

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
JULY 2023





REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

Sales declined over the previous month, with 63 units sold across the region. The decline contributed to year-to-date sales falling 13 per cent compared to last year. Haldimand County saw a modest gain in new listings, which supported a further increase in inventory levels. Months of supply rose from 2.6 months in June to 3.7 months in July.

After consecutive gains since March, the unadjusted benchmark price remained relatively stable this month. As of July, the benchmark price of \$712,600 is seven per cent lower than last year's levels but still much higher than levels reported before the pandemic.


SALES
63

6.8%
 YEAR/YEAR




NEW LISTINGS
138

25.5%
 YEAR/YEAR



INVENTORY
232

5.9%
 YEAR/YEAR



MONTHS OF SUPPLY
3.7

0.8%
 YEAR/YEAR





RESIDENTIAL AVERAGE PRICE




\$768,113

13.7%
 YEAR/YEAR

AVERAGE DOM

31.1

27.9%
 YEAR/YEAR



PROPERTY TYPES

The detached market drove much of the year-over-year gains in sales and new listings. Year-to-date sales and new listings have fallen over last year's levels despite the increase. Meanwhile, months of supply rose due to improvements in detached inventory levels. The unadjusted detached price remained stable compared to June but over six per cent below last year's levels.

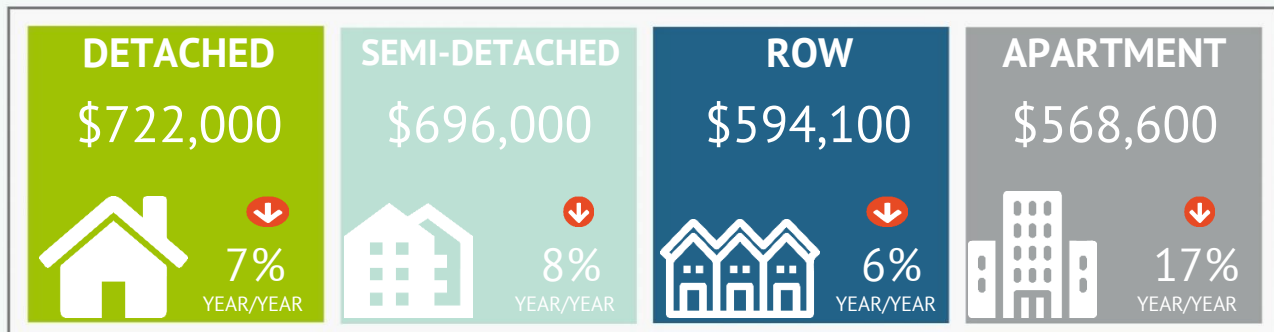
July 2023

	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	55	7.8%	122	29.8%	210	8.2%	45%	31.4	26.0%	3.82	0.4%	\$799,818	14.6%	\$765,000	13.3%
Semi-Detached	1	-	6	100.0%	6	-14.3%	17%	12.0	-	6.00	-	\$698,000	-	\$698,000	-
Row	3	-40.0%	7	0.0%	10	-16.7%	43%	18.0	-34.3%	3.33	38.9%	\$755,700	25.8%	\$740,000	21.3%
Apartment	3	0.0%	0	-100.0%	1	0.0%	0%	50.7	463.0%	0.33	0.0%	\$438,667	2.8%	\$421,000	-4.3%
Mobile	1	-	3	0.0%	4	0.0%	33%	15.0	-	4.00	-	\$120,000	-	\$120,000	-
Total Residential	63	6.8%	138	25.5%	232	5.9%	46%	31.1	27.9%	3.68	-0.8%	\$768,113	13.7%	\$742,000	15.9%

