

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
APRIL 2023



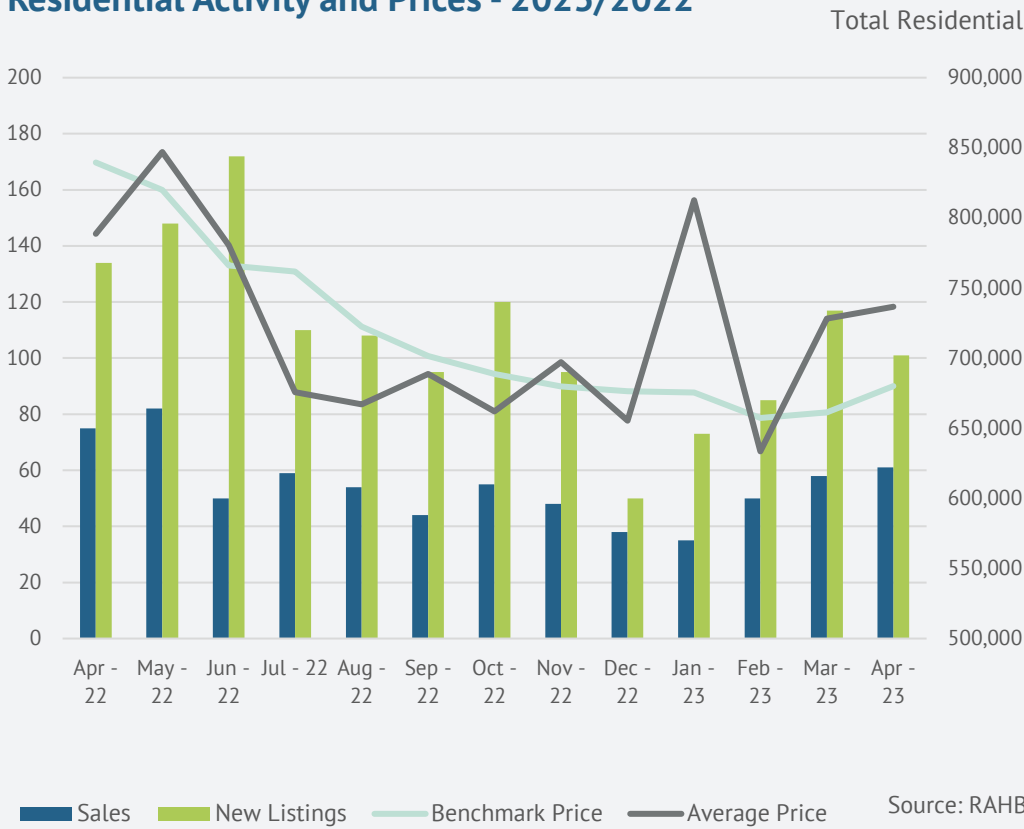
REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

Both sales and new listings eased in the Haldimand region in April compared to last year. However, unlike some areas, inventory levels improved compared to earlier this year and last year's levels. Inventory levels in the area are much higher than levels seen over the past several years but are consistent with long-term trends for April. The recent gain relative to sales has kept the months of supply at three months.

The relatively higher months of supply in the area has likely contributed to the slower pace of price growth in the region when compared to Hamilton or Burlington. The unadjusted benchmark price trended up this month reaching \$680,100. Prices remain 20 per cent below last year's peak, but are far higher than pre-covid levels.

