

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
DECEMBER 2022



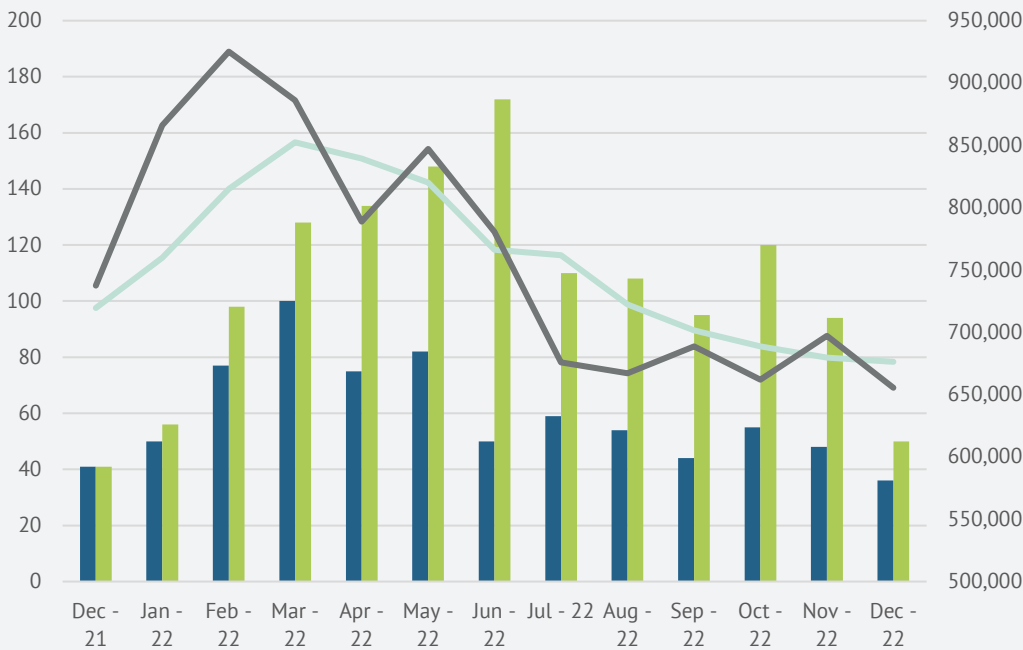
REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

The easing of sales in December contributed to an annual sales decline of 15 per cent. While sales have eased, activity has not dropped to levels seen in other regions, likely due in part to the area's relative affordability compared to other regions. Overall, *the* increase in new listings resulted in a return to more balanced conditions. Like other regions, the shift came with some downward pressure on home prices. From the peak back in February, home prices have trended down by 20 per cent. However, despite the adjustment in the benchmark price, on an annual basis, prices remain nearly 15 per cent higher than 2021.

