

Monthly Indicators

Hamilton



September 2026

Canadian home sales slipped 0.7% from the previous month on a seasonally adjusted basis, with monthly activity largely unchanged since May, according to the Canadian Real Estate Association (CREA). On a non-seasonally adjusted basis, sales were down 6.9% year-over-year.

New Listings decreased 20.2 percent for Single Family homes and 33.1 percent for Townhouse/Condo homes. Sales decreased 20.6 percent for Single Family homes and 27.4 percent for Townhouse/Condo homes. Inventory decreased 12.6 percent for Single Family homes and 17.8 percent for Townhouse/Condo homes.

Median Sales Price decreased 9.9 percent to \$692,500 for Single Family homes and 5.8 percent to \$565,000 for Townhouse/Condo homes. Days on Market increased 18.9 percent for Single Family homes and 10.9 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 2.2 percent for Single Family homes and 6.9 percent for Townhouse/Condo homes.

New listings rose 3.3% month-over-month, easing the national sales-to-new listings ratio to 49.1% from 51.1%, compared with a long-term average of 54.7%, CREA reported. Heading into September, just under 200,000 properties were listed for sale across Canadian MLS® Systems, up 1.4% from a year earlier, representing a 4.8-month supply at the current sales pace, unchanged for a fourth consecutive month. The National Composite MLS® Home Price Index (HPI) was unchanged month-over-month and down 3% year-over-year, while the national average sale price rose 0.6% from a year earlier to \$668,219.

Quick Facts

- 22.6%	- 8.9%	- 14.5%
Change in Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

This is a research tool provided by ITSO, covering the Hamilton service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



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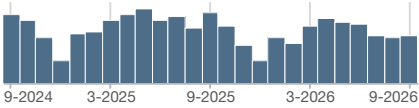
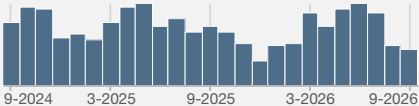
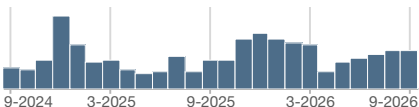
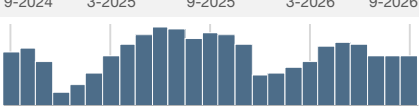
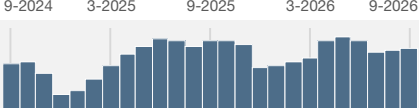
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		923	737	- 20.2%	7,203	6,133	- 14.9%
Sales		340	270	- 20.6%	3,053	2,743	- 10.2%
Days on Market Until Sale		37	44	+ 18.9%	34	39	+ 14.7%
Median Sales Price		\$768,250	\$692,500	- 9.9%	\$773,900	\$735,000	- 5.0%
Average Sales Price		\$858,345	\$778,972	- 9.2%	\$863,925	\$827,943	- 4.2%
Percent of List Price Received		96.9%	96.7%	- 0.2%	98.0%	97.1%	- 0.9%
Housing Affordability Index		56	58	+ 3.6%	56	55	- 1.8%
Housing Value Index		169	156	- 7.7%	—	—	—
Inventory of Homes for Sale		1,528	1,335	- 12.6%	—	—	—
Months Supply of Inventory		4.6	4.5	- 2.2%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse, Condo and Semi-Detached properties only.



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Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		478	320	- 33.1%	3,778	3,150	- 16.6%
Sales		146	106	- 27.4%	1,356	1,285	- 5.2%
Days on Market Until Sale		46	51	+ 10.9%	44	50	+ 13.6%
Median Sales Price		\$600,000	\$565,000	- 5.8%	\$620,000	\$575,000	- 7.3%
Average Sales Price		\$587,253	\$549,996	- 6.3%	\$608,103	\$565,116	- 7.1%
Percent of List Price Received		97.5%	97.0%	- 0.5%	98.0%	97.1%	- 0.9%
Housing Affordability Index		72	72	0.0%	70	70	0.0%
Housing Value Index		143	143	0.0%	—	—	—
Inventory of Homes for Sale		887	729	- 17.8%	—	—	—
Months Supply of Inventory		5.8	5.4	- 6.9%	—	—	—

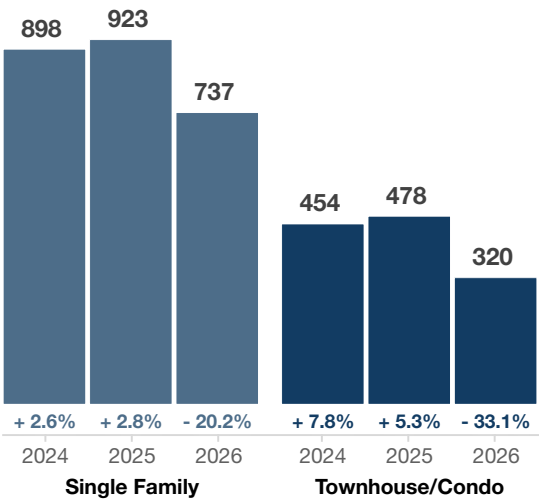
New Listings

A count of the properties that have been newly listed on the market in a given month.

