

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
MAY 2023




REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

Despite some seasonal monthly gains, sales volume was down 11 per cent compared to the same period last year. However, inventory is up compared to early 2023 and May 2022. New listings were on the rise this month, which caused the sales to new listings ratio to fall to 43 per cent. Increased inventory combined with slower home sales pushed the months of supply to three months, which is down from what we saw at the end of 2022.

The unadjusted benchmark price trended upwards for the third consecutive month reaching \$694,500 in May. While prices have improved since the start of the year, they remain below the unprecedented highs reached last year.


SALES
73


11.0%
 YEAR/YEAR


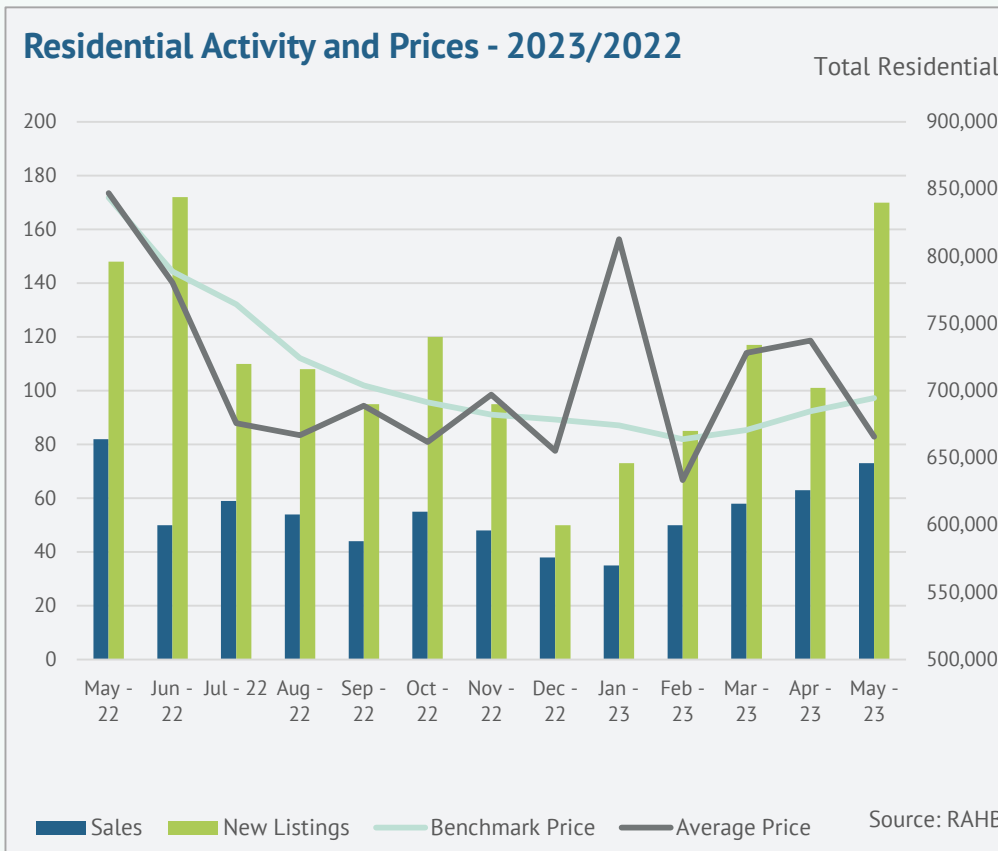
NEW LISTINGS
170

14.9%
 YEAR/YEAR


INVENTORY
220

59.4%
 YEAR/YEAR




MONTHS OF SUPPLY
3.0

79.1%
 YEAR/YEAR

RESIDENTIAL AVERAGE PRICE

\$665,673

21.4%
 YEAR/YEAR

AVERAGE DOM
32.9

102.5%
 YEAR/YEAR


PROPERTY TYPES

The year-over-year decrease in sales volume was mostly driven by the detached sector, which accounts for 82 percent of all the sales in the region. Detached sales volume increased for homes priced under \$500,000. However, this reflects only 17 per cent of all sales activity and was not enough to offset the decline in sales in the higher price ranges.

