Monthly Indicators

Hamilton

May 2026

Canadian home sales edged up 0.7% from the previous month, marking the first increase in six months, according to the Canadian Real Estate Association (CREA). Year-over-year, sales were down 4% on a non-seasonally adjusted basis. CREA attributed the subdued activity in recent months to higher mortgage rates and continued global uncertainty.

New Listings decreased 21.3 percent for Single Family homes and 19.6 percent for Townhouse/Condo homes. Sales decreased 11.6 percent for Single Family homes and 9.7 percent for Townhouse/Condo homes. Inventory decreased 9.4 percent for Single Family homes and 4.7 percent for Townhouse/Condo homes.

Median Sales Price remained flat at $765,000 for Single Family homes but decreased 8.4 percent to $577,500 for Townhouse/Condo properties. Days on Market increased 14.3 percent for Single Family homes and 17.9 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 8.2 percent for Single Family homes but increased 10.9 percent for Townhouse/Condo homes.

New listings rose 4.1% from the previous month, with a total of 187,647 properties listed for sale across Canada heading into May, a 2.2% increase from a year ago but 6.1% below the long-term average for that time of year, according to CREA. Meanwhile, the National Composite MLS® Home Price Index (HPI) dipped 0.1% month-over-month, the smallest decline since October 2025.

Quick Facts

- 11.0%	- 3.1%	- 7.7%
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.

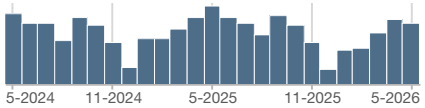
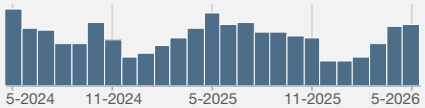
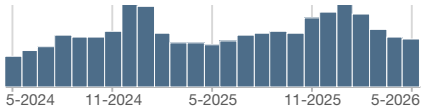
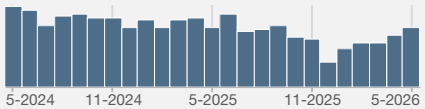
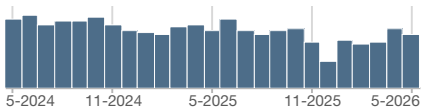
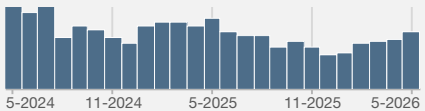
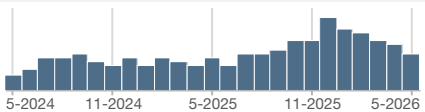
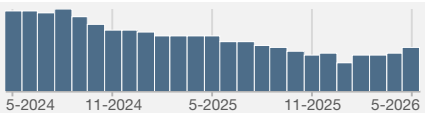
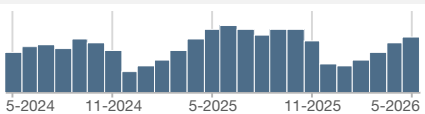
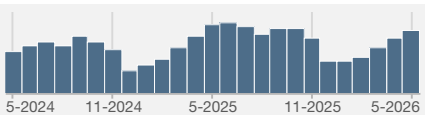
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Current as of June 2, 2026. All data from ITSO. Report © 2026 ShowingTime Plus, LLC.

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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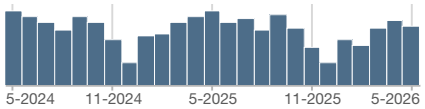
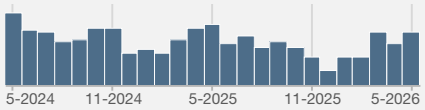
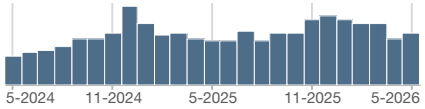
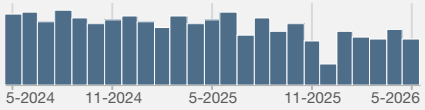
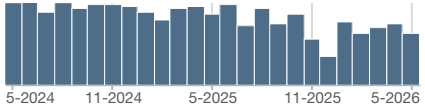
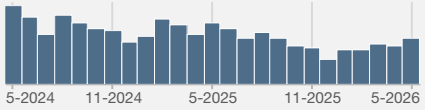
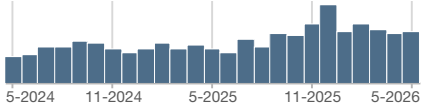
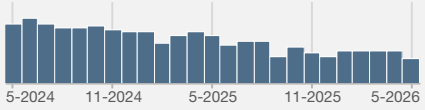
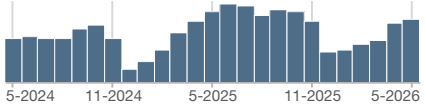
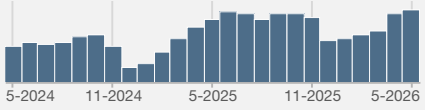
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,049	**826**	- 21.3%	3,895	**3,339**	- 14.3%
Sales		423	**374**	- 11.6%	1,619	**1,462**	- 9.7%
Days on Market Until Sale		28	**32**	+ 14.3%	34	**39**	+ 14.7%
Median Sales Price		$765,000	**$765,000**	0.0%	$775,000	**$735,000**	- 5.2%
Average Sales Price		$858,427	**$840,166**	- 2.1%	$862,010	**$827,032**	- 4.1%
Percent of List Price Received		98.7%	**97.8%**	- 0.9%	98.4%	**97.2%**	- 1.2%
Housing Affordability Index		54	**55**	+ 1.9%	53	**57**	+ 7.5%
Housing Value Index		181	**169**	- 6.6%	—	**—**	—
Inventory of Homes for Sale		1,540	**1,395**	- 9.4%	—	**—**	—
Months Supply of Inventory		4.9	**4.5**	- 8.2%	—	**—**	—

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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		500	**402**	- 19.6%	2,055	**1,802**	- 12.3%
Sales		186	**168**	- 9.7%	771	**706**	- 8.4%
Days on Market Until Sale		39	**46**	+ 17.9%	44	**50**	+ 13.6%
Median Sales Price		$630,500	**$577,500**	- 8.4%	$622,000	**$586,000**	- 5.8%
Average Sales Price		$605,829	**$566,055**	- 6.6%	$611,701	**$576,190**	- 5.8%
Percent of List Price Received		98.4%	**97.5%**	- 0.9%	98.1%	**97.2%**	- 0.9%
Housing Affordability Index		65	**73**	+ 12.3%	66	**72**	+ 9.1%
Housing Value Index		162	**142**	- 12.3%	—	**—**	—
Inventory of Homes for Sale		866	**825**	- 4.7%	—	**—**	—
Months Supply of Inventory		5.5	**6.1**	+ 10.9%	—	**—**	—

