



WAHI'S 2023 HAMILTON HOUSING SNAPSHOT REPORT

Insights, Analysis, and More From Hamilton's Real Estate Market





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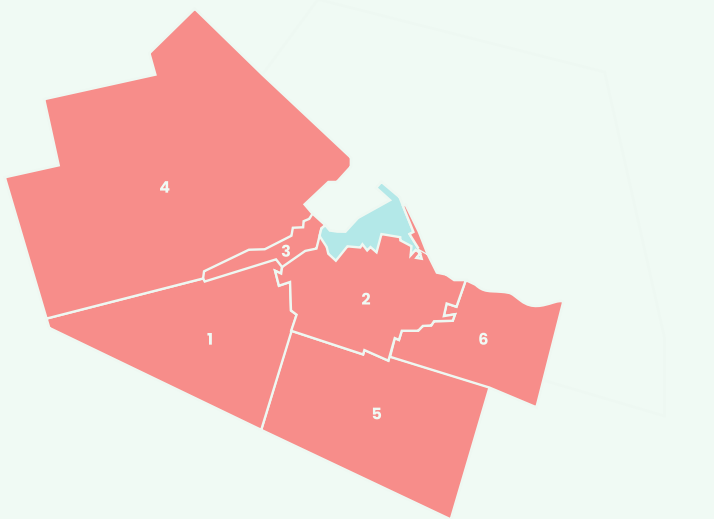


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HAMILTON OVERVIEW 2023

PRICES, SALES, AND AVERAGE DAYS ON MARKET

Median Price			Sales			Average Days on Market		
\$760,000 (-9% y/y)			8,120 (-12.7% y/y)			22 (+5)		
1. ANCASTER			2. CENTRAL HAMILTON			3. DUNDAS		
Median Price	Sales	DOM	Median Price	Sales	DOM	Median Price	Sales	DOM
\$1,010,000 (-12.2% y/y)	717 (-20.5% y/y)	22 (+4)	\$660,000 (-8.3% y/y)	3,517 (-18.1% y/y)	21 (+5)	\$910,000 (-4.2% y/y)	383 (-17.8% y/y)	20 (+3)
4. FLAMBOROUGH			5. GLANBROOK			6. STONEY CREEK		
Median Price	Sales	DOM	Median Price	Sales	DOM	Median Price	Sales	DOM
\$982,750 (-12.7% y/y)	934 (-14.4% y/y)	22 (+3)	\$820,000 (-13.7% y/y)	703 (-12.1% y/y)	24 (+8)	\$784,350 (-9.1% y/y)	1,349 (-20.7% y/y)	23 (+6)



KEY FINDINGS

- Prices and sales were down on an annual basis in all parts of Hamilton in 2023.
- Dundas saw the smallest year-over-year price decline (-4.1%) while Glanbrook saw the largest (-13.7%).
- Year-over-year sales dropped the most in Stoney Creek (-20.7%) and the least in Flamborough (-14.4%).

“Interest rates, affordability, and supply have been the defining issues for the housing market in 2023.”

-Benjy Katchen-
Wahi CEO

All data in Wahi's Hamilton Housing Snapshot Report is from the period between Jan. 1 and Dec. 31, 2023 unless otherwise stated. Comparisons to the previous year are for the same period.

HAMILTON CONDO VERSUS NON-CONDO MARKETS

CONDO		
Median Price	Sales	DOM
\$540,000 (-12.9% y/y)	1,088 (-11.1% y/y)	28 (+10)

NON-CONDO		
Median Price	Sales	DOM
\$799,000 (-8.7% y/y)	6,515 (-18.3% y/y)	21 (+4)

HAMILTON NEIGHBOURHOODS WITH THE MOST HOME SALES


1 LAKESHORE (136)	2 Vincent (113)	3 Felker (108)
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MOST OVERBID & UNDERBID HOMES SALES


We've ranked the most overbid and underbid homes by the percentage difference between list and sale prices.

 MOST UNDERBID  MOST OVERBID


1 15 Arthur St.
OVERBID AMOUNT
+78.4% [VIEW LISTING](#)




2 70 Harvey St.
OVERBID AMOUNT
+66.8% [VIEW LISTING](#)




3 64 Willowcrest Ave.
OVERBID AMOUNT
+60% [VIEW LISTING](#)




1 30 Summit Ave., Unit #304
OVERBID AMOUNT
-35.2% [VIEW LISTING](#)



2 17 Braemar Pl.
OVERBID AMOUNT
-24% [VIEW LISTING](#)

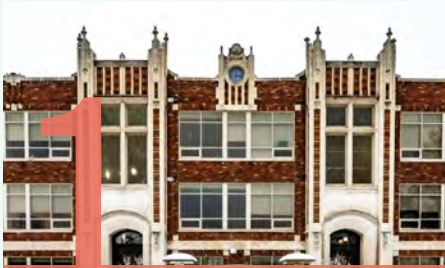


3 183 Glow Ave.
OVERBID AMOUNT
-23.2% [VIEW LISTING](#)



MOST EXPENSIVE HOMES SOLD

CONDOS



NEIGHBOURHOOD:
COLBORNE
397 King St., Unit #115

[VIEW LISTING](#)



NEIGHBOURHOOD:
CENTRAL
181 James St., Penthouse #3

[VIEW LISTING](#)



NEIGHBOURHOOD:
CENTRAL
30 Hamilton St., Unit #702

[VIEW LISTING](#)

HOUSES



NEIGHBOURHOOD:
FLAMBOROUGH
408 11th Concession Rd.