For the first time since September 2022, benchmark prices for detached homes rose above \$700,000. Despite the price gains over the past three months, prices remain well below the peak of \$888,400 in the previous year. While the decline may seem significant, it is important to note that prices are still higher than levels seen early in 2021.

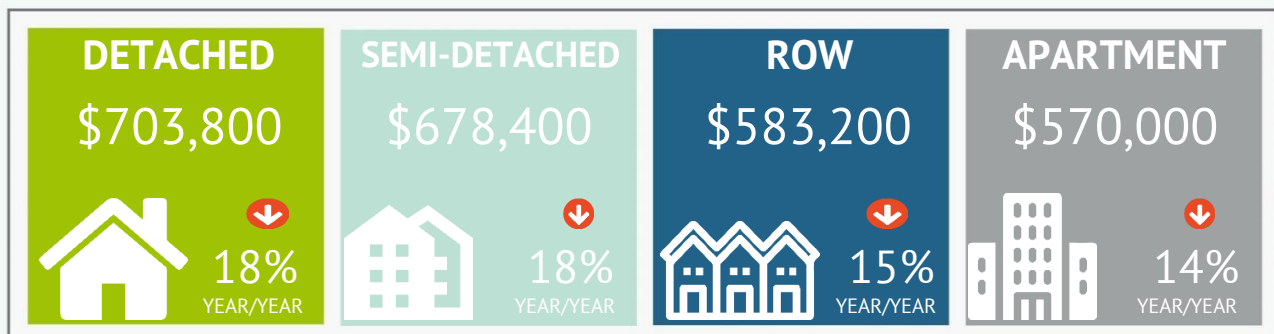
May 2023

	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	60	-16.7%	153	13.3%	202	54.2%	39%	35.1	116.3%	3.37	85.0%	\$699,068	-20.6%	\$660,000	-20.9%
Semi-Detached	2	0.0%	3	-40.0%	2	0.0%	67%	9.0	38.5%	1.00	0.0%	\$680,000	-4.1%	\$680,000	-4.1%
Row	9	28.6%	8	60.0%	6	100.0%	113%	23.0	11.0%	0.67	55.6%	\$574,667	-11.6%	\$575,000	-20.1%
Apartment	0	-	4	300.0%	4	300.0%	0%	-	-	-	-	-	-	-	-
Mobile	2	100.0%	2	100.0%	5	-	100%	34.5	590.0%	2.50	-	\$59,000	-54.6%	\$59,000	-54.6%
Total Residential	73	-11.0%	170	14.9%	220	59.4%	43%	32.9	102.5%	3.01	79.1%	\$665,673	-21.4%	\$649,000	-18.1%

