

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
FEBRUARY 2023




REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY



Sales activity has eased compared to last February resulting in slower year-to-date sales. Although the area also saw fewer new listings, year-to-date levels are consistent with those reported at the same time last year. Months of supply sat at three months in February, less than the end of 2022 but overall showcased an increase over the previous year.

Benchmark prices in Haldimand trended down in February compared to January; however, year-over-year price adjustments were not as high in Haldimand as in neighbouring regions. As of February, the benchmark price was \$657,300, 19 per cent below the record high in February 2022 but still well above the \$451,600 reported in February 2020.

SALES
47

39.0%
 YEAR/YEAR

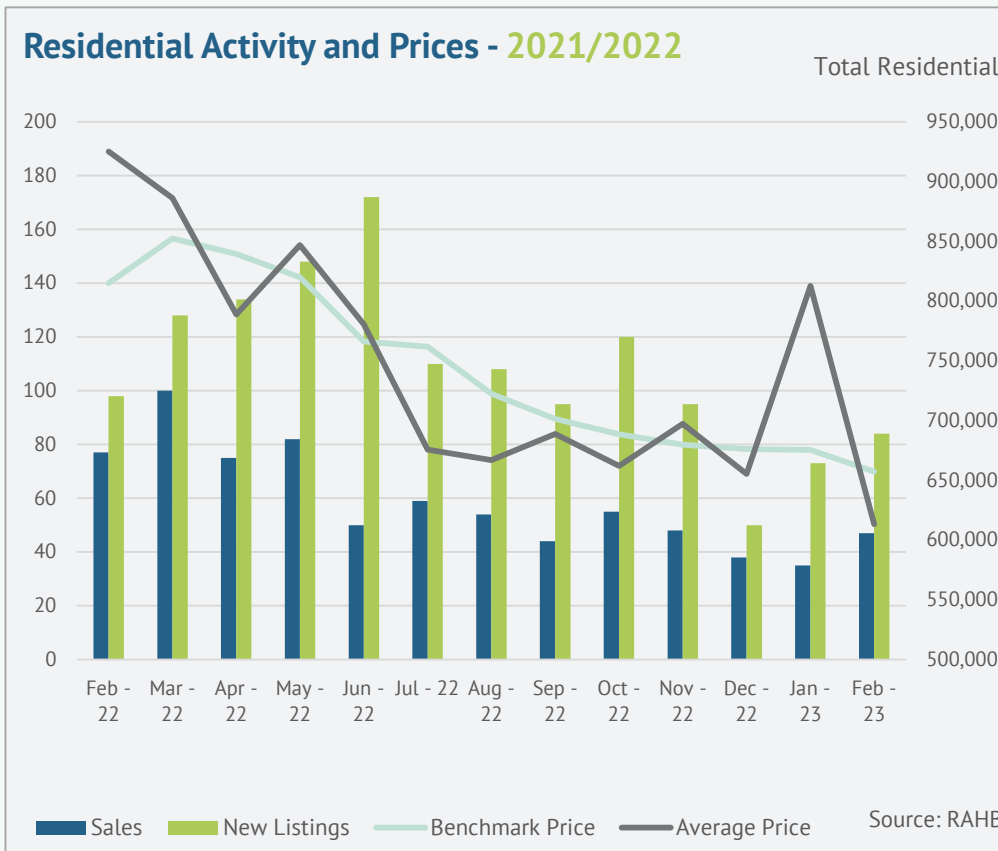

NEW LISTINGS
84

14.3%
 YEAR/YEAR



INVENTORY
152

153.3
 YEAR/YEAR




MONTHS OF SUPPLY
3.2

315.0
 YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$613,309

33.7%
 YEAR/YEAR

AVERAGE DOM
45.4

246.1
 YEAR/YEAR


PROPERTY TYPES

Rising lending rates have shifted the bulk of sales to the most affordable price ranges. While nearly 90 per cent of the sales over the first two months last year were detached homes, this year, that share has eased to 84 per cent. Activity improved for semi-detached and apartment properties, and there has been a significant jump in new listings for both property types. Monthly price declines in detached and semi-detached properties contributed to the year-over-year respective decline of 20 and 24 per cent.

