

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
AUGUST 2023





REALTORS[®] ASSOCIATION
of Hamilton-Burlington

SUMMARY

August sales eased in Haldimand County, contributing to a year-to-date decline of nearly 12 per cent. The 48 sales this month were met with 115 new listings, causing the sales-to-new-listings ratio to fall to 42 per cent. Higher new listings relative to sales contributed to a rise in inventory levels, and the months of supply rose to more than five months.

More supply compared to sales activity weighed on prices. The unadjusted benchmark price in August was \$706,700, nearly one per cent lower than last month and over two per cent lower than reported in August 2022.


SALES
48

11.1%
 YEAR/YEAR




NEW LISTINGS
115

6.5%
 YEAR/YEAR



INVENTORY
248

13.2%
 YEAR/YEAR





MONTHS OF SUPPLY
5.2

27.4%
 YEAR/YEAR






RESIDENTIAL AVERAGE PRICE



\$707,844

6.1%
 YEAR/YEAR

AVERAGE DOM

33.0

20.7%
 YEAR/YEAR



PROPERTY TYPES

The pullback in detached home sales has generally outpaced the declines in new listings. This equates to higher inventories. In August, the months of supply rose to 5.4 months. Listing inventory has not been this high since 2015.

Higher inventory choice likely weighed on prices this month. The unadjusted detached benchmark price reached \$716,700 in August, a one per cent decrease over the previous month and a two per cent decline over last year.

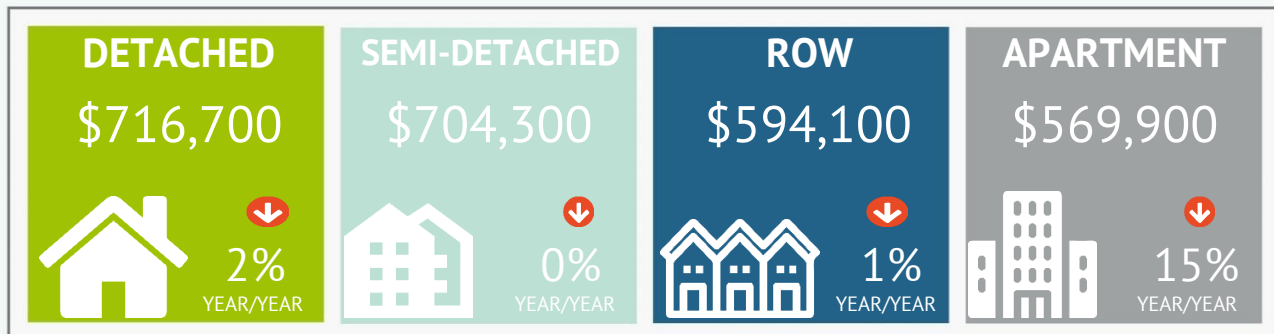
August 2023

	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	42	-12.5%	104	2.0%	225	14.2%	40%	32.9	13.8%	5.36	30.5%	\$728,797	7.1%	\$720,395	5.1%
Semi-Detached	2	0.0%	3	50.0%	5	0.0%	67%	58.5	735.7%	2.50	0.0%	\$745,000	29.5%	\$745,000	29.5%
Row	2	0.0%	4	100.0%	12	9.1%	50%	22.0	-17.0%	6.00	9.1%	\$548,500	-15.6%	\$548,500	-15.6%
Apartment	1	-50.0%	2	0.0%	2	100.0%	50%	9.0	-21.7%	2.00	300.0%	\$390,000	-13.3%	\$390,000	-13.3%
Mobile	1	-	2	-	3	-25.0%	50%	34.0	-	3.00	-	\$390,000	-	\$390,000	-
Total Residential	48	-11.1%	115	6.5%	248	13.2%	42%	33.0	20.7%	5.17	27.4%	\$707,844	6.1%	\$688,500	4.2%