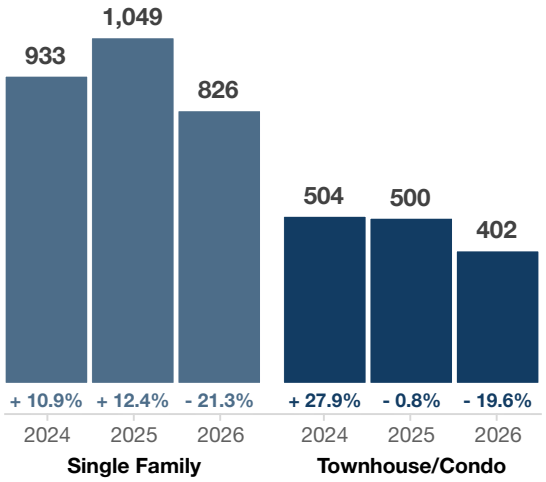
New Listings

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

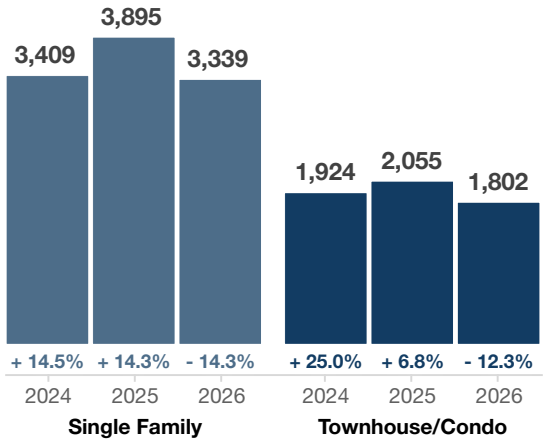
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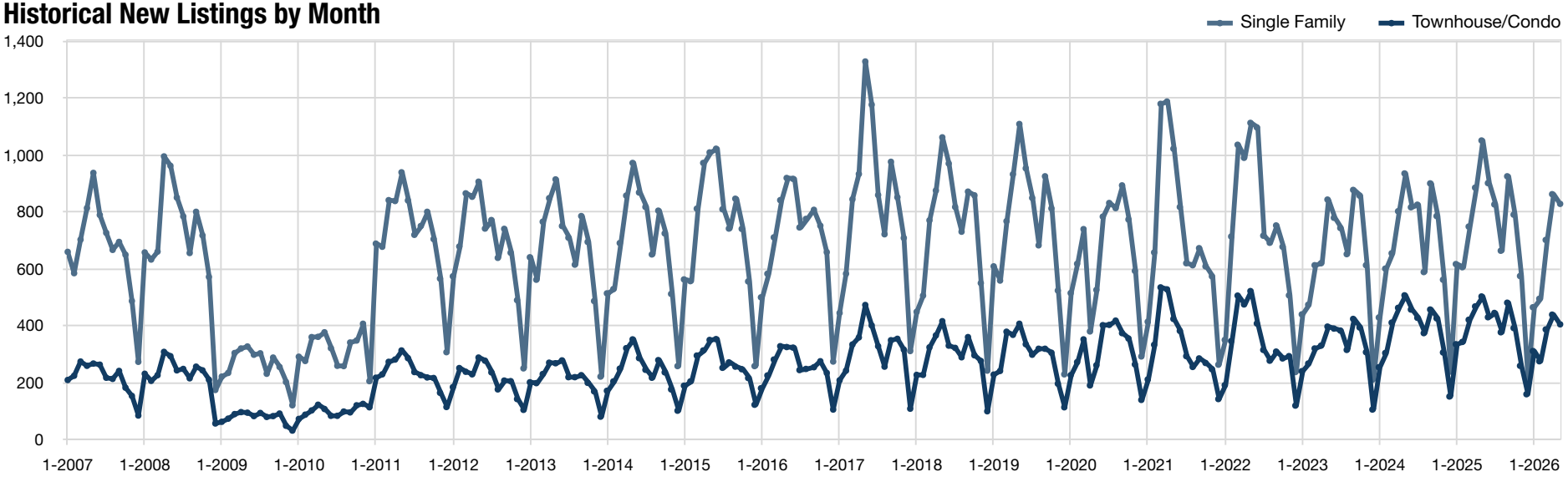


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	899	+ 10.4%	427	- 5.9%
Jul-2025	824	+ 0.1%	442	+ 4.0%
Aug-2025	661	+ 12.8%	374	+ 0.8%
Sep-2025	923	+ 2.8%	478	+ 5.3%
Oct-2025	788	+ 0.6%	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%	272	- 20.0%
Mar-2026	699	- 6.3%	384	- 8.1%
Apr-2026	860	- 2.6%	436	- 6.2%
May-2026	**826**	**- 21.3%**	**402**	**- 19.6%**
12-Month Avg	685	- 4.3%	360	- 6.7%

Historical New Listings by Month

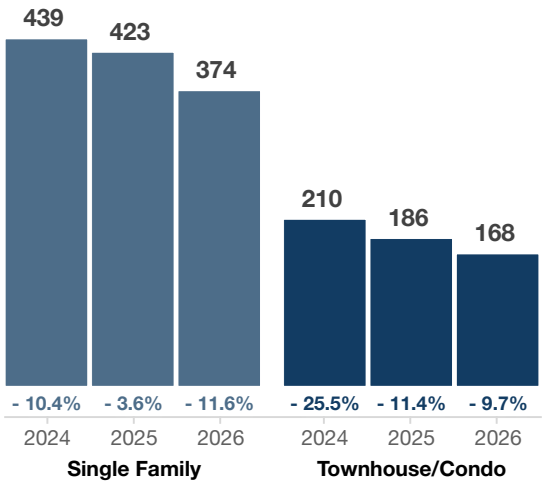


Sales

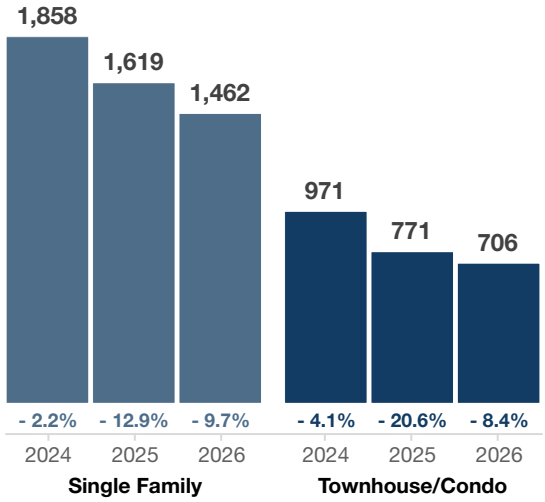
A count of the properties on which offers have been accepted in a given month.

