

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
JUNE 2023





REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY



Haldimand County saw a surge in sales, rising by 70 per cent over the low levels reported in June 2022. Despite the gains, year-to-date sales are 16 per cent below last year's levels and are slightly lower than long-term trends. Rising June sales were met with a pullback in new listings, slowing inventory growth. Haldimand has not faced the same struggle with inventory levels as in other areas. The recent boost in sales caused a decrease in months of supply compared to the previous year. Inventory levels are more consistent with pre-pandemic levels.

The unadjusted benchmark price trended upward for the fourth consecutive month and reached \$712,100. While somewhat lower than last year's benchmark price of \$788,500, it is much higher than in June 2019, when the

SALES
85

70.0%
 YEAR/YEAR


NEW LISTINGS
134

22.1%
 YEAR/YEAR


INVENTORY
225

5.1%
 YEAR/YEAR


MONTHS OF SUPPLY
2.6



38.2%
 YEAR/YEAR




RESIDENTIAL AVERAGE PRICE

\$746,173

4.4%
 YEAR/YEAR

AVERAGE DOM
41.2

117.5%
 YEAR/YEAR


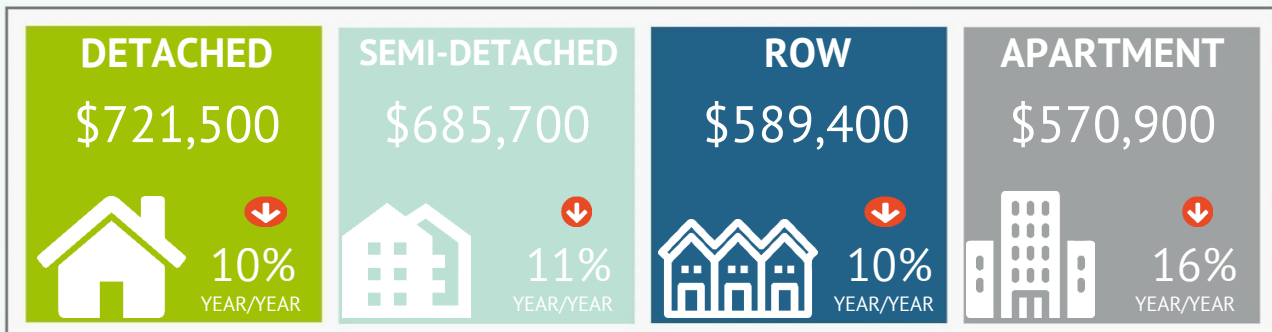
PROPERTY TYPES

Detached home sales grew on a monthly and yearly basis. However, the recent gains did not offset earlier pullbacks. Year-to-date sales are nearly 21 per cent below last year's levels. The recent boost in sales caused the months-of-supply to fall below three months, likely contributing to the price gains. The unadjusted benchmark price reached \$721,500, a monthly gain of nearly three per cent but 10 per cent below June 2022.

