

**CORNERSTONE®**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**OCTOBER 2025**

**Cornerstone**  
Association of REALTORS®

## Sales Decline in October Amid High Inventory and Price Adjustments

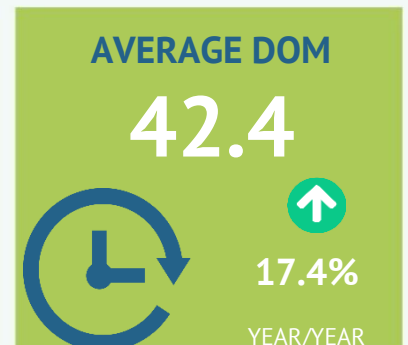
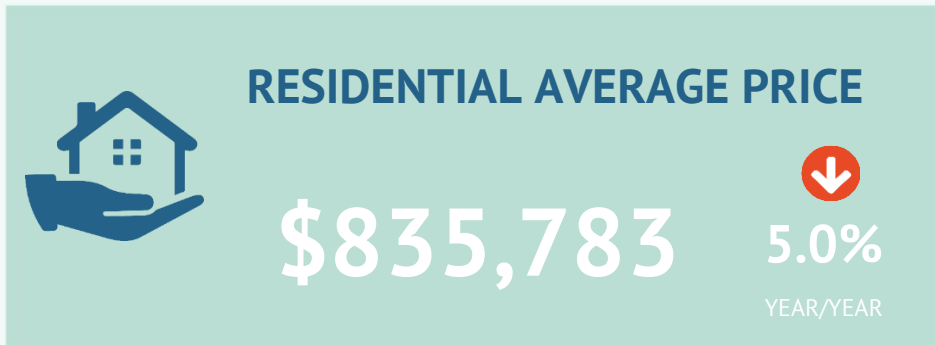
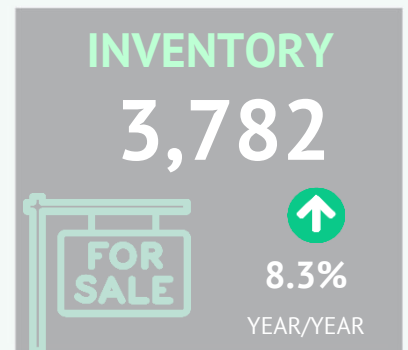
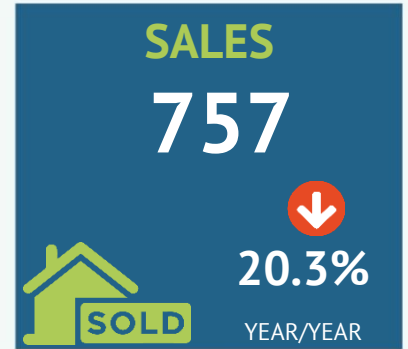
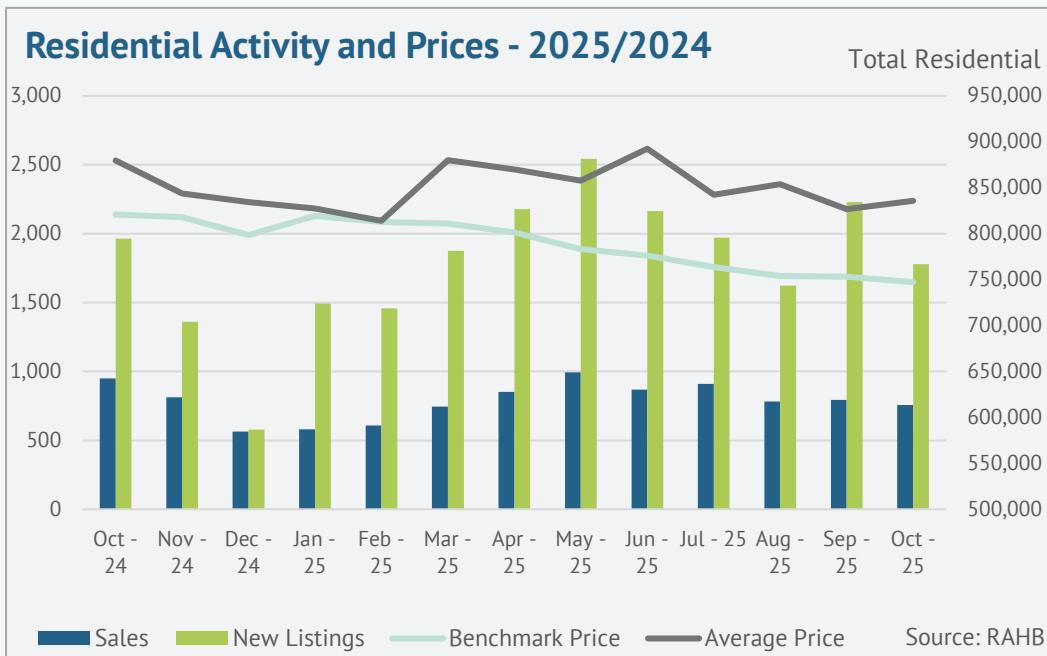
**Hamilton, ON (November 5, 2025)** - In October, a total of 757 homes sold across Hamilton, Burlington, Haldimand County, and Niagara North through the Multiple Listing Service® (MLS®) System of the Cornerstone Association of REALTORS® (Cornerstone). This figure represents only 16 fewer sales than the previous month; however, it is 34 per cent below the typical levels expected for October.