Residential Activity and Prices - 2021/2022

Total Residential



Source: RAHB

SALES

36

12.2%

YEAR/YEAR

NEW LISTINGS

50

22.0%

YEAR/YEAR

INVENTORY

150

172.7

YEAR/YEAR

MONTHS OF SUPPLY

4.2

210.6

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$655,488

11.1%

YEAR/YEAR

AVERAGE DOM

51.9

99.7%

YEAR/YEAR

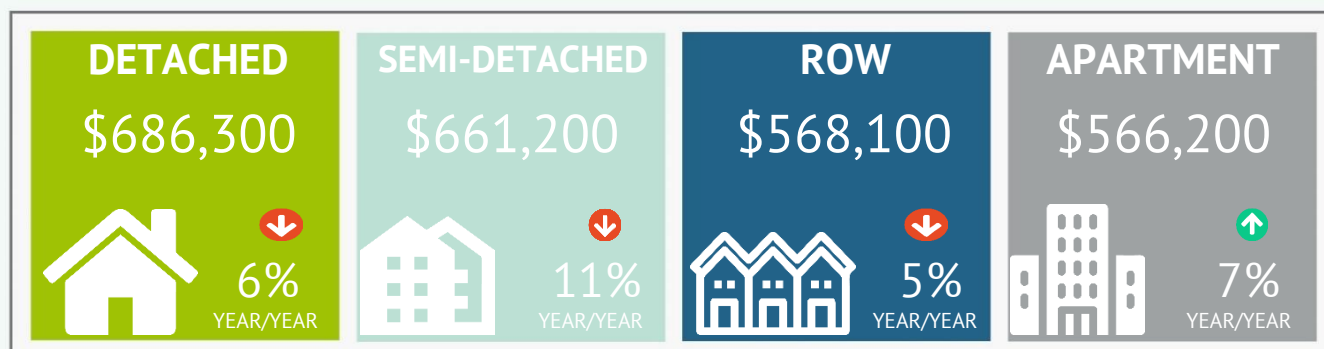
PROPERTY TYPES

Detached home sales account for over 89 per cent of all sales, therefore sales growth in semi-detached and apartment-style properties was not enough to offset the detached market's decline. Detached home sales eased by 16 percent, leaving sales levels comparable to pre-pandemic levels. Meanwhile, new listings reached a new record high, supporting gains in inventory and months of supply. Detached benchmark home prices peaked in March at \$867,300 and eased to \$686,300 by December. However, prices are still far higher than the benchmark price of \$554,700 reported in December 2021.

December 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	33	-8.3%	44	33.3%	136	172.0%	75%	55.2	91.4%	4.12	196.7%	\$667,160	-12.5%	\$626,780	-12.2%
