

**CORNERSTONE®**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**NOVEMBER 2025**

**Cornerstone**  
Association of REALTORS®

## November Sales Decline Amid Winter Slowdown

**Hamilton, ON (December 3, 2025)** - In November, a total of 624 homes sold across Hamilton, Burlington, Haldimand County, and Niagara North through the Multiple Listing Service® (MLS®) system of the Cornerstone Association of REALTORS® (Cornerstone). This figure represents a year-to-date decline of 12 per cent.

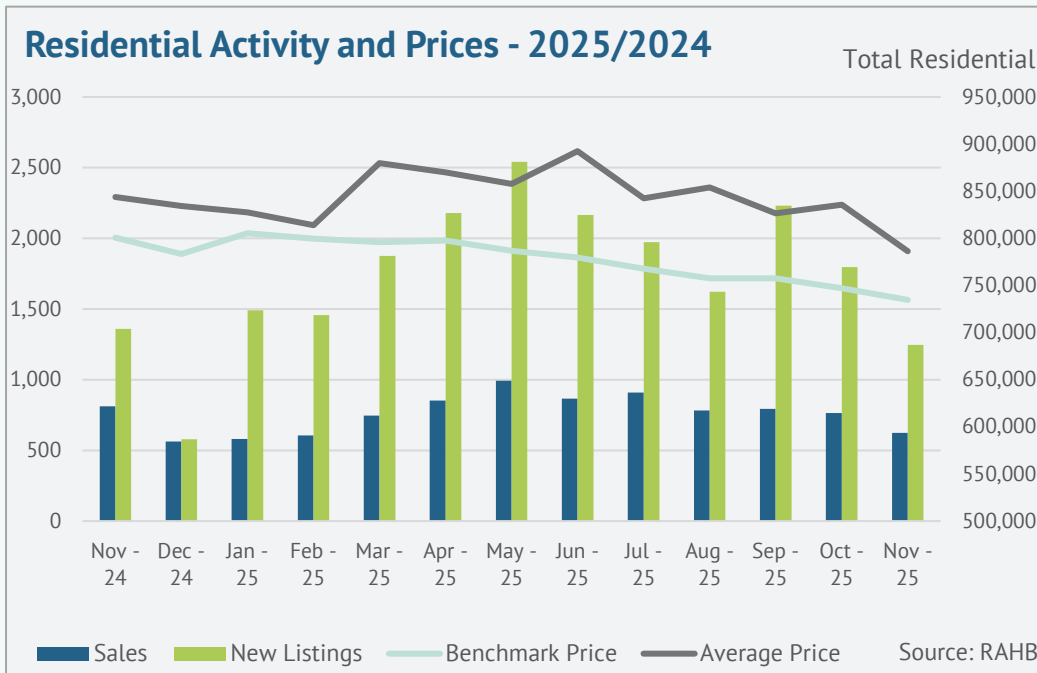
"We're seeing a more balanced market right now, which is giving buyers some breathing room after years of intense competition," says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. "Although sales and new listings are down, this is typical as we enter the winter months. We have inventory that is still higher than long-term trends, creating opportunities for those who have been waiting on the sidelines. Homes are staying on the market longer, giving buyers time to think and negotiate rather than rushing into bidding wars."

While sellers may need to adjust their expectations from the peak prices of 2022, homes that are priced right are still selling, and our communities continue to be desirable places to live," says von Bredow.

The number of new listings eased off last year's levels, bringing the sales-to-new listings ratio to 50 per cent. Inventories, while trending down over the previous month, are still higher than last year's levels and 68 per cent higher than long-term trends.

Year-to-date, the average unadjusted benchmark price was \$775,464, nearly five per cent lower than last year.