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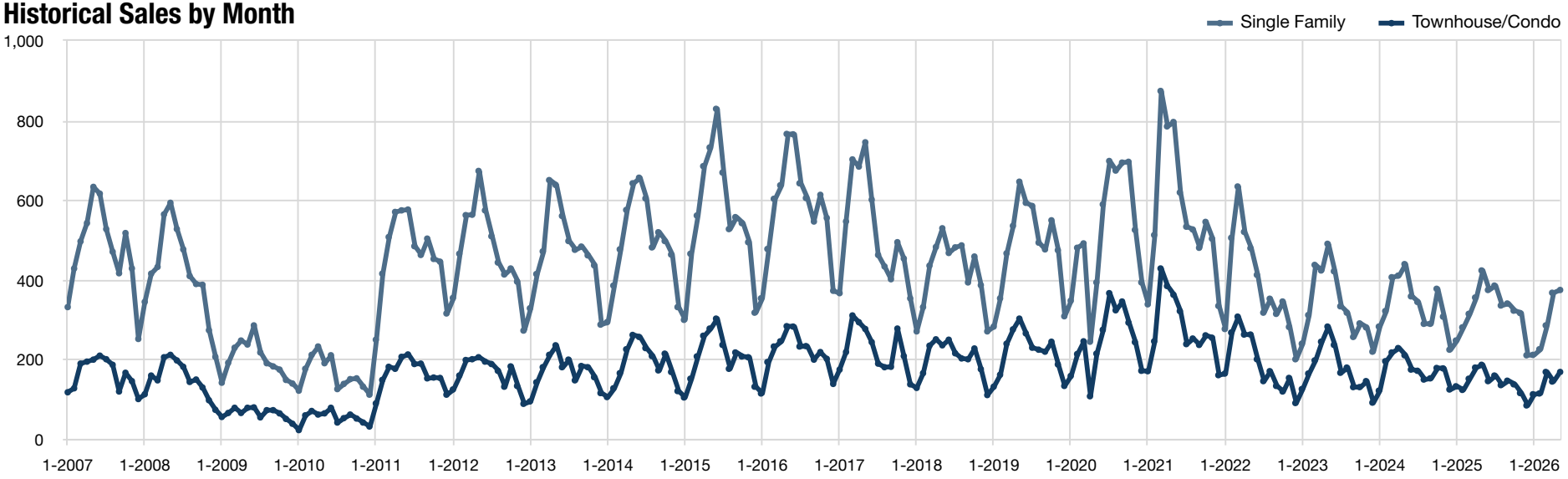


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	374	+ 4.5%	145	- 16.7%
Jul-2025	385	+ 11.9%	159	- 7.0%
Aug-2025	335	+ 15.9%	135	- 9.4%
Sep-2025	340	+ 17.6%	146	- 3.9%
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	367	+ 3.4%	144	- 19.6%
May-2026	**374**	**- 11.6%**	**168**	**- 9.7%**
12-Month Avg	312	- 1.6%	136	- 13.9%

Historical Sales by Month



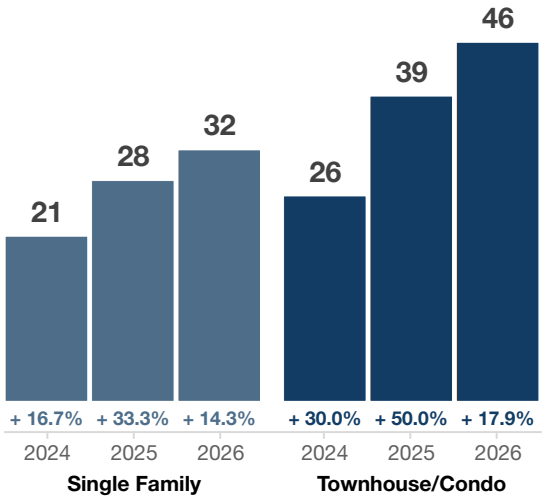
Days on Market Until Sale

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

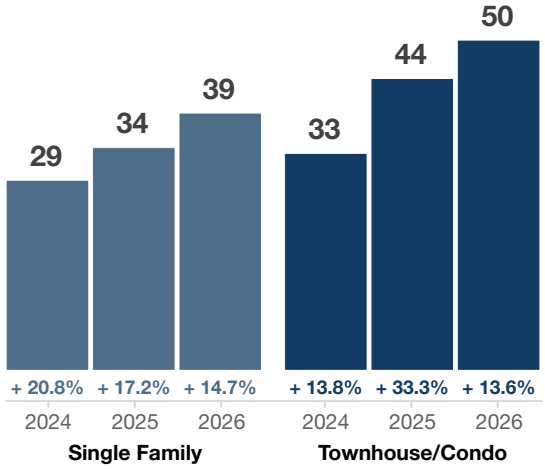
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Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	31	+ 29.2%	39	+ 34.5%
Jul-2025	34	+ 30.8%	48	+ 54.8%
Aug-2025	36	+ 5.9%	40	+ 17.6%
Sep-2025	37	+ 8.8%	46	+ 12.2%
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%**	**46**	**+ 17.9%**
12-Month Avg*	38	+ 13.3%	48	+ 15.1%