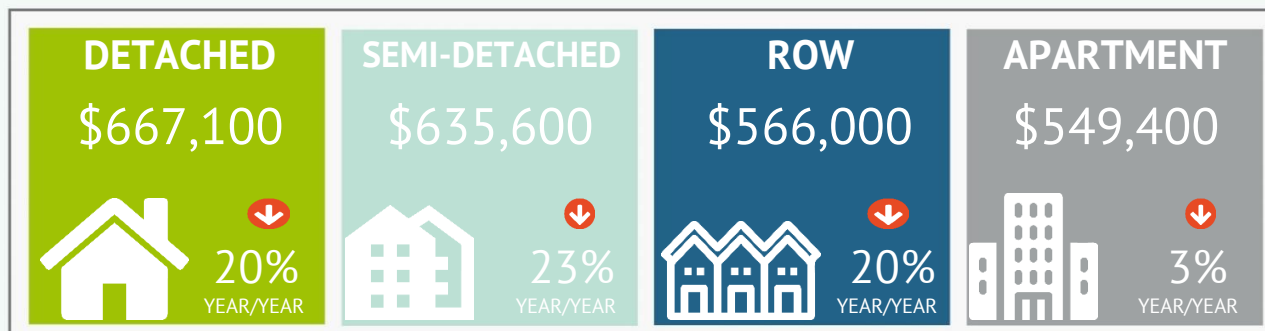
February 2023

	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	39	-45.8%	69	-22.5%	133	141.8%	57%	46.7	244.3%	3.41	346.4%	\$647,955	-30.5%	\$690,000	-15.6%
Semi-Detached	3	200.0%	6	500.0%	5	-	50%	45.3	547.6%	1.67	-	\$484,167	-43.4%	\$535,000	-37.4%
Row	1	-66.7%	5	-28.6%	8	60.0%	20%	10.0	30.4%	8.00	380.0%	\$499,900	-42.6%	\$499,900	-44.8%
Apartment	3	200.0%	2	100.0%	2	-	150%	25.7	413.3%	0.67	-	\$509,967	-20.9%	\$565,000	-12.4%
Mobile	1	-	2	-	3	-	50%	93.0	-	3.00	-	\$73,000	-	\$73,000	-
Total Residential	47	-39.0%	84	-14.3%	152	153.3%	56%	45.4	246.1%	3.23	315.0%	\$613,309	-33.7%	\$610,000	-26.1%