The statistics provided in this report are based on information from the ITS® 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

624



23.2%

YEAR/YEAR



## NEW LISTINGS

1,246



8.4%

YEAR/YEAR



## INVENTORY

3,442



11.2%

YEAR/YEAR



## MONTHS OF SUPPLY

5.5



44.8%

YEAR/YEAR



## AVERAGE DOM

48.7



19.7%

YEAR/YEAR



## RESIDENTIAL AVERAGE PRICE



\$786,326



6.8%

YEAR/YEAR

## AVERAGE DOM

48.7



19.7%

YEAR/YEAR



# PROPERTY TYPES

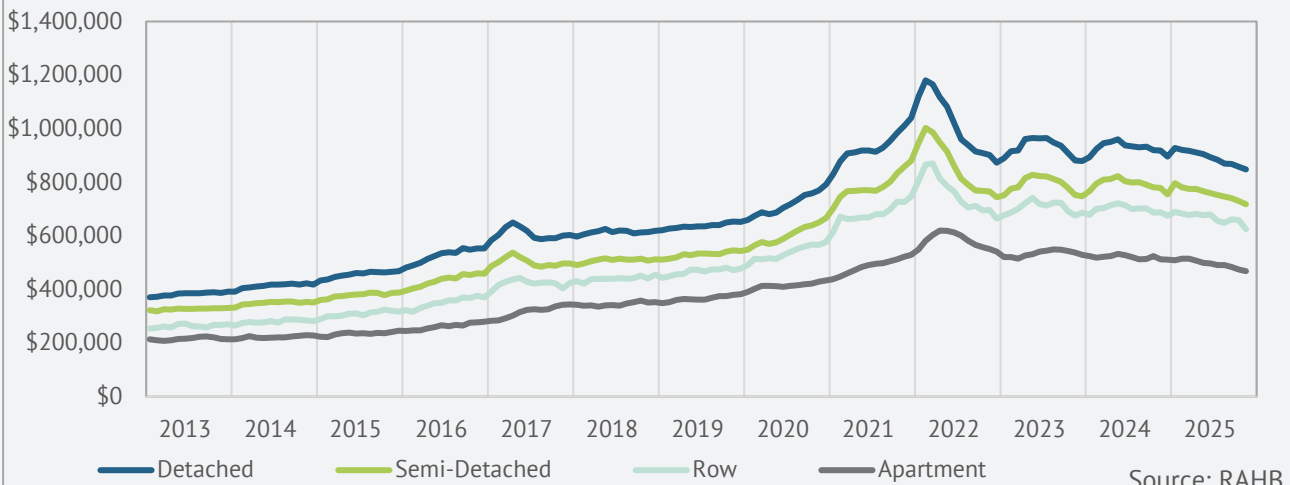
November 2025

	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	430	-11.2%	795	-4.1%	2,068	8.7%	54%	47.1	24.2%	4.81	22.3%	\$874,155	-9.3%	\$778,500	-7.2%
Semi-Detached	27	-27.0%	59	-7.8%	150	27.1%	46%	48.7	6.9%	5.56	74.2%	\$626,730	-18.4%	\$658,000	-15.6%
Row	97	-40.9%	224	-14.5%	611	25.7%	43%	45.5	29.6%	6.30	112.6%	\$666,168	-7.6%	\$660,000	-5.7%
Apartment	68	-43.3%	160	-17.9%	568	1.4%	43%	61.8	6.4%	8.35	79.0%	\$479,497	-17.5%	\$410,000	-16.5%
Mobile	2	-71.4%	8	-20.0%	44	91.3%	25%	118.0	185.8%	22.00	569.6%	\$317,500	2.0%	\$317,500	-2.3%
Total Residential	624	-23.2%	1,246	-8.4%	3,442	11.2%	50%	48.7	19.7%	5.52	44.8%	\$786,326	-6.8%	\$705,000	-4.7%

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	5,609	-6.3%	12,959	5.4%	2,119	19.0%	43.3%	36.3	17.5%	4.15	27.0%	\$948,198	-5.0%	\$832,000	-4.4%
Semi-Detached	418	2.0%	946	24.3%	139	52.8%	44.2%	32.0	13.0%	3.67	49.9%	\$729,193	-3.3%	\$718,000	-1.6%
Row	1,552	-20.4%	3,684	3.1%	577	35.5%	42.1%	37.6	28.3%	4.09	70.3%	\$709,941	-4.0%	\$693,950	-4.2%
Apartment	898	-27.0%	2,854	-5.5%	597	10.0%	31.5%	54.1	19.7%	7.31	50.7%	\$533,521	-6.7%	\$472,975	-9.0%
Mobile	43	-4.4%	133	33.0%	43	61.9%	32.3%	69.2	33.5%	11.07	69.4%	\$314,595	-0.9%	\$330,000	8.7%
Total Residential	8,520	-11.8%	20,577	3.9%	3,477	21.0%	41.4%	38.4	18.7%	4.49	37.2%	\$847,148	-3.5%	\$749,900	-2.0%

