

**All Hamilton-Burlington**

**Regions**

**MONTHLY  
STATISTICS  
PACKAGE**

**JULY 2025**

**Cornerstone**  
Association of REALTORS®

**Hamilton-Burlington Area Home Sales Increase for First Time Since End of 2024****Excess Supply in the Resale Market Continues to Weigh on Home Prices**

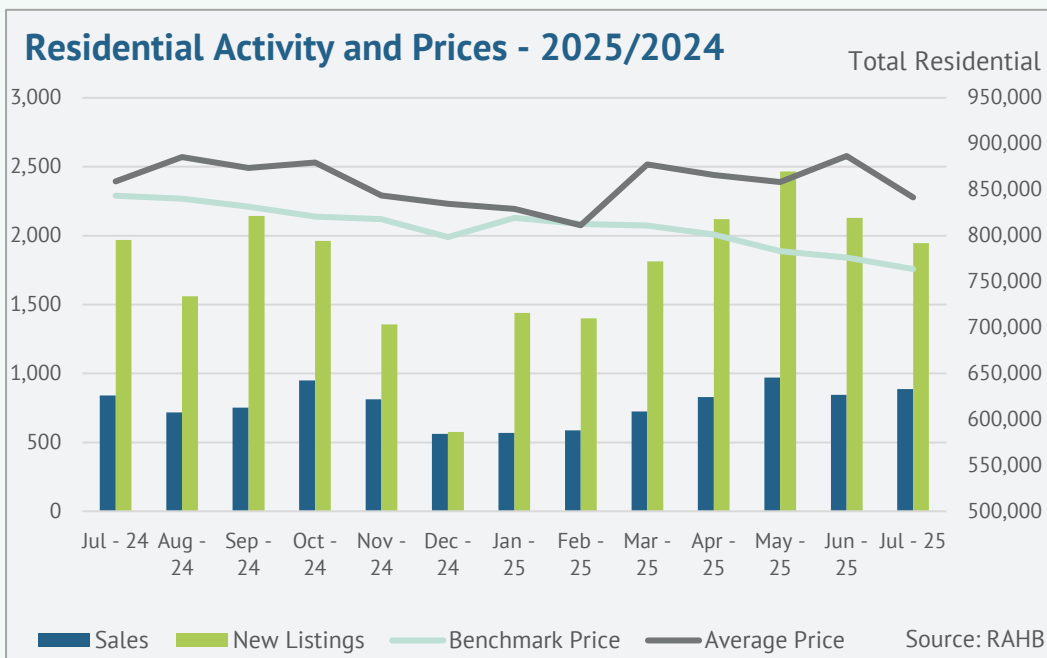
**Hamilton, ON (August 6, 2025)** – In July, there were 886 sales across Hamilton, Burlington, Haldimand County, and Niagara North. Sales were up over the previous month and were 5.5 per cent higher than the same period last year, marking the first year-over-year increase since the end of 2024. Year-to-date, 5,408 units were sold, 16 per cent lower than last year, and 36 per cent below the 10-year average.

“Despite the increase in sales in July, the Hamilton-Burlington area is still experiencing lower overall sales for the year, leading to downward pressure on home sale prices,” says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. “While the Bank of Canada maintained the policy rate in July, the uptick in sales during the same month is a hopeful signal of market recovery as buyers enter the market at lower home prices.”

The number of new listings also slowed in July, which led to a small rise in the sales-to-new listings ratio at 46 percent. The months of supply decreased slightly but remained elevated at 4.4 months.

The unadjusted benchmark price in the region was \$763,700, down from the previous month and over nine per cent lower than last July.

