

**CORNERSTONE®**

**MONTHLY  
STATISTICS  
PACKAGE**

**DECEMBER 2025**

**Cornerstone**  
Association of REALTORS®

## Hamilton-Burlington Area Home Sales Marked by Weakened Demand in 2025

**Hamilton, ON (January 6, 2026)** - In December, home sales reported through the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) slowed across Hamilton, Burlington, Haldimand County, and Niagara North. This led to a 12 per cent drop for the year. There were 8,996 sales in total across the region, making it the slowest year since 2010 and more than 30 per cent below long-term averages.

“At the end of 2025, fewer new listings came online, and with more homes staying on the market because of slower sales, buyers had more options,” says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. “2025 was a year marked by global uncertainty, which affected the Canadian economy and our local real estate market, with fewer buyers entering the market due to concerns about job security and higher interest rates.”

“With 2025 behind us, we are hopeful for more balanced market conditions to emerge in 2026 with lower interest rates than at the start of last year and new government incentives available. Both the provincial and federal governments have announced they will remove HST on new homes up to \$1 million for first-time buyers. While this should make homes more affordable and help the economy by supporting the labour market, we are calling on both levels of government to expand this initiative to all home buyers for a much greater impact,” says von Bredow.

Market conditions in 2025 weighed on home prices, which reported an annual decline of five per cent. Prices declined across all property types, with slightly larger declines occurring for row and apartment-style homes.

Benchmark prices also declined across all areas within the region, with the largest declines occurring in Burlington at over six per cent, and the smallest declines occurring in Haldimand County at under four 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**