Semi-Detached	1	-	1	-	2	-	100%	8.0	-	2.00	-	\$605,000	-	\$605,000	-
Row	2	-50.0%	2	-71.4%	6	50.0%	100%	18.0	260.0%	3.00	200.0%	\$488,150	-14.5%	\$488,150	-15.5%
Apartment	0	-100.0%	0	-100.0%	1	-	0%	-	-	-	-	-	-	-	-
Mobile	0	-	2	-	4	-	0%	-	-	-	-	-	-	-	-
Total Residential	36	-12.2%	50	22.0%	150	172.7%	72%	51.9	99.7%	4.17	210.6%	\$655,488	-11.1%	\$621,000	-10.0%

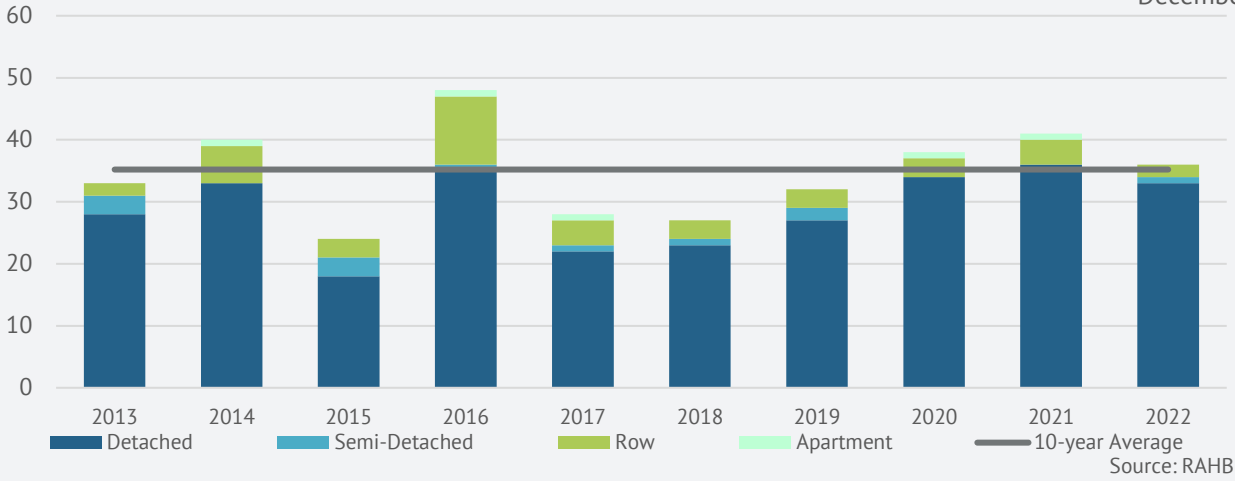
Year-to-Date															
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	650	-16.2%	1,171	20.7%	140	102.5%	55.5%	23.8	32.1%	2.58	141.8%	\$803,552	11.3%	\$750,000	8.5%
Semi-Detached	18	5.9%	35	84.2%	-	-	51.4%	20.7	61.9%	-	-	\$661,306	19.6%	\$653,000	16.1%
Row	46	-23.3%	75	10.3%	7	-	61.3%	21.9	134.6%	1.80	-	\$618,263	22.4%	\$622,500	22.5%
Apartment	14	40.0%	19	111.1%	-	-	73.7%	11.8	-19.3%	-	-	\$461,629	8.5%	\$435,500	0.7%
Mobile	1	0.0%	11	1000.0%	-	-	9.1%	5.0	-68.8%	-	-	\$129,900	441.3%	\$129,900	441.3%
Total Residential	730	-15.5%	1,313	22.8%	153	110.2%	55.6%	23.4	35.5%	2.52	148.7%	\$781,432	11.7%	\$735,000	11.7%