Year-to-Date

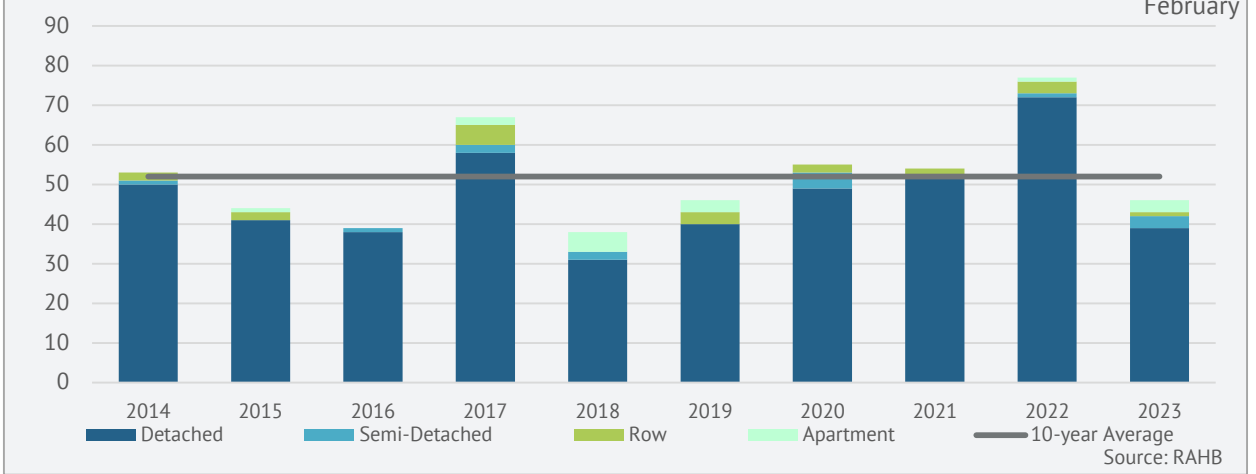
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	69	-39.5%	131	-7.1%	134	173.5%	52.7%	48.1	171.2%	3.88	351.8%	\$738,769	-20.0%	\$709,000	-15.8%
Semi-Detached	4	100.0%	7	250.0%	4	-	57.1%	41.5	418.8%	1.75	-	\$521,875	-35.6%	\$572,500	-29.3%
Row	3	-62.5%	8	-11.1%	7	133.3%	37.5%	37.0	157.4%	4.67	522.2%	\$508,267	-25.4%	\$499,900	-26.5%
Apartment	5	150.0%	9	350.0%	3	-	55.6%	44.0	486.7%	1.20	-	\$521,980	3.9%	\$565,000	12.4%
Mobile	1	-	2	-	4	-	50.0%	93.0	-	7.00	-	\$73,000	-	\$73,000	-
Total Residential	82	-35.4%	157	1.9%	152	186.8%	52.2%	47.7	171.6%	3.71	344.2%	\$698,418	-22.6%	\$658,250	-20.2%

