

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
NOVEMBER 2022



REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

Like other areas, the region has experienced easing sales relative to supply levels and downward pressure on home prices. In addition, higher lending rates are weighing on potential purchasers slowing sales activity. However, despite recent declines, year-to-date sales are still comparable to levels achieved prior to the pandemic.


A cautious purchaser combined with additional supply has weighed on regional prices. As a result, in November, the benchmark price eased to \$679,800, well below the high of \$852,400 reported in March of this year, but still significantly above the levels reported prior to the pandemic.

SALES
47

30.9%
 YEAR/YEAR

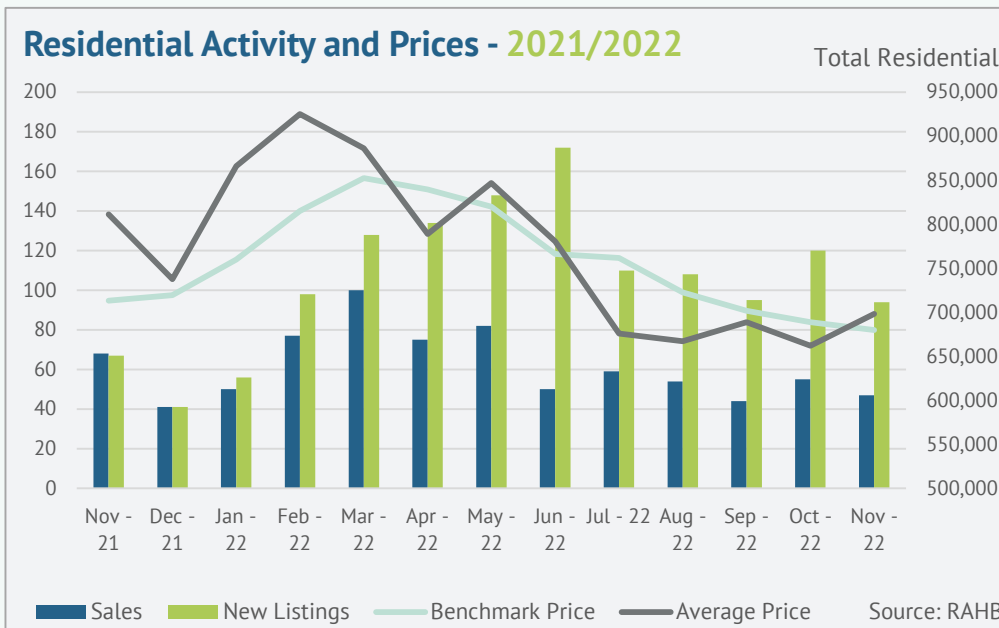

NEW LISTINGS
94

40.3%
 YEAR/YEAR



INVENTORY
196

168.5
 YEAR/YEAR



MONTHS OF SUPPLY
4.2

288.5
 YEAR/YEAR






RESIDENTIAL AVERAGE PRICE



\$698,304

13.9%
 YEAR/YEAR

AVERAGE DOM

43.9

93.0%
 YEAR/YEAR


PROPERTY TYPES

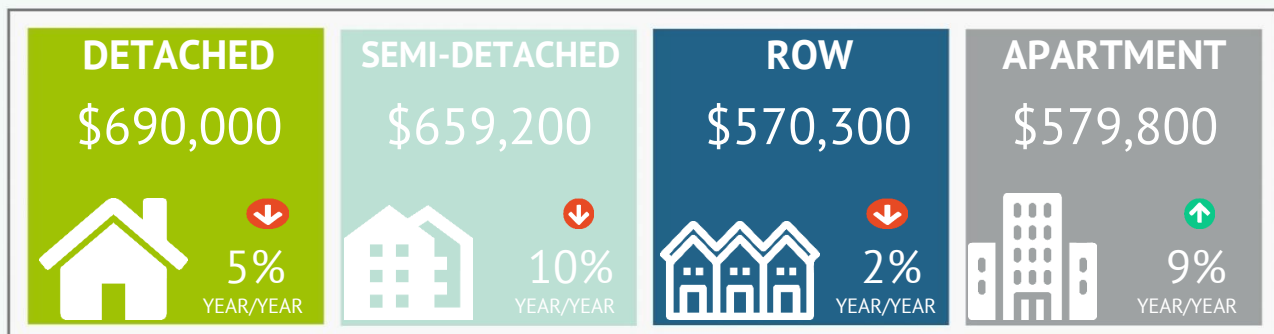
Higher lending costs have started to weigh on higher-priced detached home sales. However, the pullbacks in recent months did not offset earlier gains as year-to-date sales activity for homes priced above \$1,000,000 are still stronger than last year. Nonetheless, detached sales have eased by nearly 17 per cent and reached levels similar to activity reported prior to the pandemic.

