.5%

Prices by Property Type



Source: RAHB

DETACHED

\$849,100



8%

YEAR/YEAR

SEMI-DETACHED

\$741,700



6%

YEAR/YEAR

ROW

\$667,200



6%

YEAR/YEAR

APARTMENT

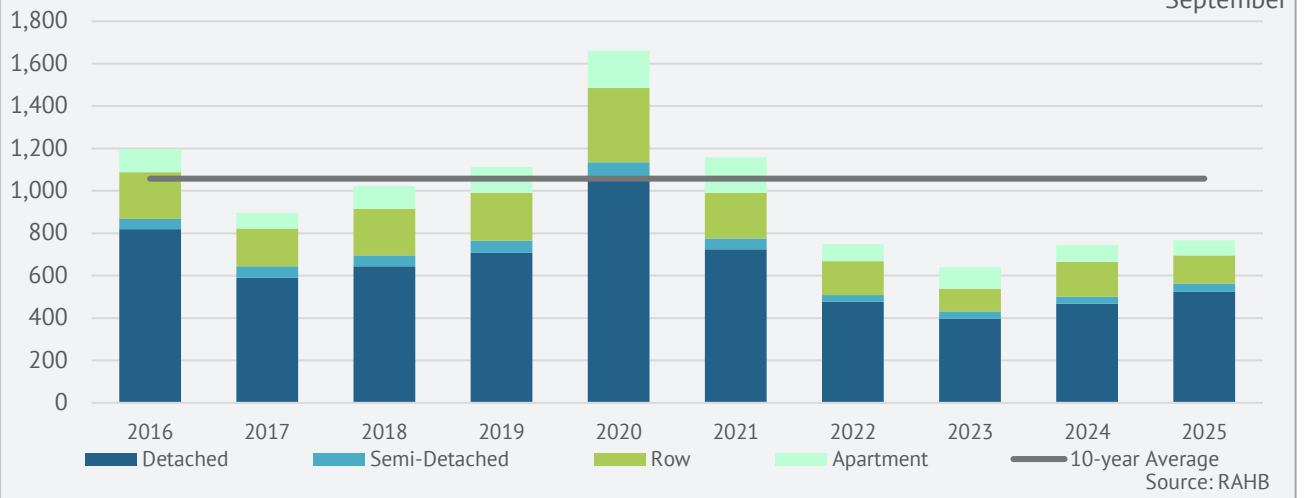
\$487,600



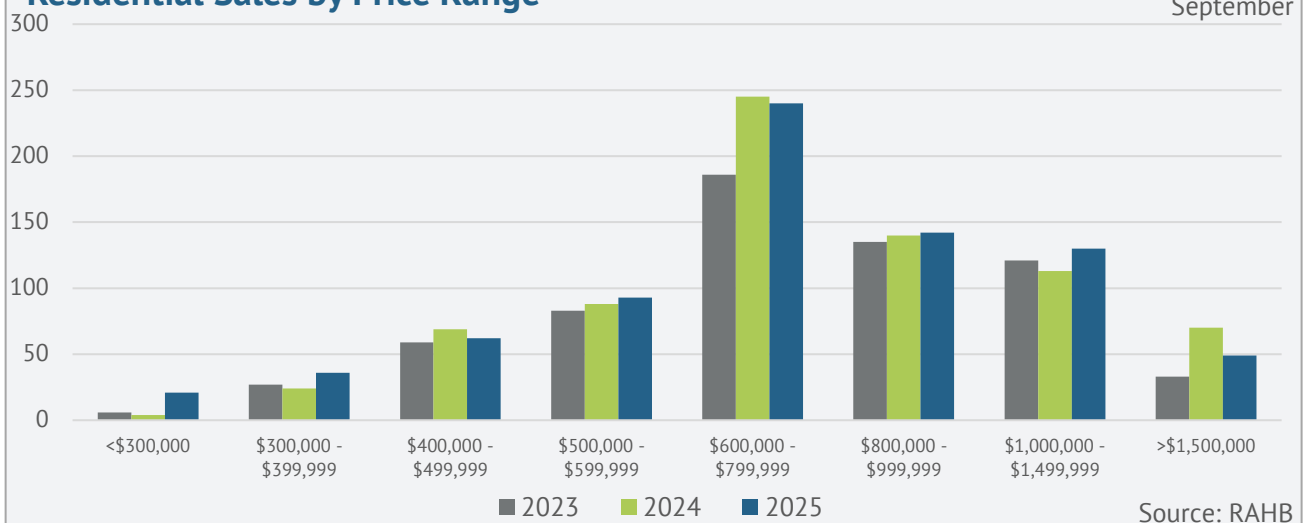
6%

YEAR/YEAR

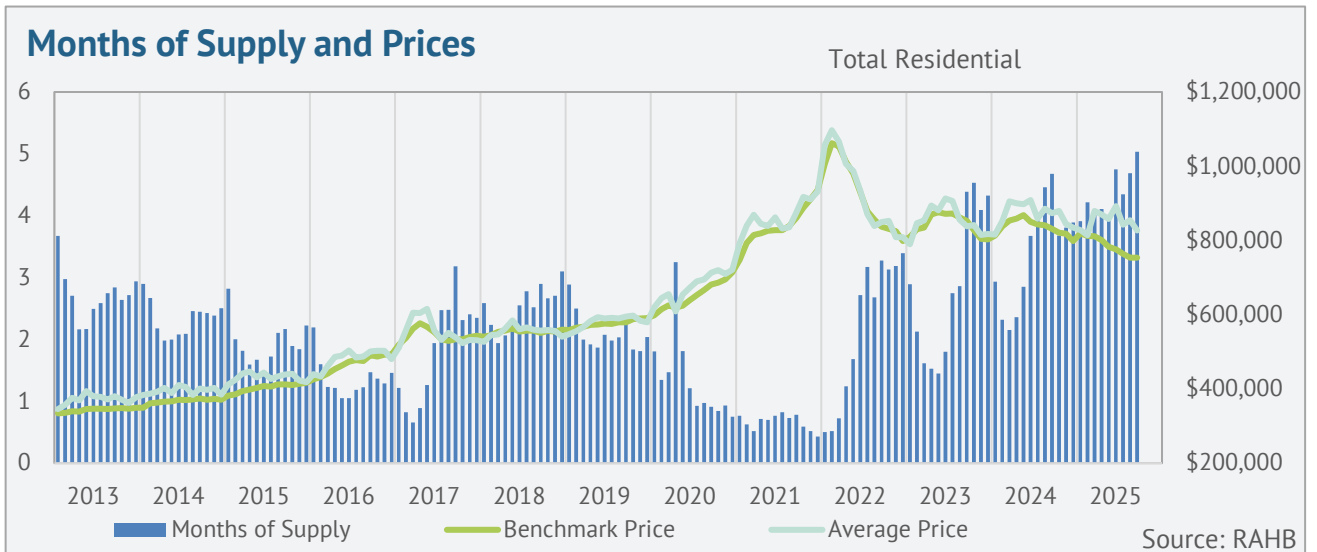
Monthly Sales Comparison



Residential Sales by Price Range

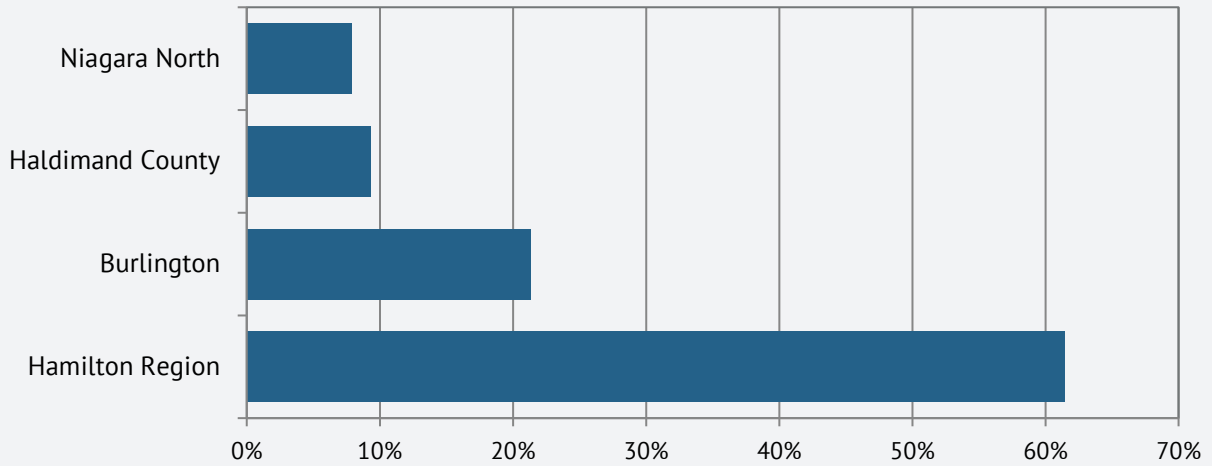


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



September 2025

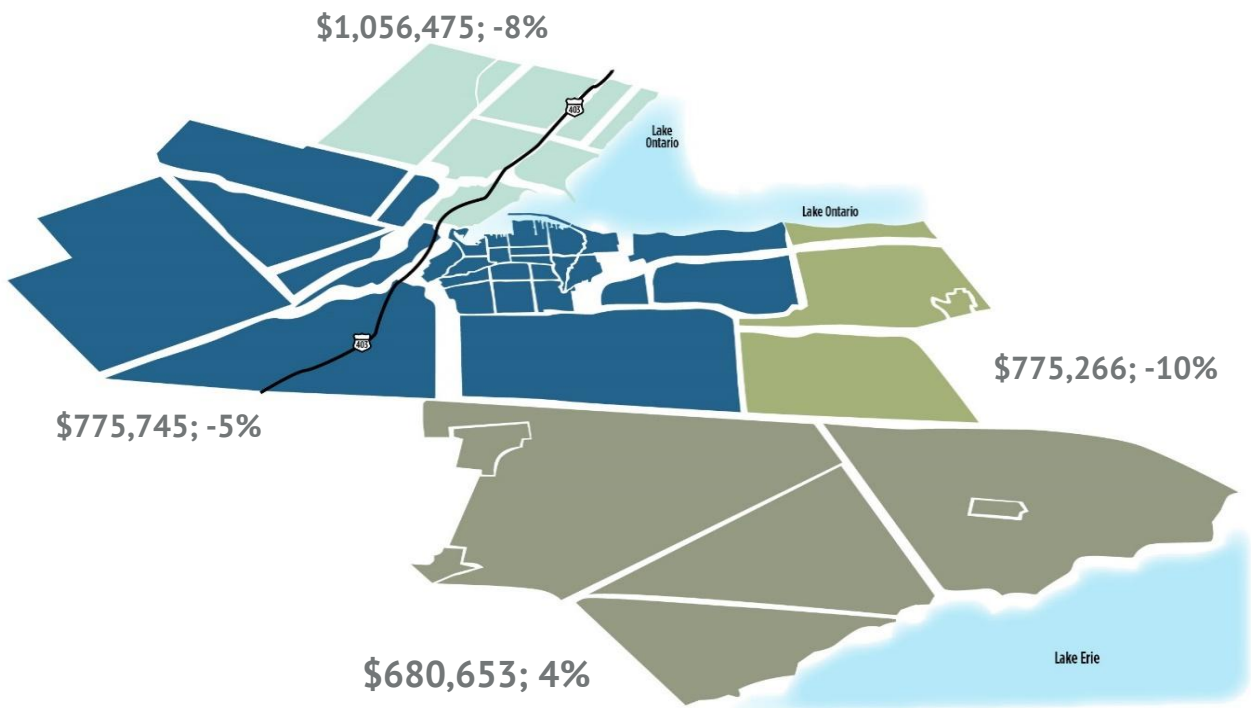