BENCHMARK PRICE

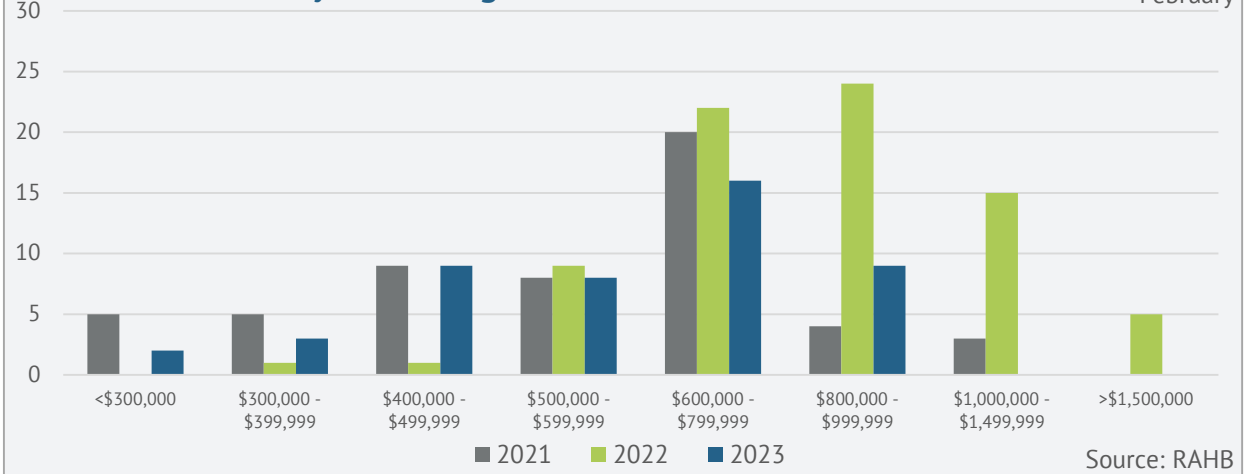


Haldimand Monthly Statistical Report - February

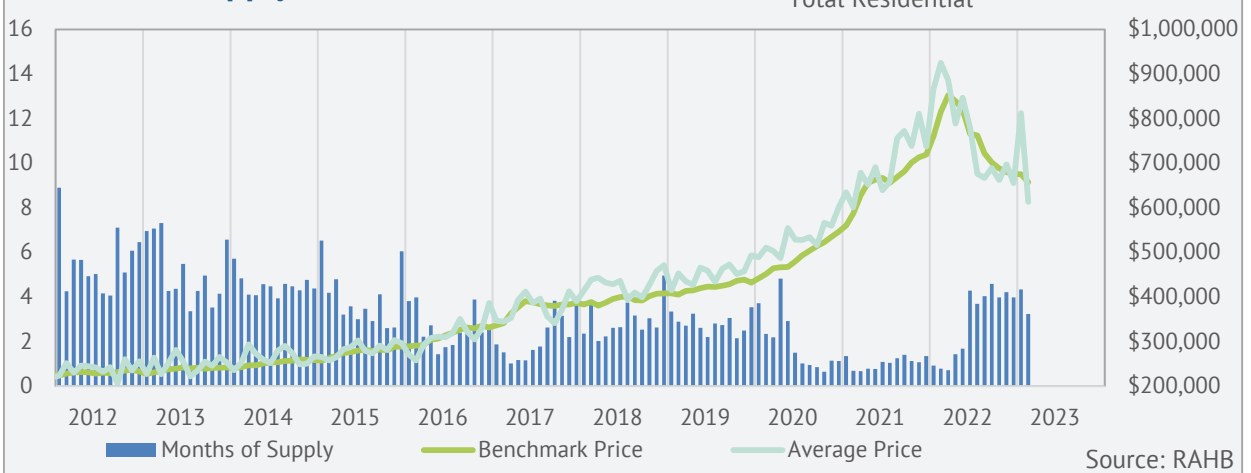
Monthly Sales Comparison



Residential Sales by Price Range



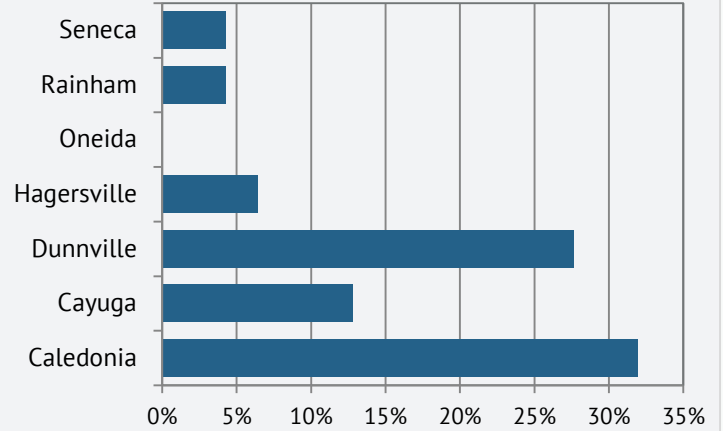
Months of Supply and Prices



REGIONAL SUMMARY

For the second month in a row, there continues to be slightly differing trends playing out in Caledonia versus Dunnville, which are typically the most active areas in the region. Caledonia has seen sales consistent with last year, while Dunnville has seen a decline. Meanwhile, Caledonia also reported stable new listings while they increased in Dunnville. The result was a sales-to-new listings ratio that is far higher in Caledonia than what is seen in Dunnville. Price trends in both areas have remained similar so far this year. However, if supply levels in Caledonia remain low going into spring, we could start to see some variation in price trends.