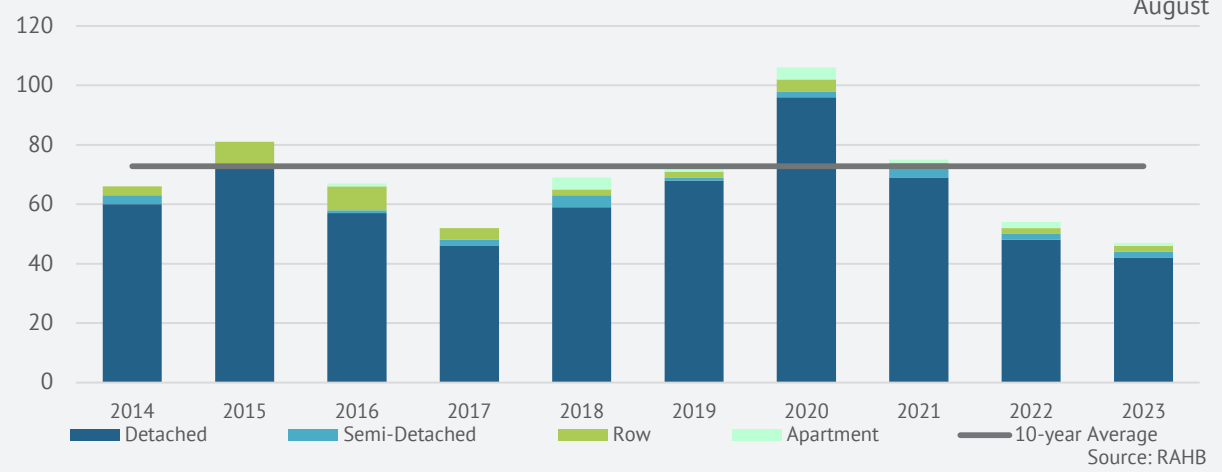
Year-to-Date

	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	410	-15.8%	830	-2.6%	183	50.9%	49.4%	37.8	119.5%	3.57	79.2%	\$757,281	-9.9%	\$726,895	-8.0%
Semi-Detached	19	58.3%	28	21.7%	3	-	67.9%	24.9	167.3%	1.37	-	\$610,868	-8.9%	\$610,000	-6.6%
Row	33	-5.7%	49	-15.5%	9	19.3%	67.3%	26.4	68.0%	2.06	26.5%	\$590,103	-8.6%	\$575,000	-12.9%
Apartment	11	0.0%	16	14.3%	-	-	68.8%	39.7	290.2%	-	-	\$478,809	2.0%	\$490,000	11.4%
Mobile	7	600.0%	15	150.0%	4	-	46.7%	57.9	1057.1%	4.86	-	\$187,286	44.2%	\$120,000	-7.6%
Total Residential	481	-12.1%	939	-1.6%	202	50.6%	51.2%	37.0	119.4%	3.36	71.2%	\$725,454	-11.2%	\$700,000	-7.3%