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

Historical Days on Market Until Sale by Month



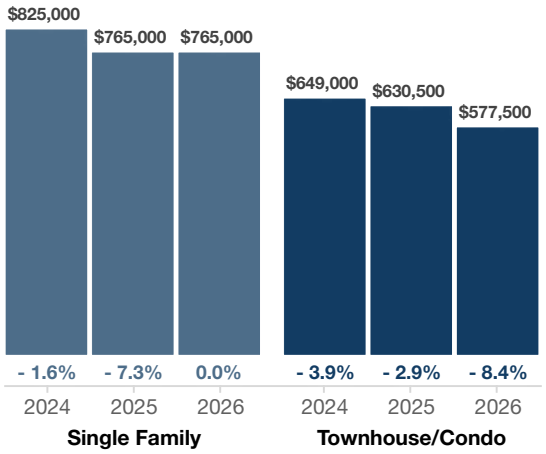
Median Sales Price

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

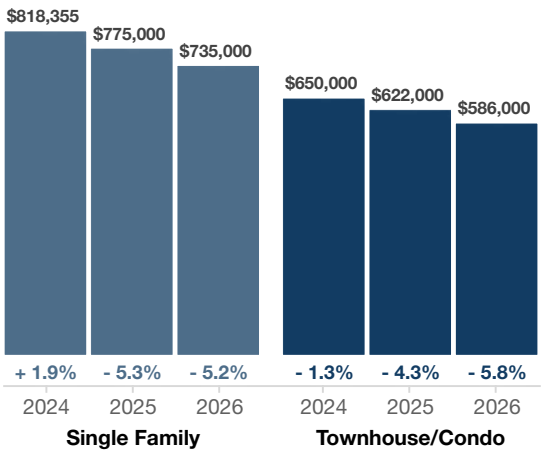
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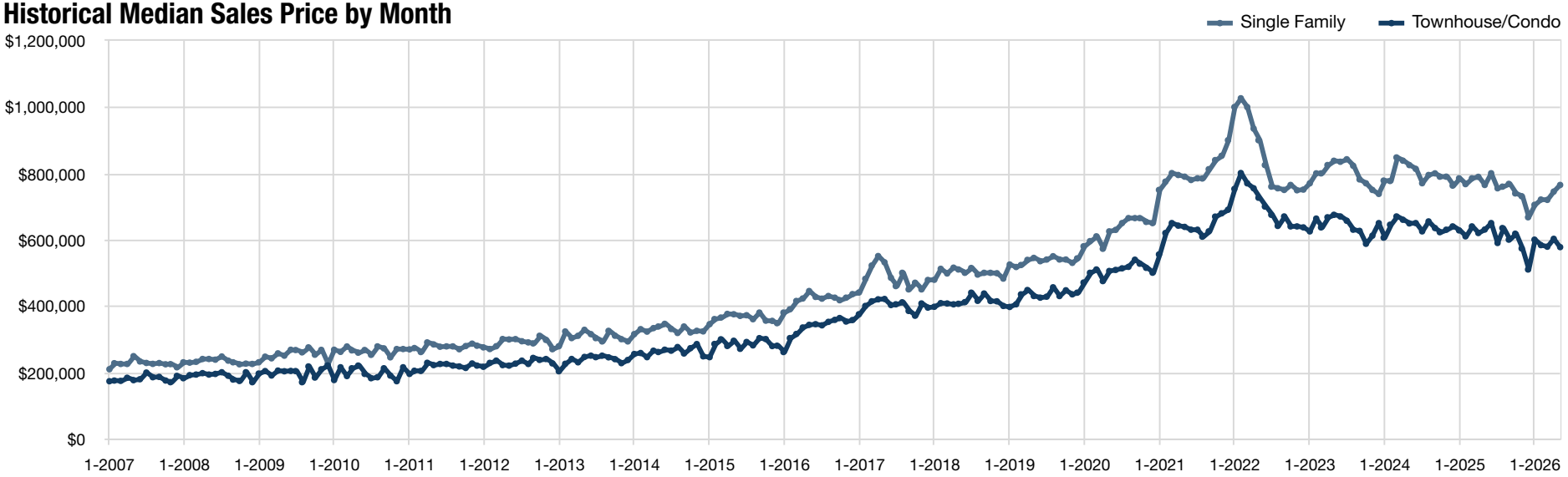
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	$800,350	- 1.6%	$650,000	0.0%
Jul-2025	$755,000	- 2.0%	$590,000	- 5.6%
Aug-2025	$759,900	- 4.4%	$635,000	- 3.1%
Sep-2025	$768,250	- 4.0%	$600,000	- 5.5%
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	**$765,000**	**0.0%**	**$577,500**	**- 8.4%**
12-Month Avg*	$745,000	- 5.1%	$597,000	- 5.2%

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

Historical Median Sales Price by Month



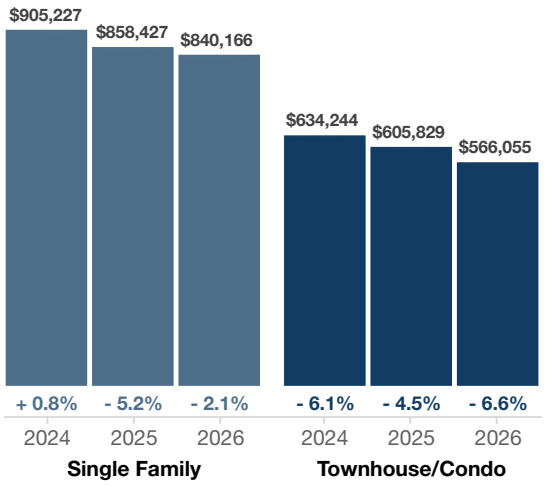
Average Sales Price

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

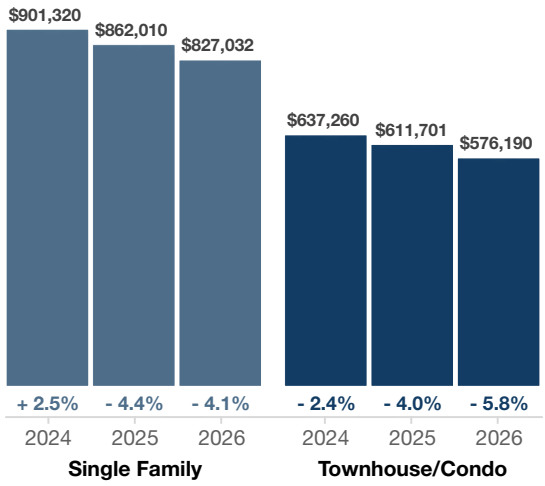
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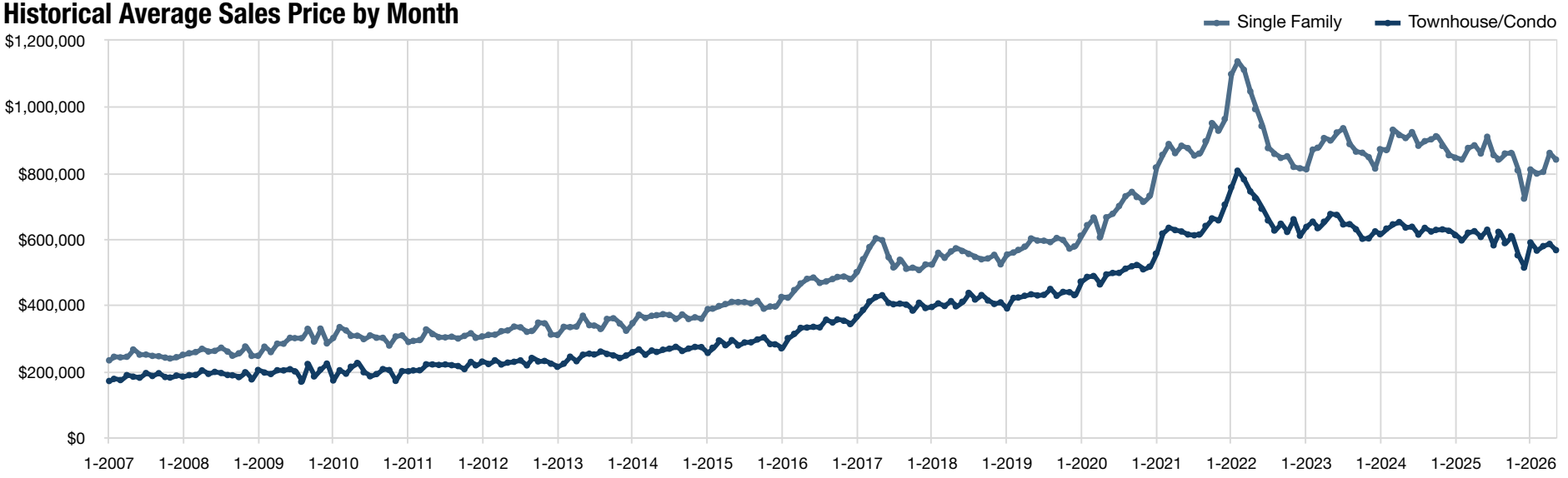
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	$909,117	- 1.5%	$627,782	- 1.4%
Jul-2025	$853,835	- 3.2%	$580,567	- 5.3%
Aug-2025	$839,983	- 6.2%	$621,390	- 1.9%
Sep-2025	$858,345	- 4.8%	$587,253	- 5.6%
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	$860,207	- 2.6%	$584,840	- 6.2%
May-2026	**$840,166**	**- 2.1%**	**$566,055**	**- 6.6%**
12-Month Avg*	$837,297	- 5.0%	$583,606	- 6.0%