*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****886****5.5%**

YEAR/YEAR

**NEW LISTINGS****1,945****1.2%**

YEAR/YEAR

**INVENTORY****3,912****18.3%**

YEAR/YEAR

**MONTHS OF SUPPLY****4.4****12.2%**

YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE****\$841,799****2.0%**

YEAR/YEAR

**AVERAGE DOM****37.8****27.3%**

YEAR/YEAR



# PROPERTY TYPES

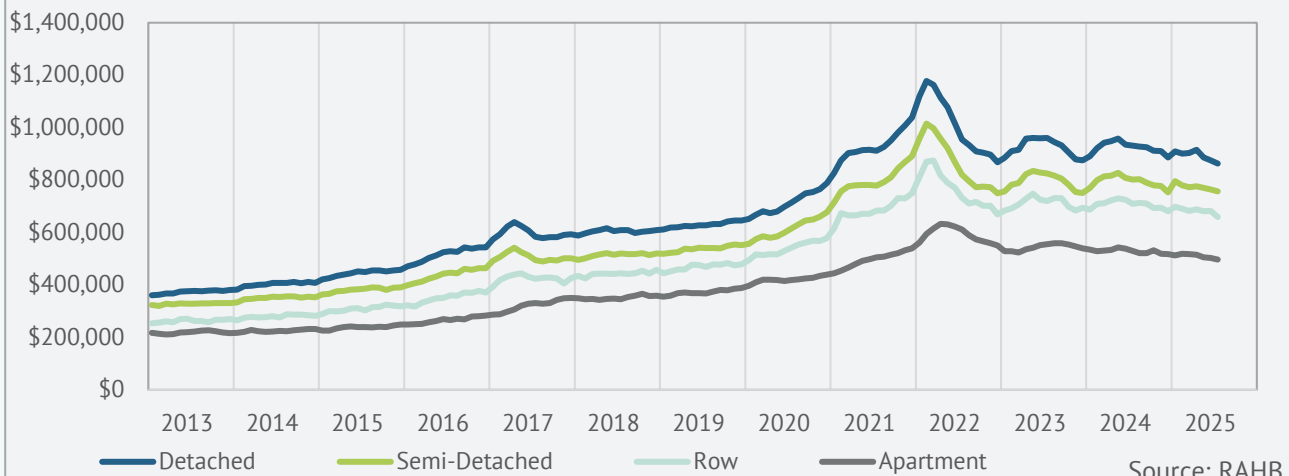
## July 2025

	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	585	11.0%	1,240	1.8%	2,424	17.3%	47%	35.3	24.9%	4.14	5.6%	\$950,930	-1.9%	\$839,600	0.3%
Semi-Detached	46	64.3%	80	8.1%	140	38.6%	58%	32.7	18.4%	3.04	-15.6%	\$710,578	-5.2%	\$655,000	-14.9%
Row	155	-11.4%	359	1.4%	652	33.3%	43%	36.1	43.1%	4.21	50.5%	\$697,553	-3.5%	\$680,000	-4.0%
Apartment	93	-10.6%	258	-16.0%	648	6.2%	36%	57.0	26.1%	6.97	18.8%	\$504,047	-12.2%	\$445,000	-14.0%
Mobile	7	75.0%	8	14.3%	46	64.3%	88%	58.4	82.6%	6.57	-6.1%	\$265,229	-13.6%	\$339,900	18.4%
<b>Total Residential</b>	<b>886</b>	<b>5.5%</b>	<b>1,945</b>	<b>-1.2%</b>	<b>3,912</b>	<b>18.3%</b>	<b>46%</b>	<b>37.8</b>	<b>27.3%</b>	<b>4.42</b>	<b>12.2%</b>	<b>\$841,799</b>	<b>-2.0%</b>	<b>\$742,500</b>	<b>-1.0%</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	3,541	-10.5%	8,415	6.6%	1,990	22.9%	42.1%	33.9	18.8%	3.93	37.4%	\$961,171	-4.2%	\$840,000	-4.0%
Semi-Detached	265	0.8%	612	32.8%	129	68.1%	43.3%	28.8	14.9%	3.42	66.8%	\$733,017	-2.4%	\$705,000	-2.1%
Row	1,003	-23.6%	2,310	-0.1%	531	41.5%	43.4%	36.3	37.0%	3.70	85.2%	\$716,946	-4.4%	\$703,000	-3.8%
Apartment	577	-30.7%	1,893	-5.1%	583	14.4%	30.5%	53.6	25.8%	7.07	65.2%	\$526,743	-7.2%	\$474,950	-9.5%
Mobile	22	-21.4%	81	30.6%	40	60.6%	27.2%	62.4	19.5%	12.77	104.4%	\$305,368	-5.0%	\$339,900	14.6%
<b>Total Residential</b>	<b>5,408</b>	<b>-15.8%</b>	<b>13,311</b>	<b>4.2%</b>	<b>3,275</b>	<b>25.4%</b>	<b>40.6%</b>	<b>36.3</b>	<b>21.6%</b>	<b>4.24</b>	<b>48.9%</b>	<b>\$855,677</b>	<b>-2.9%</b>	<b>\$753,000</b>	<b>-2.5%</b>