Year-to-Date

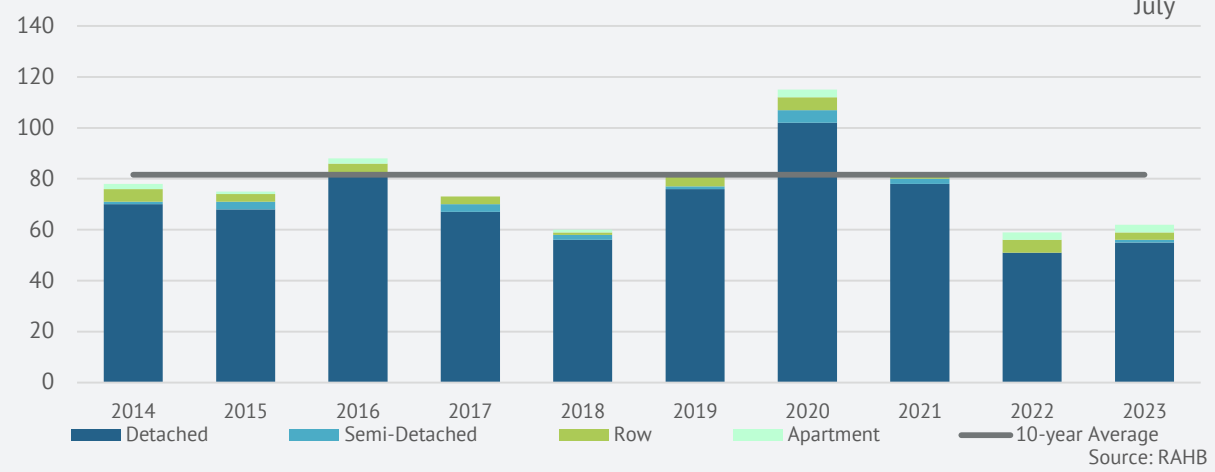
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	365	-16.9%	722	-3.7%	177	59.7%	50.6%	38.4	140.5%	3.39	92.1%	\$757,728	-11.7%	\$725,000	-10.5%
Semi-Detached	17	70.0%	25	19.0%	3	-	68.0%	21.0	114.3%	1.24	-	\$595,088	-13.7%	\$610,000	-7.6%
Row	31	-6.1%	45	-19.6%	8	21.7%	68.9%	26.7	77.1%	1.81	29.6%	\$592,787	-8.1%	\$575,000	-13.3%
Apartment	10	11.1%	14	16.7%	-	-	71.4%	42.8	332.8%	-	-	\$487,690	2.9%	\$493,000	12.0%
Mobile	6	500.0%	13	116.7%	4	-	46.2%	61.8	1136.7%	5.17	-	\$153,500	18.2%	\$96,500	-25.7%
Total Residential	430	-12.8%	820	-3.1%	195	59.6%	52.4%	37.5	138.1%	3.17	83.0%	\$724,794	-13.0%	\$700,000	-9.7%