The shifts in the market have weighed on prices in the area, with year-over-year declines occurring across detached, semi-detached and row-style properties. However, it is important to note that, like other areas, recent price declines have not erased all previous gains, as prices still remain notably higher than pre-pandemic levels.

November 2022															
	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	42	-34.4%	81	30.6%	180	153.5%	52%	44.4	88.0%	4.29	286.3%	\$701,781	-15.4%	\$717,500	-11.1%
Semi-Detached	1	-	2	-	5	-	50%	15.0	-	5.00	-	\$720,000	-	\$720,000	-
Row	4	0.0%	7	75.0%	6	500.0%	57%	46.0	411.1%	1.50	500.0%	\$656,375	25.6%	\$630,000	18.9%
Apartment	0	-	1	-	2	-	0%	-	-	-	-	-	-	-	-
Mobile	0	-	3	-	3	-	0%	-	-	-	-	-	-	-	-
Total Residential	47	-30.9%	94	40.3%	196	168.5%	50%	43.9	93.0%	4.17	288.5%	\$698,304	-13.9%	\$715,000	-10.7%

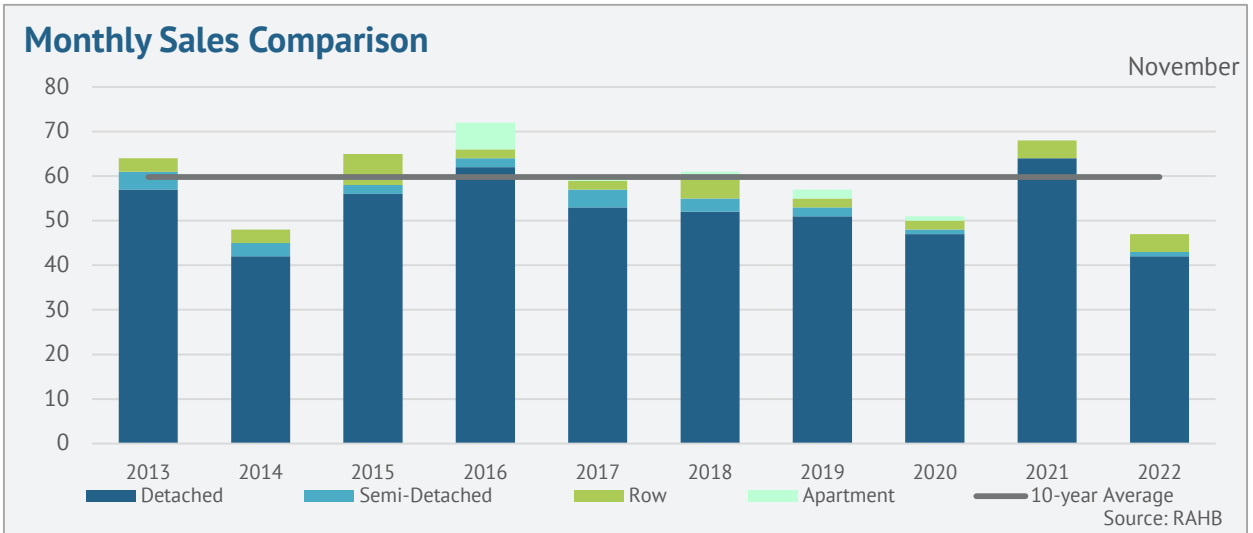
Year-to-Date															
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	616	-16.8%	1,127	20.3%	140	97.6%	54.7%	22.1	26.1%	2.49	137.3%	\$811,120	12.7%	\$750,000	8.6%
Semi-Detached	17	0.0%	34	78.9%	-	-	50.0%	21.4	67.7%	-	-	\$664,618	20.2%	\$655,000	16.5%
Row	44	-21.4%	73	19.7%	7	-	60.3%	22.1	128.9%	1.75	-	\$624,178	24.7%	\$627,500	24.0%
Apartment	14	55.6%	19	137.5%	-	-	73.7%	11.8	-24.2%	-	-	\$461,629	10.9%	\$435,500	1.3%
Mobile	1	0.0%	9	800.0%	-	-	11.1%	5.0	-68.8%	-	-	\$129,900	441.3%	\$129,900	441.3%
Total Residential	693	-15.8%	1,263	22.9%	153	105.5%	54.9%	21.9	29.8%	2.43	144.0%	\$788,175	13.0%	\$735,000	12.2%