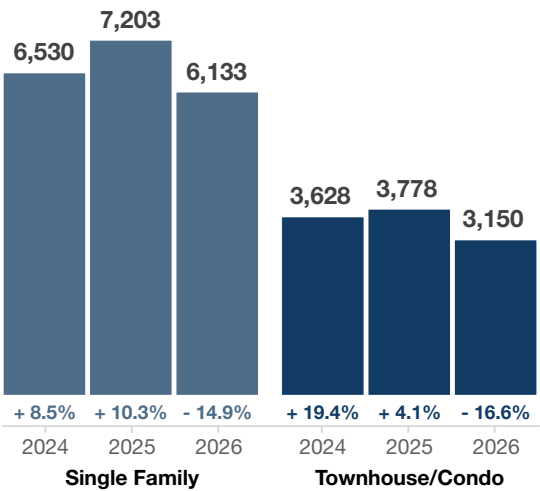


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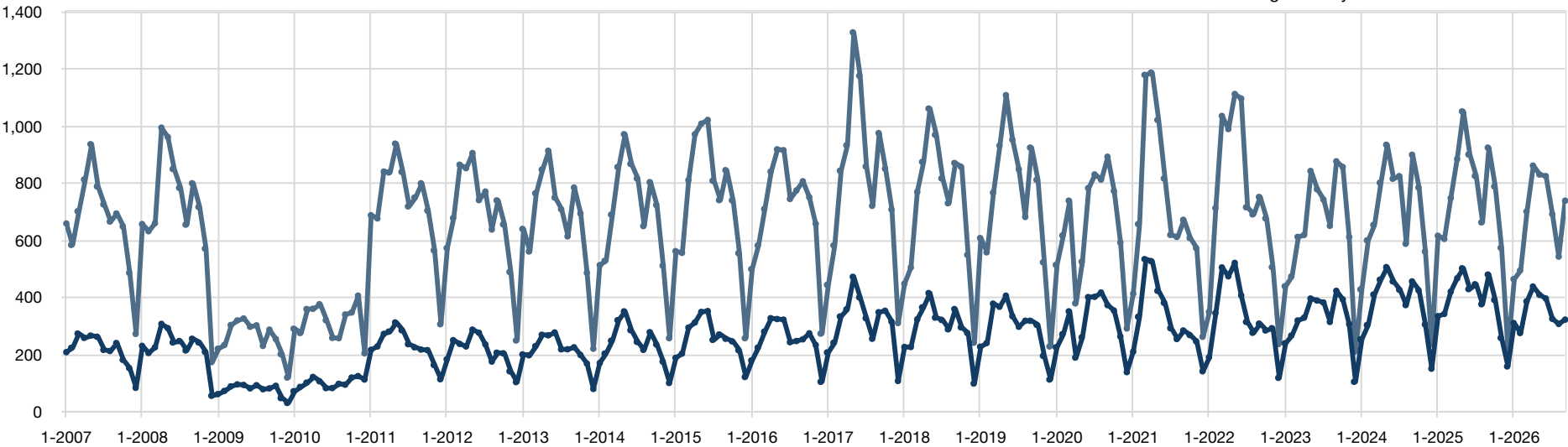


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	787	+ 0.5%	389	- 8.0%
Nov-2025	572	+ 2.3%	256	- 15.5%
Dec-2025	212	- 9.8%	156	+ 5.4%
Jan-2026	462	- 24.8%	308	- 7.2%
Feb-2026	492	- 18.4%	273	- 19.7%
Mar-2026	699	- 6.3%	384	- 8.1%
Apr-2026	860	- 2.6%	436	- 6.2%
May-2026	829	- 21.0%	407	- 18.6%
Jun-2026	823	- 8.5%	394	- 7.7%
Jul-2026	690	- 16.3%	323	- 27.3%
Aug-2026	541	- 18.2%	305	- 18.4%
Sep-2026	737	- 20.2%	320	- 33.1%
12-Month Avg	642	- 12.3%	329	- 15.2%

Historical New Listings by Month



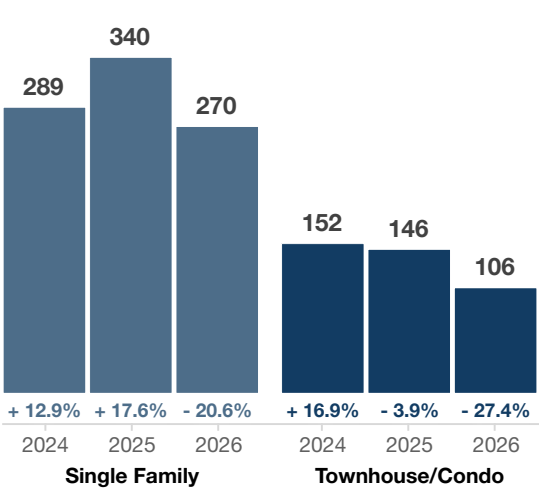
Sales

A count of the properties on which offers have been accepted in a given month.

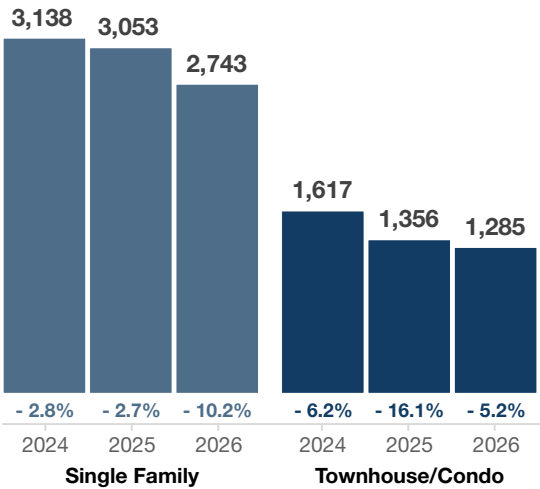


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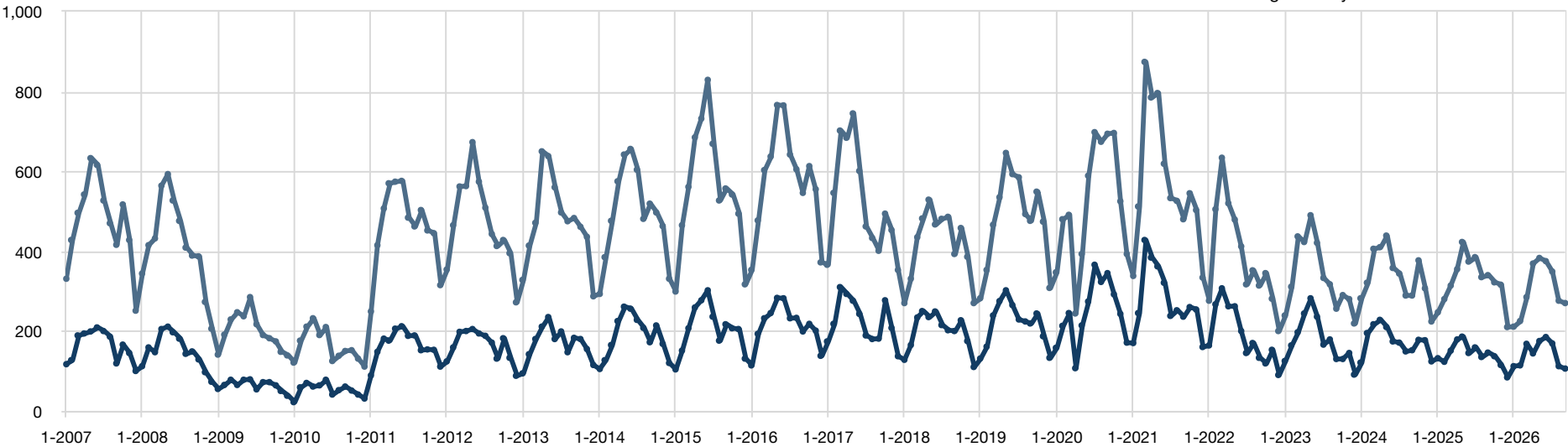