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	475	7.2%	1392	2.2%	2487	13.7%	34%	40.0	7.6%	5.24	6.1%	\$775,745	-4.8%	\$700,000	-4.1%
Burlington	165	5.1%	462	7.2%	709	11.5%	36%	35.7	2.1%	4.30	6.1%	\$1,056,475	-7.6%	\$977,000	-0.3%
Haldimand County	72	5.9%	153	-5.0%	334	-4.8%	47%	53.8	14.1%	4.64	-10.1%	\$680,653	4.0%	\$670,000	6.8%
Niagara North	61	-28.2%	181	-6.2%	361	3.7%	34%	35.0	-20.1%	5.92	44.5%	\$775,266	-9.6%	\$725,000	-3.6%
Total	773	2.7%	2,188	1.9%	3891	10.5%	35%	40.0	4.2%	5.03	7.6%	\$826,773	-5.4%	\$737,500	-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 Region	4,420	-7.5%	11,043	8.3%	2187	29.7%	40.0%	37.1	21.5%	4.45	40.2%	\$783,507	-3.2%	\$715,000	-3.0%
Burlington	1,574	-12.6%	3,661	6.9%	637	29.5%	43.0%	31.8	24.3%	3.64	48.2%	\$1,125,658	-1.2%	\$987,832	-0.2%
Haldimand County	535	2.7%	1,278	0.6%	303	4.2%	41.9%	51.5	25.1%	5.10	1.4%	\$684,294	-4.1%	\$657,000	-4.1%
Niagara North	582	-26.9%	1,500	-5.3%	313	1.0%	38.8%	37.6	-5.0%	4.84	38.1%	\$808,795	-3.7%	\$740,000	-1.4%
Total	7,111	-9.9%	17,482	6.1%	3,440	23.8%	40.7%	37.1	19.4%	4.35	37.4%	\$853,846	-3.1%	\$750,000	-2.5%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