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

Historical Average Sales Price by Month



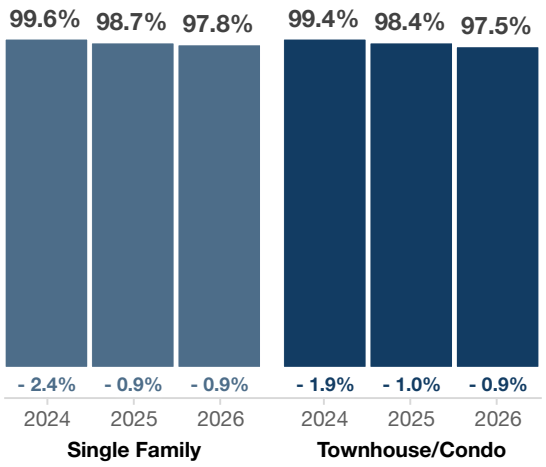
Percent of List Price Received

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.

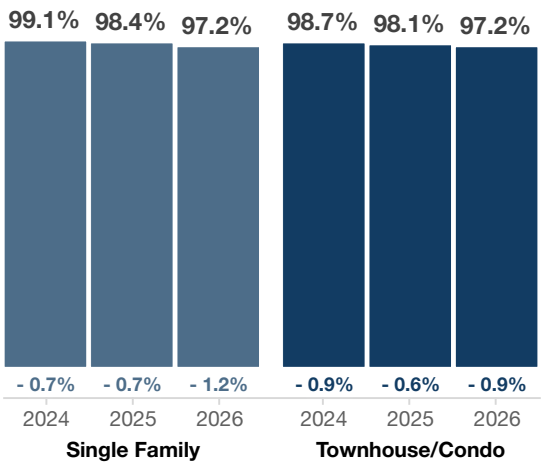
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Hamilton

May



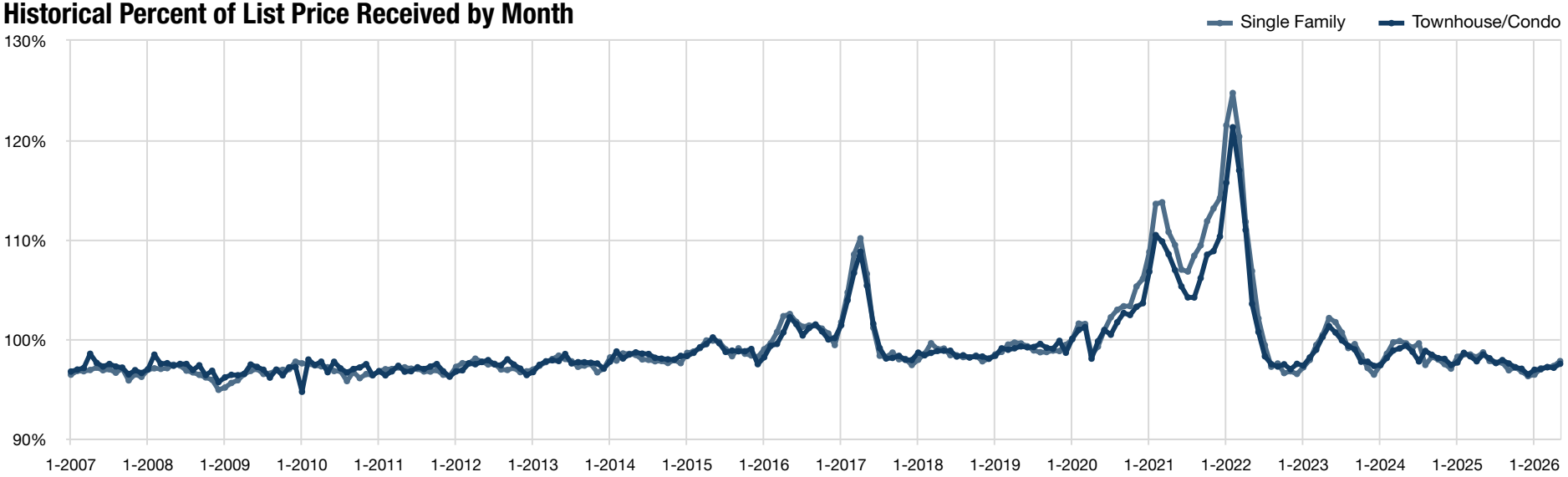
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	97.8%	- 1.3%	98.1%	- 0.6%
Jul-2025	97.6%	- 2.0%	97.6%	- 0.2%
Aug-2025	97.6%	+ 0.2%	97.9%	- 0.9%
Sep-2025	96.9%	- 1.3%	97.5%	- 0.9%
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%**
12-Month Avg*	97.2%	- 1.1%	97.3%	- 0.8%

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

Historical Percent of List Price Received by Month



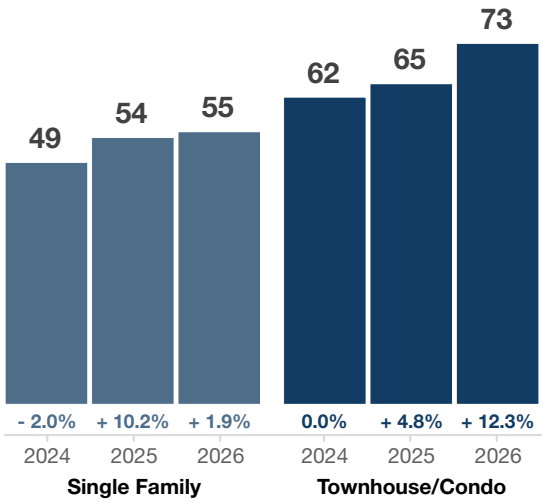
Housing Affordability Index

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.