**446**

↓

**20.8%**

YEAR/YEAR



**NEW LISTINGS**

**550**

↓

**5.0%**

YEAR/YEAR




**INVENTORY**

**2,464**

↑

**12.4%**

YEAR/YEAR



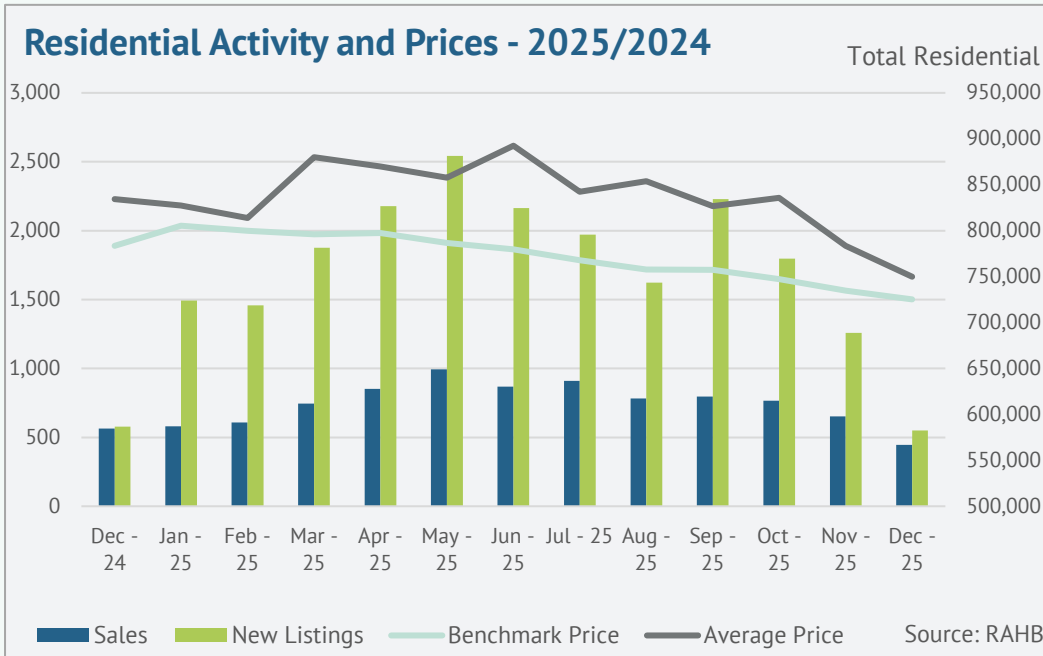
**MONTHS OF SUPPLY**

**5.5**

↑

**41.9%**

YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE**

↓

**\$749,894**

**10.1%**

YEAR/YEAR




**AVERAGE DOM**

↓

**53.8**

**9.7%**

YEAR/YEAR

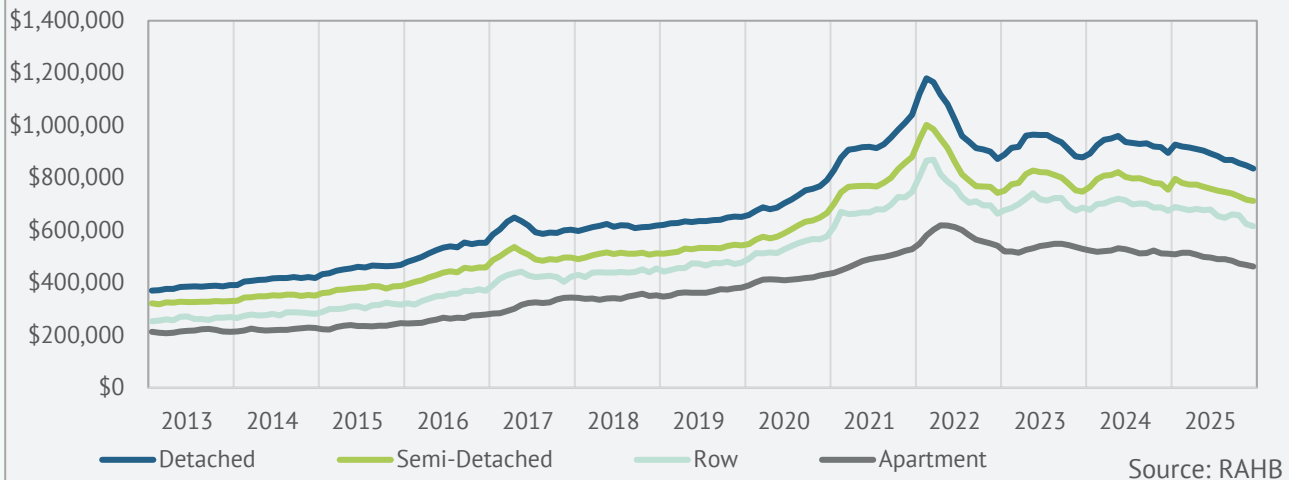


# PROPERTY TYPES

	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	290	-15.5%	315	-6.5%	1,420	8.2%	92%	50.8	-8.8%	4.90	28.0%	\$825,779	-12.9%	\$735,450
Semi-Detached	26	-10.3%	35	6.1%	110	29.4%	74%	50.7	5.0%	4.23	44.3%	\$638,192	-9.6%	\$638,750	-2.5%
Row	73	-40.2%	117	2.6%	456	31.8%	62%	49.7	-19.7%	6.25	120.3%	\$640,527	-10.0%	\$650,000	-7.1%
Apartment	53	-23.2%	77	-11.5%	446	6.4%	69%	76.4	-3.7%	8.42	38.6%	\$573,326	5.9%	\$415,000	-15.3%
Mobile	4	-	6	-25.0%	31	14.8%	67%	67.3	-	7.75	-	\$309,703	-	\$365,500	-
<b>Total Residential</b>	<b>446</b>	<b>-20.8%</b>	<b>550</b>	<b>-5.0%</b>	<b>2,464</b>	<b>12.4%</b>	<b>81%</b>	<b>53.8</b>	<b>-9.7%</b>	<b>5.52</b>	<b>41.9%</b>	<b>\$749,894</b>	<b>-10.1%</b>	<b>\$662,500</b>	<b>-10.5%</b>

	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	5,917	-6.5%	13,281	5.1%	2,059	18.3%	44.6%	37.1	14.8%	4.18	26.5%	\$941,520	-5.4%	\$825,000
Semi-Detached	448	2.1%	981	23.6%	137	50.6%	45.7%	33.0	11.6%	3.66	47.6%	\$724,644	-3.5%	\$707,500	-2.8%
Row	1,628	-21.4%	3,807	3.2%	567	35.3%	42.8%	38.1	22.0%	4.18	72.2%	\$706,822	-4.2%	\$690,000	-4.3%
Apartment	956	-26.4%	2,932	-5.6%	584	9.7%	32.6%	55.6	18.2%	7.33	49.0%	\$536,741	-5.9%	\$470,000	-9.6%
Mobile	47	4.4%	139	28.7%	42	57.9%	33.8%	69.0	33.2%	10.79	51.2%	\$314,179	-1.1%	\$330,000	8.7%
<b>Total Residential</b>	<b>8,996</b>	<b>-12.0%</b>	<b>21,141</b>	<b>3.7%</b>	<b>3,391</b>	<b>20.4%</b>	<b>42.6%</b>	<b>39.2</b>	<b>15.7%</b>	<b>4.52</b>	<b>36.8%</b>	<b>\$841,954</b>	<b>-3.8%</b>	<b>\$745,000</b>	<b>-2.4%</b>