## Prices by Property Type



### DETACHED

\$863,400



### SEMI-DETACHED

\$756,100



### ROW

\$658,900

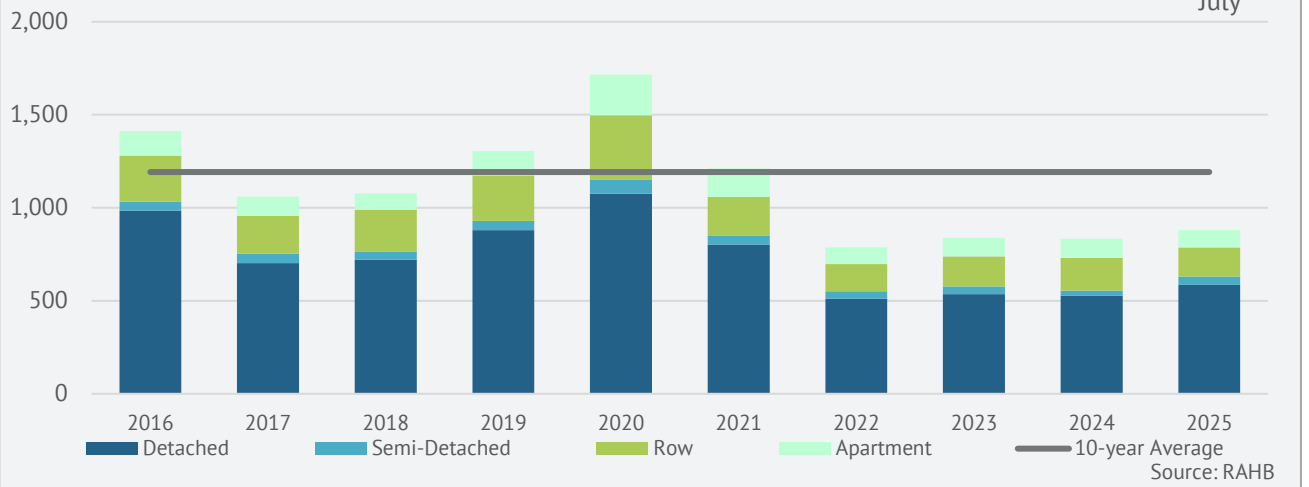


### APARTMENT

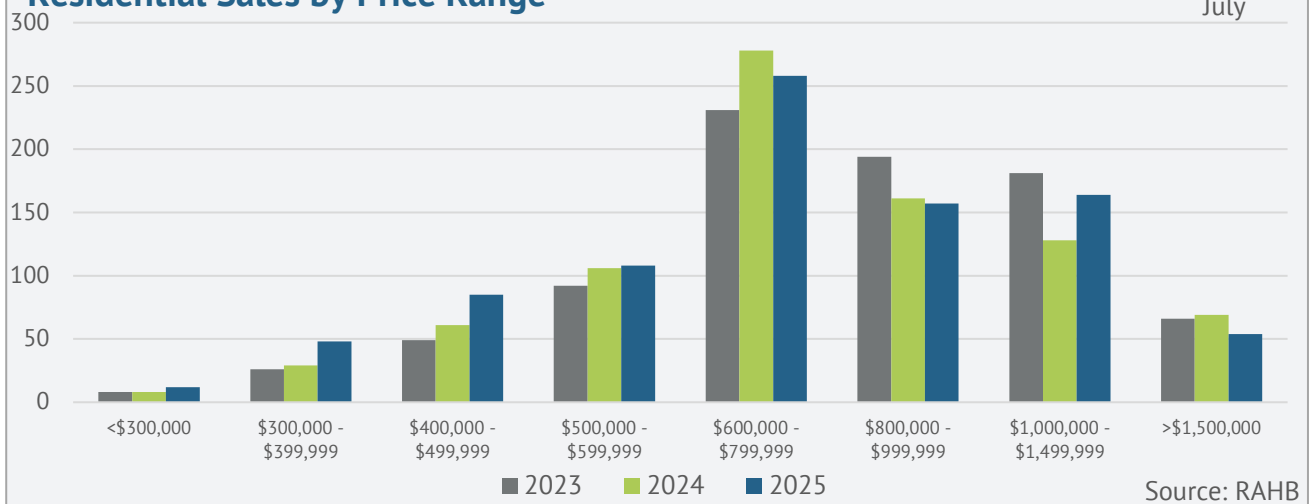
\$497,300



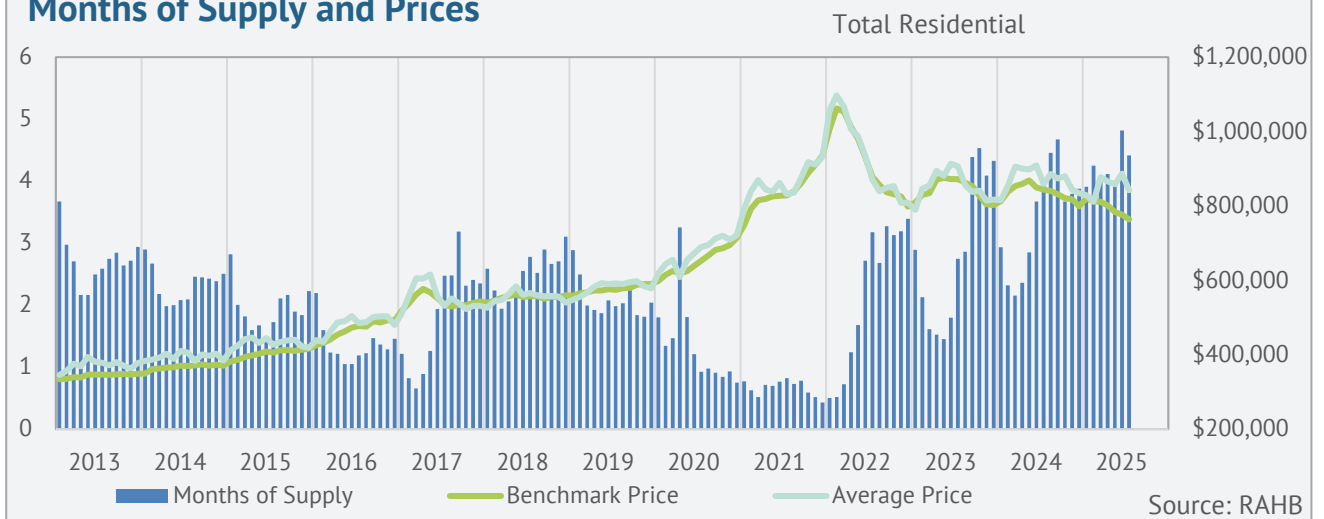
## Monthly Sales Comparison



## Residential Sales by Price Range

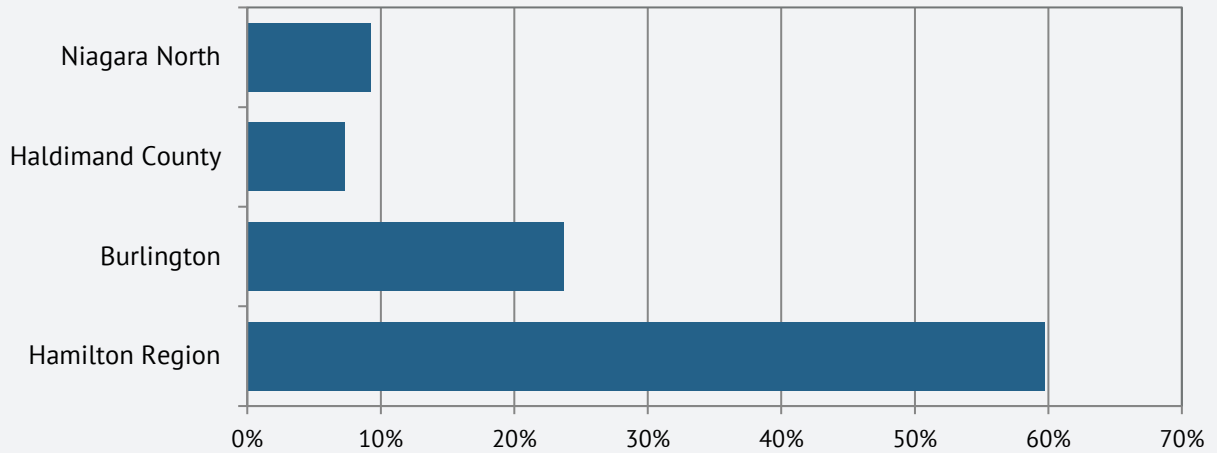