## Prices by Property Type



### DETACHED

\$848,100



8%  
YEAR/YEAR

### SEMI-DETACHED

\$717,700



8%  
YEAR/YEAR

### ROW

\$625,100



9%  
YEAR/YEAR

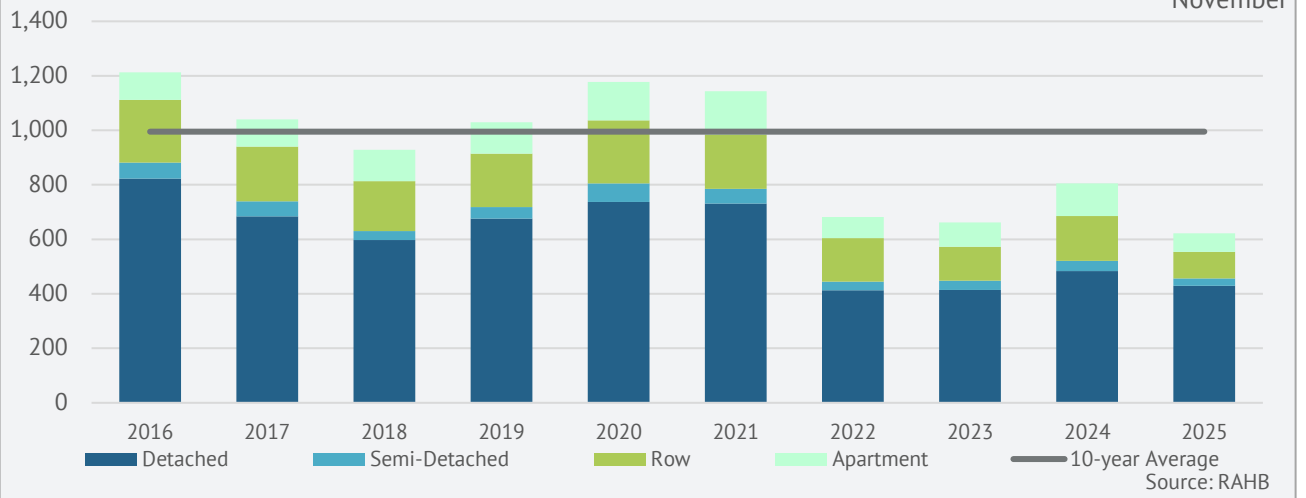
### APARTMENT

\$468,600

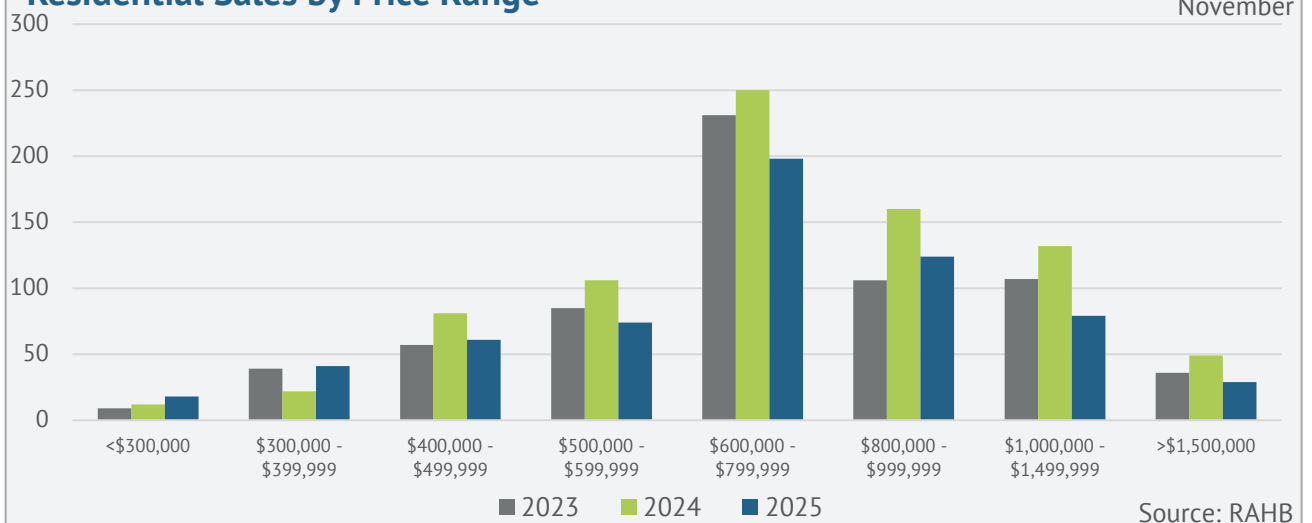


9%  
YEAR/YEAR

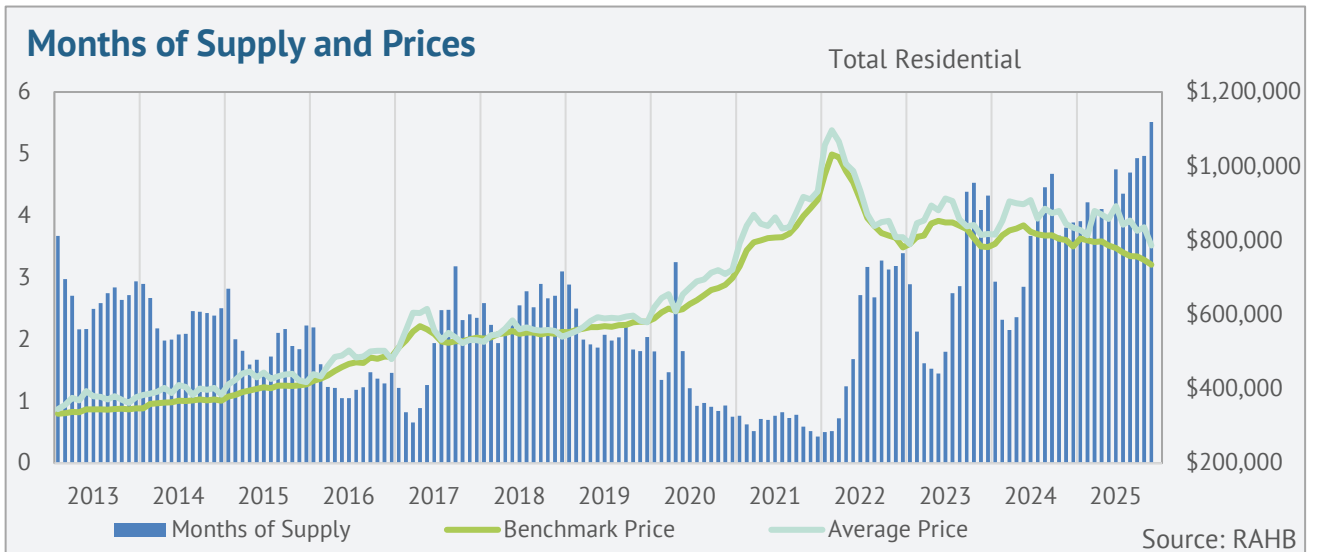