## Prices by Property Type



### DETACHED

\$836,300



### SEMI-DETACHED

\$712,800



### ROW

\$616,200

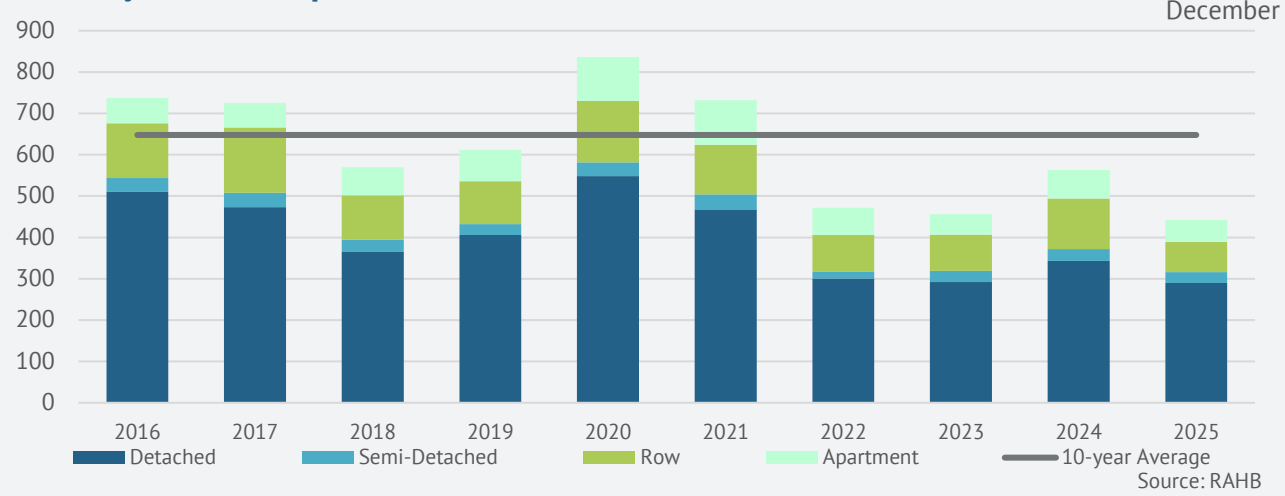


### APARTMENT

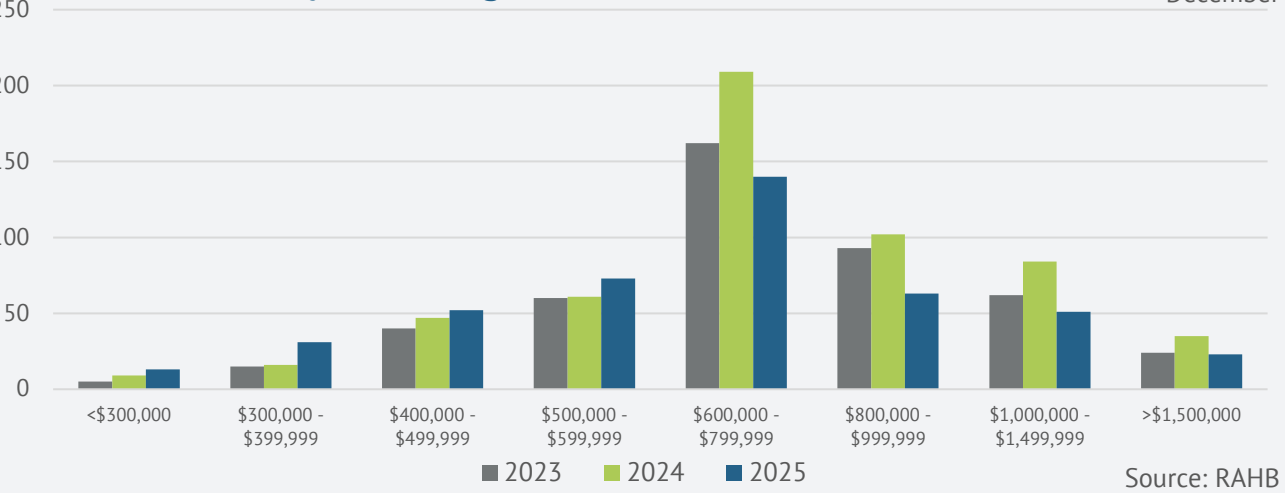
\$462,400



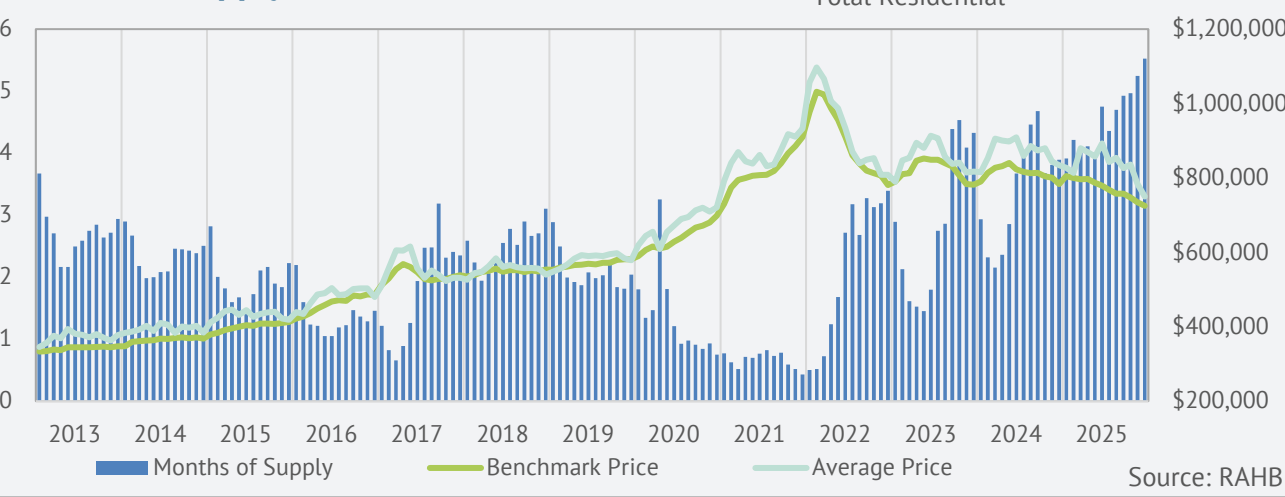
### Monthly Sales Comparison



### Residential Sales by Price Range

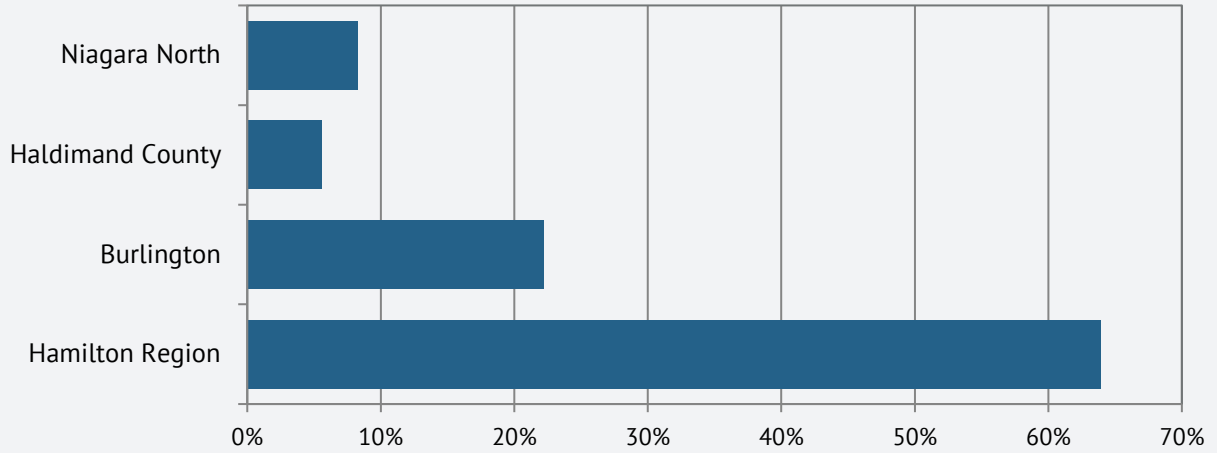


### Months of Supply and Prices



# REGIONAL SUMMARY

## Share of Sales by District



### December 2025

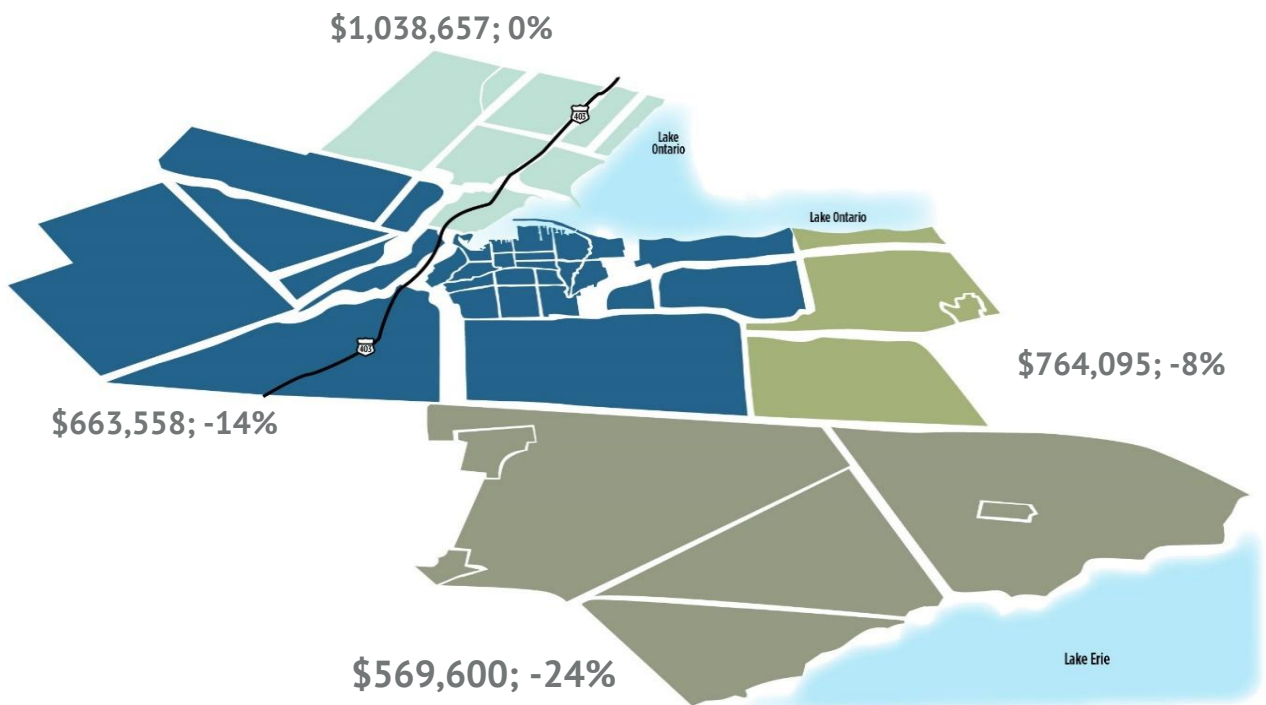
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	285	-18.1%	368	-5.2%	1611	13.7%	77%	54.2	-11.0%	5.65	38.8%	\$663,558	-14.0%	\$630,000	-12.5%