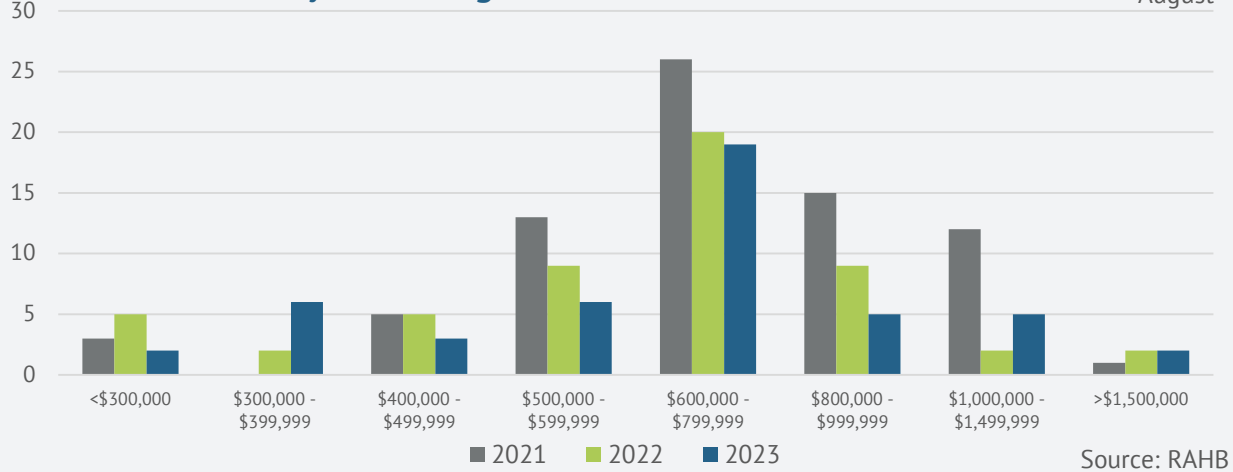
BENCHMARK PRICE



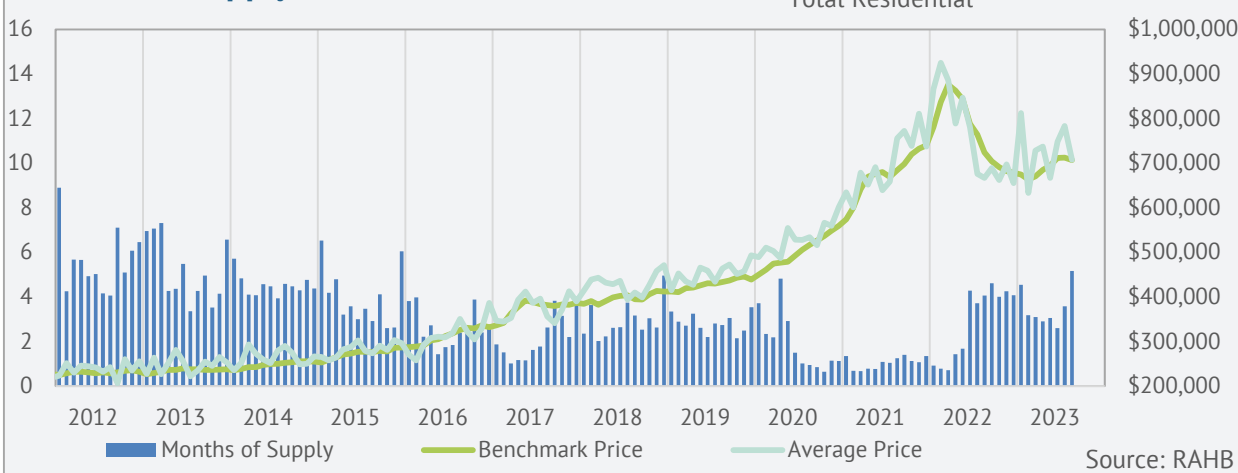
Monthly Sales Comparison



Residential Sales by Price Range



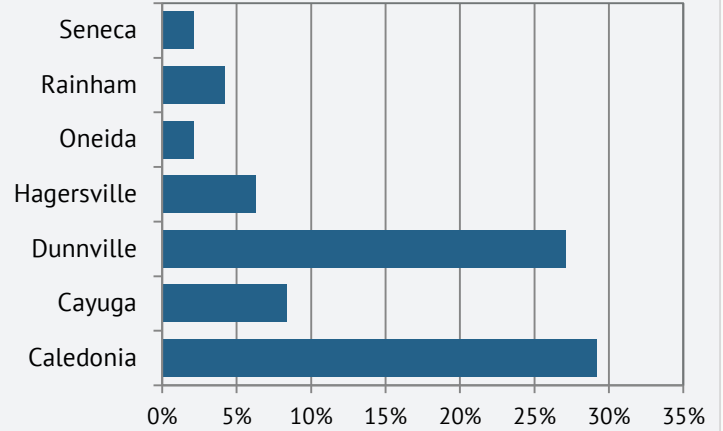
Months of Supply and Prices



REGIONAL SUMMARY

Caledonia is the only area where year-to-date sales have remained stronger than the previous year and the long-term average. New listings in Caledonia declined, making it one of the only regions to see a significant gain in the sales-to-new listings ratio. While the months of inventory in Caledonia is higher than earlier in the year, it is still the lowest in the region. Caledonia reported relatively stable prices over the last month but was still nearly three per cent lower than last year.