BENCHMARK PRICE



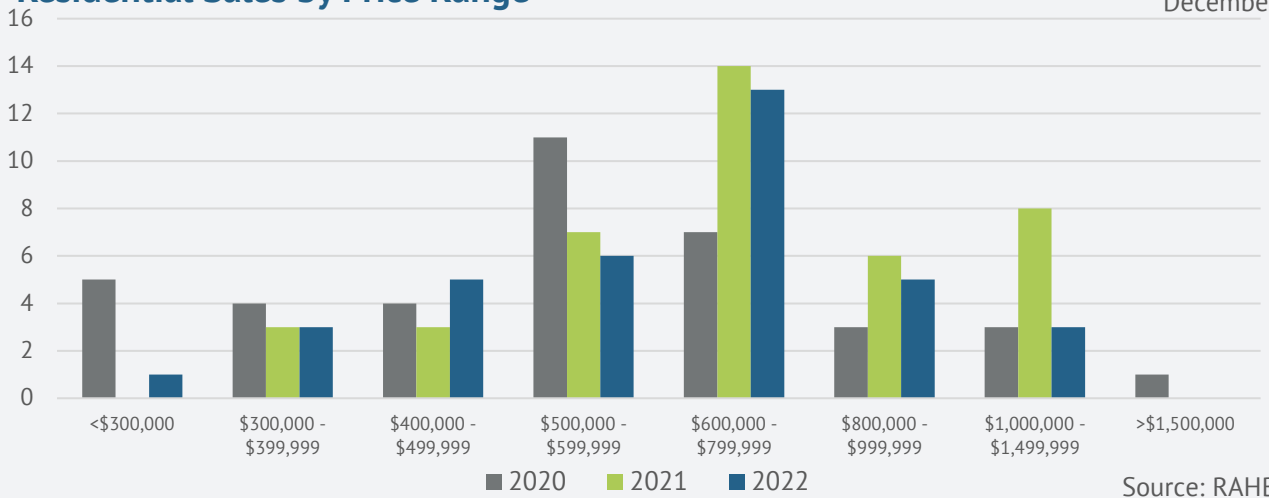
Monthly Sales Comparison

December



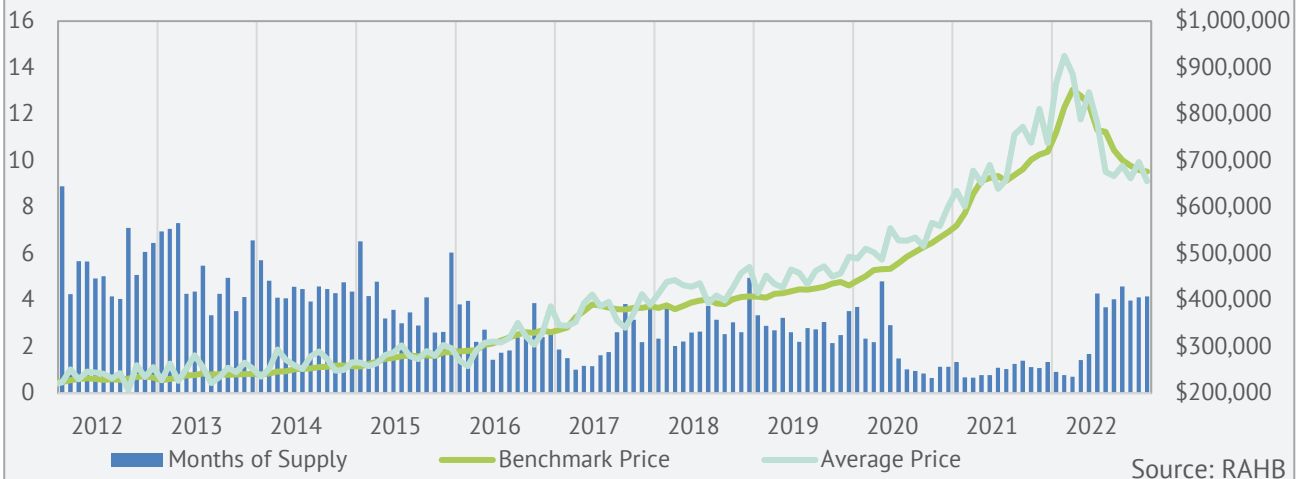
Residential Sales by Price Range

December



Months of Supply and Prices

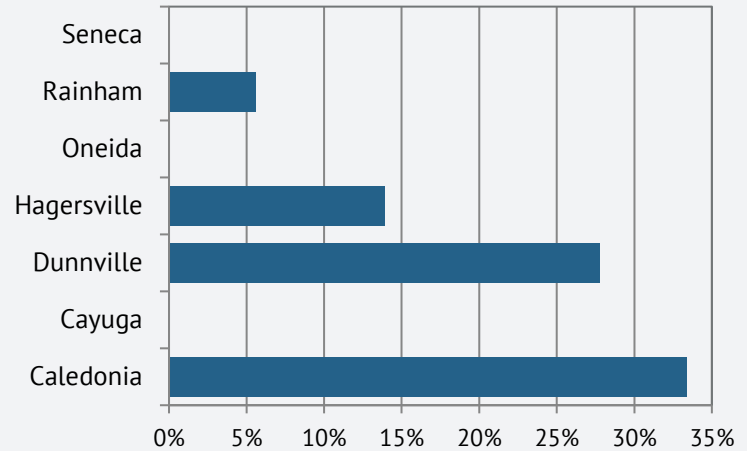
Total Residential



REGIONAL SUMMARY

Sales eased across all areas within the region. However, in Caledonia, sales slowed only slightly and remained well above long-term trends for the area. The region also reported the most significant gain in new listings. As in other areas, prices eased from peak levels earlier in the year, but annual benchmark prices still improved. Annual growth ranged from a low of 13 percent in Oneida, Hagersville and Caledonia to a high of 17 per cent in Rainham.