## Months of Supply and Prices



# REGIONAL SUMMARY

## Share of Sales by District



### July 2025

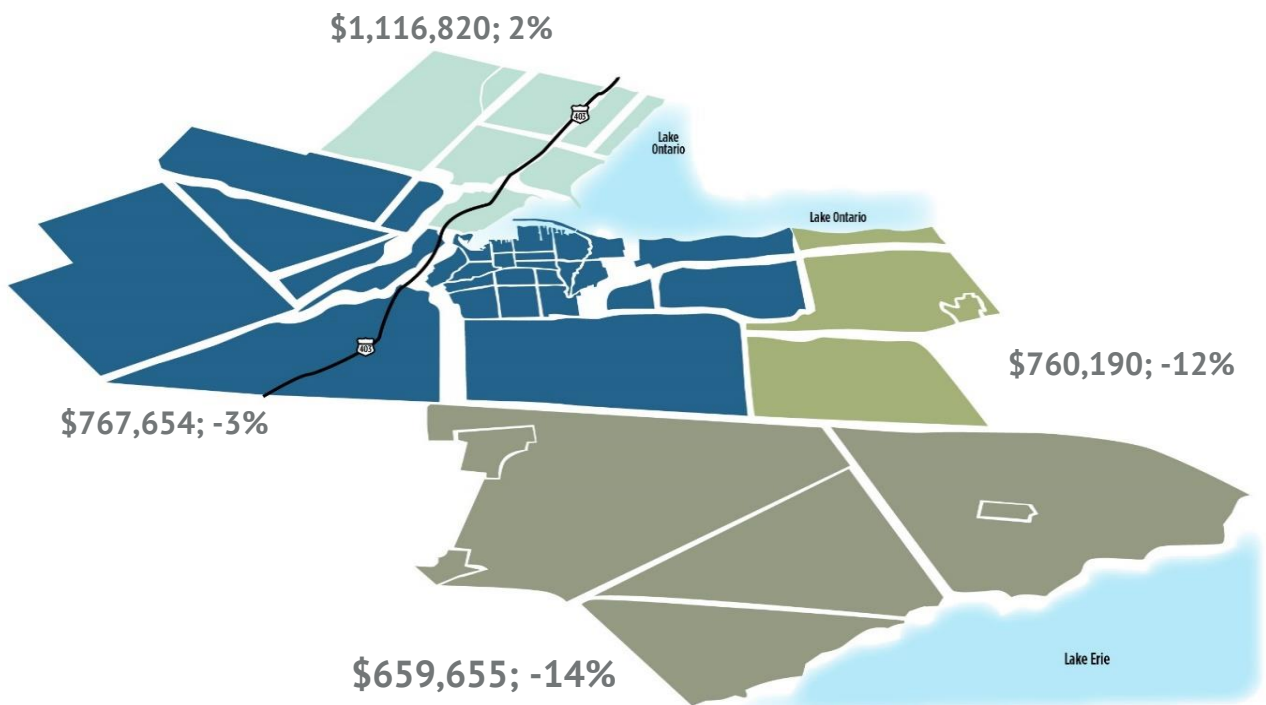
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	529	2.3%	1257	0.7%	2506	25.4%	42%	37.9	35.7%	4.74	22.5%	\$767,654	-2.9%	\$690,000	-3.4%
Burlington	210	20.7%	389	-0.5%	732	20.8%	54%	35.7	32.0%	3.49	0.1%	\$1,116,820	2.1%	\$1,020,500	7.6%
Haldimand County	65	14.0%	139	1.5%	344	-0.9%	47%	47.9	13.1%	5.29	-13.1%	\$659,655	-13.5%	\$670,000	-9.3%
Niagara North	82	-10.9%	160	-17.1%	330	-7.0%	51%	33.8	-7.0%	4.02	4.3%	\$760,190	-11.6%	\$710,000	-8.1%
Total	886	5.5%	1,945	-1.2%	3912	18.3%	46%	37.8	27.3%	4.42	12.2%	\$841,799	-2.0%	\$742,500	-1.0%