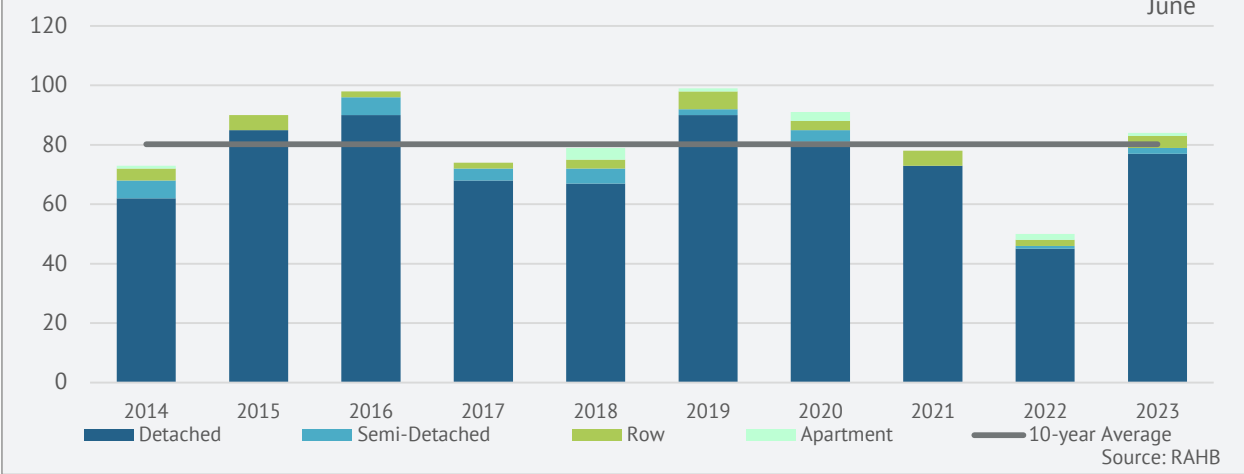
June 2023															
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	77	71.1%	123	-15.2%	207	11.3%	63%	41.6	110.0%	2.69	-35.0%	\$760,984	-4.6%	\$720,000	-4.0%
Semi-Detached	2	100.0%	4	-33.3%	4	-33.3%	50%	6.0	-60.0%	2.00	-66.7%	\$614,000	-7.7%	\$614,000	-7.7%
Row	4	100.0%	5	-66.7%	6	-60.0%	80%	31.0	416.7%	1.50	-80.0%	\$678,750	6.9%	\$682,500	7.5%
Apartment	1	-50.0%	1	-75.0%	4	0.0%	100%	17.0	21.4%	4.00	100.0%	\$496,000	-16.6%	\$496,000	-16.6%
Mobile	1	-	1	-50.0%	3	50.0%	100%	143.0	-	3.00	-	\$390,000	-	\$390,000	-
Total Residential	85	70.0%	134	-22.1%	225	5.1%	63%	41.2	117.5%	2.65	-38.2%	\$746,173	-4.4%	\$715,000	-1.7%

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	308	-20.6%	599	-8.7%	171	76.7%	51.4%	39.8	168.9%	3.33	122.6%	\$749,742	-14.8%	\$721,250	-13.2%
Semi-Detached	16	60.0%	19	5.6%	3	-	84.2%	21.6	120.0%	0.94	-	\$588,656	-14.7%	\$610,000	-7.6%
Row	28	0.0%	38	-22.4%	8	35.3%	73.7%	27.6	114.7%	1.64	35.3%	\$575,332	-11.9%	\$537,500	-20.1%
Apartment	7	16.7%	14	55.6%	-	-	50.0%	39.4	281.6%	-	-	\$508,700	2.3%	\$496,000	2.2%
Mobile	5	400.0%	10	233.3%	5	-	50.0%	71.2	1324.0%	5.40	-	\$160,200	23.3%	\$73,000	-43.8%
Total Residential	365	-15.9%	681	-7.5%	189	78.0%	53.6%	38.7	165.3%	3.10	111.6%	\$716,741	-16.1%	\$690,000	-14.2%