“Persistently high supply levels compared to sales have put downward pressure on home prices this month,” says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. “Many were hopeful that the recent policy rate cut from the Bank of Canada would attract more buyers; however, slowing economic conditions and a decrease in migration are likely continuing to weigh on confidence in the market.”

“Within Cornerstone’s market area, varying conditions are playing out in every corner across all property types,” says Nicolas von Bredow. “At the neighbourhood level, each local market tells a different story, which is why it’s important to work with a local REALTOR® when buying or selling.” The number of new listings also decreased in October, with 1,778 listings added. This led to an improved sales-to-new listings ratio of 43 per cent compared to the previous month, helping to prevent further inventory gains. While inventories eased compared to last month, the overall supply remained steady at five months.

In October, the unadjusted benchmark price was \$747,200, which is similar to the price from last month and nine per cent lower than the same period the previous 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.*



# PROPERTY TYPES

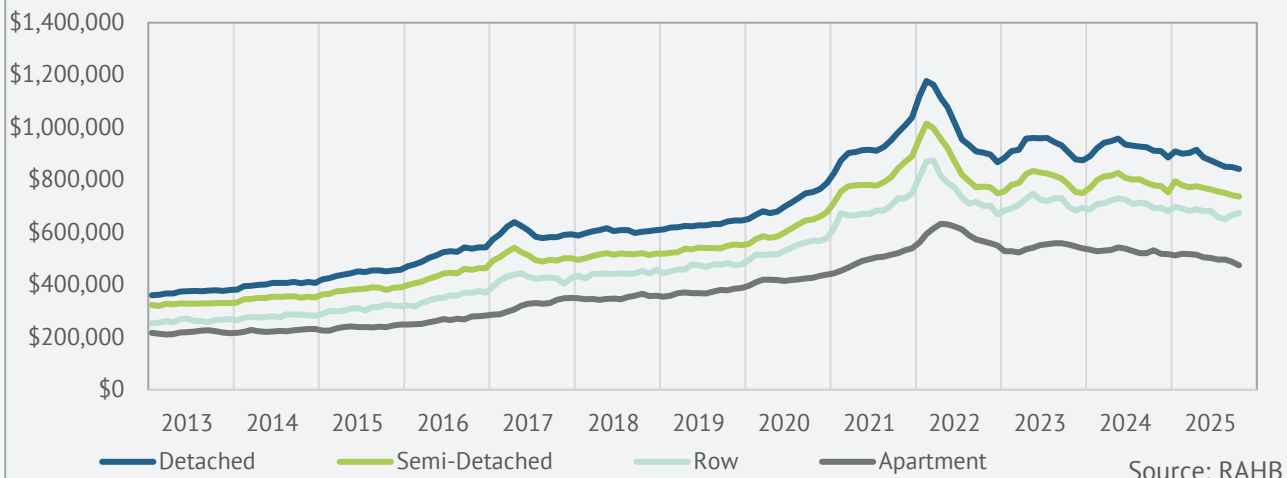
## October 2025

	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	496	-20.9%	1,105	-10.3%	2,320	7.6%	45%	40.8	17.4%	4.68	36.0%	\$926,021	-6.4%	\$805,000	-9.0%
Semi-Detached	41	-12.8%	88	0.0%	156	23.8%	47%	39.2	25.3%	3.80	41.9%	\$741,476	-6.3%	\$760,000	-3.2%
Row	134	-18.8%	343	-3.7%	653	18.3%	39%	42.5	22.7%	4.87	45.7%	\$701,721	-1.7%	\$662,500	-6.7%
Apartment	82	-21.9%	231	-17.8%	606	-3.5%	35%	53.5	11.5%	7.39	23.6%	\$581,933	6.2%	\$501,250	1.9%
Mobile	4	-20.0%	11	37.5%	46	70.4%	36%	41.0	-22.1%	11.50	113.0%	\$307,875	-7.2%	\$297,500	10.2%
<b>Total Residential</b>	<b>757</b>	<b>-20.3%</b>	<b>1,778</b>	<b>-9.5%</b>	<b>3,782</b>	<b>8.3%</b>	<b>43%</b>	<b>42.4</b>	<b>17.4%</b>	<b>5.00</b>	<b>35.9%</b>	<b>\$835,783</b>	<b>-5.0%</b>	<b>\$735,000</b>	<b>-5.2%</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	5,174	-5.9%	12,148	5.9%	2,122	20.1%	42.6%	35.5	17.0%	4.10	27.6%	\$954,351	-4.7%	\$839,750	-4.0%
Semi-Detached	390	4.6%	887	27.3%	138	56.2%	44.0%	30.8	16.0%	3.54	49.4%	\$736,169	-2.2%	\$722,500	-0.8%
Row	1,453	-18.6%	3,458	4.4%	574	36.6%	42.0%	37.0	28.8%	3.95	67.9%	\$713,245	-3.8%	\$697,500	-3.8%
Apartment	830	-25.2%	2,690	-4.7%	599	10.8%	30.9%	53.5	22.1%	7.22	48.2%	\$537,947	-5.8%	\$480,000	-8.6%
Mobile	41	7.9%	125	38.9%	43	59.4%	32.8%	66.8	24.3%	10.54	47.7%	\$314,454	-1.4%	\$330,000	11.2%
<b>Total Residential</b>	<b>7,888</b>	<b>-10.8%</b>	<b>19,309</b>	<b>4.7%</b>	<b>3,478</b>	<b>22.0%</b>	<b>40.9%</b>	<b>37.6</b>	<b>19.0%</b>	<b>4.41</b>	<b>36.8%</b>	<b>\$852,010</b>	<b>-3.3%</b>	<b>\$750,000</b>	<b>-2.6%</b>