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	322	- 14.6%	137	- 23.0%
Nov-2025	316	+ 2.9%	115	- 35.0%
Dec-2025	210	- 6.3%	84	- 32.3%
Jan-2026	211	- 14.6%	112	- 15.2%
Feb-2026	225	- 19.6%	114	- 7.3%
Mar-2026	285	- 9.2%	168	+ 11.3%
Apr-2026	369	+ 3.9%	144	- 19.6%
May-2026	383	- 9.5%	175	- 5.9%
Jun-2026	375	+ 0.3%	185	+ 27.6%
Jul-2026	349	- 9.4%	169	+ 6.3%
Aug-2026	276	- 17.6%	112	- 17.0%
Sep-2026	270	- 20.6%	106	- 27.4%
12-Month Avg	299	- 9.4%	135	- 11.8%

Historical Sales by Month



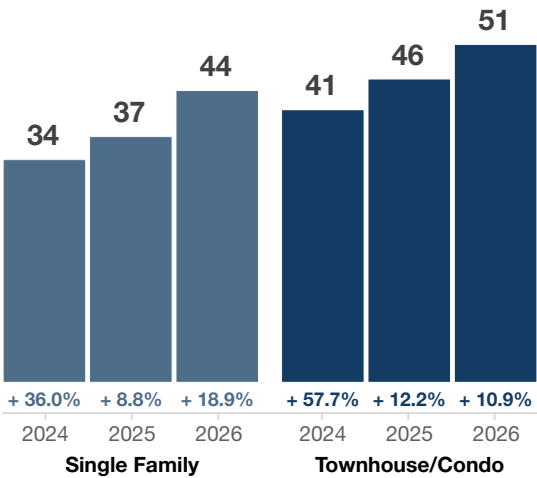
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

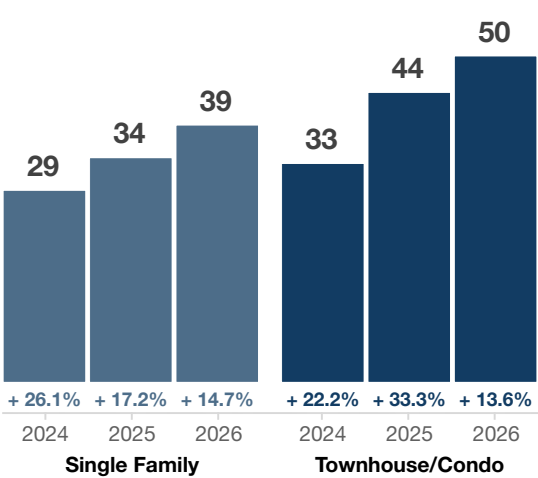


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Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	35	+ 2.9%	46	+ 12.2%
Nov-2025	47	+ 27.0%	58	+ 26.1%
Dec-2025	50	- 10.7%	61	- 12.9%
Jan-2026	55	+ 3.8%	58	+ 7.4%
Feb-2026	48	+ 33.3%	55	+ 22.2%
Mar-2026	38	+ 31.0%	55	+ 19.6%
Apr-2026	33	+ 13.8%	40	- 2.4%
May-2026	32	+ 14.3%	45	+ 15.4%
Jun-2026	34	+ 9.7%	47	+ 20.5%
Jul-2026	38	+ 11.8%	49	+ 2.1%
Aug-2026	40	+ 11.1%	51	+ 27.5%
Sep-2026	44	+ 18.9%	51	+ 10.9%
12-Month Avg*	40	+ 12.7%	50	+ 10.8%

* Days on Market for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



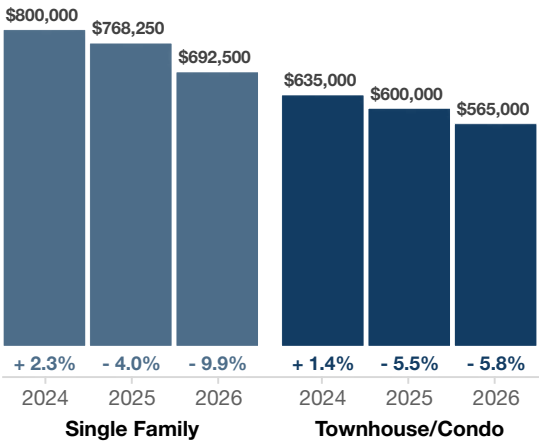
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