[VIEW LISTING](#)



NEIGHBOURHOOD:
FLAMBOROUGH
816 Middletown Rd.

[VIEW LISTING](#)



NEIGHBOURHOOD:
CLEARVIEW
141 Woodview Cres.

[VIEW LISTING](#)

LEAST EXPENSIVE HOMES SOLD

CONDOS



NEIGHBOURHOOD:
EASTMOUNT
30 Summit Ave., Unit #304

[VIEW LISTING](#)



NEIGHBOURHOOD:
DURAND
60 Robinson St., Unit #104

[VIEW LISTING](#)



NEIGHBOURHOOD:
EASTMOUNT
30 Summit Ave., Unit #403

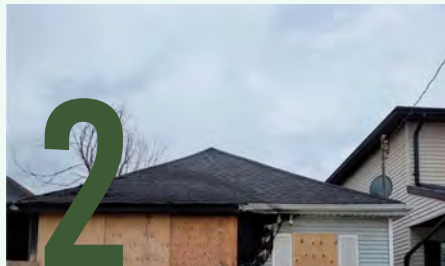
[VIEW LISTING](#)

HOUSES



NEIGHBOURHOOD:
INDUSTRIAL SECTOR B
78 Hillyard St.

[VIEW LISTING](#)



NEIGHBOURHOOD:
HOMESIDE
314 Britannia Ave.

[VIEW LISTING](#)



NEIGHBOURHOOD:
INDUSTRIAL SECTOR A AND KEITH
32 Burton St.

[VIEW LISTING](#)

BY POPULAR DEMAND

WAHI'S MOST-VIEWED LISTINGS

Affordability was a major theme when it came to the Wahi listings that racked up the highest view counts in 2023. These properties were listed for well below the median price in Hamilton, and more than one likely requires renovations. Note that condos were excluded due to data limitations.



1

NEIGHBOURHOOD:
CROWN POINT WEST

25 Highland Ave.



2

NEIGHBOURHOOD:
INDUSTRIAL SECTOR B

78 Hillyard St.



3

NEIGHBOURHOOD:
LANDSDALE

5 Nightingale St



4

NEIGHBOURHOOD:
CORKTOWN

92 Aurora St.



5

NEIGHBOURHOOD:
SHAVER

305 Garner Rd.,
#Lot 37

[VIEW LISTING](#)

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"SEPARATE ENTRANCE" WAHI'S MOST-SEARCHED TERM

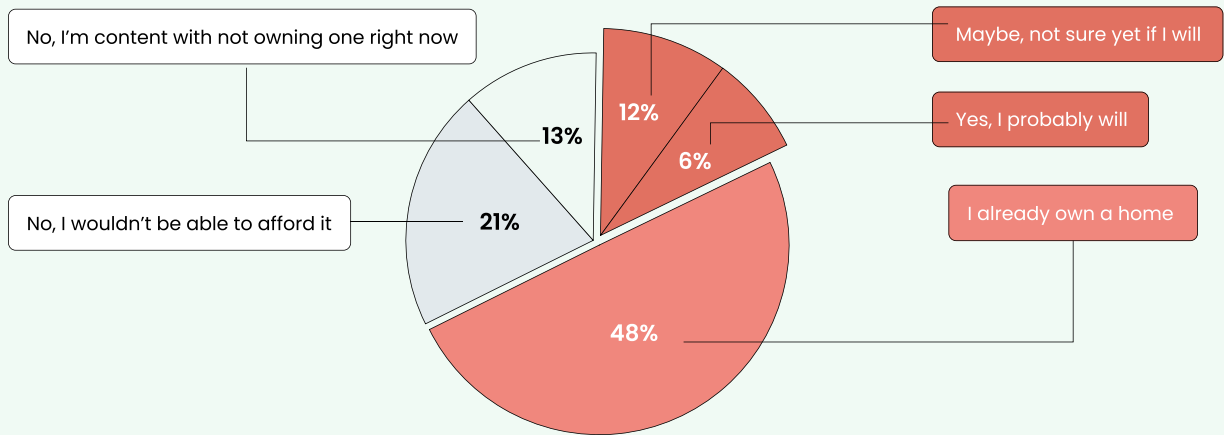
Separate Entrance was the most-searched term by users searching listings on [Wahi.com](https://wahi.com), suggesting homebuyers are looking for properties with income-generating potential to afford today's higher mortgage costs that have followed multiple Bank of Canada rate hikes.