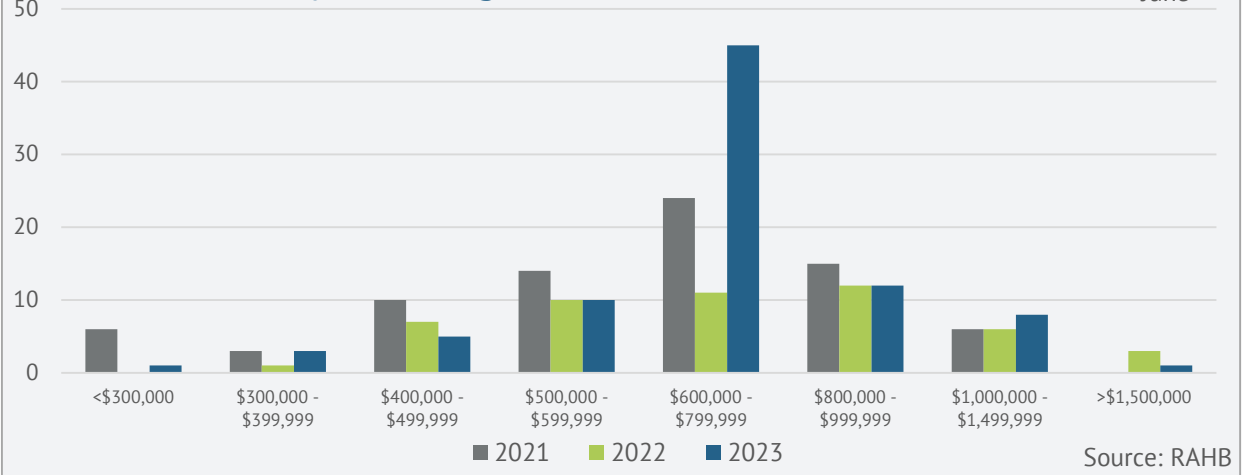
BENCHMARK PRICE



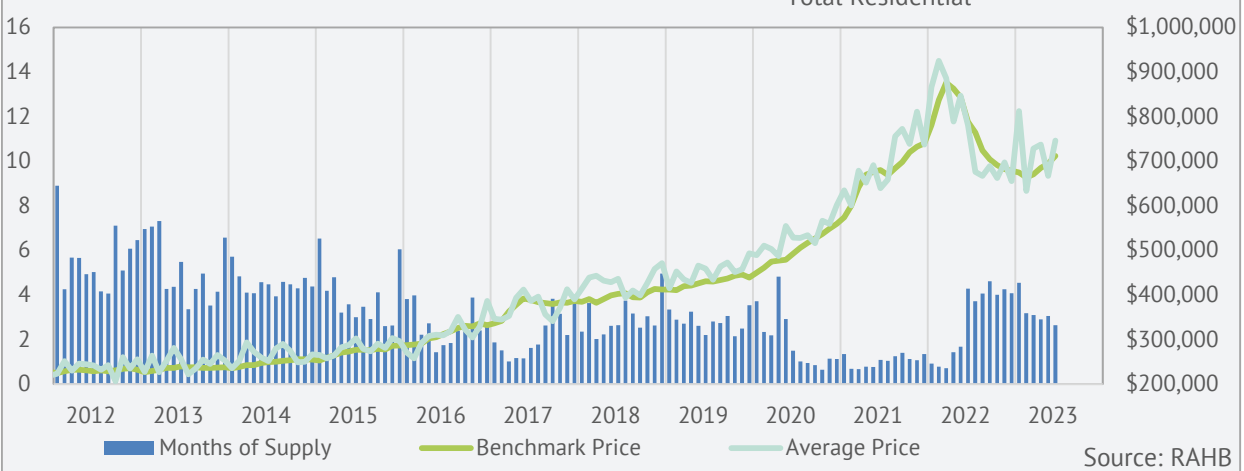
Monthly Sales Comparison



Residential Sales by Price Range



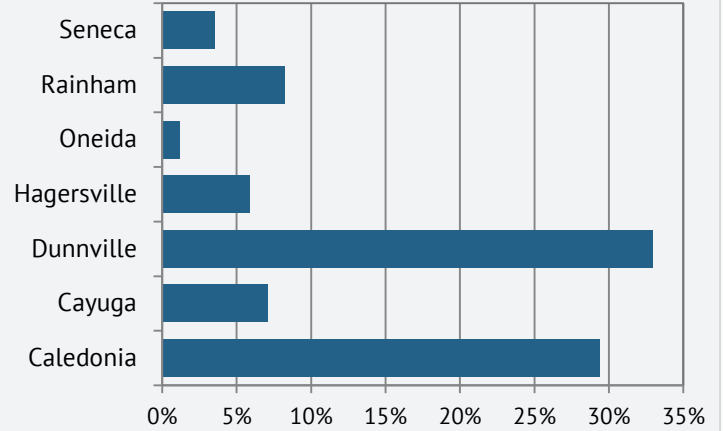
Months of Supply and Prices



REGIONAL SUMMARY

Year-to-date, sales eased across most areas in the region compared to the previous year. Sales in Caledonia remain stronger than long-term trends for the area. New listings in Caledonia have eased compared to last year, contributing to the higher sales-to-new listings ratio and slowing inventory growth. The Dunnville area has also seen conditions tighten relative to the previous month and year, thanks to a boost in sales.