BENCHMARK PRICE

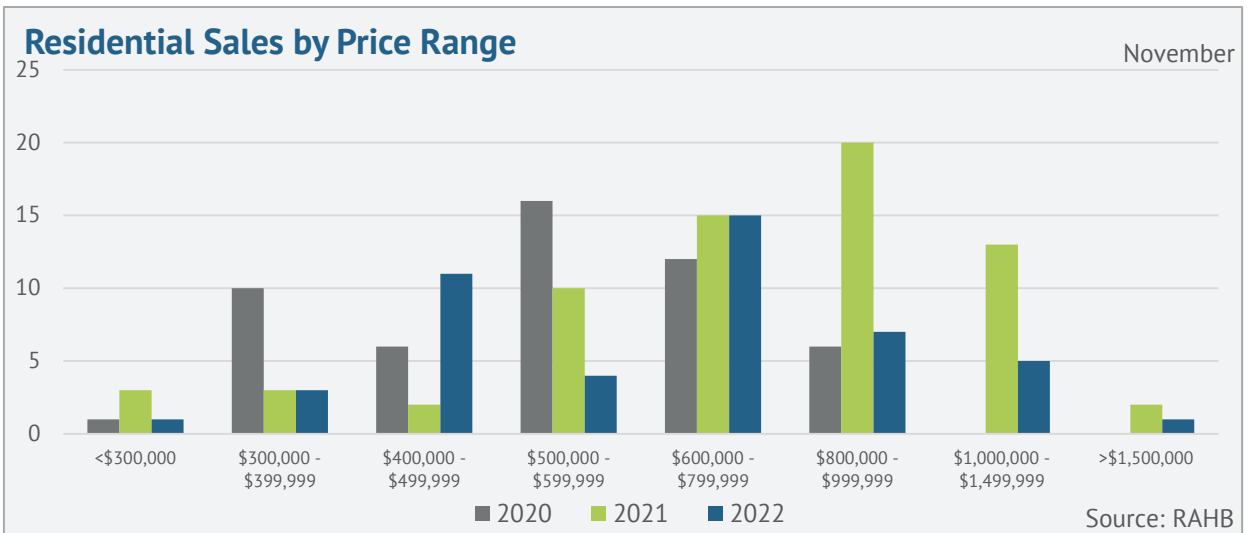


Haldimand Monthly Statistical Report - November

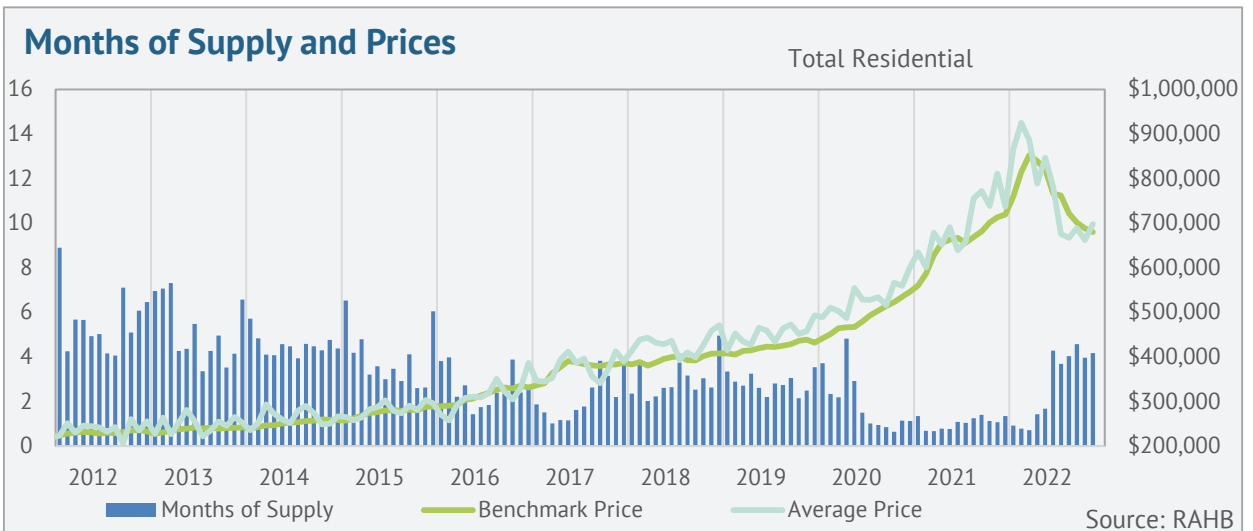
Monthly Sales Comparison



Residential Sales by Price Range



Months of Supply and Prices

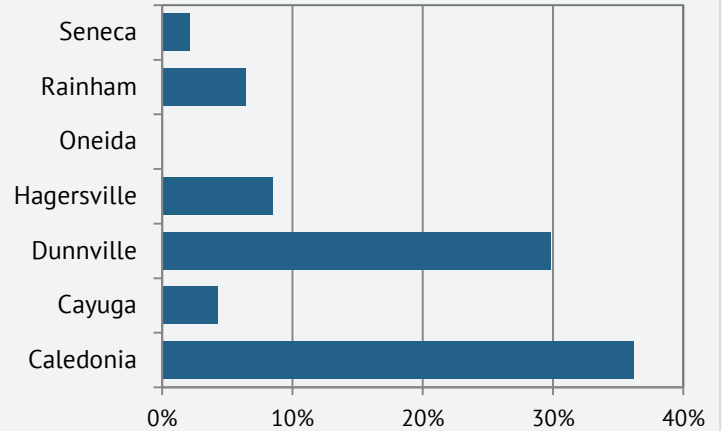


REGIONAL SUMMARY

Price adjustments have occurred across all regions in the area as more balanced conditions have been occurring throughout Haldimand County.

Generally, the areas with the highest-priced homes have recorded the most significant price adjustments, reflecting the impact that higher lending rates have on the market. However, like in other areas, prices remain well above pre-pandemic levels.