## Monthly Sales Comparison



## Residential Sales by Price Range

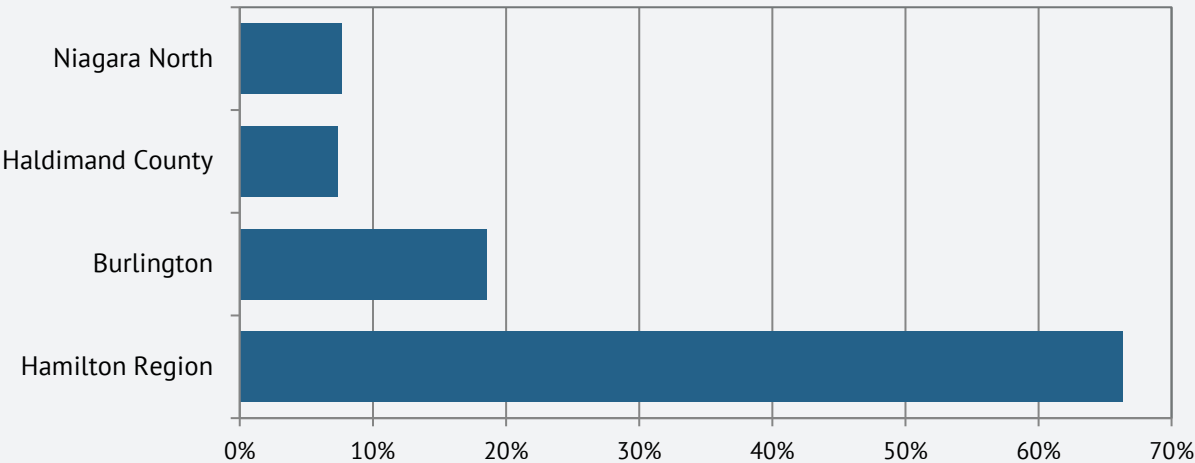


## Months of Supply and Prices



# REGIONAL SUMMARY

## Share of Sales by District



## November 2025

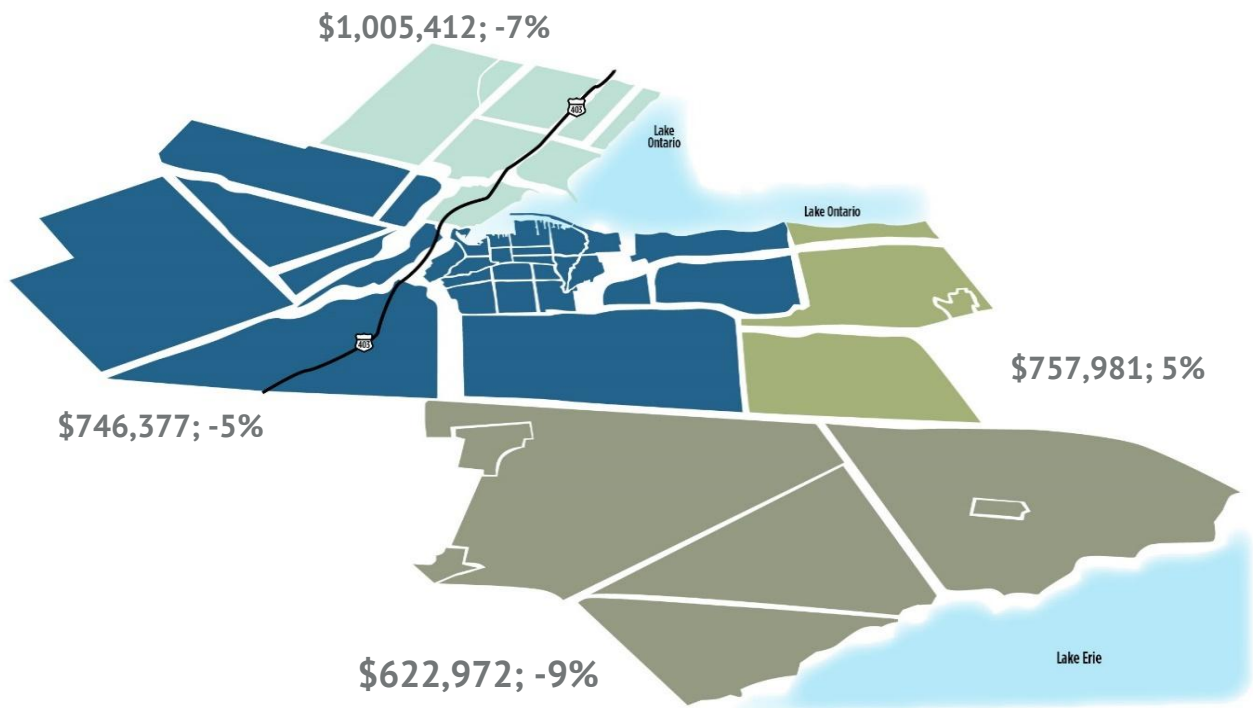
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	414	-15.0%	821	-5.7%	2241	13.4%	50%	49.8	23.8%	5.41	33.3%	\$746,377	-5.2%	\$680,000	-6.5%
Burlington	116	-39.3%	229	-17.0%	619	16.6%	51%	42.9	12.3%	5.34	91.9%	\$1,005,412	-7.2%	\$914,000	-4.8%
Haldimand County	46	-24.6%	78	-17.9%	266	-6.0%	59%	50.5	-4.7%	5.78	24.6%	\$622,972	-8.9%	\$612,000	-7.3%
Niagara North	48	-34.2%	118	0.0%	316	4.3%	41%	52.3	29.4%	6.58	58.6%	\$757,981	4.5%	\$714,500	5.1%
Total	624	-23.2%	1,246	-8.4%	3442	11.2%	50%	48.7	19.7%	5.52	44.8%	\$786,326	-6.8%	\$705,000	-4.7%