Residential Activity and Prices - 2023/2022



SALES

61

18.7%

YEAR/YEAR

NEW LISTINGS

101

24.6%

YEAR/YEAR

INVENTORY

181

69.2%

YEAR/YEAR

MONTHS OF SUPPLY

3.0

108.0

YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$736,637

6.6%

YEAR/YEAR

AVERAGE DOM

35.5

260.7

YEAR/YEAR

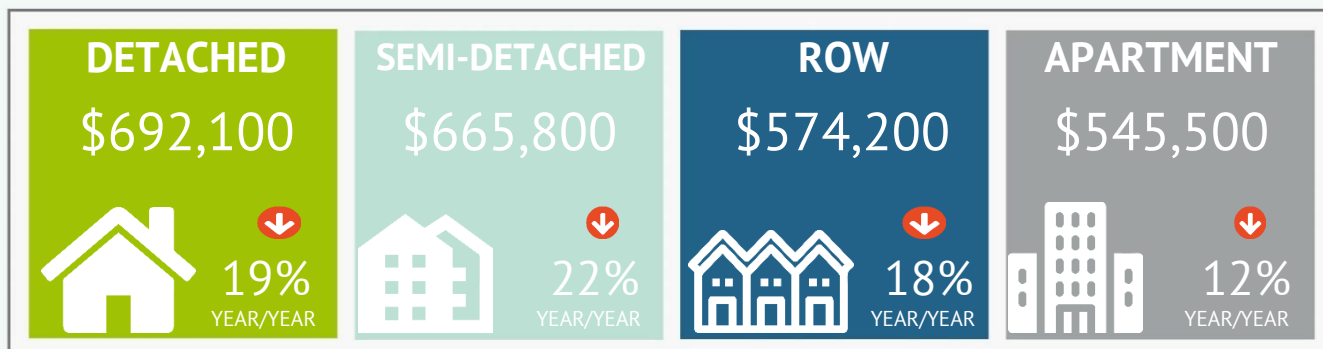
PROPERTY TYPES

Detached activity continues to dominate regional numbers. While both sales and new listings have slowed compared to last year, the sales-to-new listings ratio was 55 per cent. This was low enough to support inventory growth and keep the months of supply above three months. While detached prices remain 20 per cent below the peak, April is the second month they have trended up. The detached benchmark price in April was \$692,100; well above pre-pandemic prices of less than \$600,000.

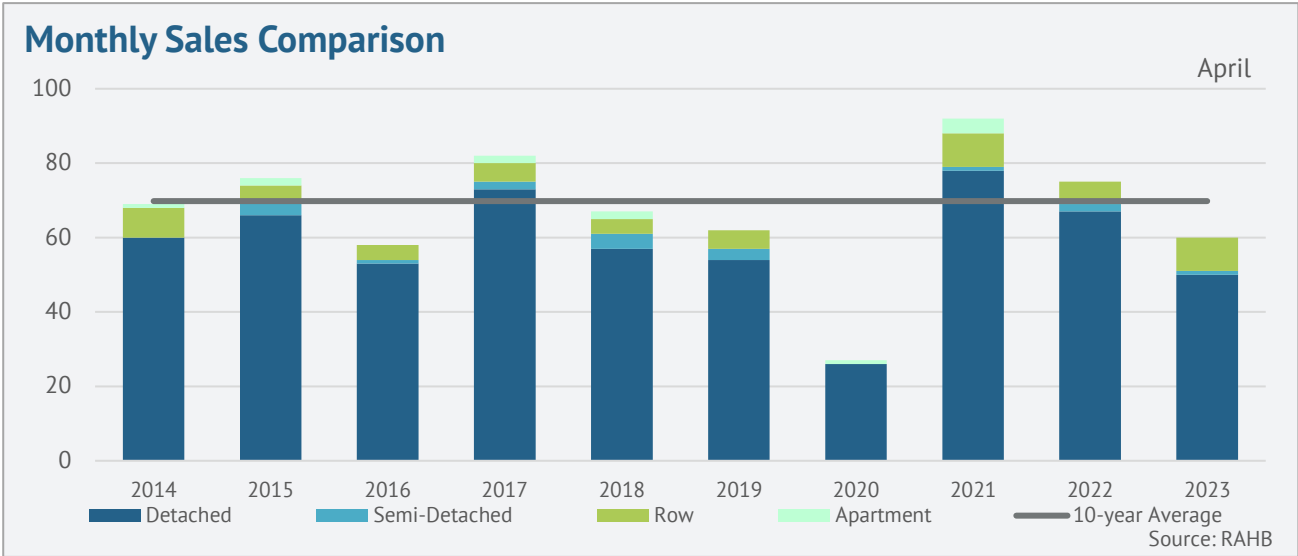
April 2023															
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	50	-25.4%	90	-26.2%	166	66.0%	56%	38.9	301.4%	3.32	122.4%	\$788,445	-1.8%	\$800,000	1.3%
Semi-Detached	1	-50.0%	1	-50.0%	1	0.0%	100%	12.0	9.1%	1.00	100.0%	\$450,000	-30.8%	\$450,000	-30.8%
Row	9	50.0%	8	-20.0%	8	33.3%	113%	17.6	57.2%	0.89	-11.1%	\$538,067	-20.4%	\$489,000	-27.3%
Apartment	0	-	0	-	-	-	0%	-	-	-	-	-	-	-	-
Mobile	1	-	1	-	5	-	100%	51.0	-	5.00	-	\$220,000	-	\$220,000	-
Total Residential	61	-18.7%	101	-24.6%	181	69.2%	60%	35.5	260.7%	2.97	108.0%	\$736,637	-6.6%	\$775,000	3.1%