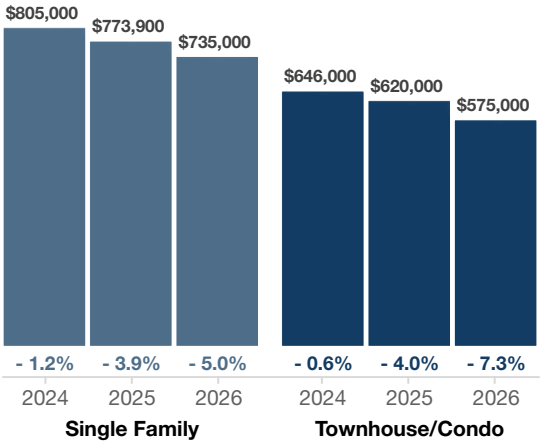


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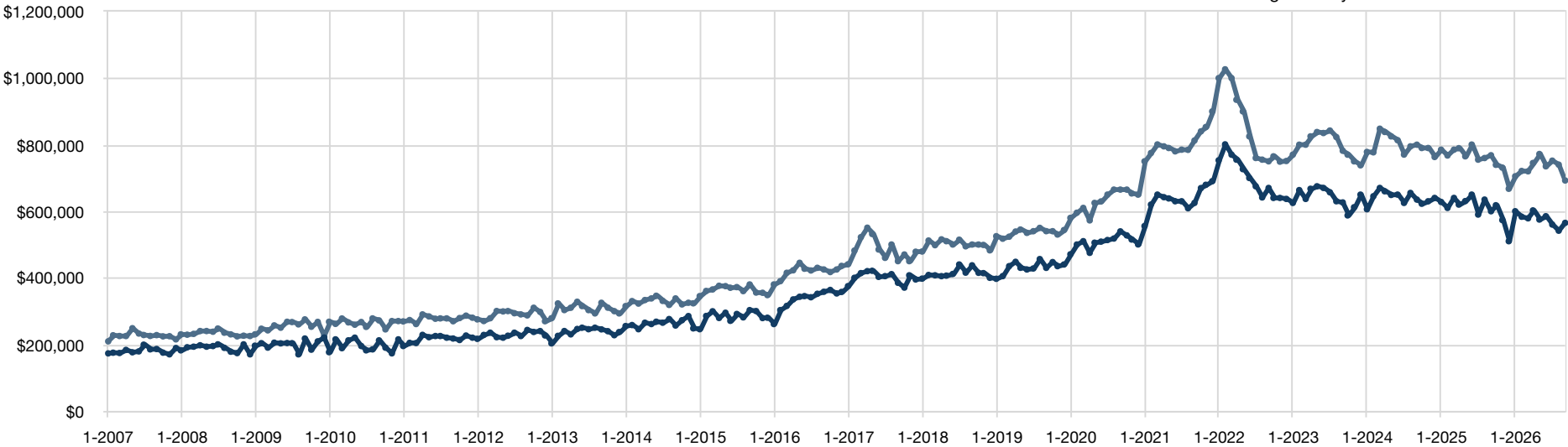
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	\$739,500	- 6.4%	\$618,000	- 0.7%
Nov-2025	\$731,000	- 7.5%	\$573,500	- 9.0%
Dec-2025	\$667,500	- 12.5%	\$509,950	- 20.3%
Jan-2026	\$705,000	- 10.2%	\$600,000	- 4.5%
Feb-2026	\$721,000	- 6.1%	\$583,500	- 4.3%
Mar-2026	\$720,000	- 8.3%	\$578,750	- 9.6%
Apr-2026	\$745,000	- 5.6%	\$602,500	- 2.8%
May-2026	\$772,000	+ 0.9%	\$575,000	- 8.8%
Jun-2026	\$735,000	- 8.2%	\$585,000	- 10.0%
Jul-2026	\$752,000	- 0.4%	\$560,000	- 5.1%
Aug-2026	\$740,000	- 2.6%	\$541,500	- 14.7%
Sep-2026	\$692,500	- 9.9%	\$565,000	- 5.8%
12-Month Avg*	\$730,000	- 5.8%	\$575,000	- 8.0%

* Median Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



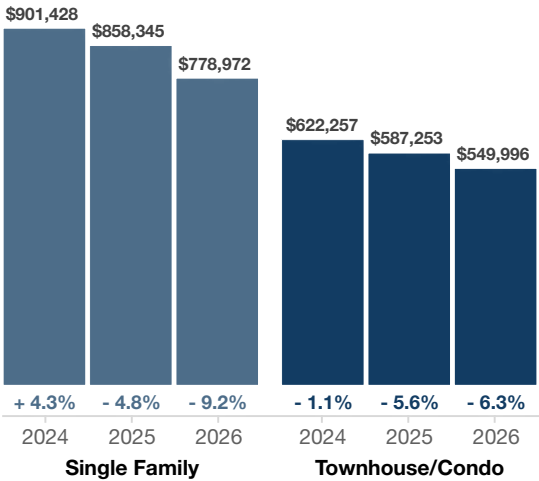
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

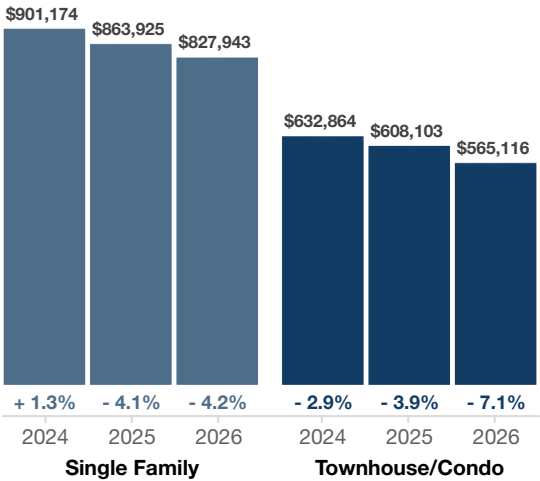


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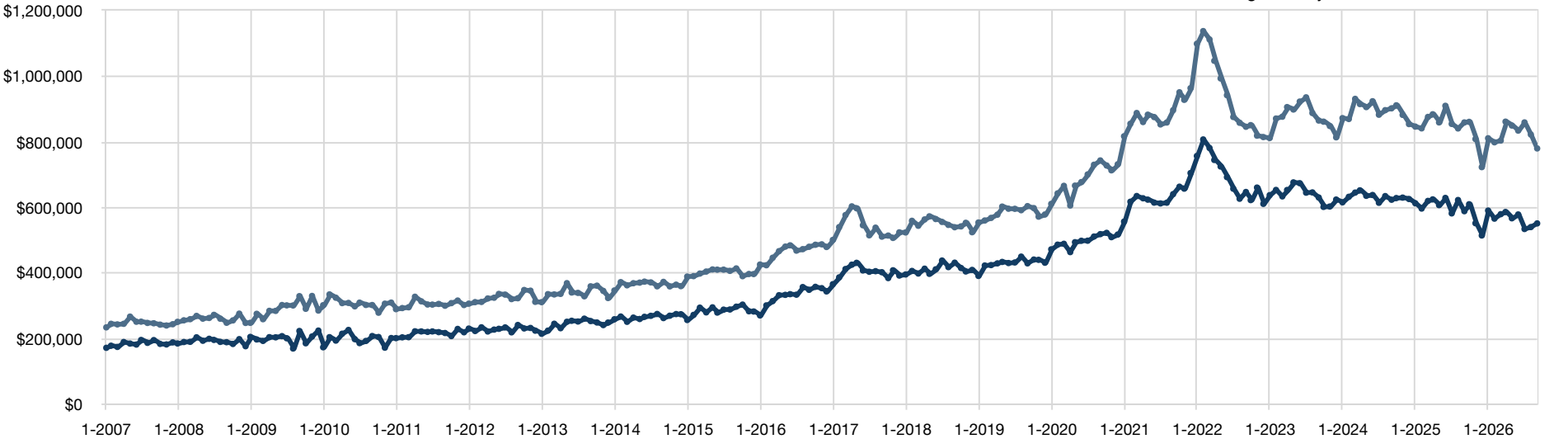
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	\$860,068	- 5.6%	\$608,476	- 3.0%
Nov-2025	\$807,626	- 8.4%	\$550,519	- 12.4%
Dec-2025	\$721,847	- 15.4%	\$513,114	- 17.8%
Jan-2026	\$810,008	- 4.2%	\$589,160	- 3.7%
Feb-2026	\$797,664	- 5.1%	\$564,500	- 5.2%
Mar-2026	\$802,981	- 8.2%	\$578,196	- 6.5%
Apr-2026	\$860,722	- 2.6%	\$584,840	- 6.2%
May-2026	\$848,898	- 1.1%	\$565,613	- 6.6%
Jun-2026	\$833,351	- 8.3%	\$577,282	- 8.0%
Jul-2026	\$858,365	+ 0.5%	\$532,881	- 8.2%
Aug-2026	\$821,424	- 2.2%	\$538,799	- 13.3%
Sep-2026	\$778,972	- 9.2%	\$549,996	- 6.3%
12-Month Avg*	\$822,830	- 5.3%	\$565,050	- 7.8%