### 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	3,403	-12.6%	8,439	7.1%	2093	32.7%	40.3%	36.6	24.5%	4.30	51.8%	\$784,233	-3.1%	\$715,000	-3.4%
Burlington	1,160	-21.8%	2,764	2.8%	602	30.4%	42.0%	30.5	25.9%	3.63	66.7%	\$1,141,045	0.5%	\$999,950	0.9%
Haldimand County	397	-0.8%	988	3.0%	290	6.5%	40.2%	50.1	24.0%	5.12	7.3%	\$690,245	-3.3%	\$665,000	-5.0%
Niagara North	448	-30.7%	1,120	-10.0%	291	-3.2%	40.0%	37.2	-4.9%	4.54	39.6%	\$806,062	-4.1%	\$740,000	-1.4%
Total	5,408	-15.8%	13,311	4.2%	3,275	25.4%	40.6%	36.3	21.6%	4.24	48.9%	\$855,677	-2.9%	\$753,000	-2.5%

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



# 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 Region	\$767,654	-2.9%	\$715,500	-8.4%	\$784,233	-3.1%	\$740,514	-5.6%
Burlington	\$1,116,820	2.1%	\$892,000	-14.5%	\$1,141,045	0.5%	\$958,843	-8.5%
Haldimand County	\$659,655	-13.5%	\$672,100	-5.1%	\$690,245	-3.3%	\$673,857	-3.8%
Niagara North	\$760,190	-11.6%	\$722,700	-9.1%	\$806,062	-4.1%	\$729,757	-7.8%

# DETACHED BENCHMARK HOMES

	July 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$782,400	-6.7%	-1.4%	2	3	1,448	4,579
Burlington	\$1,219,900	-10.1%	-1.8%	2	3	1,722	6,322
Haldimand County	\$683,500	-4.9%	0.1%	2	3	1,476	8,585
Niagara North	\$861,100	-6.0%	0.3%	2	3	1,664	7,238

# 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	886	5.5%	1,945	-1.2%	3,912	18.3%	\$742,500	-1.0%	37.8	27.3%	28.0	33.3%
Commercial	8	-11.1%	54	-11.5%	257	-7.9%	\$615,000	-10.9%	125.4	18.3%	63.0	-6.0%
Farm	4	100.0%	7	-46.2%	60	-11.8%	\$1,426,000	-27.8%	45.5	-44.8%	45.0	-45.5%
Land	6	20.0%	32	-36.0%	247	1.6%	\$112,500	-69.6%	24.2	-65.5%	23.5	-44.0%
Multi-Residential	5	-50.0%	43	2.4%	124	14.8%	\$690,000	-5.8%	111.4	90.1%	110.0	223.5%
Total	909	4.6%	2,114	-0.8%	5,900	11.0%	\$740,000	-1.1%	38.9	24.3%	28.0	33.3%

## 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	5,408	-15.8%	13,311	4.2%	3,275	25.4%	\$753,000	-2.5%	36.3	21.6%	22.0	29.4%
Commercial	72	4.3%	396	-11.6%	249	-6.1%	\$955,000	15.5%	128.7	45.1%	86.0	30.3%
Farm	31	121.4%	88	-28.5%	50	-27.2%	\$1,750,000	0.5%	74.1	-19.2%	38.0	-32.7%
Land	55	10.0%	265	-16.1%	217	-4.6%	\$646,000	34.9%	138.5	55.7%	92.0	70.4%
Multi-Residential	48	-34.2%	302	0.7%	116	9.7%	\$794,500	-0.7%	61.3	30.5%	49.0	48.5%
Total	5,615	-15.5%	14,381	2.7%	5,152	12.6%	\$755,000	-2.1%	39.0	24.3%	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%	13	-23.5%	-	-	2	67.5
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	-94.4%	\$110,000	-98.3%	96	-12.7%	181.0	147.8%	17	94.8
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