Share of Sales by District



February 2023

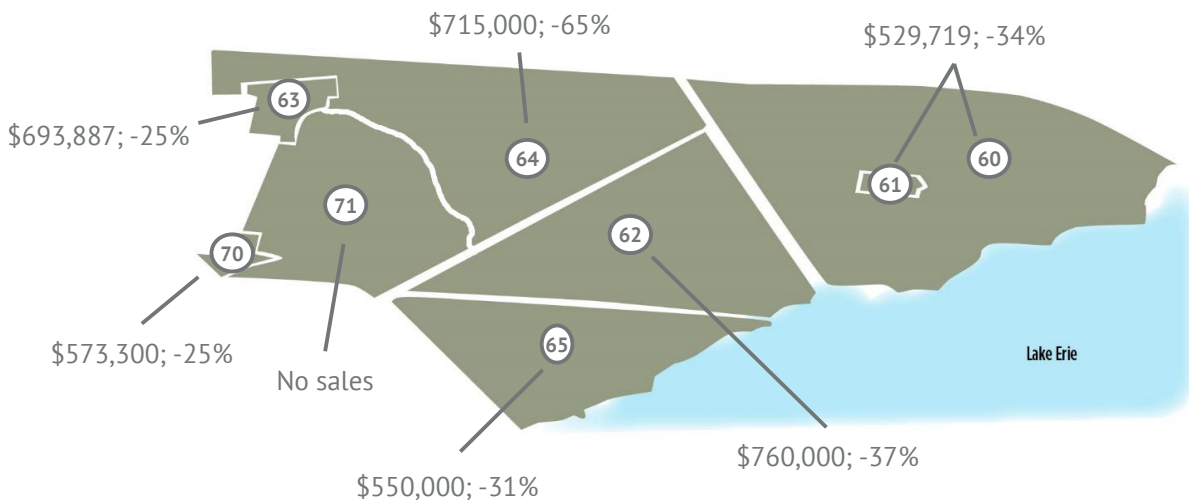
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	15	-21.1%	18	-37.9%	22	83.3%	83%	47.5	803.1%	1.47	132.2%	\$693,887	-25.4%	\$715,000	-20.8%
Cayuga	6	-14.3%	7	-30.0%	16	166.7%	86%	99.7	818.0%	2.67	211.1%	\$760,000	-37.2%	\$772,500	-15.5%
Dunnville	13	-23.5%	30	36.4%	57	185.0%	43%	26.6	36.3%	4.38	272.7%	\$529,719	-34.5%	\$475,000	-33.6%
Hagersville	3	-62.5%	4	-33.3%	7	75.0%	75%	14.7	-33.7%	2.33	366.7%	\$573,300	-25.3%	\$595,000	-17.7%
Oneida	0	-100.0%	1	0.0%	1	-	0%	-	-	-	-	-	-	-	-
Rainham	2	-71.4%	8	-27.3%	18	200.0%	25%	15.5	64.4%	9.00	950.0%	\$550,000	-30.7%	\$550,000	-29.7%
Seneca	2	-50.0%	2	-33.3%	6	50.0%	100%	48.5	246.4%	3.00	200.0%	\$715,000	-64.7%	\$715,000	-54.4%
Total	47	-39.0%	84	-14.3%	152	153.3%	56%	45.4	246.1%	3.23	315.0%	\$613,309	-33.7%	\$610,000	-26.1%

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	29	-3.3%	40	0.0%	23	206.7%	72.5%	42.9	518.2%	1.59	217.2%	\$714,769	-25.8%	\$742,500	-20.0%
Cayuga	12	9.1%	14	-6.7%	18	250.0%	85.7%	83.5	467.0%	2.92	220.8%	\$700,833	-40.5%	\$732,500	-29.0%
Dunnville	18	-48.6%	51	34.2%	56	200.0%	35.3%	36.7	16.8%	6.17	483.3%	\$547,260	-30.1%	\$505,500	-31.3%
Hagersville	7	-53.3%	9	-40.0%	8	45.5%	77.8%	29.9	80.6%	2.29	211.7%	\$630,400	-17.9%	\$623,000	-15.4%
Oneida	1	-50.0%	2	100.0%	-	-	50.0%	7.0	75.0%	-	-	\$3,000,000	179.1%	\$3,000,000	179.1%
Rainham	3	-66.7%	13	-13.3%	17	266.7%	23.1%	15.7	88.0%	11.00	1000.0%	\$745,833	-4.7%	\$610,000	-22.1%
Seneca	3	-57.1%	4	-50.0%	7	62.5%	75.0%	55.7	260.8%	4.33	279.2%	\$1,476,667	-13.4%	\$810,000	-37.7%
Total	82	-35.4%	157	1.9%	152	186.8%	52.2%	47.7	171.6%	3.71	344.2%	\$698,418	-22.6%	\$658,250	-20.2%