BENCHMARK PRICE

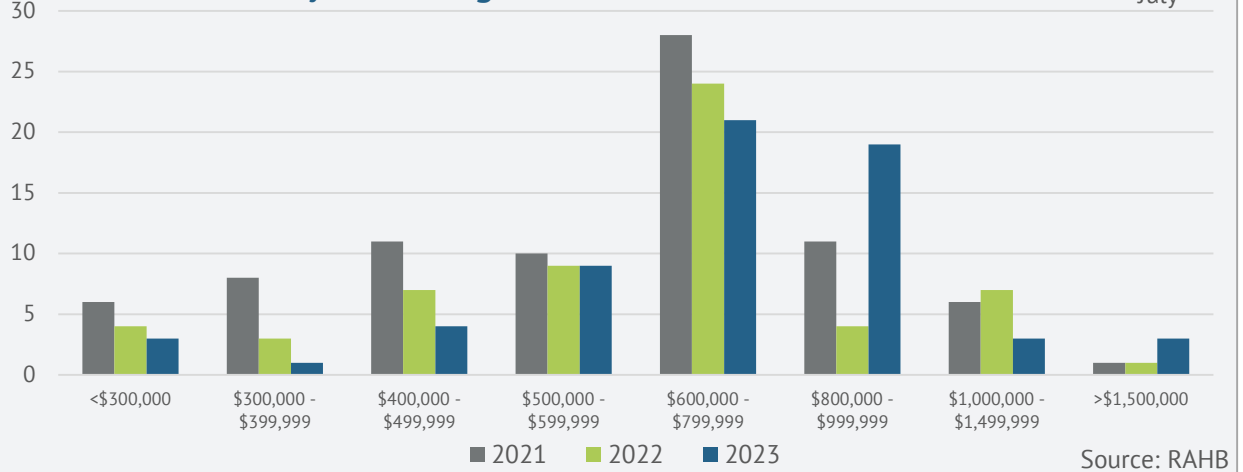


Haldimand Monthly Statistical Report - July 2023

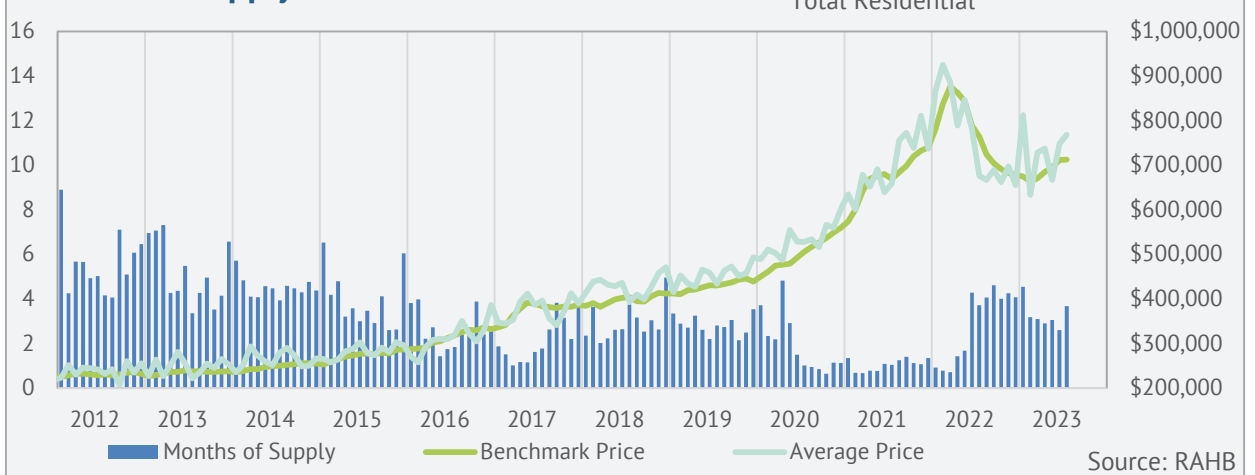
Monthly Sales Comparison



Residential Sales by Price Range



Months of Supply and Prices

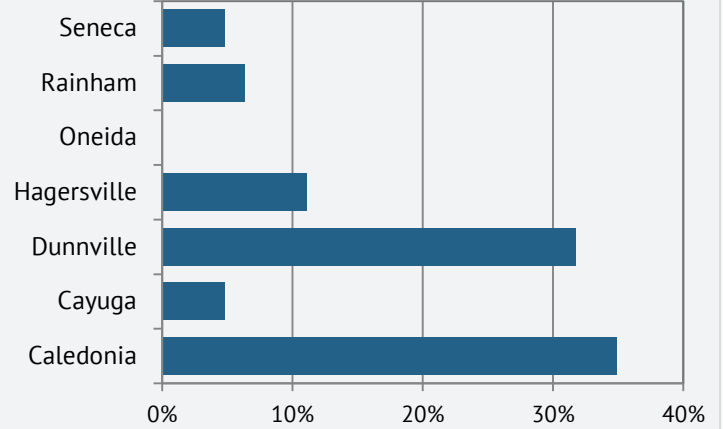


REGIONAL SUMMARY

Most areas reported declines in both year-to-date sales and new listings. However, Caledonia, Oneida and Seneca reported a year-to-date gain in sales. Inventory levels increased compared to last year across all areas of Haldimand County except Hagersville.

The unadjusted benchmark price sits below what we saw across Haldimand County in July 2022. However, Caledonia, Hagersville and Dunnville reported a modest gain over the previous month.