## Prices by Property Type



### DETACHED

\$842,000



### SEMI-DETACHED

\$736,800



### ROW

\$673,200

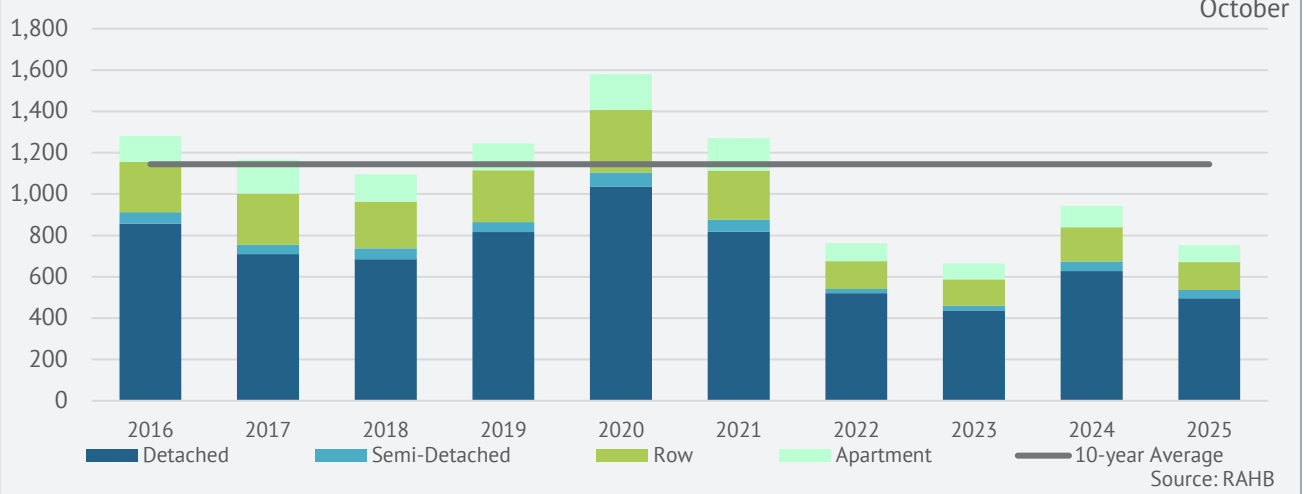


### APARTMENT

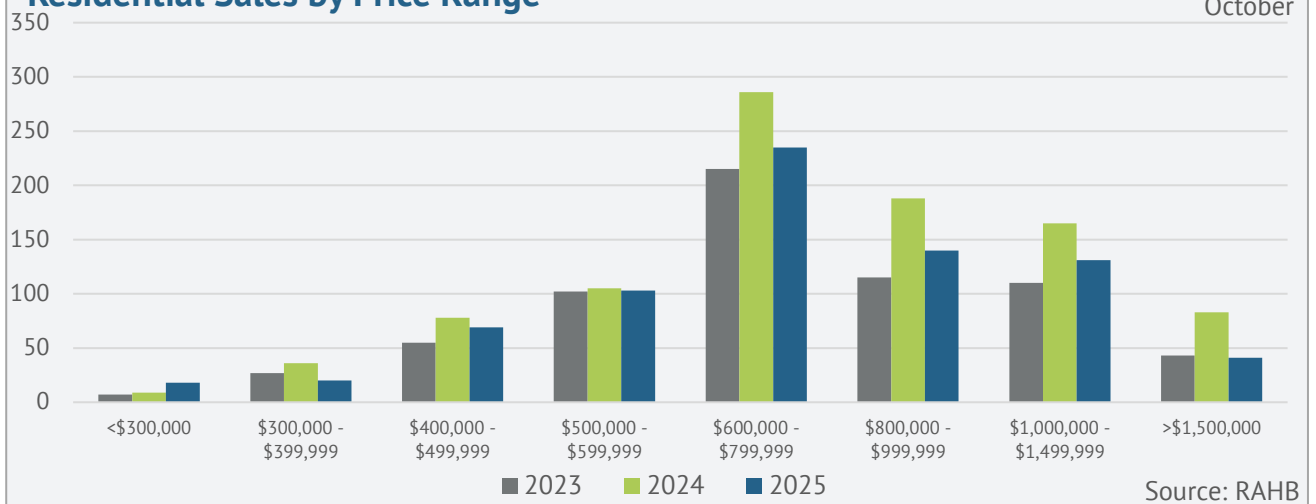
\$474,700



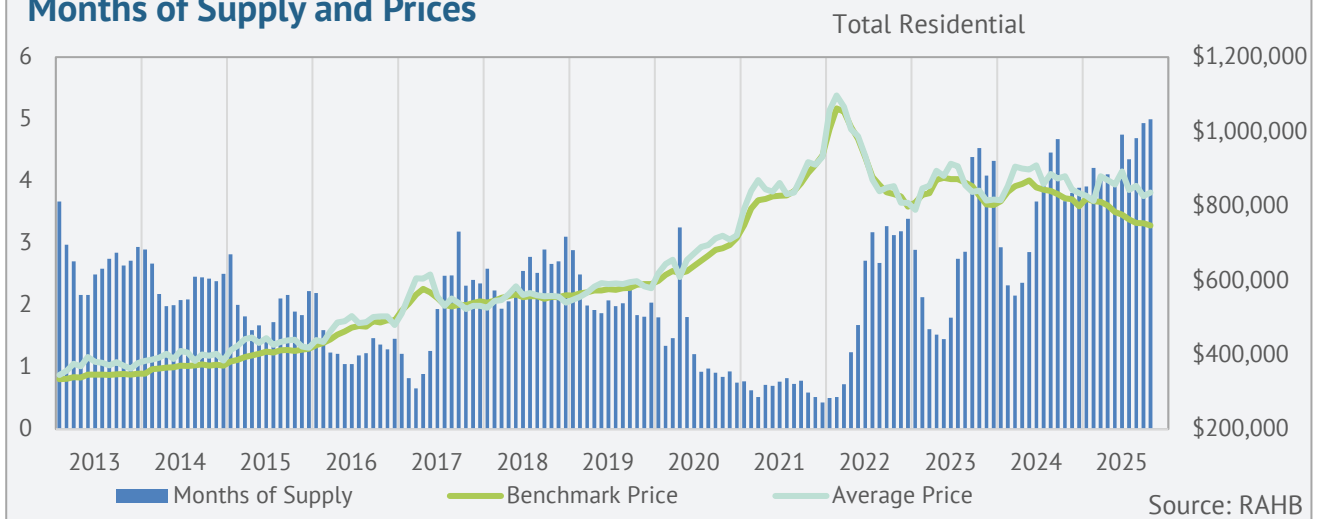
## Monthly Sales Comparison



## Residential Sales by Price Range

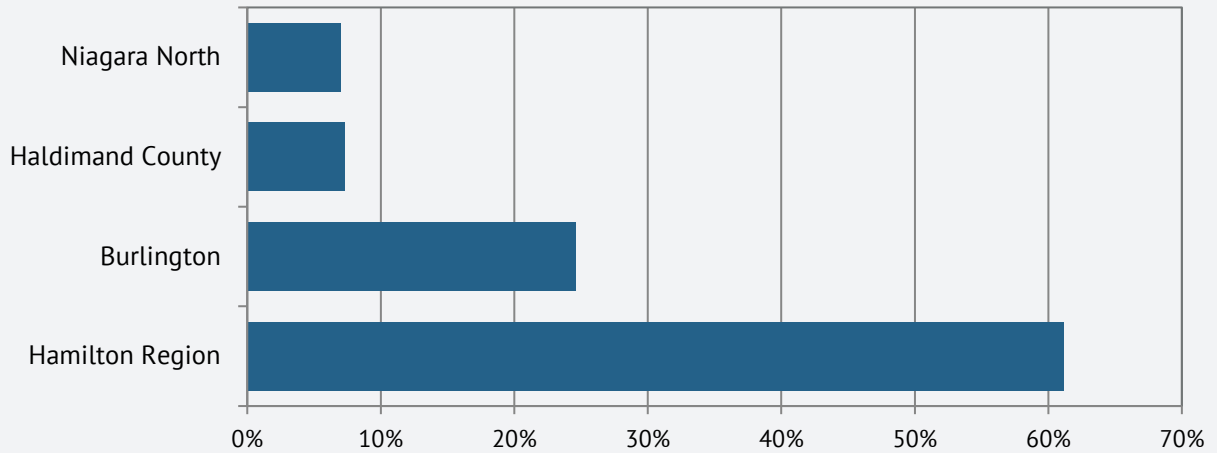


## Months of Supply and Prices



# REGIONAL SUMMARY

## Share of Sales by District



### October 2025

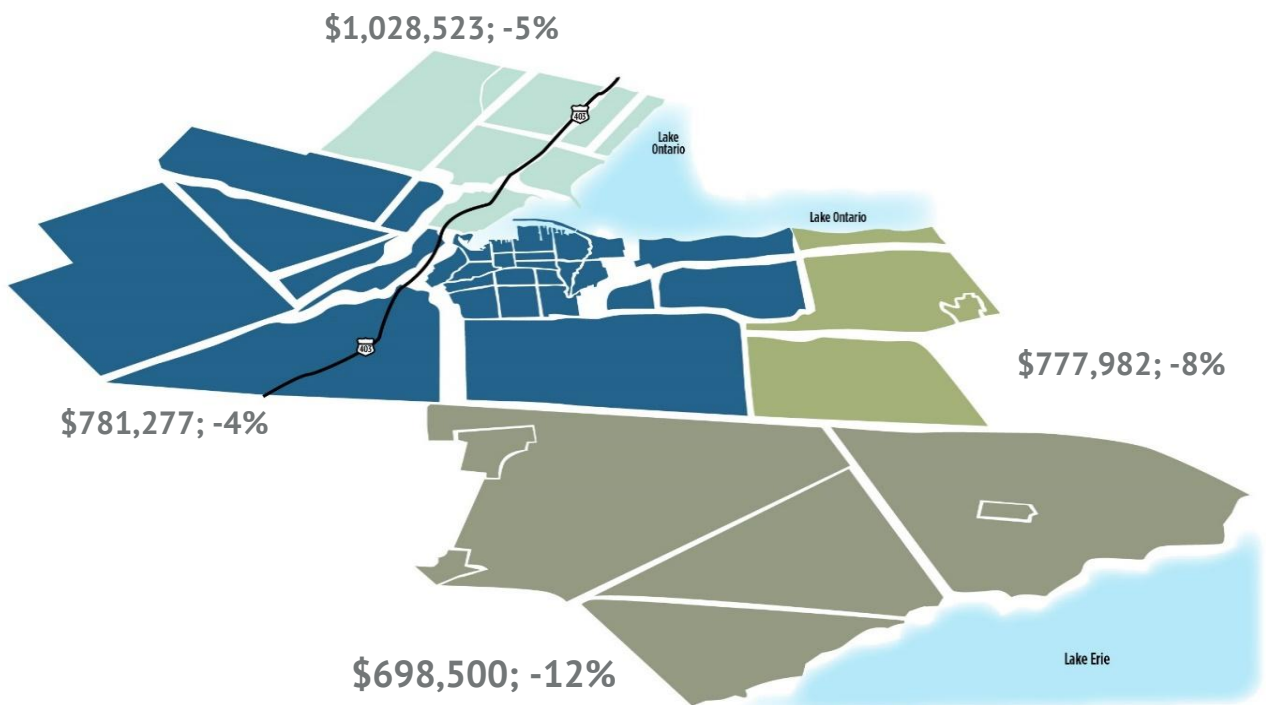