* Avg. Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



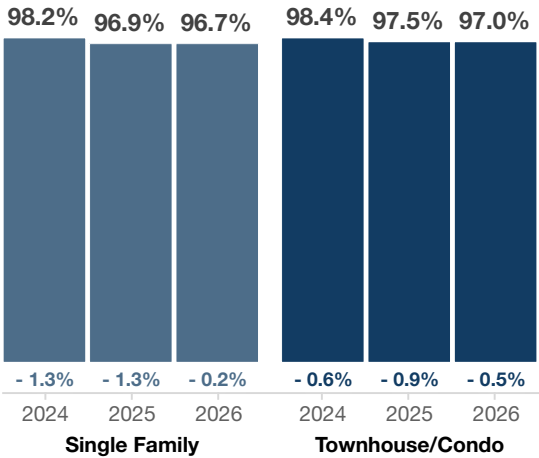
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

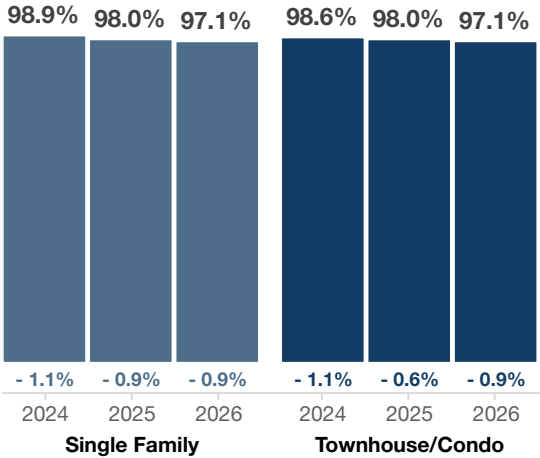


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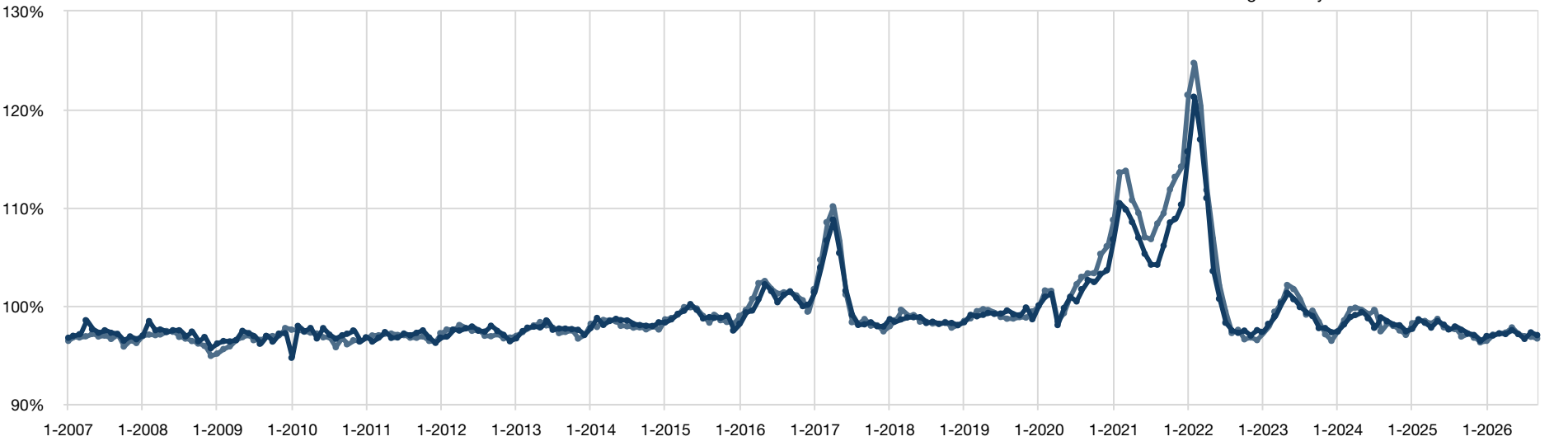
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	97.2%	- 0.8%	97.2%	- 0.9%
Nov-2025	96.7%	- 0.8%	97.0%	- 1.0%
Dec-2025	96.3%	- 0.7%	96.4%	- 1.0%
Jan-2026	96.4%	- 1.8%	96.9%	- 0.7%
Feb-2026	97.1%	- 1.4%	97.0%	- 1.6%
Mar-2026	97.2%	- 1.2%	97.2%	- 1.1%
Apr-2026	97.3%	- 0.9%	97.1%	- 0.7%
May-2026	97.8%	- 0.9%	97.5%	- 0.9%
Jun-2026	97.1%	- 0.7%	97.1%	- 1.0%
Jul-2026	96.9%	- 0.7%	96.6%	- 1.0%
Aug-2026	96.8%	- 0.8%	97.3%	- 0.6%
Sep-2026	96.7%	- 0.2%	97.0%	- 0.5%
12-Month Avg*	97.0%	- 0.9%	97.1%	- 0.9%