WAHI'S MOST-SEARCHED NEIGHBOURHOODS IN HAMILTON



WAHI'S 2024 HOMEBUYER INTENTIONS SURVEY: NEARLY 1 IN 5 CANADIANS ARE CONSIDERING BUYING A HOME IN 2024

Canadians considering buying a home in 2024



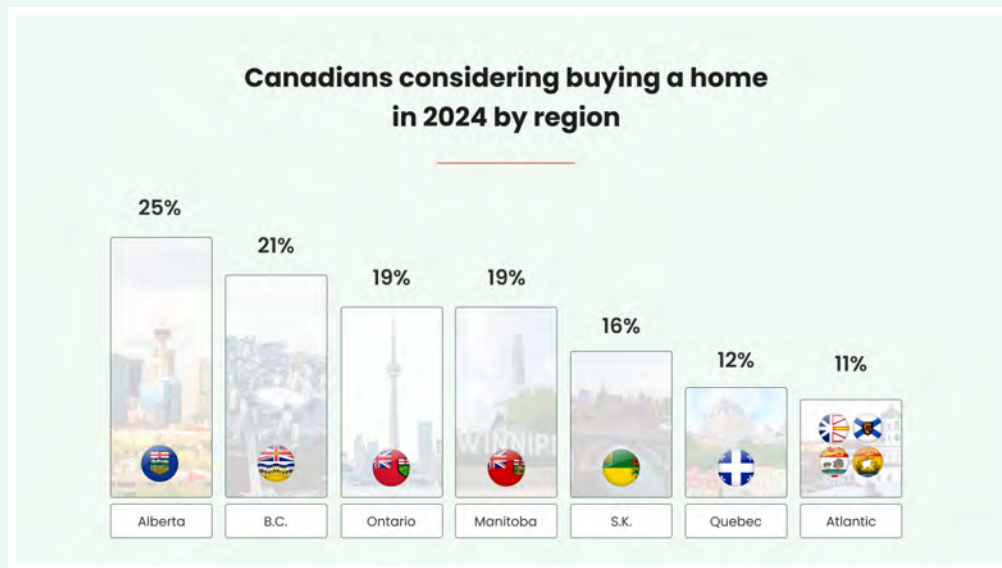
For a significant number of Canadians, 2024 will be the year they buy a home. In fact, nearly one in five Canadians aged 18 and up say they probably will or may buy a home this year, and Canadians under 35 have the strongest intentions, according to a new [Wahi survey](#) of Angus Reid Forum members that looks at homebuyer intentions for 2024. Wahi's 2024 Homebuyer Intentions Survey gauges Canadians homebuying plans over the next year as well as what homebuyer hopefuls are going to do to make their

ownership dreams come true. The survey suggests that many Canadians are planning to make sacrifices, including spending less, working longer hours, or taking on a side hustle. "As the results of our survey suggest, many Canadians are planning to purchase a home this year – particularly in some of the country's more affordable markets – and they're also willing to make lifestyle and work changes to realize their dreams," says Wahi CEO Benjy Katchen.

KEY FINDINGS FROM THE SURVEY

1. Younger Canadians keen to get on the property ladder

- Despite high house prices and the recent surge in interest rates, nearly one-quarter (24%) of Canadians aged 18-34 say they might, or probably will, buy a home in 2024. This is higher than what was observed for those aged 35-54 (22%) and 55+ (11%). The national average for all age groups was 18%.



2. Location, location, location: Homebuying intentions vary by region

- Alberta has the highest proportion (25%) saying they may buy a home next year, possibly reflecting the affordability of Calgary and Edmonton compared to other major Canadian cities.
- In B.C. and Ontario, the provinces with the highest home prices, 21% and 19% of respondents, respectively, may buy a home next year.
- Atlantic Canada had the lowest share of potential homebuyers (11%) but the highest share of existing homeowners who say they own a home and are not looking to buy this year.

3. Potential homebuyers are playing the waiting game

- Among Canadians who say they might, or probably will, buy a home in 2024, the top potential barriers are simply that they want to see what happens with home prices (49%) and with interest rates (48%).
- More than a quarter (28%) of these respondents aren't sure if they have enough savings, especially those residing in B.C. (36%), Atlantic Canada (34%), Ontario (29%).

4. Canadians plan to work more and spend less to achieve the dream of homeownership

- Some 45% of potential homebuyers say they are cutting back on spending to set themselves up financially for purchasing a home in 2024, making it the most common sacrifice (respondents could choose multiple answers). Canadians aged 18 to 34 were most likely to cut back on spending (59%).
- Canadians with homebuying intentions this year also say they are planning to work more hours (21%) or take on a gig-economy job, such as driving for Uber (8%).
- About one in five (19%) potential homebuyers aged 18-34 plan to purchase property with a partner or family member to split the cost.

METHODOLOGY

These are the findings of a survey conducted by Wahi from Dec. 14 to 18, 2023 among a representative sample of 1,508 online Canadians who are members of the Angus Reid Forum. The survey was conducted in English and French. For comparison purposes only, a probability sample of this size would carry a margin of error of +/-2.5 percentage points, 19 times out of 20.

ABOUT



Wahi redefines real estate by giving control back to Canadians, including access to market data, agent-level insights on the latest listings, and the ability to match consumers with realtors in their area. Learn more at wahi.com.

CONNECT WITH WAHI

Our team is available to elevate your stories with real-time market data, the latest analysis, and commentary.

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