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Hamilton Region	463	-17.3%	1170	-3.3%	2461	13.1%	40%	39.0	7.8%	5.32	36.9%	\$781,277	-4.5%	\$695,000	-4.3%
Burlington	186	-15.1%	375	-14.4%	673	6.0%	50%	42.2	47.3%	3.62	24.8%	\$1,028,523	-5.0%	\$943,500	-2.7%
Haldimand County	55	-24.7%	110	-12.7%	312	-5.5%	50%	63.2	11.7%	5.67	25.5%	\$698,500	-11.5%	\$620,000	-3.1%
Niagara North	53	-45.9%	123	-35.6%	336	-4.8%	43%	50.8	37.2%	6.34	76.0%	\$777,982	-7.7%	\$707,000	-7.2%
<b>Total</b>	<b>757</b>	<b>-20.3%</b>	<b>1,778</b>	<b>-9.5%</b>	<b>3782</b>	<b>8.3%</b>	<b>43%</b>	<b>42.4</b>	<b>17.4%</b>	<b>5.00</b>	<b>35.9%</b>	<b>\$835,783</b>	<b>-5.0%</b>	<b>\$735,000</b>	<b>-5.2%</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	4,894	-8.3%	12,238	7.2%	2217	27.7%	40.0%	37.4	19.9%	4.53	39.3%	\$783,372	-3.3%	\$710,000	-3.4%
Burlington	1,767	-12.5%	4,051	4.9%	641	26.7%	43.6%	32.9	26.9%	3.63	44.9%	\$1,114,479	-1.6%	\$980,000	-0.9%
Haldimand County	591	-0.5%	1,390	-0.4%	304	3.2%	42.5%	52.2	21.4%	5.15	3.7%	\$685,008	-5.2%	\$655,000	-4.0%
Niagara North	636	-28.9%	1,630	-8.2%	316	0.6%	39.0%	38.6	-1.7%	4.97	41.5%	\$806,142	-4.0%	\$740,000	-1.5%
<b>Total</b>	<b>7,888</b>	<b>-10.8%</b>	<b>19,309</b>	<b>4.7%</b>	<b>3,478</b>	<b>22.0%</b>	<b>40.9%</b>	<b>37.6</b>	<b>19.0%</b>	<b>4.41</b>	<b>36.8%</b>	<b>\$852,010</b>	<b>-3.3%</b>	<b>\$750,000</b>	<b>-2.6%</b>