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	170	-37.3%	322	-14.4%	152	130.8%	52.8%	40.8	200.7%	3.57	267.9%	\$761,323	-14.8%	\$742,000	-12.7%
Semi-Detached	12	71.4%	12	71.4%	2	-	100.0%	26.3	162.5%	0.75	-	\$569,208	-17.2%	\$605,000	-7.6%
Row	13	-31.6%	25	-13.8%	9	112.5%	52.0%	29.7	177.9%	2.62	210.6%	\$529,023	-19.4%	\$499,900	-25.4%
Apartment	6	50.0%	9	125.0%	-	-	66.7%	43.2	407.8%	-	-	\$510,817	13.8%	\$527,500	33.4%
Mobile	2	-	7	-	5	-	28.6%	72.0	-	9.50	-	\$146,500	-	\$146,500	-
Total Residential	204	-32.5%	376	-9.6%	170	138.7%	54.3%	40.0	198.5%	3.32	253.4%	\$722,013	-16.9%	\$700,000	-15.2%

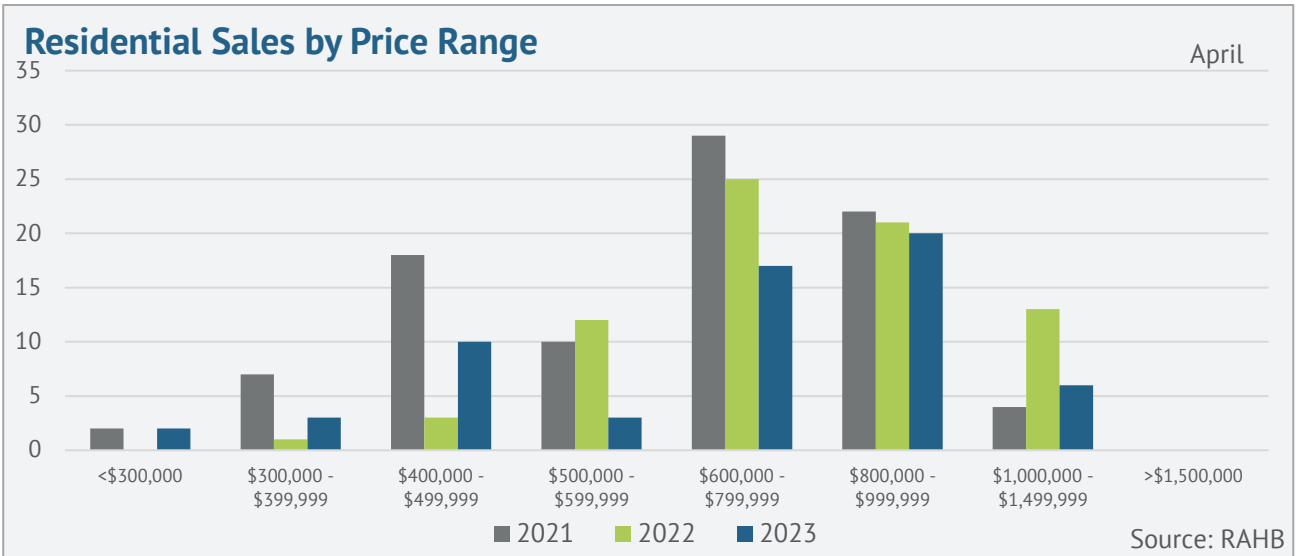
BENCHMARK PRICE



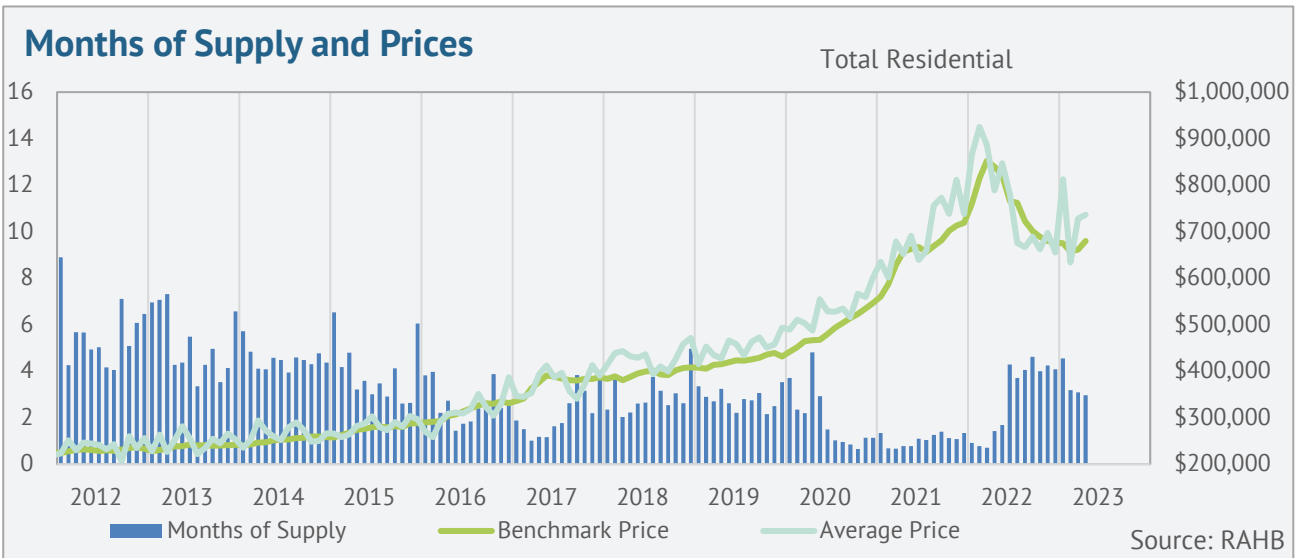
Monthly Sales Comparison



Residential Sales by Price Range



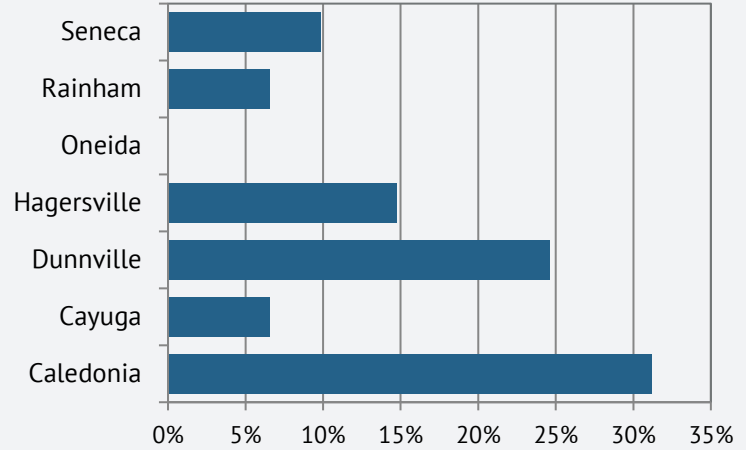
Months of Supply and Prices



REGIONAL SUMMARY

The Caledonia area continued to see relatively high sales-to-new listings ratios this year, resulting in inventory declines. With less than two months of supply, Caledonia's months of supply is amongst the tightest in the region. Dunnville saw conditions tighten compared to earlier in the year, which supported some monthly price gains.