* Pct. of List Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



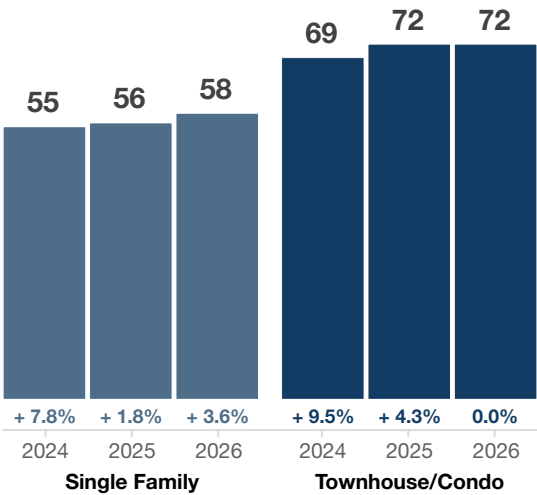
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

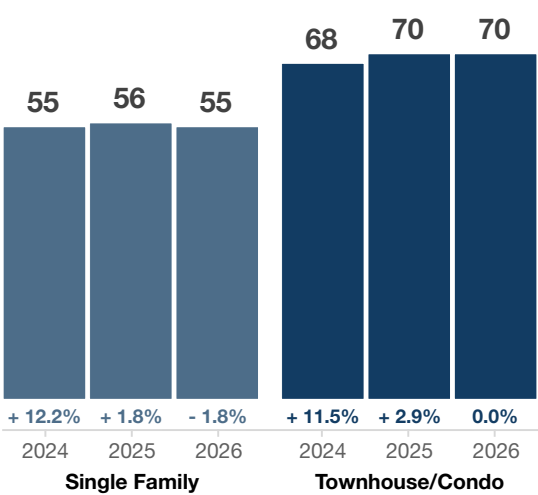


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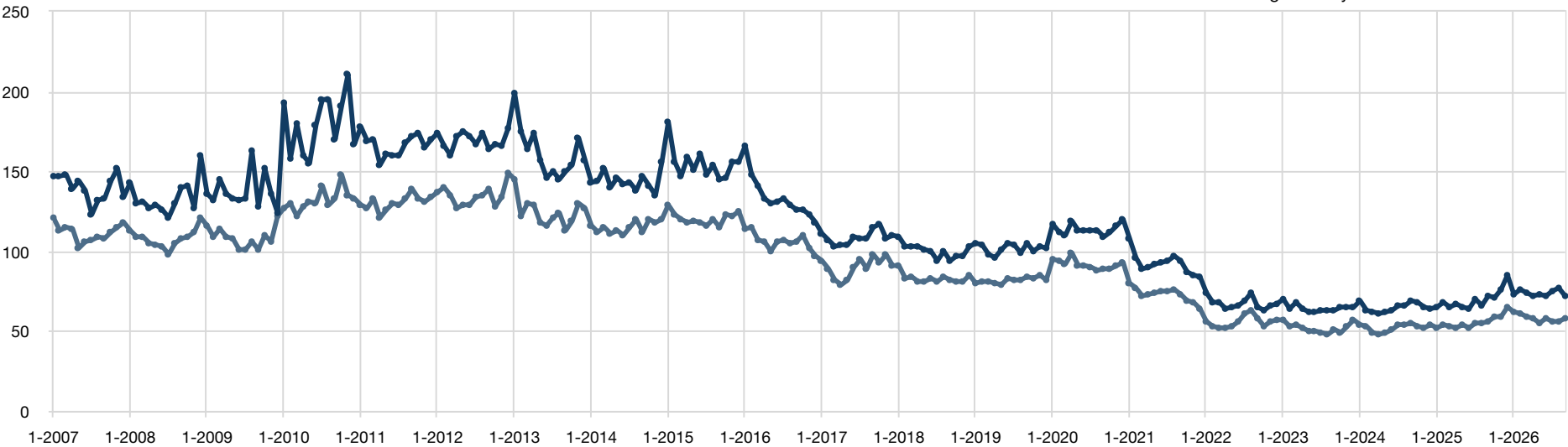


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	59	+ 11.3%	71	+ 4.4%
Nov-2025	59	+ 13.5%	76	+ 16.9%
Dec-2025	65	+ 20.4%	85	+ 32.8%
Jan-2026	62	+ 19.2%	73	+ 12.3%
Feb-2026	61	+ 13.0%	76	+ 11.8%
Mar-2026	59	+ 11.3%	74	+ 13.8%
Apr-2026	58	+ 11.5%	72	+ 7.5%
May-2026	55	+ 1.9%	73	+ 12.3%
Jun-2026	58	+ 11.5%	72	+ 12.5%
Jul-2026	56	+ 1.8%	75	+ 7.1%
Aug-2026	56	+ 1.8%	77	+ 16.7%
Sep-2026	58	+ 3.6%	72	0.0%
12-Month Avg	59	+ 9.3%	75	+ 11.9%