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

HAMILTON REGION	16
BURLINGTON	15
HALDIMAND COUNTY	13
NIAGARA NORTH	59



# RESIDENTIAL PRICE COMPARISON

	October 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	\$781,277	-4.5%	\$700,100	-8.4%	\$783,372	-3.3%	\$729,120	-6.6%
Burlington	\$1,028,523	-5.0%	\$875,600	-12.6%	\$1,114,479	-1.6%	\$935,910	-10.0%
Haldimand County	\$698,500	-11.5%	\$659,800	-5.1%	\$685,008	-5.2%	\$670,530	-4.5%
Niagara North	\$777,982	-7.7%	\$691,500	-11.1%	\$806,142	-4.0%	\$722,080	-8.4%

# DETACHED BENCHMARK HOMES

	October 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Hamilton Region	\$765,900	-7.4%	-0.4%	2	3	1,448	4,579
Burlington	\$1,179,900	-9.6%	-1.8%	2	3	1,722	6,322
Haldimand County	\$670,300	-5.1%	-0.5%	2	3	1,476	8,585
Niagara North	\$822,700	-9.9%	-1.4%	2	3	1,664	7,238

# SUMMARY STATISTICS

## October 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	757	-20.3%	1,778	-9.5%	3,782	8.3%	\$735,000	-5.2%	42.4	17.4%	28.0	12.0%
Commercial	3	-70.0%	65	1.6%	246	-21.7%	\$628,000	-43.6%	51.7	-49.5%	40.0	-60.6%
Farm	2	-71.4%	16	-15.8%	68	-9.3%	\$1,085,000	-61.3%	96.0	71.9%	96.0	134.1%
Land	7	-46.2%	43	-10.4%	213	-16.8%	\$660,000	36.4%	200.4	59.0%	162.0	145.5%
Multi-Residential	10	-16.7%	41	-21.2%	118	-0.8%	\$679,000	-23.1%	79.2	73.7%	78.0	183.6%
Total	779	-21.6%	1,980	-8.0%	5,824	2.0%	\$730,000	-5.8%	44.4	15.0%	28.0	7.7%

## 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	7,888	-10.8%	19,309	4.7%	3,478	22.0%	\$750,000	-2.6%	37.6	19.0%	23.0	21.1%
Commercial	98	-1.0%	546	-17.3%	248	-10.0%	\$937,500	13.4%	125.5	33.8%	86.0	14.7%
Farm	39	34.5%	131	-27.2%	55	-21.6%	\$1,575,000	-9.5%	78.7	-15.3%	57.0	1.8%
Land	74	0.0%	388	-15.3%	222	-5.8%	\$607,500	21.5%	144.4	38.7%	95.0	32.9%
Multi-Residential	86	-12.2%	424	-0.9%	117	10.5%	\$764,200	-5.1%	60.8	28.7%	46.0	43.8%
Total	8,186	-10.8%	20,818	2.9%	5,408	11.4%	\$750,000	-2.6%	40.2	20.3%	24.0	20.0%

## October 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%	11	0.0%	-	-	1	135.0
Industrial	0	-	\$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	-96.8%	\$110,000	-98.7%	130	-16.1%	233.0	157.5%	25	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