Burlington	99	-22.0%	89	-10.1%	438	25.1%	111%	50.8	-0.9%	4.42	60.5%	\$1,038,657	-0.1%	\$896,000	-2.6%
Haldimand County	25	-44.4%	50	2.0%	200	-2.9%	50%	74.4	7.5%	8.00	74.8%	\$569,600	-23.9%	\$560,000	-16.4%
Niagara North	37	-14.0%	43	0.0%	215	-1.8%	86%	44.9	-29.6%	5.81	14.1%	\$764,095	-7.5%	\$665,000	-8.9%
<b>Total</b>	<b>446</b>	<b>-20.8%</b>	<b>550</b>	<b>-5.0%</b>	<b>2464</b>	<b>12.4%</b>	<b>81%</b>	<b>53.8</b>	<b>-9.7%</b>	<b>5.52</b>	<b>41.9%</b>	<b>\$749,894</b>	<b>-10.1%</b>	<b>\$662,500</b>	<b>-10.5%</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 Region	5,615	-9.0%	13,445	6.1%	2168	25.4%	41.8%	39.1	16.6%	4.63	37.8%	\$773,896	-4.0%	\$700,000	-4.8%
Burlington	1,992	-14.8%	4,378	3.3%	622	25.7%	45.5%	34.5	21.9%	3.75	47.5%	\$1,104,121	-1.8%	\$977,000	-0.3%
Haldimand County	664	-5.1%	1,519	-1.4%	292	2.0%	43.7%	52.8	15.9%	5.28	7.6%	\$676,309	-6.2%	\$649,900	-4.0%
Niagara North	725	-28.2%	1,799	-7.1%	309	1.0%	40.3%	39.9	-1.3%	5.11	40.8%	\$800,425	-3.7%	\$735,000	-1.8%
<b>Total</b>	<b>8,996</b>	<b>-12.0%</b>	<b>21,141</b>	<b>3.7%</b>	<b>3,391</b>	<b>20.4%</b>	<b>42.6%</b>	<b>39.2</b>	<b>15.7%</b>	<b>4.52</b>	<b>36.8%</b>	<b>\$841,954</b>	<b>-3.8%</b>	<b>\$745,000</b>	<b>-2.4%</b>