Share of Sales by District



June 2023

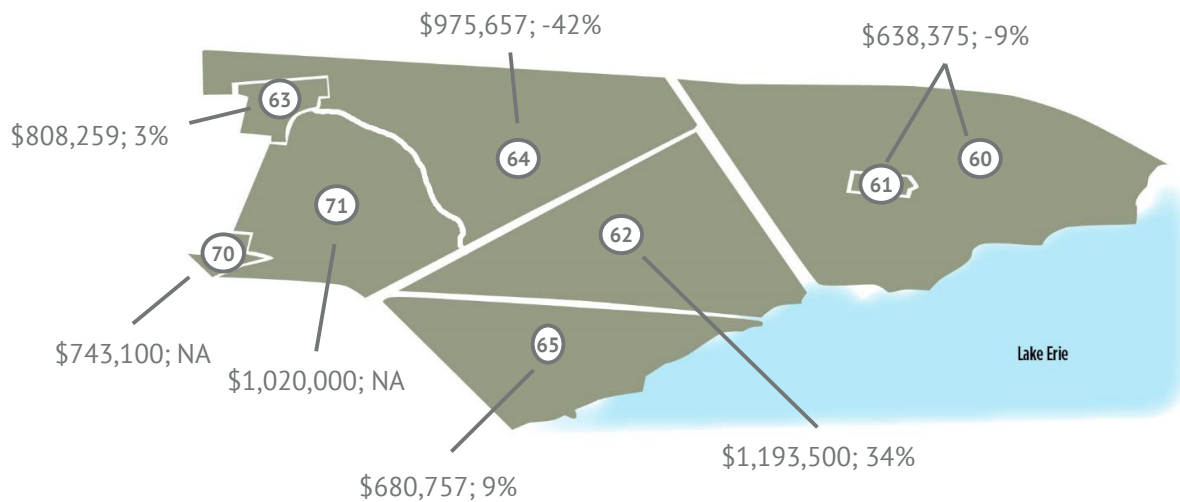
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	25	78.6%	33	-10.8%	38	35.7%	76%	21.7	85.4%	1.52	-24.0%	\$808,259	2.6%	\$755,000	-3.2%
Cayuga	6	20.0%	13	-31.6%	19	-24.0%	46%	61.5	345.7%	3.17	-36.7%	\$1,193,500	33.6%	\$827,000	-2.7%
Dunnville	28	115.4%	38	-30.9%	84	3.7%	74%	55.3	135.0%	3.00	-51.9%	\$638,375	-9.1%	\$632,000	9.0%
Hagersville	5	-	11	-45.0%	15	-42.3%	45%	23.2	-	3.00	-	\$743,100	-	\$668,000	-
Oneida	1	-	3	50.0%	7	133.3%	33%	64.0	-	7.00	-	\$1,020,000	-	\$1,020,000	-
Rainham	7	133.3%	8	-46.7%	16	-23.8%	88%	57.6	423.4%	2.29	-67.3%	\$680,757	8.6%	\$654,000	24.6%
Seneca	3	50.0%	5	0.0%	13	225.0%	60%	30.3	2.8%	4.33	116.7%	\$975,657	-42.0%	\$935,000	-44.4%
Total	85	70.0%	134	-22.1%	225	5.1%	63%	41.2	117.5%	2.65	-38.2%	\$746,173	-4.4%	\$715,000	-1.7%

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	110	-6.8%	159	-14.5%	28	60.2%	69.2%	26.4	196.5%	1.50	71.8%	\$766,709	-18.7%	\$752,500	-19.3%
Cayuga	37	2.8%	58	-19.4%	19	65.2%	63.8%	56.4	430.2%	3.08	60.8%	\$765,516	-17.3%	\$714,000	-19.5%
Dunnville	94	-19.0%	216	2.4%	72	89.5%	43.5%	50.5	162.0%	4.62	133.9%	\$593,118	-20.1%	\$575,000	-17.8%
Hagersville	34	-22.7%	51	-32.9%	11	6.8%	66.7%	22.4	30.4%	1.85	38.2%	\$705,168	-12.5%	\$658,750	-12.5%
Oneida	5	150.0%	13	160.0%	4	-	38.5%	39.4	885.0%	4.20	-	\$1,490,400	38.6%	\$1,020,000	-5.1%
Rainham	24	-20.0%	43	-31.7%	18	64.1%	55.8%	43.5	340.5%	4.38	105.1%	\$700,575	-12.8%	\$649,500	-20.4%
Seneca	15	-16.7%	30	25.0%	10	158.3%	50.0%	39.1	64.3%	4.13	210.0%	\$1,137,798	-29.8%	\$970,000	-20.5%
Total	365	-15.9%	681	-7.5%	189	78.0%	53.6%	38.7	165.3%	3.10	111.6%	\$716,741	-16.1%	\$690,000	-14.2%

