

**HALDIMAND**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**SEPTEMBER 2023**



**REALTORS<sup>®</sup> ASSOCIATION**  
of Hamilton-Burlington

# SUMMARY

Unlike other regions, Haldimand County reported a modest gain in home sales over the previous month. However, this did not offset earlier pullbacks. Year-to-date sales are 10 per cent lower than in 2022.

Rising sales this month were met with gains in new listings, causing the sales-to-new-listings ratio to fall to 34 per cent. An improvement in inventory levels increased the months of supply to 5.4 months.


The unadjusted benchmark price across Haldimand County was \$706,100, similar to levels reported last month and last year.


**SALES**  
**50**  
  
**13.6%**  
 YEAR/YEAR



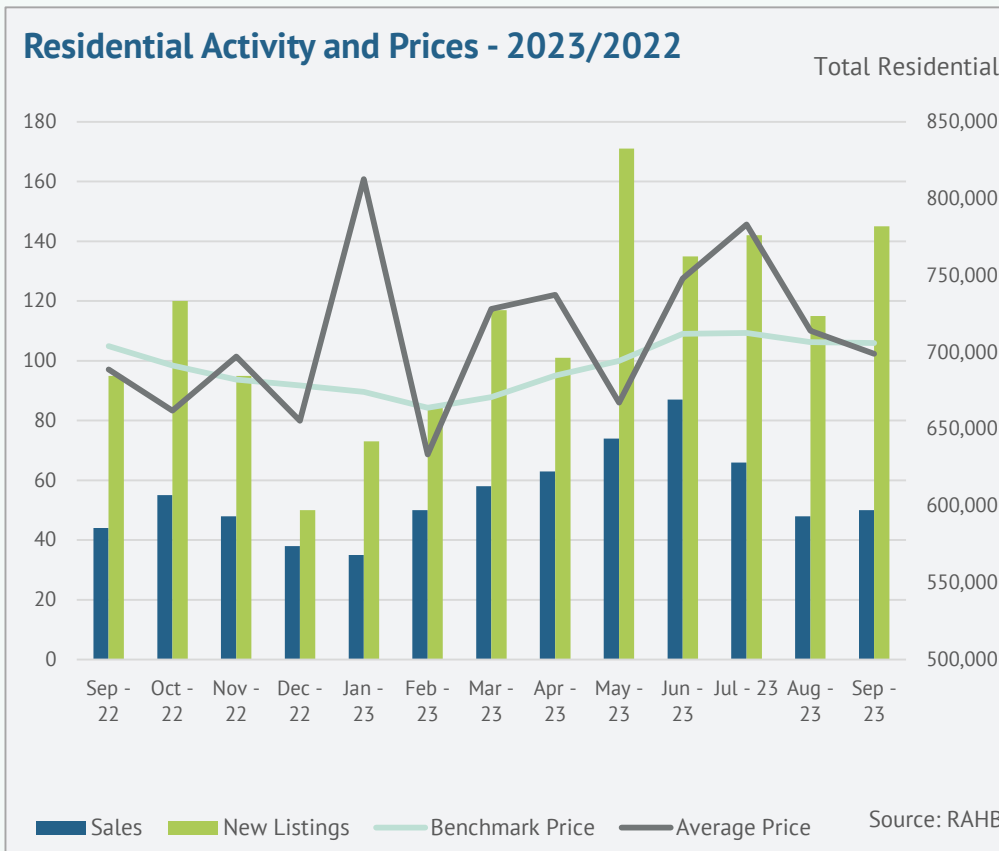
**NEW LISTINGS**  
**145**  
  
**52.6%**  
 YEAR/YEAR



**INVENTORY**  
**270**  
  
**33.0%**  
 YEAR/YEAR



**MONTHS OF SUPPLY**  
**5.4**  
  
**17.0%**  
 YEAR/YEAR






**RESIDENTIAL AVERAGE PRICE**



**\$698,964**  
  
**1.5%**  
 YEAR/YEAR

**AVERAGE DOM**

**38.2**  
  
**6.1%**  
 YEAR/YEAR



# PROPERTY TYPES

Despite some monthly gains, year-to-date detached home sales remain nearly 14 per cent lower than last year's levels and 17 per cent below long-term trends for the region. Much of the decline in sales has been driven by homes priced above \$800,000. At the same time, new listings rose, contributing to further inventory gains and a rise in the months of supply. While the months of supply pushed near six months, detached benchmark prices remained relatively stable compared to last month and last year.