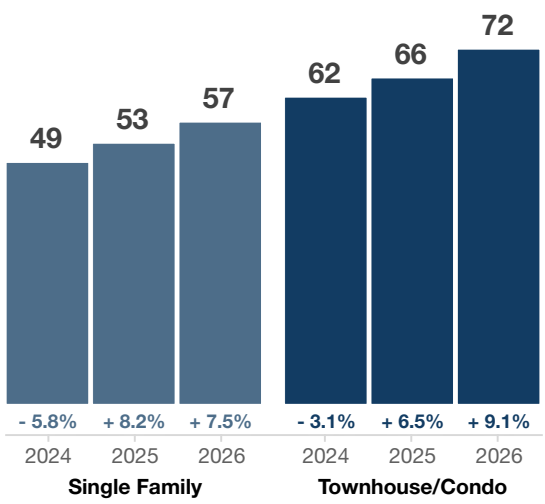
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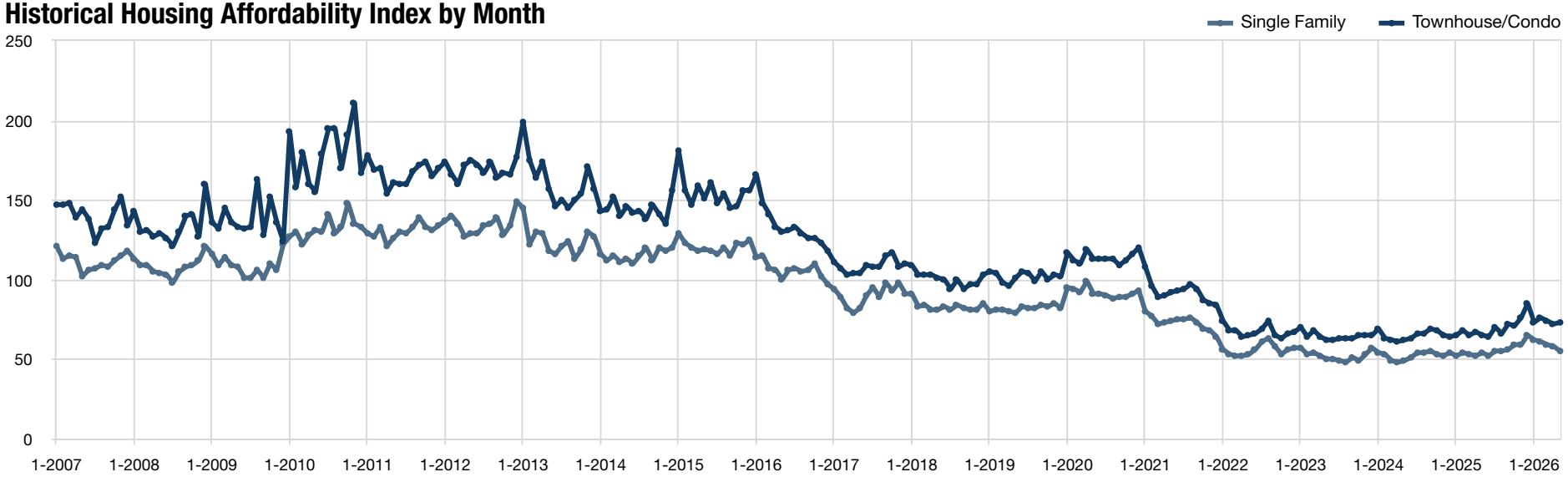


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	52	+ 2.0%	64	+ 1.6%
Jul-2025	55	+ 1.9%	70	+ 6.1%
Aug-2025	55	+ 1.9%	66	0.0%
Sep-2025	56	+ 1.8%	72	+ 4.3%
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%**
12-Month Avg	58	+ 9.4%	73	+ 10.6%