Share of Sales by District



April 2023

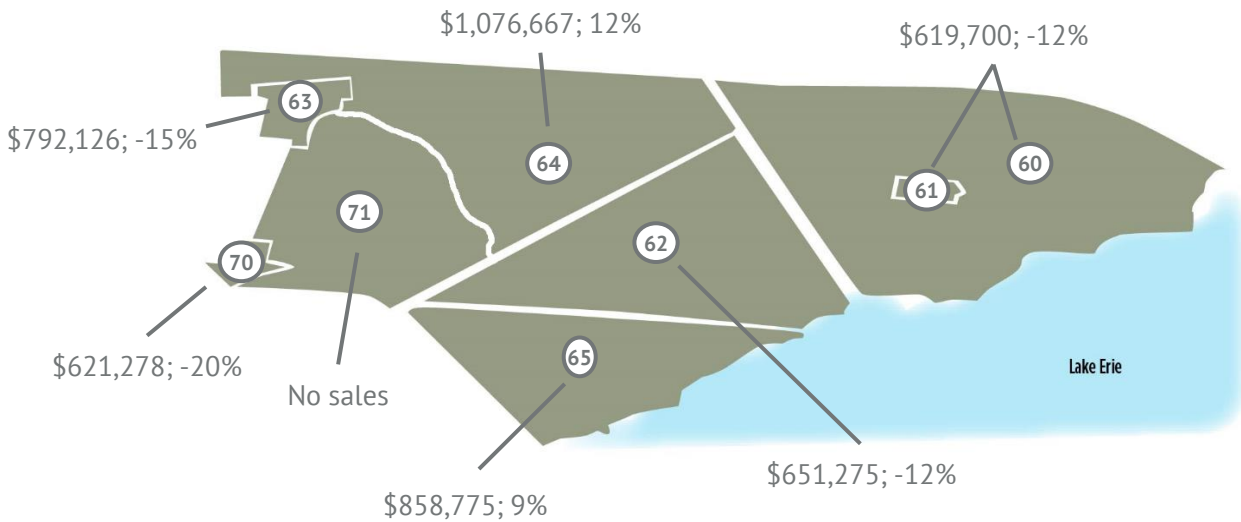
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	19	11.8%	26	-13.3%	23	-4.2%	73%	19.2	67.0%	1.21	-14.3%	\$792,126	-14.7%	\$810,000	-7.4%
Cayuga	4	-20.0%	6	-62.5%	20	53.8%	67%	14.3	82.7%	5.00	92.3%	\$651,275	-11.8%	\$597,500	-18.7%
Dunnville	15	-28.6%	31	-16.2%	71	115.2%	48%	55.8	330.8%	4.73	201.2%	\$619,700	-12.4%	\$540,000	-21.7%
Hagersville	9	-25.0%	7	-53.3%	7	0.0%	129%	22.0	222.0%	0.78	33.3%	\$621,278	-19.8%	\$525,000	-30.0%
Oneida	0	-	2	-	3	-	0%	-	-	-	-	-	-	-	-
Rainham	4	-20.0%	6	-45.5%	19	72.7%	67%	75.8	1252.7%	4.75	115.9%	\$858,775	9.5%	\$910,000	49.2%
Seneca	6	20.0%	5	25.0%	10	150.0%	120%	40.8	278.1%	1.67	108.3%	\$1,076,667	11.7%	\$1,095,000	8.4%
Total	61	-18.7%	101	-24.6%	181	69.2%	60%	35.5	260.7%	2.97	108.0%	\$736,637	-6.6%	\$775,000	3.1%

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	68	-13.9%	93	-18.4%	24	69.6%	73.1%	28.7	290.7%	1.40	97.1%	\$755,562	-22.4%	\$762,500	-21.4%
Cayuga	22	4.8%	34	-5.6%	20	200.0%	64.7%	61.1	424.0%	3.55	186.4%	\$686,505	-31.6%	\$717,500	-24.5%
Dunnville	45	-47.1%	115	0.9%	63	159.8%	39.1%	48.6	140.5%	5.60	390.7%	\$587,502	-22.7%	\$525,000	-26.2%
Hagersville	18	-48.6%	23	-43.9%	9	40.0%	78.3%	27.9	149.0%	1.94	172.2%	\$704,406	-8.8%	\$619,000	-16.9%
Oneida	2	0.0%	6	200.0%	2	-	33.3%	7.5	87.5%	4.50	-	\$2,275,000	111.6%	\$2,275,000	111.6%
Rainham	11	-52.2%	28	-24.3%	18	166.7%	39.3%	36.7	356.6%	6.55	457.6%	\$726,691	-13.2%	\$661,000	-24.0%
Seneca	10	-28.6%	16	-5.9%	9	111.8%	62.5%	48.3	172.7%	3.60	196.5%	\$1,169,000	-24.2%	\$980,000	-10.5%
Total	204	-32.5%	376	-9.6%	170	138.7%	54.3%	40.0	198.5%	3.32	253.4%	\$722,013	-16.9%	\$700,000	-15.2%