Share of Sales by District



July 2023

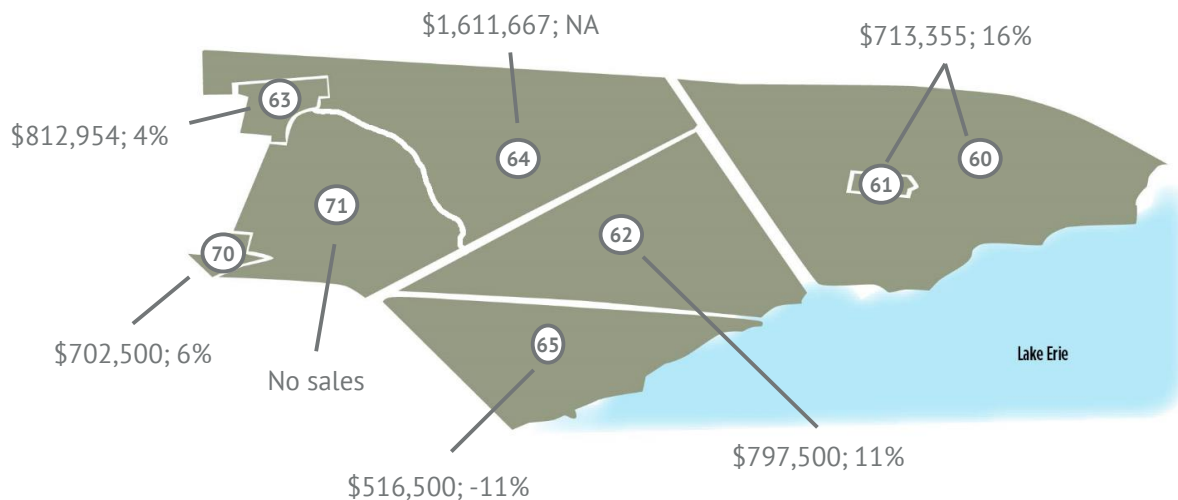
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	22	120.0%	37	48.0%	37	8.8%	59%	21.3	10.2%	1.68	-50.5%	\$812,954	3.8%	\$805,000	13.4%
Cayuga	3	-66.7%	15	50.0%	26	23.8%	20%	20.0	-10.4%	8.67	271.4%	\$797,500	10.9%	\$612,500	-13.7%
Dunnville	20	5.3%	39	14.7%	84	2.4%	51%	35.7	64.4%	4.20	-2.7%	\$713,355	15.9%	\$690,000	15.0%
Hagersville	7	16.7%	6	-64.7%	13	-58.1%	117%	13.9	-43.1%	1.86	-64.1%	\$702,500	5.8%	\$610,500	-11.8%
Oneida	0	-100.0%	2	100.0%	8	300.0%	0%	-	-	-	-	-	-	-	-
Rainham	4	-20.0%	11	120.0%	13	-13.3%	36%	19.0	-60.4%	3.25	8.3%	\$516,500	-11.4%	\$515,000	-29.0%
Seneca	3	-	7	40.0%	12	33.3%	43%	107.7	-	4.00	-	\$1,611,667	-	\$1,850,000	-
Total	63	6.8%	138	25.5%	232	5.9%	46%	31.1	27.9%	3.68	-0.8%	\$768,113	13.7%	\$742,000	15.9%