Share of Sales by District



August 2023

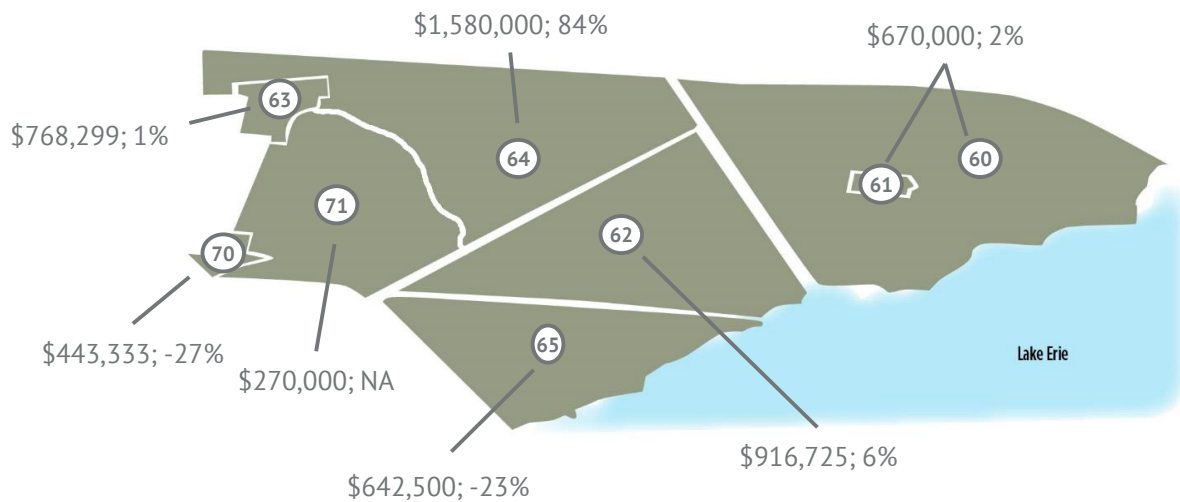
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	14	7.7%	24	-22.6%	34	-17.1%	58%	21.2	-18.2%	2.43	-23.0%	\$768,299	1.1%	\$751,500	0.2%
Cayuga	4	-42.9%	10	-16.7%	28	33.3%	40%	16.8	-22.4%	7.00	133.3%	\$916,725	5.5%	\$736,950	-4.9%
Dunnville	13	30.0%	28	-15.2%	84	-3.4%	46%	50.1	87.6%	6.46	-25.7%	\$670,000	2.4%	\$610,000	5.7%
Hagersville	3	-72.7%	11	10.0%	16	-36.0%	27%	20.3	-41.3%	5.33	134.7%	\$443,333	-26.7%	\$390,000	-40.1%
Oneida	1	-	2	0.0%	9	350.0%	50%	39.0	-	9.00	-	\$270,000	-	\$270,000	-
Rainham	2	-33.3%	9	125.0%	16	33.3%	22%	13.5	-56.0%	8.00	100.0%	\$642,500	-23.2%	\$642,500	-12.6%
Seneca	1	0.0%	7	133.3%	15	87.5%	14%	40.0	150.0%	15.00	87.5%	\$1,580,000	83.7%	\$1,580,000	83.7%
Total	48	-11.1%	115	6.5%	248	13.2%	42%	33.0	20.7%	5.17	27.4%	\$707,844	6.1%	\$688,500	4.2%

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	149	5.7%	220	-9.1%	29	32.0%	67.7%	25.0	123.4%	1.58	24.9%	\$776,070	-15.2%	\$760,000	-14.6%
Cayuga	44	-15.4%	84	-10.6%	21	52.3%	52.4%	50.3	256.0%	3.84	79.9%	\$781,443	-11.4%	\$712,000	-11.3%
Dunnville	128	-11.7%	283	1.8%	75	51.3%	45.2%	48.2	139.9%	4.70	71.3%	\$626,134	-13.0%	\$600,000	-11.1%
Hagersville	44	-27.9%	68	-34.0%	12	-20.0%	64.7%	20.9	-0.6%	2.09	10.9%	\$686,891	-9.1%	\$645,000	-9.2%
Oneida	6	50.0%	17	112.5%	5	-	35.3%	39.3	257.6%	6.33	-	\$1,287,000	17.1%	\$990,000	-9.8%
Rainham	30	-21.1%	63	-12.5%	17	48.4%	47.6%	38.2	131.1%	4.50	87.9%	\$672,160	-13.5%	\$649,500	-14.4%
Seneca	20	5.3%	44	37.5%	11	117.1%	45.5%	49.0	109.7%	4.45	106.2%	\$1,218,849	-22.8%	\$982,500	-13.8%
Total	481	-12.1%	939	-1.6%	202	50.6%	51.2%	37.0	119.4%	3.36	71.2%	\$725,454	-11.2%	\$700,000	-7.3%