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



# RESIDENTIAL PRICE COMPARISON

	December 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	\$663,558	-14.0%	\$674,700	-7.8%	\$773,896	-4.0%	\$718,708	-5.1%
Burlington	\$1,038,657	-0.1%	\$852,100	-7.9%	\$1,104,121	-1.8%	\$913,600	-6.5%
Haldimand County	\$569,600	-23.9%	\$654,800	-3.9%	\$676,309	-6.2%	\$675,300	-3.6%
Niagara North	\$764,095	-7.5%	\$693,700	-7.8%	\$800,425	-3.7%	\$722,242	-5.2%

# DETACHED BENCHMARK HOMES

	December 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$752,100	-7.1%	-2.2%	2	3	1,448	4,579
Burlington	\$1,190,400	-7.2%	0.2%	2	3	1,722	6,322
Haldimand County	\$668,100	-3.6%	-1.6%	2	3	1,476	8,585
Niagara North	\$841,100	-7.3%	-0.7%	2	3	1,664	7,238

# SUMMARY STATISTICS

## December 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	446	-20.8%	550	-5.0%	2,464	12.4%	\$662,500	-10.5%	53.8	-9.7%	44.0	22.2%
Commercial	6	-60.0%	18	-30.8%	197	-13.6%	\$752,500	0.3%	188.2	-2.0%	186.5	13.7%
Farm	1	-83.3%	4	-60.0%	53	-15.9%	\$1,500,000	-20.3%	4.0	-95.6%	4.0	-94.4%
Land	3	0.0%	20	53.8%	194	-10.6%	\$700,000	42.9%	63.7	-41.8%	21.0	-80.0%
Multi-Residential	8	-27.3%	14	-41.7%	88	-9.3%	\$788,500	17.7%	107.3	79.0%	72.0	75.6%
<b>Total</b>	<b>464</b>	<b>-22.4%</b>	<b>623</b>	<b>-6.0%</b>	<b>4,430</b>	<b>8.1%</b>	<b>\$670,000</b>	<b>-10.0%</b>	<b>56.4</b>	<b>-11.1%</b>	<b>45.0</b>	<b>20.0%</b>

## 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	8,996	-12.0%	21,141	3.7%	3,391	20.4%	\$745,000	-2.4%	39.2	15.7%	25.0	25.0%
Commercial	115	-12.2%	597	-20.2%	243	-11.4%	\$925,000	8.8%	126.4	19.9%	95.0	17.3%
Farm	46	9.5%	148	-27.5%	56	-20.1%	\$1,587,500	-0.8%	73.1	-13.9%	51.0	-4.7%
Land	87	10.1%	443	-14.3%	220	-6.9%	\$615,000	23.0%	141.8	37.9%	102.5	48.6%
Multi-Residential	101	-18.5%	466	-7.0%	114	6.5%	\$759,900	-3.0%	65.8	28.3%	48.0	33.3%
<b>Total</b>	<b>9,346</b>	<b>-12.1%</b>	<b>22,828</b>	<b>1.8%</b>	<b>5,341</b>	<b>10.5%</b>	<b>\$746,000</b>	<b>-2.5%</b>	<b>41.7</b>	<b>16.5%</b>	<b>26.0</b>	<b>23.8%</b>

## December 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	-	\$0	-	10	0.0%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Investment	0	-100.0%	\$0	-100.0%	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%	145	-19.0%	233.0	157.2%	26	95.1
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