Historical Housing Affordability Index by Month



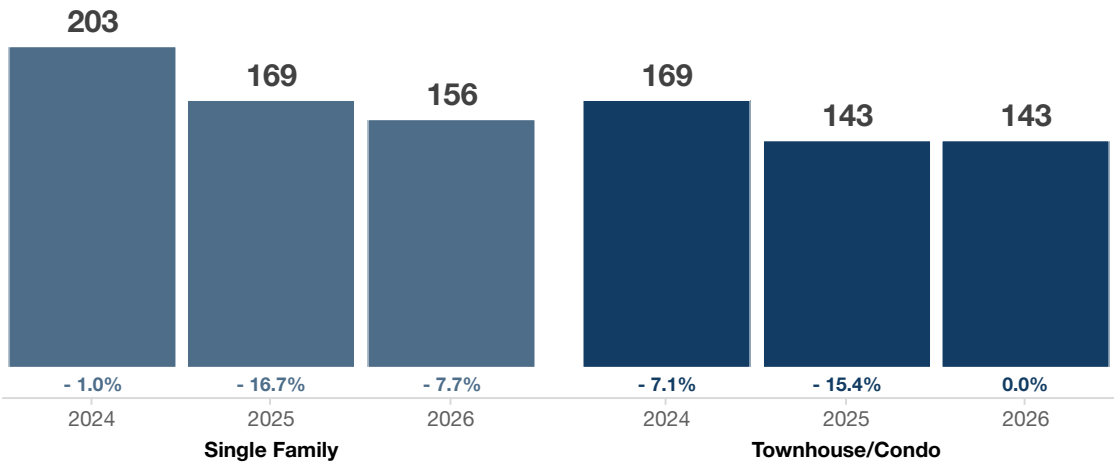
ShowingTime Housing Value Index

The value index employs a multi-variate, linear regression methodology to determine specific weights that adjust for both seasonality and segment bias to arrive at a real, constant-quality view of home values. The index is set to the median sales price in January 2008.



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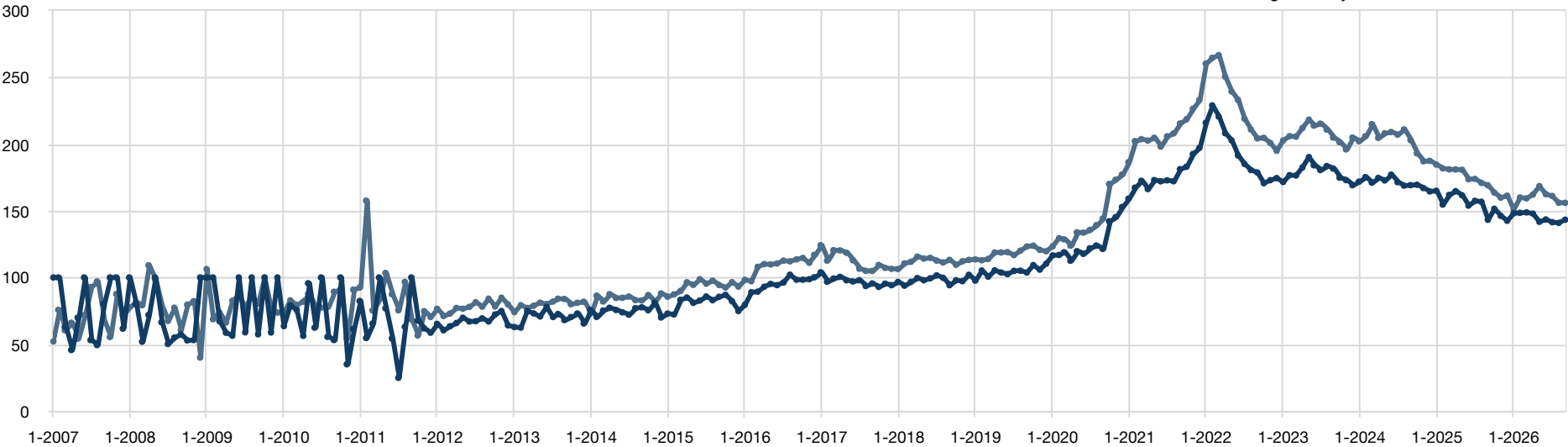
September



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	164	- 15.0%	151	- 11.2%
Nov-2025	160	- 14.4%	146	- 12.6%
Dec-2025	161	- 13.9%	143	- 13.3%
Jan-2026	151	- 18.4%	148	- 10.3%
Feb-2026	160	- 12.1%	148	- 4.5%
Mar-2026	159	- 12.2%	149	- 8.0%
Apr-2026	162	- 10.5%	148	- 10.3%
May-2026	169	- 6.6%	142	- 12.3%
Jun-2026	162	- 6.9%	144	- 6.5%
Jul-2026	161	- 7.5%	141	- 10.2%
Aug-2026	156	- 8.8%	141	- 10.2%
Sep-2026	156	- 7.7%	143	0.0%
12-Month Avg*	—	—	—	—

* Housing Value Index for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical ShowingTime Housing Value Index by Month



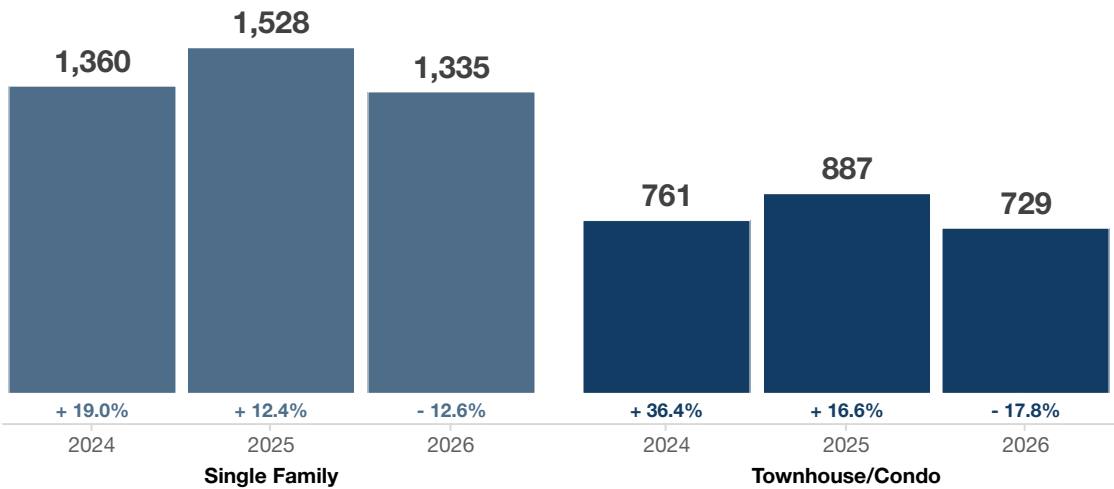
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