Year-to-Date

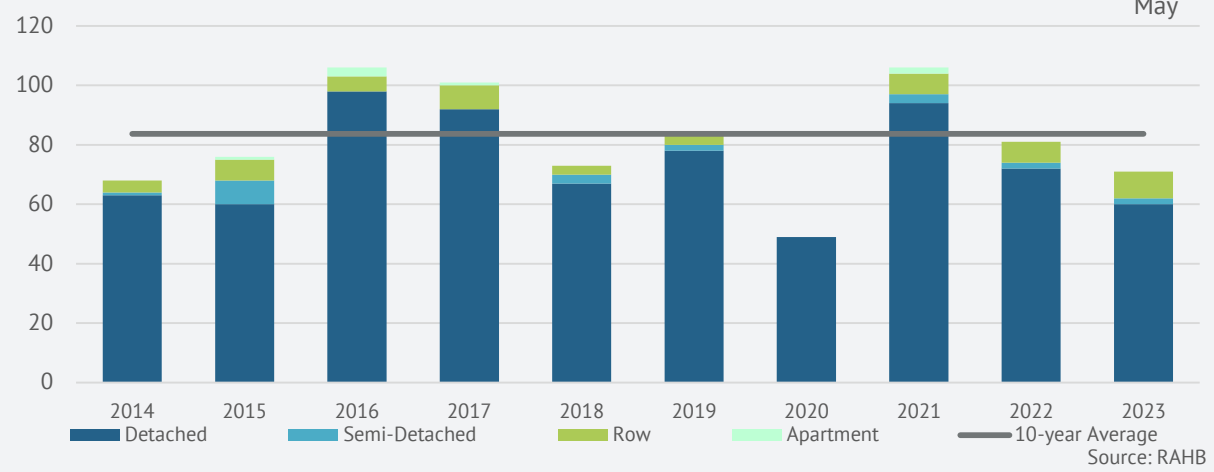
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	231	-32.7%	475	-7.0%	162	105.3%	48.6%	39.2	177.2%	3.50	204.9%	\$745,303	-16.3%	\$722,000	-15.0%
Semi-Detached	14	55.6%	15	25.0%	2	-	93.3%	23.8	157.9%	0.79	-	\$585,036	-15.5%	\$610,000	-6.9%
Row	23	-11.5%	33	-2.9%	8	110.5%	69.7%	27.4	105.0%	1.74	138.0%	\$555,404	-15.1%	\$509,900	-24.2%
Apartment	6	50.0%	13	160.0%	-	-	46.2%	43.2	407.8%	-	-	\$510,817	13.8%	\$527,500	33.4%
Mobile	4	300.0%	9	800.0%	5	-	44.4%	53.3	965.0%	6.00	-	\$102,750	-20.9%	\$70,500	-45.7%
Total Residential	279	-27.3%	546	-3.2%	180	112.8%	51.1%	38.0	171.2%	3.22	192.9%	\$707,547	-18.1%	\$690,000	-16.4%