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

	April 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	\$792,126	-14.7%	\$766,200	-21.5%	\$755,562	-22.4%	\$753,350	-20.8%
Cayuga 62	\$651,275	-11.8%	\$716,200	-21.2%	\$686,505	-31.6%	\$708,500	-19.9%
Dunnville 60	\$619,700	-12.4%	\$622,200	-21.1%	\$587,502	-22.7%	\$611,675	-20.3%
Hagersville 70	\$621,278	-19.8%	\$613,900	-21.6%	\$704,406	-8.8%	\$605,950	-20.5%
Oneida 71	-	-	\$811,500	-20.5%	\$2,275,000	111.6%	\$798,125	-19.5%
Rainham 65	\$858,775	9.5%	\$465,700	-20.1%	\$726,691	-13.2%	\$456,125	-18.4%
Seneca 64	\$1,076,667	11.7%	\$954,000	-23.1%	\$1,169,000	-24.2%	\$944,075	-21.2%

DETACHED BENCHMARK HOMES

	April 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$782,900	-21.6%	2.9%	2	3	1,493	6,053
Cayuga 62	\$732,600	-21.1%	2.0%	2	3	1,570	11,287
Dunnville 60	\$639,000	-21.2%	3.1%	1	3	1,409	11,484
Hagersville 70	\$556,200	-23.0%	3.7%	2	3	1,482	7,656
Oneida 71	\$811,500	-20.5%	2.9%	2	3	1,861	46,166
Rainham 65	\$467,000	-20.7%	4.6%	1	3	1,167	10,500
Seneca 64	\$954,000	-23.1%	2.2%	2	3	1,863	40,037

SUMMARY STATISTICS

April 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	61	-18.7%	101	-24.6%	181	69.2%	\$775,000	3.1%	35.5	260.7%	24.0	242.9%
Commercial	3	50.0%	2	-	31	29.2%	\$1,100,000	7.6%	18.7	-11.1%	13.0	-38.1%
Farm	1	-	0	-	14	250.0%	\$3,400,000	-	9.0	-	9.0	-
Land	2	-75.0%	1	-90.0%	41	51.9%	\$240,000	-0.5%	46.0	-50.3%	46.0	475.0%
Multi-Residential	0	-100.0%	0	-100.0%	4	33.3%	-	-	-	-	-	-
Total	67	-23.0%	12	-90.4%	285	70.7%	\$775,000	4.0%	34.7	92.7%	22.0	214.3%

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	204	-32.5%	376	-9.6%	170	138.7%	\$700,000	-15.2%	40.0	198.5%	27.0	285.7%
Commercial	8	0.0%	4	-73.3%	27	25.3%	\$1,015,000	126.8%	73.0	75.9%	26.5	26.2%
Farm	5	-16.7%	1	-90.0%	11	281.8%	\$1,124,010	-13.5%	48.4	74.9%	9.0	-25.0%
Land	6	-72.7%	5	-78.3%	35	73.8%	\$295,000	9.3%	33.0	-55.3%	21.0	-17.6%
Multi-Residential	2	-50.0%	2	-71.4%	4	50.0%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
Total	225	-34.2%	89	-78.8%	264	118.4%	\$700,000	-12.6%	40.9	119.8%	25.0	257.1%

April 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	1	-	\$260,000	-	0	-	40.0	-	0	-
Industrial	1	0.0%	\$1,260,000	-25.9%	1	-	13.0	-13.3%	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	1	0.0%	\$1,100,000	218.8%	1	-50.0%	3.0	-88.9%	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	-	\$260,000	-	0	-100.0%	40.0	-	0	-
Industrial	2	100.0%	\$2,335,000	37.4%	1	-50.0%	63.5	323.3%	1	105.0
Investment	2	100.0%	\$2,045,000	51.5%	0	-100.0%	201.5	37.1%	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	3	0.0%	\$1,717,000	38.5%	3	-72.7%	4.7	-65.0%	2	85.5