Share of Sales by District



November 2022

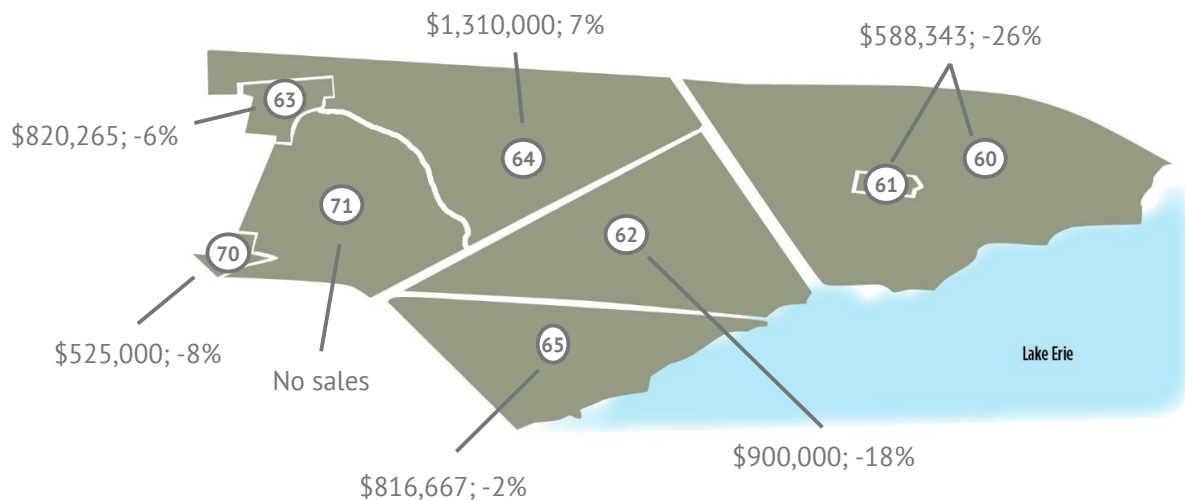
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	17	112.5%	29	190.0%	39	875.0%	59%	20.7	21.8%	2.29	358.8%	\$820,265	-5.8%	\$730,000	-16.4%
Cayuga	2	-83.3%	9	-10.0%	20	233.3%	22%	136.0	366.3%	10.00	1900.0%	\$900,000	-17.7%	\$900,000	-20.0%
Dunnville	14	-26.3%	30	30.4%	73	151.7%	47%	45.1	139.9%	5.21	241.6%	\$588,343	-26.3%	\$469,500	-40.1%
Hagersville	4	-42.9%	7	0.0%	18	260.0%	57%	54.3	475.4%	4.50	530.0%	\$525,000	-8.4%	\$512,500	-16.0%
Oneida	0	-	0	#####	2	100.0%	0%	-	-	-	-	-	-	-	-
Rainham	3	0.0%	8	300.0%	17	88.9%	38%	56.3	128.4%	5.67	88.9%	\$816,667	-2.0%	\$845,000	-19.5%
Seneca	1	-66.7%	2	-66.7%	7	-12.5%	50%	48.0	-50.7%	7.00	162.5%	\$1,310,000	7.4%	\$1,310,000	-3.0%
Total	47	-30.9%	94	40.3%	196	168.5%	50%	43.9	93.0%	4.17	288.5%	\$698,304	-13.9%	\$715,000	-10.7%

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
Caledonia	185	-5.1%	333	42.9%	27	284.4%	55.6%	14.4	47.8%	1.60	305.2%	\$881,763	15.0%	\$840,000	12.0%
Cayuga	63	-12.5%	116	31.8%	15	160.9%	54.3%	21.8	37.3%	2.65	198.2%	\$880,622	9.7%	\$830,000	9.9%
Dunnville	191	-17.0%	371	26.2%	58	107.8%	51.5%	27.0	23.9%	3.36	150.2%	\$683,519	1.4%	\$645,000	5.7%
Hagersville	73	-14.1%	134	38.1%	16	-	54.5%	27.6	162.5%	2.40	-	\$725,572	15.5%	\$675,000	6.1%
Oneida	4	-55.6%	9	-30.8%	-	-	44.4%	11.0	-41.1%	-	-	\$1,098,750	-27.2%	\$1,097,500	46.3%
Rainham	43	-12.2%	90	34.3%	12	51.1%	47.8%	19.0	-36.5%	3.16	72.2%	\$785,070	36.3%	\$782,750	32.7%
Seneca	24	-4.0%	44	-10.2%	6	-5.7%	54.5%	24.5	-34.2%	2.75	-1.8%	\$1,477,573	31.1%	\$1,115,500	3.8%
Total	693	-15.8%	1,263	22.9%	153	105.5%	54.9%	21.9	29.8%	2.43	144.0%	\$788,175	13.0%	\$735,000	12.2%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Canborough/Dunn/Moulton/Sherbrooke	60
Dunnville	61
Cayuga	62
Caledonia	63
Seneca	64
Rainham	65
Hagersville	70
Oneida	71