BENCHMARK PRICE

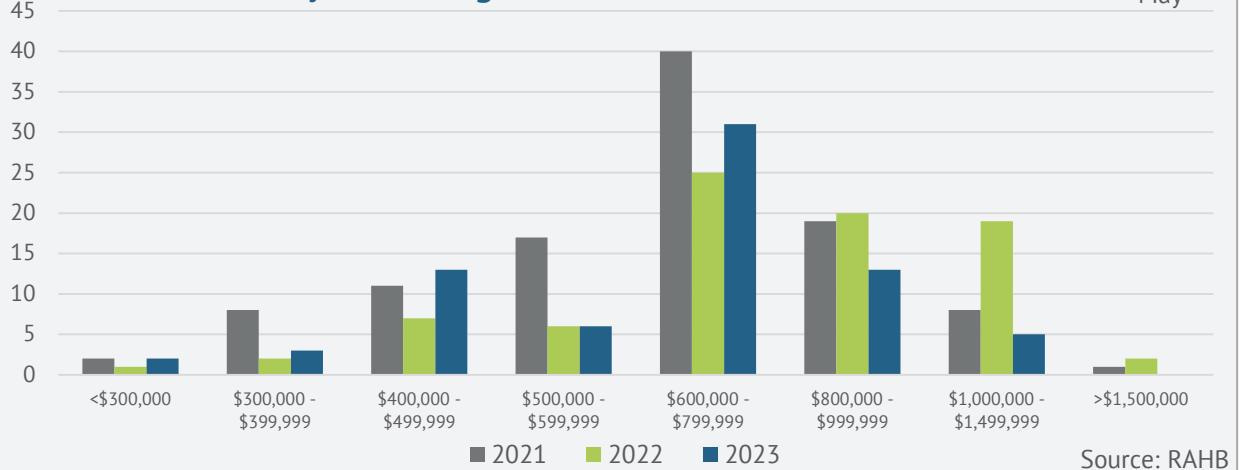


Haldimand Monthly Statistical Report - May 2023

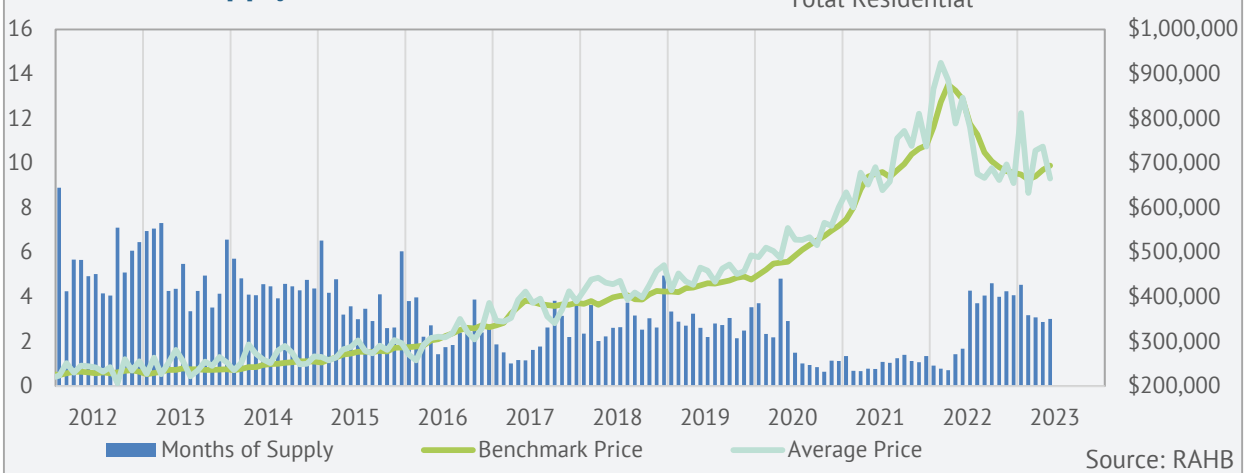
Monthly Sales Comparison



Residential Sales by Price Range



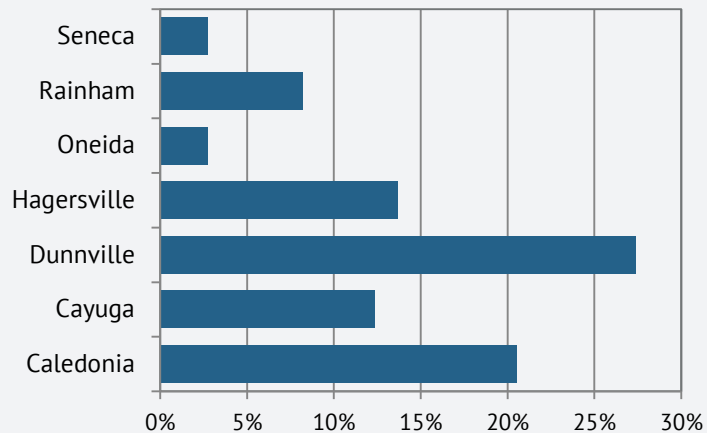
Months of Supply and Prices



REGIONAL SUMMARY

Year-to-date sales volumes have declined across most areas within the region. However, sales in Caledonia remain stronger than long-term trends for the area. Conditions in Caledonia remain tighter than in Dunnville, where new listings promoted some inventory growth. Despite the tighter conditions in Caledonia over Dunnville, price trends in both areas have been similar. Prices trended up in both areas over the previous month but remain over 18 per cent below last year's peak.