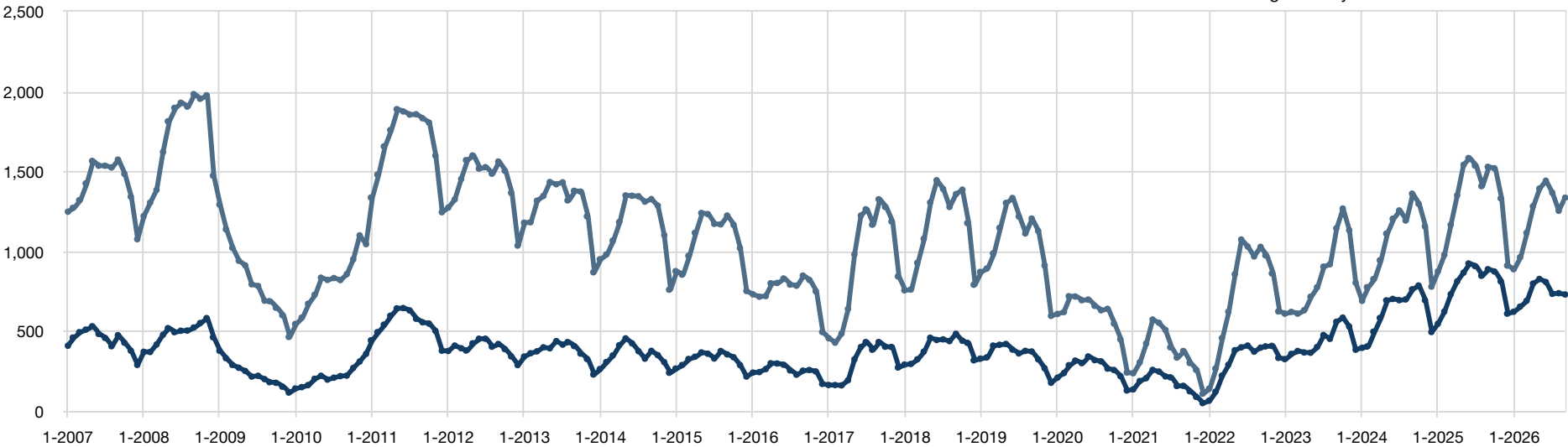
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Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	1,519	+ 17.1%	873	+ 11.2%
Nov-2025	1,331	+ 15.2%	811	+ 17.0%
Dec-2025	910	+ 17.0%	609	+ 23.3%
Jan-2026	887	+ 1.6%	621	+ 13.7%
Feb-2026	962	- 1.5%	653	+ 5.0%
Mar-2026	1,115	- 4.3%	689	- 5.6%
Apr-2026	1,281	- 5.1%	797	- 1.7%
May-2026	1,392	- 9.7%	826	- 4.6%
Jun-2026	1,441	- 9.0%	807	- 12.6%
Jul-2026	1,366	- 11.1%	733	- 19.2%
Aug-2026	1,253	- 10.9%	737	- 12.9%
Sep-2026	1,335	- 12.6%	729	- 17.8%
12-Month Avg	1,233	- 2.6%	740	- 2.5%

Historical Inventory of Homes for Sale by Month



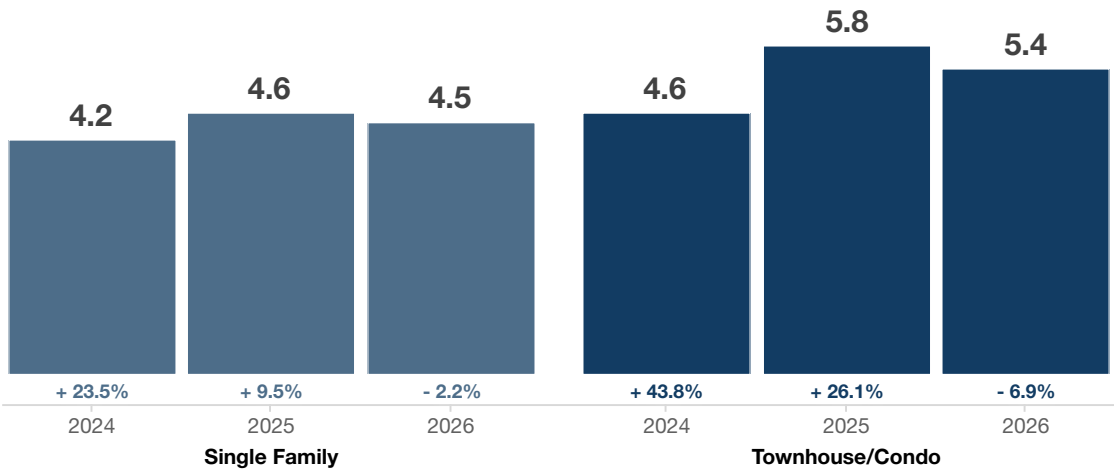
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



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Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	4.7	+ 20.5%	5.8	+ 26.1%
Nov-2025	4.1	+ 20.6%	5.6	+ 40.0%
Dec-2025	2.8	+ 21.7%	4.3	+ 53.6%
Jan-2026	2.8	+ 7.7%	4.5	+ 45.2%
Feb-2026	3.0	0.0%	4.7	+ 27.0%
Mar-2026	3.5	- 2.8%	4.9	+ 11.4%
Apr-2026	4.1	- 2.4%	5.8	+ 13.7%
May-2026	4.4	- 10.2%	6.1	+ 10.9%
Jun-2026	4.6	- 8.0%	5.8	- 1.7%
Jul-2026	4.4	- 8.3%	5.2	- 11.9%
Aug-2026	4.1	- 4.7%	5.3	- 3.6%
Sep-2026	4.5	- 2.2%	5.4	- 6.9%
12-Month Avg*	3.9	+ 0.8%	5.3	+ 12.6%

* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Hamilton

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,401	1,057	- 24.6%	10,981	9,283	- 15.5%
Sales		486	376	- 22.6%	4,409	4,028	- 8.6%
Days on Market Until Sale		40	46	+ 15.0%	37	42	+ 13.5%
Median Sales Price		\$702,500	\$640,000	- 8.9%	\$715,000	\$670,000	- 6.3%
Average Sales Price		\$776,906	\$714,420	- 8.0%	\$785,246	\$744,076	- 5.2%
Percent of List Price Received		97.1%	96.8%	- 0.3%	98.0%	97.1%	- 0.9%
Housing Affordability Index		61	63	+ 3.3%	60	60	0.0%
Housing Value Index		161	152	- 5.6%	—	—	—
Inventory of Homes for Sale		2,415	2,064	- 14.5%	—	—	—
Months Supply of Inventory		5.0	4.8	- 4.0%	—	—	—