RESIDENTIAL PRICE COMPARISON

	November 2022				Year-To-Date			
	Average Price		Benchmark Price		Average Price		Benchmark Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia 63	\$820,265	-5.8%	\$768,100	-7.9%	\$881,763	15.0%	\$880,064	15.8%
Cayuga 62	\$900,000	-17.7%	\$720,300	-6.5%	\$880,622	9.7%	\$819,100	17.0%
Dunnville 60	\$588,343	-26.3%	\$622,800	-7.0%	\$683,519	1.4%	\$711,264	16.9%
Hagersville 70	\$525,000	-8.4%	\$616,200	-6.7%	\$725,572	15.5%	\$704,809	15.5%
Oneida 71	-	-	\$807,000	-7.5%	\$1,098,750	-27.2%	\$919,736	15.2%
Rainham 65	\$816,667	-2.0%	\$465,700	-3.6%	\$785,070	36.3%	\$525,027	19.7%
Seneca 64	\$1,310,000	7.4%	\$956,100	-7.3%	\$1,477,573	31.1%	\$1,104,800	16.3%

DETACHED BENCHMARK HOMES

	November 2022						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$782,000	-8.3%	-1.3%	2	3	1,493	6,053
Cayuga 62	\$736,100	-6.6%	-1.0%	2	3	1,570	11,287
Dunnville 60	\$639,100	-7.2%	-1.3%	1	3	1,409	11,484
Hagersville 70	\$553,500	-9.2%	-2.1%	2	3	1,482	7,656
Oneida 71	\$807,000	-7.5%	-0.9%	2	3	1,861	46,166
Rainham 65	\$465,900	-4.8%	-1.5%	1	3	1,167	10,500
Seneca 64	\$956,100	-7.3%	-2.6%	2	3	1,863	40,037

SUMMARY STATISTICS

November 2022

	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	47	-30.9%	94	40.3%	196	168.5%	\$715,000	-10.7%	43.9	93.0%	21.0	121.1%
Commercial	0	-	0	-100.0%	29	52.6%	-	-	-	-	-	-
Farm	0	-100.0%	0	-100.0%	11	450.0%	-	-	-	-	-	-
Land	0	-100.0%	0	-100.0%	24	9.1%	-	-	-	-	-	-
Multi-Residential	0	-100.0%	0	-100.0%	4	33.3%	-	-	-	-	-	-
Total	47	-34.7%	10	-87.0%	288	136.1%	\$715,000	-11.0%	43.9	98.0%	21.0	110.0%

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	693	-15.8%	1,263	22.9%	153	105.5%	\$735,000	12.2%	21.9	29.8%	10.0	25.0%
Commercial	14	-12.5%	23	-20.7%	25	33.0%	\$417,500	-14.4%	37.1	-61.7%	15.0	-80.9%
Farm	10	-37.5%	22	-35.3%	9	67.2%	\$1,697,500	50.9%	35.3	-9.9%	12.5	13.6%
Land	45	21.6%	34	-56.4%	23	4.6%	\$275,000	-5.2%	58.4	21.2%	28.0	0.0%
Multi-Residential	4	-50.0%	10	-52.4%	3	22.2%	\$860,000	65.4%	49.5	70.0%	38.5	102.6%
Total	766	-14.9%	780	-28.7%	221	77.6%	\$725,000	11.5%	24.6	22.7%	10.0	25.0%

November 2022

	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	-	0	-	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-	\$0	-	0	-100.0%	-	-	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	0.0%	\$199,900	-85.9%	1	-50.0%	133.0	-39.8%	0	-
Industrial	2	100.0%	\$2,199,900	486.6%	3	-25.0%	7.5	-93.0%	3	97.3
Investment	1	0.0%	\$1,350,000	749.6%	2	0.0%	147.0	157.9%	0	-
Land	0	-	\$0	-	3	200.0%	-	-	0	-
Office	3	-	\$1,258,900	-	2	-50.0%	17.3	-	1	250.0
Retail	5	-50.0%	\$2,240,000	-51.5%	15	-21.1%	11.6	-88.6%	1	0.0