Share of Sales by District



May 2023

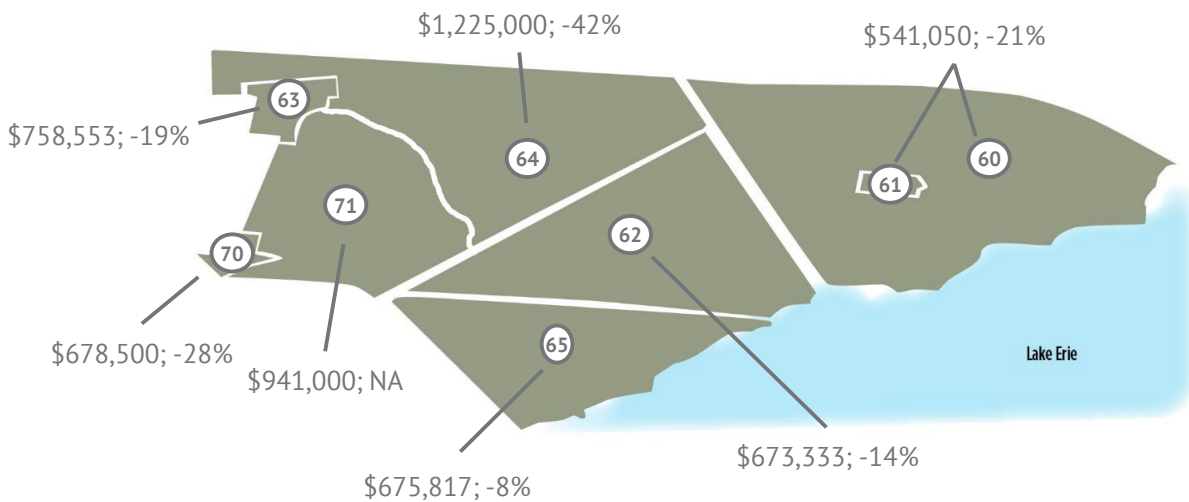
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	15	-40.0%	33	-5.7%	32	68.4%	45%	24.1	97.3%	2.13	180.7%	\$758,553	-18.9%	\$725,000	-18.5%
Cayuga	9	-10.0%	11	-35.3%	17	-5.6%	82%	41.4	500.6%	1.89	4.9%	\$673,333	-13.5%	\$660,000	-13.4%
Dunnville	20	11.1%	63	50.0%	93	82.4%	32%	49.7	322.0%	4.65	64.1%	\$541,050	-21.3%	\$512,500	-22.3%
Hagersville	10	11.1%	17	13.3%	13	62.5%	59%	14.1	-65.0%	1.30	46.3%	\$678,500	-27.7%	\$655,000	-25.6%
Oneida	2	-	4	300.0%	5	400.0%	50%	59.0	-	2.50	-	\$941,000	-	\$941,000	-
Rainham	6	50.0%	7	-36.4%	17	6.3%	86%	39.3	101.7%	2.83	-29.2%	\$675,817	-8.3%	\$549,950	-25.0%
Seneca	2	0.0%	8	300.0%	12	300.0%	25%	6.0	-90.1%	6.00	300.0%	\$1,225,000	-41.8%	\$1,225,000	-41.8%
Total	73	-11.0%	170	14.9%	220	59.4%	43%	32.9	102.5%	3.01	79.1%	\$665,673	-21.4%	\$649,000	-18.1%

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	84	-19.2%	126	-15.4%	25	69.3%	66.7%	28.0	228.8%	1.51	109.7%	\$755,732	-21.6%	\$752,500	-21.8%
Cayuga	31	0.0%	45	-15.1%	19	115.9%	68.9%	55.4	447.1%	3.06	115.9%	\$682,681	-26.7%	\$710,000	-21.1%
Dunnville	65	-36.9%	178	14.1%	69	133.1%	36.5%	48.9	161.2%	5.31	269.4%	\$573,209	-23.3%	\$525,000	-26.1%
Hagersville	29	-34.1%	40	-28.6%	10	45.5%	72.5%	22.2	29.6%	1.66	120.7%	\$698,628	-13.4%	\$630,000	-16.3%
Oneida	4	100.0%	10	233.3%	3	-	40.0%	33.3	731.3%	3.50	-	\$1,608,000	49.6%	\$1,255,000	16.7%
Rainham	17	-37.0%	35	-27.1%	18	107.0%	48.6%	37.6	286.5%	5.24	228.7%	\$708,735	-13.9%	\$645,000	-25.9%
Seneca	12	-25.0%	24	26.3%	10	140.0%	50.0%	41.3	78.9%	4.00	220.0%	\$1,178,333	-26.9%	\$980,000	-12.1%
Total	279	-27.3%	546	-3.2%	180	112.8%	51.1%	38.0	171.2%	3.22	192.9%	\$707,547	-18.1%	\$690,000	-16.4%