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 Region	\$775,745	-4.8%	\$703,700	-9.1%	\$783,507	-3.2%	\$732,344	-6.4%
Burlington	\$1,056,475	-7.6%	\$886,800	-13.1%	\$1,125,658	-1.2%	\$942,611	-9.7%
Haldimand County	\$680,653	4.0%	\$663,200	-6.4%	\$684,294	-4.1%	\$671,722	-4.4%
Niagara North	\$775,266	-9.6%	\$702,700	-9.5%	\$808,795	-3.7%	\$725,478	-8.1%

DETACHED BENCHMARK HOMES

	September 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$769,100	-8.3%	0.3%	2	3	1,448	4,579
Burlington	\$1,202,100	-10.2%	-0.7%	2	3	1,722	6,322
Haldimand County	\$673,600	-6.5%	-0.4%	2	3	1,476	8,585
Niagara North	\$834,000	-8.5%	-2.2%	2	3	1,664	7,238

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	773	2.7%	2,188	1.9%	3,891	10.5%	\$737,500	-1.7%	40.0	4.2%	26.0	0.0%
Commercial	5	-54.5%	54	-44.9%	235	-23.2%	\$1,170,000	56.2%	170.0	66.7%	97.0	102.1%
Farm	5	0.0%	15	-25.0%	63	-13.7%	\$2,260,000	18.9%	87.0	-12.7%	91.0	78.4%
Land	10	150.0%	37	-21.3%	218	-14.8%	\$340,000	-57.5%	96.0	-3.8%	50.0	-55.9%
Multi-Residential	11	37.5%	41	-18.0%	114	10.7%	\$819,000	-1.0%	60.4	30.2%	35.0	-14.6%
Total	804	2.3%	2,356	0.6%	5,891	4.7%	\$740,000	-1.5%	42.0	4.0%	27.0	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	7,111	-9.9%	17,482	6.1%	3,440	23.8%	\$750,000	-2.5%	37.1	19.4%	23.0	27.8%
Commercial	93	4.5%	481	-19.3%	247	-8.9%	\$950,000	17.3%	129.0	38.9%	87.5	23.2%
Farm	37	68.2%	115	-28.6%	53	-23.2%	\$1,750,000	0.8%	77.7	-25.7%	54.0	-19.4%
Land	66	8.2%	345	-15.9%	222	-4.5%	\$607,500	21.5%	140.4	41.1%	92.0	24.3%
Multi-Residential	75	-12.8%	383	1.9%	117	11.6%	\$785,000	-1.9%	59.0	24.4%	43.5	27.9%
Total	7,383	-9.8%	18,838	4.2%	5,355	12.5%	\$755,000	-1.7%	39.7	21.2%	24.0	26.3%

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%	8	-57.9%	-	-	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	-96.6%	\$110,000	-98.6%	119	-17.4%	233.0	196.1%	21	90.0
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