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

	February 2023				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	\$693,887	-25.4%	\$737,400	-22.2%	\$714,769	-25.8%	\$750,550	-18.2%
Cayuga 62	\$760,000	-37.2%	\$698,000	-20.9%	\$700,833	-40.5%	\$707,600	-17.0%
Dunnville 60	\$529,719	-34.5%	\$603,600	-21.4%	\$547,260	-30.1%	\$610,250	-17.6%
Hagersville 70	\$573,300	-25.3%	\$597,200	-21.5%	\$630,400	-17.9%	\$603,050	-17.9%
Oneida 71	-	-	\$788,800	-20.5%	\$3,000,000	179.1%	\$796,200	-17.0%
Rainham 65	\$550,000	-30.7%	\$449,300	-18.9%	\$745,833	-4.7%	\$456,700	-14.7%
Seneca 64	\$715,000	-64.7%	\$927,000	-21.5%	\$1,476,667	-13.4%	\$944,250	-17.8%

DETACHED BENCHMARK HOMES

	February 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$751,700	-22.5%	-3.6%	2	3	1,493	6,053
Cayuga 62	\$714,000	-20.9%	-2.6%	2	3	1,570	11,287
Dunnville 60	\$619,300	-21.5%	-2.2%	1	3	1,409	11,484
Hagersville 70	\$523,500	-24.5%	-5.1%	2	3	1,482	7,656
Oneida 71	\$788,800	-20.5%	-1.8%	2	3	1,861	46,166
Rainham 65	\$450,000	-20.1%	-3.2%	1	3	1,167	10,500
Seneca 64	\$927,000	-21.5%	-3.6%	2	3	1,863	40,037

SUMMARY STATISTICS

February 2023

	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	-39.0%	84	-14.3%	152	153.3%	\$610,000	-26.1%	45.4	246.1%	27.0	285.7%
Commercial	1	0.0%	0	-100.0%	25	31.6%	\$302,000	-28.1%	7.0	-12.5%	7.0	-12.5%
Farm	2	0.0%	0	-100.0%	7	75.0%	\$1,312,005	0.9%	44.0	2.3%	44.0	2.3%
Land	4	33.3%	0	-100.0%	32	60.0%	\$295,000	-34.4%	26.5	-7.6%	16.5	3.1%
Multi-Residential	0	-	0	-100.0%	5	400.0%	-	-	-	-	-	-
Total	54	-34.9%	5	-95.1%	241	123.1%	\$610,000	-24.7%	43.3	201.6%	25.5	218.8%

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	82	-35.4%	157	1.9%	152	186.8%	\$658,250	-20.2%	47.7	171.6%	31.0	287.5%
Commercial	4	0.0%	0	-100.0%	25	40.0%	\$695,000	55.3%	61.0	5.2%	60.5	51.3%
Farm	4	33.3%	0	-100.0%	9	240.0%	\$999,505	-9.1%	58.3	22.2%	44.0	-22.8%
Land	4	-42.9%	0	-100.0%	30	71.4%	\$295,000	1.7%	26.5	-60.6%	16.5	-69.4%
Multi-Residential	1	0.0%	0	-100.0%	3	50.0%	\$475,000	-5.4%	3.0	-97.1%	3.0	-97.1%
Total	95	-33.1%	16	-90.4%	238	147.4%	\$666,500	-16.8%	47.3	111.4%	29.0	262.5%

February 2023

	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	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	1	0.0%	\$302,000	-28.1%	0	-100.0%	7.0	-12.5%	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	0	-	\$0	-	0	-100.0%	-	-	0	-
Industrial	1	-	\$1,075,000	-	0	-	114.0	-	0	-
Investment	1	0.0%	\$1,090,000	-19.3%	0	-	119.0	-19.0%	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	2	0.0%	\$617,000	-31.1%	0	-100.0%	5.5	-15.4%	1	114.0