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

	June 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	\$808,259	2.6%	\$795,000	-10.9%	\$766,709	-18.7%	\$765,800	-18.8%
Cayuga 62	\$1,193,500	33.6%	\$798,200	-8.1%	\$765,516	-17.3%	\$766,433	-17.0%
Dunnville 60	\$638,375	-9.1%	\$643,700	-9.8%	\$593,118	-20.1%	\$616,683	-18.1%
Hagersville 70	\$743,100	-	\$612,000	-9.6%	\$705,168	-12.5%	\$585,583	-17.8%
Oneida 71	\$1,020,000	-	\$842,100	-9.9%	\$1,490,400	38.6%	\$813,000	-17.3%
Rainham 65	\$680,757	8.6%	\$529,500	-9.4%	\$700,575	-12.8%	\$505,517	-16.5%
Seneca 64	\$975,657	-42.0%	\$965,100	-10.8%	\$1,137,798	-29.8%	\$926,100	-19.4%

DETACHED BENCHMARK HOMES

	June 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$813,700	-10.6%	1.9%	2	3	1,493	6,053
Cayuga 62	\$769,500	-8.6%	2.5%	2	3	1,570	11,287
Dunnville 60	\$653,900	-9.4%	3.3%	1	3	1,409	11,484
Hagersville 70	\$615,400	-11.8%	2.1%	2	3	1,482	7,656
Oneida 71	\$842,100	-9.9%	2.0%	2	3	1,861	46,166
Rainham 65	\$529,900	-9.4%	2.5%	1	3	1,167	10,500
Seneca 64	\$965,100	-10.8%	2.1%	2	3	1,863	40,037

SUMMARY STATISTICS

June 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	85	70.0%	134	-22.1%	225	5.1%	\$715,000	-1.7%	41.2	117.5%	20.0	73.9%
Commercial	1	-	1	-50.0%	33	6.5%	\$1,160,000	-	5.0	-	5.0	-
Farm	0	-	0	-100.0%	16	23.1%	-	-	-	-	-	-
Land	5	0.0%	0	-100.0%	40	48.1%	\$592,500	3.0%	23.0	-57.9%	15.0	-70.0%
Multi-Residential	0	-	0	-100.0%	8	100.0%	-	-	-	-	-	-
Total	91	65.5%	12	-84.2%	327	12.4%	\$714,000	-1.5%	39.8	79.4%	20.0	53.8%

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	365	-15.9%	681	-7.5%	189	78.0%	\$690,000	-14.2%	38.7	165.3%	21.0	200.0%
Commercial	11	-8.3%	6	-73.9%	28	18.1%	\$1,075,000	157.5%	66.6	66.2%	40.0	166.7%
Farm	7	0.0%	3	-78.6%	12	118.8%	\$1,124,010	-25.1%	68.4	84.2%	60.0	275.0%
Land	11	-65.6%	9	-69.0%	38	72.5%	\$460,000	56.0%	28.5	-54.6%	20.0	-50.0%
Multi-Residential	2	-50.0%	2	-80.0%	5	87.5%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
Total	396	-19.0%	171	-71.3%	286	75.6%	\$690,000	-12.1%	39.6	108.7%	21.0	162.5%

June 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	-	1	-	-	-	0	-
Industrial	0	-	\$0	-	0	-	-	-	0	-
Investment	1	-	\$1,160,000	-	0	-100.0%	5.0	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	1	127.0
Retail	0	-	\$0	-	0	-100.0%	-	-	1	140.0

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%	1	0.0%	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	3	200.0%	\$3,205,000	137.4%	0	-100.0%	136.0	-7.5%	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	1	-50.0%	-	-	1	127.0
Retail	5	25.0%	\$9,122,000	473.7%	3	-80.0%	31.6	129.8%	3	103.7