Share of Sales by District



December 2022

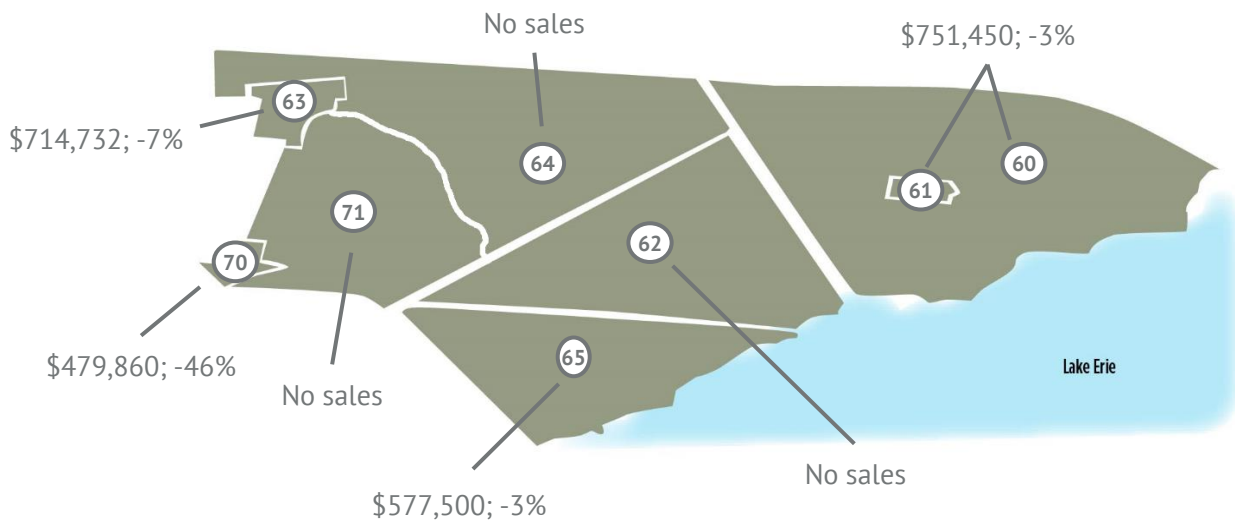
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	12	20.0%	15	87.5%	30	1400.0%	80%	23.5	99.2%	2.50	1150.0%	\$714,732	-7.2%	\$765,000	3.0%
Cayuga	0	-100.0%	4	100.0%	18	800.0%	0%	-	-	-	-	-	-	-	-
Dunnville	10	-23.1%	9	-43.8%	52	116.7%	111%	78.2	68.0%	5.20	181.7%	\$751,450	-3.1%	\$743,500	4.7%
Hagersville	5	25.0%	4	-42.9%	8	14.3%	125%	35.8	186.4%	1.60	-8.6%	\$479,860	-45.8%	\$583,000	-31.6%
Oneida	0	-100.0%	0	-100.0%	1	0.0%	0%	-	-	-	-	-	-	-	-
Rainham	2	0.0%	2	100.0%	12	50.0%	100%	128.0	271.0%	6.00	50.0%	\$577,500	-2.9%	\$577,500	-2.9%
Seneca	0	-100.0%	2	100.0%	6	20.0%	0%	-	-	-	-	-	-	-	-
Total	36	-12.2%	50	22.0%	150	172.7%	72%	51.9	99.7%	4.17	210.6%	\$655,488	-11.1%	\$621,000	-10.0%

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	198	-3.4%	348	44.4%	27	312.7%	56.9%	15.2	54.4%	1.65	327.2%	\$870,432	13.5%	\$835,000	11.3%
Cayuga	63	-18.2%	120	33.3%	15	180.3%	52.5%	21.8	37.3%	2.94	242.6%	\$880,622	10.6%	\$830,000	10.5%
Dunnville	201	-17.3%	380	22.6%	58	108.7%	52.9%	29.5	27.8%	3.46	152.3%	\$686,899	1.1%	\$649,900	6.5%
Hagersville	78	-12.4%	138	32.7%	16	-	56.5%	28.1	165.2%	2.38	-	\$709,821	10.9%	\$657,500	3.1%
Oneida	4	-60.0%	9	-35.7%	-	-	44.4%	11.0	-36.8%	-	-	\$1,098,750	-22.4%	\$1,097,500	49.8%
Rainham	45	-11.8%	92	35.3%	12	51.0%	48.9%	23.9	-20.8%	3.29	71.2%	\$775,845	34.5%	\$765,000	29.7%
Seneca	24	-7.7%	46	-8.0%	6	-4.0%	52.2%	24.5	-34.8%	3.00	4.0%	\$1,477,573	30.9%	\$1,115,500	2.5%
Total	730	-15.5%	1,313	22.8%	153	110.2%	55.6%	23.4	35.5%	2.52	148.7%	\$781,432	11.7%	\$735,000	11.7%