## 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	5,311	-8.8%	13,068	6.4%	2219	26.3%	40.6%	38.3	20.0%	4.60	38.5%	\$780,353	-3.4%	\$709,000	-3.5%
Burlington	1,886	-14.7%	4,287	3.6%	640	25.9%	44.0%	33.5	24.1%	3.73	47.6%	\$1,107,660	-1.9%	\$980,000	-0.5%
Haldimand County	637	-2.7%	1,469	-1.5%	301	2.4%	43.4%	52.1	18.5%	5.20	5.3%	\$680,528	-5.4%	\$650,000	-4.4%
Niagara North	686	-29.1%	1,753	-7.4%	317	1.2%	39.1%	39.7	0.7%	5.08	42.6%	\$802,777	-3.4%	\$737,500	-1.7%
Total	8,520	-11.8%	20,577	3.9%	3,477	21.0%	41.4%	38.4	18.7%	4.49	37.2%	\$847,148	-3.5%	\$749,900	-2.0%

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



# RESIDENTIAL PRICE COMPARISON

	November 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	\$746,377	-5.2%	\$688,300	-8.2%	\$780,353	-3.4%	\$722,709	-4.9%
Burlington	\$1,005,412	-7.2%	\$854,700	-9.8%	\$1,107,660	-1.9%	\$919,191	-6.3%
Haldimand County	\$622,972	-8.9%	\$664,200	-2.9%	\$680,528	-5.4%	\$677,164	-3.6%
Niagara North	\$757,981	4.5%	\$697,000	-7.4%	\$802,777	-3.4%	\$724,836	-5.0%

# DETACHED BENCHMARK HOMES

	November 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$769,200	-7.6%	-0.8%	2	3	1,448	4,579
Burlington	\$1,187,600	-10.1%	-1.7%	2	3	1,722	6,322
Haldimand County	\$678,700	-2.5%	-1.3%	2	3	1,476	8,585
Niagara North	\$846,700	-6.7%	-1.1%	2	3	1,664	7,238

# SUMMARY STATISTICS

## November 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	624	-23.2%	1,246	-8.4%	3,442	11.2%	\$705,000	-4.7%	48.7	19.7%	33.5	19.6%
Commercial	6	-64.7%	33	-46.8%	237	-22.8%	\$390,000	-61.0%	103.2	7.1%	119.0	60.8%
Farm	6	-14.3%	13	-7.1%	64	-9.9%	\$1,650,000	48.0%	48.5	4.1%	35.5	-27.6%
Land	8	300.0%	35	-23.9%	225	-14.1%	\$575,000	-3.7%	145.4	230.4%	117.0	165.9%
Multi-Residential	6	-60.0%	28	-42.9%	108	-14.3%	\$700,000	-2.8%	71.0	-0.7%	55.5	18.1%
Total	650	-23.9%	1,387	-9.2%	5,585	4.8%	\$705,000	-4.9%	50.6	19.2%	34.0	17.2%

## 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	8,520	-11.8%	20,577	3.9%	3,477	21.0%	\$749,900	-2.0%	38.4	18.7%	24.0	20.0%
Commercial	107	-7.8%	579	-19.8%	247	-11.2%	\$900,000	3.7%	123.3	30.9%	90.5	20.7%
Farm	45	25.0%	144	-25.8%	56	-20.5%	\$1,600,000	4.9%	74.6	-11.0%	54.0	6.9%
Land	82	7.9%	423	-16.1%	222	-6.6%	\$600,000	15.9%	144.5	40.9%	110.0	63.0%
Multi-Residential	92	-18.6%	452	-5.2%	117	7.9%	\$755,000	-5.6%	61.3	21.5%	46.0	27.8%
Total	8,847	-11.8%	22,205	2.1%	5,425	10.8%	\$750,000	-2.0%	40.9	19.7%	25.0	25.0%

## November 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%	5	-64.3%	-	-	0	-
Industrial	0	-	\$0	-	0	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	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	-96.9%	\$110,000	-98.7%	135	-20.1%	233.0	157.2%	27	92.7
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