Historical Housing Affordability Index by Month

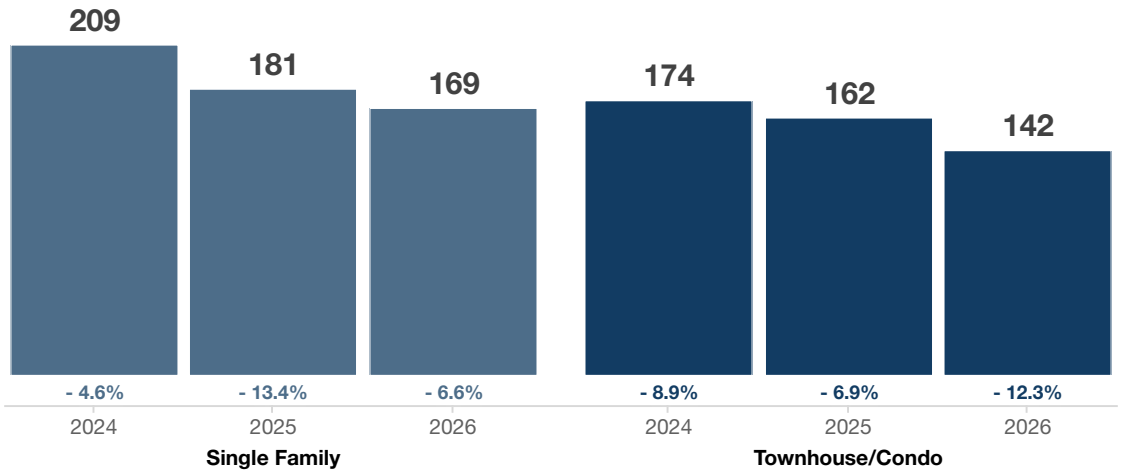


ShowingTime Housing Value Index

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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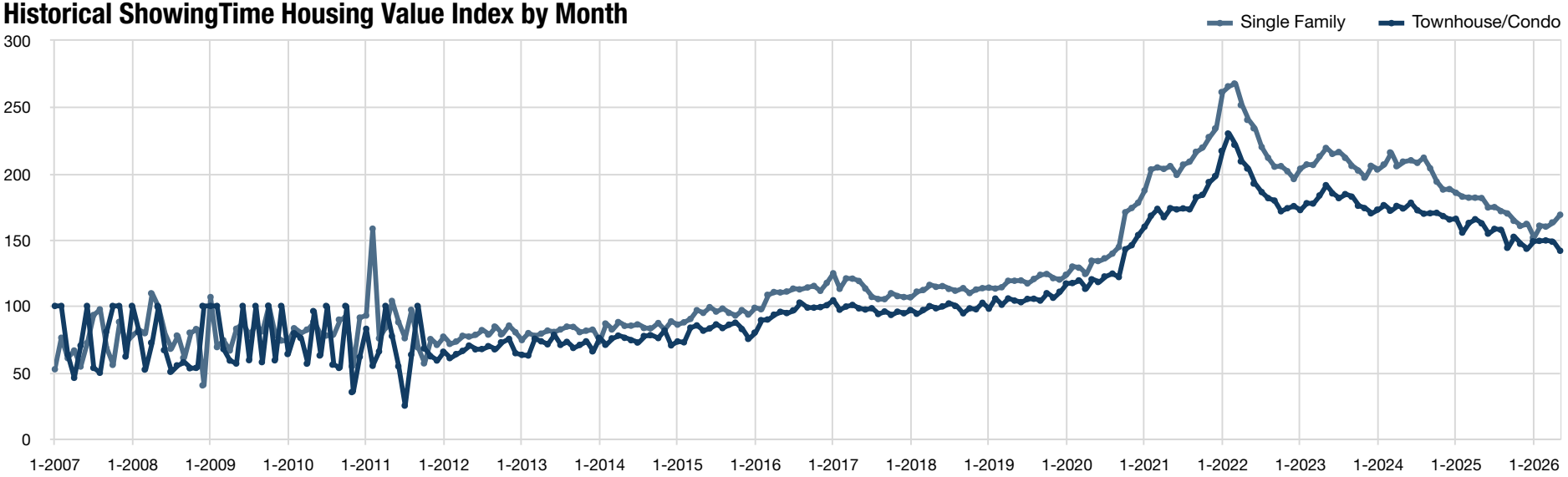
May



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	174	- 17.1%	155	- 12.9%
Jul-2025	175	- 15.9%	158	- 8.1%
Aug-2025	172	- 18.9%	157	- 7.6%
Sep-2025	170	- 16.7%	144	- 15.3%
Oct-2025	164	- 15.5%	152	- 10.6%
Nov-2025	160	- 14.9%	147	- 12.5%
Dec-2025	162	- 13.8%	143	- 13.3%
Jan-2026	151	- 18.4%	149	- 10.2%
Feb-2026	161	- 11.5%	149	- 3.9%
Mar-2026	160	- 12.1%	149	- 8.6%
Apr-2026	163	- 10.4%	148	- 10.3%
May-2026	**169**	**- 6.6%**	**142**	**- 12.3%**
12-Month Avg*	—	—	—	—

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

Historical ShowingTime Housing Value Index by Month

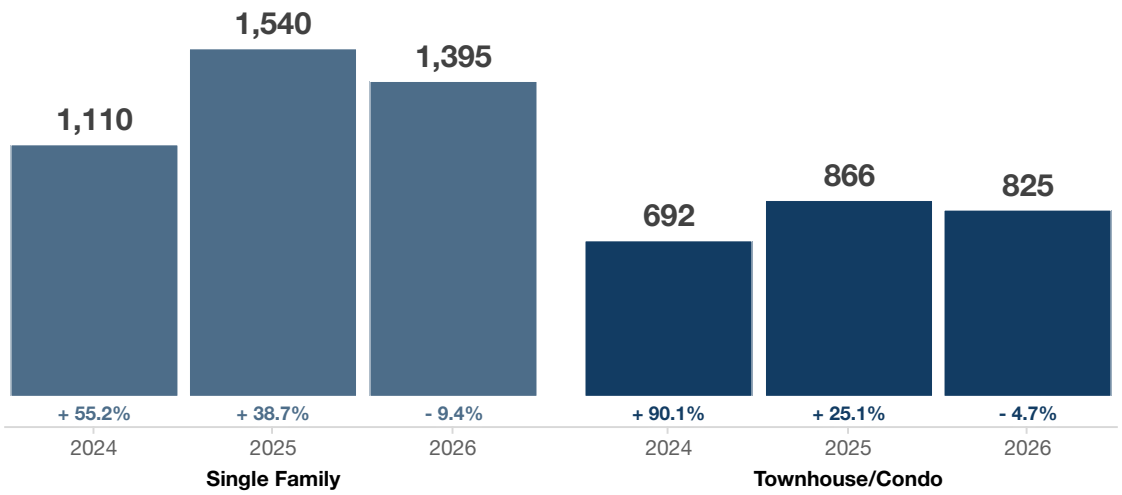


Inventory of Homes for Sale

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

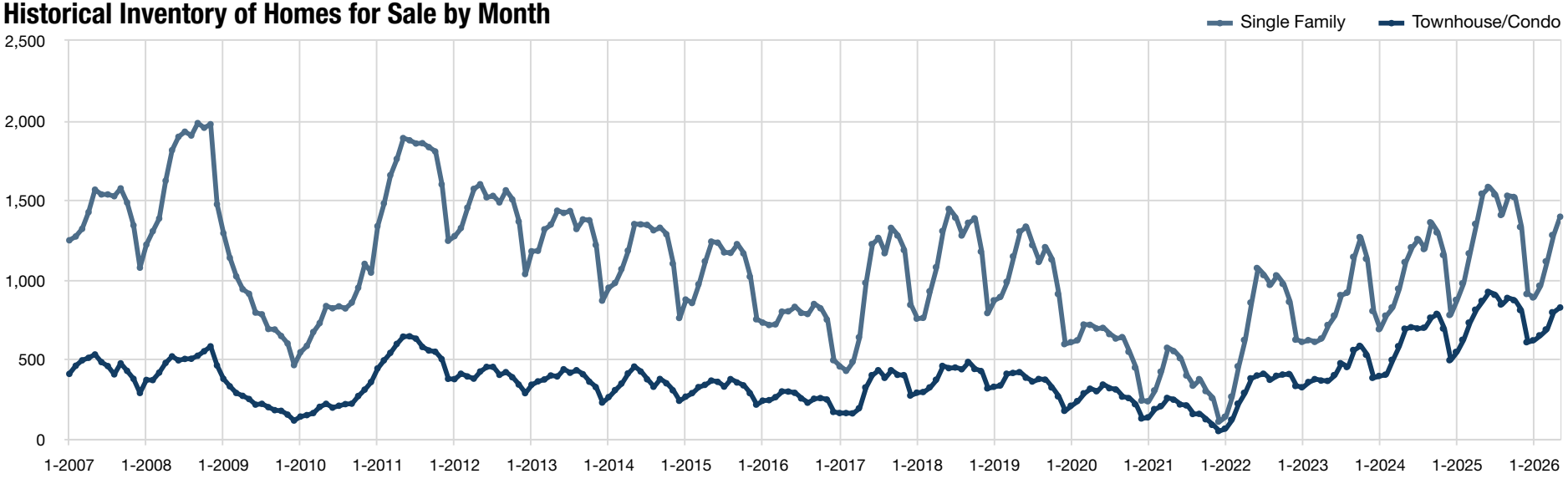
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May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2025	1,582	+ 31.5%	923	+ 31.7%
Jul-2025	1,535	+ 22.3%	905	+ 30.6%
Aug-2025	1,406	+ 18.0%	844	+ 20.9%
Sep-2025	1,527	+ 12.3%	885	+ 16.3%
Oct-2025	1,519	+ 17.1%	871	+ 11.0%
Nov-2025	1,331	+ 15.2%	809	+ 16.7%
Dec-2025	910	+ 17.0%	607	+ 22.9%
Jan-2026	888	+ 1.7%	619	+ 13.4%
Feb-2026	962	- 1.5%	650	+ 4.5%
Mar-2026	1,115	- 4.3%	687	- 5.9%
Apr-2026	1,280	- 5.2%	795	- 2.0%
May-2026	**1,395**	**- 9.4%**	**825**	**- 4.7%**
12-Month Avg	1,288	+ 9.2%	785	+ 12.1%