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

	December 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	\$714,732	-7.2%	\$763,700	-9.2%	\$870,432	13.5%	\$870,367	13.5%
Cayuga 62	-	-	\$721,400	-7.3%	\$880,622	10.6%	\$810,958	14.8%
Dunnville 60	\$751,450	-3.1%	\$620,000	-8.2%	\$686,899	1.1%	\$703,658	14.6%
Hagersville 70	\$479,860	-45.8%	\$612,600	-8.4%	\$709,821	10.9%	\$697,125	13.3%
Oneida 71	-	-	\$810,100	-8.2%	\$1,098,750	-22.4%	\$910,600	13.1%
Rainham 65	\$577,500	-2.9%	\$458,000	-6.1%	\$775,845	34.5%	\$519,442	17.3%
Seneca 64	-	-	\$957,500	-9.0%	\$1,477,573	30.9%	\$1,092,525	14.0%

DETACHED BENCHMARK HOMES

	December 2022						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$778,300	-9.5%	-0.5%	2	3	1,493	6,053
Cayuga 62	\$737,100	-7.3%	0.1%	2	3	1,570	11,287
Dunnville 60	\$635,800	-8.5%	-0.5%	1	3	1,409	11,484
Hagersville 70	\$552,000	-10.4%	-0.3%	2	3	1,482	7,656
Oneida 71	\$810,100	-8.2%	0.4%	2	3	1,861	46,166
Rainham 65	\$458,400	-7.2%	-1.6%	1	3	1,167	10,500
Seneca 64	\$957,500	-9.0%	0.1%	2	3	1,863	40,037

SUMMARY STATISTICS

December 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	36	-12.2%	50	22.0%	150	172.7%	\$621,000	-10.0%	51.9	99.7%	35.5	173.1%
Commercial	0	-100.0%	0	-	24	60.0%	-	-	-	-	-	-
Farm	0	-	0	-100.0%	11	450.0%	-	-	-	-	-	-
Land	2	-60.0%	0	-100.0%	28	75.0%	\$495,000	103.7%	88.0	27.5%	88.0	69.2%
Multi-Residential	1	-	0	-100.0%	4	33.3%	\$449,000	-	15.0	-	15.0	-
Total	39	-17.0%	3	-93.0%	239	157.0%	\$620,000	-8.1%	52.8	73.2%	35.0	66.7%

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	730	-15.5%	1,313	22.8%	153	110.2%	\$735,000	11.7%	23.4	35.5%	10.0	25.0%
Commercial	14	-17.6%	24	-17.2%	25	34.8%	\$417,500	-16.5%	37.1	-59.9%	15.0	-77.3%
Farm	10	-37.5%	23	-34.3%	9	80.0%	\$1,697,500	50.9%	35.3	-9.9%	12.5	13.6%
Land	47	11.9%	34	-58.5%	23	9.1%	\$275,000	-2.7%	59.7	17.7%	28.0	-18.8%
Multi-Residential	5	-37.5%	10	-54.5%	3	23.3%	\$680,000	30.8%	42.6	46.3%	27.0	42.1%
Total	806	-14.9%	793	-30.3%	223	82.9%	\$723,150	11.3%	26.0	26.5%	11.0	37.5%

December 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	-	-	-	0	-
Investment	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	0	-	\$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	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	-50.0%	\$1,350,000	48.2%	2	0.0%	147.0	272.2%	0	-
Land	0	-	\$0	-	3	200.0%	-	-	0	-
Office	3	-	\$1,258,900	-	3	-40.0%	17.3	-	1	250.0
Retail	5	-50.0%	\$2,240,000	-51.5%	15	-21.1%	11.6	-88.6%	1	0.0