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

	August 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	\$768,299	1.1%	\$799,000	-2.8%	\$776,070	-15.2%	\$773,963	-15.7%
Cayuga 62	\$916,725	5.5%	\$792,000	-1.7%	\$781,443	-11.4%	\$773,788	-13.9%
Dunnville 60	\$670,000	2.4%	\$631,900	-3.5%	\$626,134	-13.0%	\$621,713	-15.2%
Hagersville 70	\$443,333	-26.7%	\$605,200	-2.1%	\$686,891	-9.1%	\$591,638	-14.7%
Oneida 71	\$270,000	-	\$841,500	-2.2%	\$1,287,000	17.1%	\$820,025	-14.3%
Rainham 65	\$642,500	-23.2%	\$513,500	-3.1%	\$672,160	-13.5%	\$509,388	-13.8%
Seneca 64	\$1,580,000	83.7%	\$957,400	-3.7%	\$1,218,849	-22.8%	\$934,775	-16.3%

DETACHED BENCHMARK HOMES

	August 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$817,200	-2.4%	0.1%	2	3	1,493	6,053
Cayuga 62	\$768,000	-1.7%	-0.5%	2	3	1,570	11,287
Dunnville 60	\$641,200	-3.2%	-1.6%	1	3	1,409	11,484
Hagersville 70	\$623,900	-2.9%	-0.1%	2	3	1,482	7,656
Oneida 71	\$841,500	-2.2%	0.1%	2	3	1,861	46,166
Rainham 65	\$514,000	-3.1%	-2.8%	1	3	1,167	10,500
Seneca 64	\$957,400	-3.7%	-0.7%	2	3	1,863	40,037

SUMMARY STATISTICS

August 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	48	-11.1%	115	6.5%	248	13.2%	\$688,500	4.2%	33.0	20.7%	28.0	16.7%
Commercial	0	-100.0%	2	-	43	95.5%	-	-	-	-	-	-
Farm	1	0.0%	0	-100.0%	16	23.1%	\$1,678,000	19.9%	9.0	-88.3%	9.0	-88.3%
Land	0	-100.0%	0	-100.0%	48	92.0%	-	-	-	-	-	-
Multi-Residential	0	-	0	-	8	166.7%	-	-	-	-	-	-
Total	49	-16.9%	17	-61.4%	367	27.0%	\$695,000	5.3%	32.5	13.7%	27.0	8.0%

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	481	-12.1%	939	-1.6%	202	50.6%	\$700,000	-7.3%	37.0	119.4%	21.0	162.5%
Commercial	10	-23.1%	10	-56.5%	31	28.2%	\$1,055,000	154.2%	72.8	83.1%	48.5	223.3%
Farm	9	0.0%	9	-55.0%	12	62.3%	\$1,124,010	-25.1%	56.3	47.4%	19.0	18.8%
Land	12	-70.0%	17	-43.3%	40	75.5%	\$390,000	38.1%	55.3	0.5%	20.0	-35.5%
Multi-Residential	2	-50.0%	5	-50.0%	6	109.1%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
Total	514	-16.2%	283	-58.9%	305	55.5%	\$700,000	-6.7%	38.4	88.4%	20.5	156.3%

August 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	-	1	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Retail	0	-	\$0	-	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%	1	0.0%	40.0	-69.9%	0	-
Industrial	2	0.0%	\$2,335,000	6.1%	2	-33.3%	63.5	746.7%	2	170.5
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%	1	-50.0%	-	-	1	127.0
Retail	5	25.0%	\$9,122,000	473.7%	5	-66.7%	31.6	129.8%	4	104.3