Historical Inventory of Homes for Sale by Month



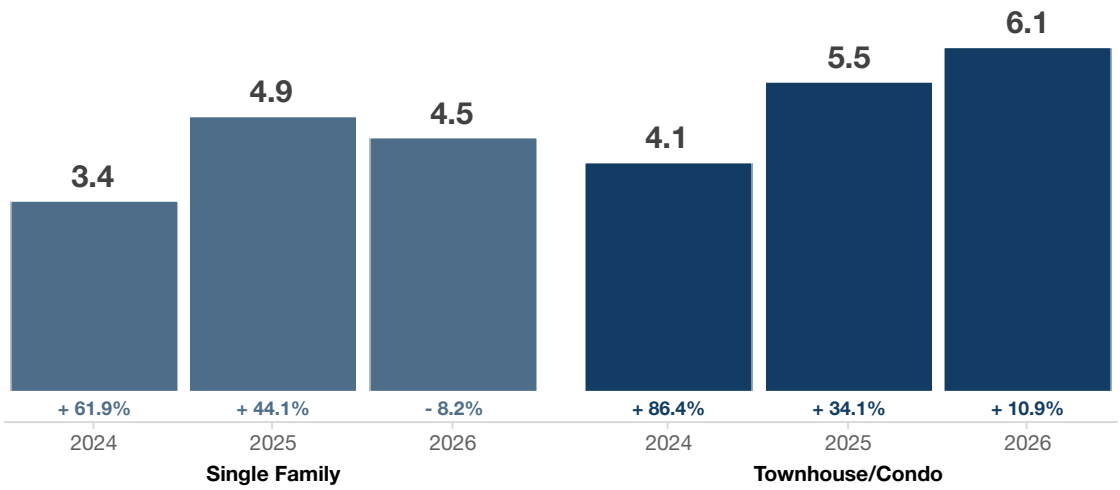
Months Supply of Inventory

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
Jun-2025	5.0	+ 35.1%	5.9	+ 40.5%
Jul-2025	4.8	+ 26.3%	5.9	+ 40.5%
Aug-2025	4.3	+ 16.2%	5.5	+ 27.9%
Sep-2025	4.6	+ 9.5%	5.8	+ 26.1%
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%	4.4	+ 41.9%
Feb-2026	3.0	0.0%	4.7	+ 27.0%
Mar-2026	3.5	- 2.8%	4.9	+ 11.4%
Apr-2026	4.0	- 4.8%	5.8	+ 13.7%
May-2026	**4.5**	**- 8.2%**	**6.1**	**+ 10.9%**
12-Month Avg*	4.0	+ 11.2%	5.4	+ 28.0%

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

Historical Months Supply of Inventory by Month

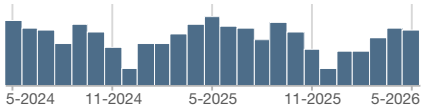
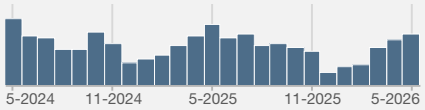
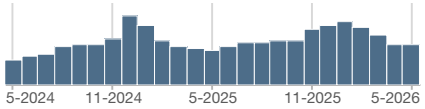
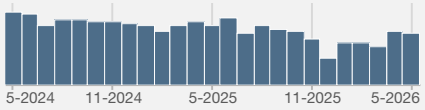
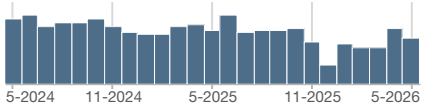
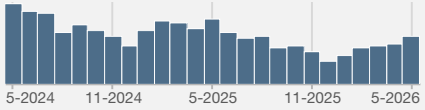
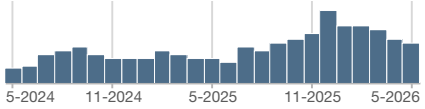
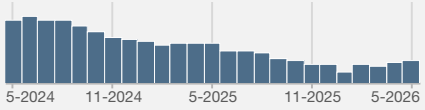
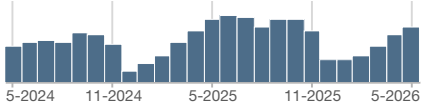
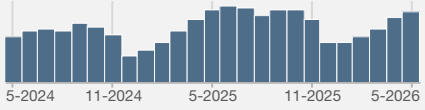


All Residential Properties Market Overview

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

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Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,549	**1,228**	- 20.7%	5,950	**5,141**	- 13.6%
Sales		609	**542**	- 11.0%	2,390	**2,168**	- 9.3%
Days on Market Until Sale		31	**36**	+ 16.1%	37	**43**	+ 16.2%
Median Sales Price		$715,000	**$692,500**	- 3.1%	$715,000	**$675,000**	- 5.6%
Average Sales Price		$781,279	**$755,202**	- 3.3%	$781,262	**$745,309**	- 4.6%
Percent of List Price Received		98.6%	**97.7%**	- 0.9%	98.3%	**97.2%**	- 1.1%
Housing Affordability Index		57	**61**	+ 7.0%	57	**63**	+ 10.5%
Housing Value Index		175	**160**	- 8.6%	—	—	—
Inventory of Homes for Sale		2,406	**2,220**	- 7.7%	—	—	—
Months Supply of Inventory		5.1	**5.0**	- 2.0%	—	—	—