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	133	3.9%	196	-7.1%	29	47.4%	67.9%	25.4	161.4%	1.52	41.9%	\$774,346	-16.8%	\$760,000	-16.7%
Cayuga	40	-11.1%	74	-9.8%	20	56.7%	54.1%	53.7	313.6%	3.53	76.3%	\$767,915	-13.2%	\$712,000	-14.2%
Dunnville	114	-15.6%	255	4.1%	74	66.6%	44.7%	47.9	144.2%	4.54	97.2%	\$614,212	-15.2%	\$600,000	-11.8%
Hagersville	41	-18.0%	57	-38.7%	11	-15.6%	71.9%	20.9	16.1%	1.85	3.0%	\$704,712	-10.7%	\$655,000	-11.5%
Oneida	5	25.0%	15	150.0%	4	-	33.3%	39.4	258.2%	5.80	-	\$1,490,400	35.6%	\$1,020,000	-7.1%
Rainham	28	-20.0%	54	-20.6%	17	49.4%	51.9%	40.0	161.0%	4.21	86.7%	\$674,279	-12.6%	\$649,500	-17.0%
Seneca	19	5.6%	37	27.6%	11	124.2%	51.4%	49.5	108.1%	3.89	112.4%	\$1,199,841	-25.9%	\$975,000	-20.1%
Total	430	-12.8%	820	-3.1%	195	59.6%	52.4%	37.5	138.1%	3.17	83.0%	\$724,794	-13.0%	\$700,000	-9.7%

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

	July 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	\$812,954	3.8%	\$797,900	-8.0%	\$774,346	-16.8%	\$770,386	-17.3%
Cayuga 62	\$797,500	10.9%	\$799,700	-5.5%	\$767,915	-13.2%	\$771,186	-15.5%
Dunnville 60	\$713,355	15.9%	\$641,700	-7.0%	\$614,212	-15.2%	\$620,257	-16.6%
Hagersville 70	\$702,500	5.8%	\$614,400	-6.5%	\$704,712	-10.7%	\$589,700	-16.3%
Oneida 71	-	-	\$840,700	-6.5%	\$1,490,400	35.6%	\$816,957	-15.9%
Rainham 65	\$516,500	-11.4%	\$528,500	-6.0%	\$674,279	-12.6%	\$508,800	-15.1%
Seneca 64	\$1,611,667	-	\$964,200	-7.7%	\$1,199,841	-25.9%	\$931,543	-17.9%

DETACHED BENCHMARK HOMES

	July 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$816,500	-7.6%	0.3%	2	3	1,493	6,053
Cayuga 62	\$771,900	-5.8%	0.3%	2	3	1,570	11,287
Dunnville 60	\$651,700	-6.6%	-0.3%	1	3	1,409	11,484
Hagersville 70	\$624,800	-8.5%	1.5%	2	3	1,482	7,656
Oneida 71	\$840,700	-6.5%	-0.2%	2	3	1,861	46,166
Rainham 65	\$528,900	-6.0%	-0.2%	1	3	1,167	10,500
Seneca 64	\$964,200	-7.7%	-0.1%	2	3	1,863	40,037

SUMMARY STATISTICS

July 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	63	6.8%	138	25.5%	232	5.9%	\$742,000	15.9%	31.1	27.9%	17.0	-29.2%
Commercial	0	-	0	-	35	20.7%	-	-	-	-	-	-
Farm	0	-100.0%	1	-66.7%	13	-18.8%	-	-	-	-	-	-
Land	1	-80.0%	0	-	47	67.9%	\$270,000	-1.8%	351.0	1655.0%	351.0	1571.4%
Multi-Residential	0	-	0	-	8	166.7%	-	-	-	-	-	-
Total	64	-1.5%	16	-67.3%	342	13.6%	\$741,000	18.5%	36.1	52.2%	17.5	-23.9%

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	430	-12.8%	820	-3.1%	195	59.6%	\$700,000	-9.7%	37.5	138.1%	20.0	150.0%
Commercial	11	-8.3%	7	-69.6%	29	18.5%	\$1,075,000	157.5%	66.6	66.2%	40.0	166.7%
Farm	7	-12.5%	8	-52.9%	12	72.9%	\$1,124,010	-33.8%	68.4	105.0%	60.0	400.0%
Land	12	-67.6%	10	-65.5%	39	71.7%	\$390,000	34.5%	55.3	-2.7%	20.0	-41.2%
Multi-Residential	2	-50.0%	4	-60.0%	5	100.0%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
Total	462	-16.6%	220	-65.8%	295	61.3%	\$700,000	-6.9%	39.0	99.8%	20.0	150.0%

July 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	-	-	-	1	236.0
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-	\$0	-	0	-	-	-	1	106.0

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%	2	170.5
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%	4	104.3