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

	May 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	\$758,553	-18.9%	\$780,200	-18.3%	\$755,732	-21.6%	\$759,960	-20.2%
Cayuga 62	\$673,333	-13.5%	\$776,700	-17.2%	\$682,681	-26.7%	\$760,080	-18.7%
Dunnville 60	\$541,050	-21.3%	\$624,100	-18.3%	\$573,209	-23.3%	\$611,280	-19.6%
Hagersville 70	\$678,500	-27.7%	\$593,000	-17.9%	\$698,628	-13.4%	\$580,300	-19.4%
Oneida 71	\$941,000	-	\$825,800	-17.3%	\$1,608,000	49.6%	\$807,180	-18.7%
Rainham 65	\$675,817	-8.3%	\$516,800	-15.5%	\$708,735	-13.9%	\$500,720	-17.9%
Seneca 64	\$1,225,000	-41.8%	\$945,700	-18.9%	\$1,178,333	-26.9%	\$918,300	-21.0%

DETACHED BENCHMARK HOMES

	May 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$798,200	-18.2%	1.4%	2	3	1,493	6,053
Cayuga 62	\$750,700	-17.4%	1.5%	2	3	1,570	11,287
Dunnville 60	\$633,200	-18.3%	1.6%	1	3	1,409	11,484
Hagersville 70	\$602,900	-19.8%	1.2%	2	3	1,482	7,656
Oneida 71	\$825,800	-17.3%	1.0%	2	3	1,861	46,166
Rainham 65	\$517,200	-15.5%	2.8%	1	3	1,167	10,500
Seneca 64	\$945,700	-18.9%	2.7%	2	3	1,863	40,037

SUMMARY STATISTICS

May 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	73	-11.0%	170	14.9%	220	59.4%	\$649,000	-18.1%	32.9	102.5%	14.0	100.0%
Commercial	2	-50.0%	1	-83.3%	27	3.8%	\$3,702,500	928.6%	72.0	93.3%	72.0	800.0%
Farm	2	100.0%	0	-100.0%	12	50.0%	\$945,000	-69.7%	118.5	26.1%	118.5	26.1%
Land	0	-100.0%	0	-100.0%	44	83.3%	-	-	-	-	-	-
Multi-Residential	0	-	0	-100.0%	7	250.0%	-	-	-	-	-	-
Total	77	-16.3%	13	-87.0%	316	55.7%	\$649,000	-16.5%	36.1	97.5%	14.0	100.0%

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	279	-27.3%	546	-3.2%	180	112.8%	\$690,000	-16.4%	38.0	171.2%	21.0	200.0%
Commercial	10	-16.7%	5	-76.2%	27	20.4%	\$1,055,000	152.7%	72.8	81.6%	48.5	223.3%
Farm	7	0.0%	2	-81.8%	11	184.2%	\$1,124,010	-25.1%	68.4	84.2%	60.0	275.0%
Land	6	-77.8%	9	-64.0%	37	78.8%	\$295,000	7.3%	33.0	-48.5%	21.0	23.5%
Multi-Residential	2	-50.0%	2	-77.8%	4	83.3%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
Total	304	-30.0%	129	-75.1%	276	100.9%	\$690,000	-13.8%	39.6	113.3%	21.5	207.1%

May 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	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Retail	2	100.0%	\$7,405,000	2015.7%	0	-100.0%	72.0	380.0%	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%	\$260,000	30.1%	0	-100.0%	40.0	-69.9%	0	-
Industrial	2	0.0%	\$2,335,000	6.1%	1	-66.7%	63.5	746.7%	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	5	25.0%	\$9,122,000	473.7%	3	-78.6%	31.6	129.8%	2	85.5