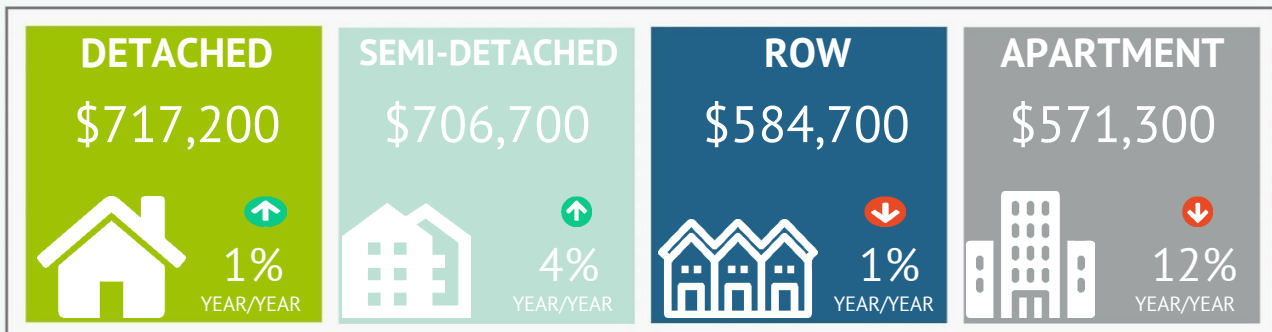
## September 2023

	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	0	-100.0%	3	-96.6%	227	22.7%	0%	-	-	-	-	-	-	-	-
Semi-Detached	0	-100.0%	0	-100.0%	5	-16.7%	0%	-	-	-	-	-	-	-	-
Row	0	-100.0%	0	-100.0%	12	100.0%	0%	-	-	-	-	-	-	-	-
Apartment	0	-	0	-100.0%	2	0.0%	0%	-	-	-	-	-	-	-	-
Mobile	0	-	0	-	3	0.0%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>0</b>	<b>-100.0%</b>	<b>3</b>	<b>-96.8%</b>	<b>250</b>	<b>23.2%</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Year-to-Date

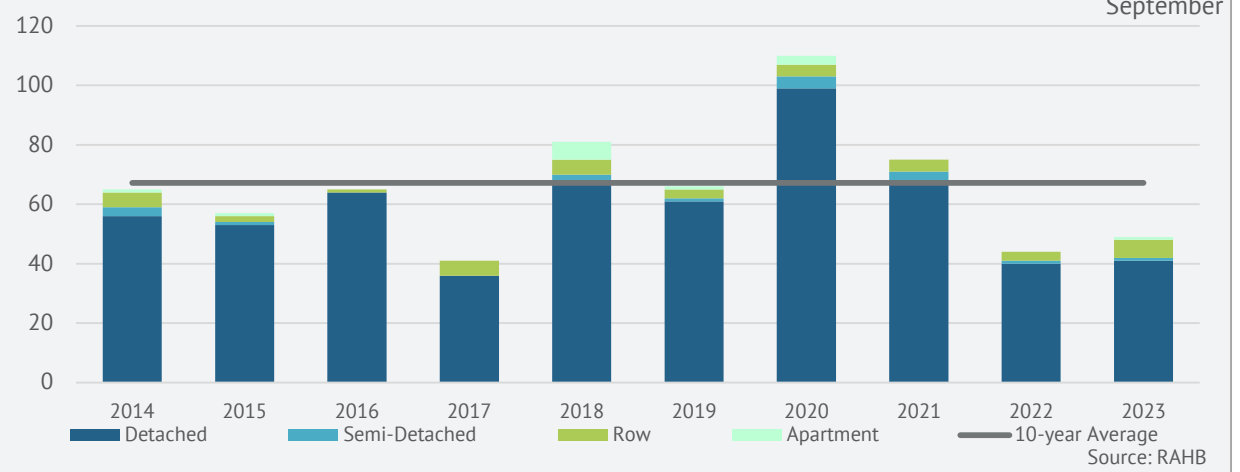
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	410	-22.2%	833	-11.4%	188	46.4%	49.2%	37.8	99.9%	4.13	88.1%	\$757,281	-8.8%	\$726,895	-6.2%
Semi-Detached	19	46.2%	28	3.7%	3	-	67.9%	24.9	59.8%	1.63	-	\$610,868	-9.1%	\$610,000	-6.9%
Row	33	-13.2%	49	-18.3%	9	27.0%	67.3%	26.4	50.4%	2.42	46.2%	\$590,103	-6.6%	\$575,000	-9.1%
Apartment	11	0.0%	16	6.7%	-	-	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%	5.29	-	\$187,286	44.2%	\$120,000	-7.6%
<b>Total Residential</b>	<b>481</b>	<b>-18.6%</b>	<b>942</b>	<b>-10.2%</b>	<b>207</b>	<b>46.2%</b>	<b>51.1%</b>	<b>37.0</b>	<b>98.5%</b>	<b>3.88</b>	<b>79.6%</b>	<b>\$725,454</b>	<b>-10.1%</b>	<b>\$700,000</b>	<b>-6.7%</b>

# BENCHMARK PRICE

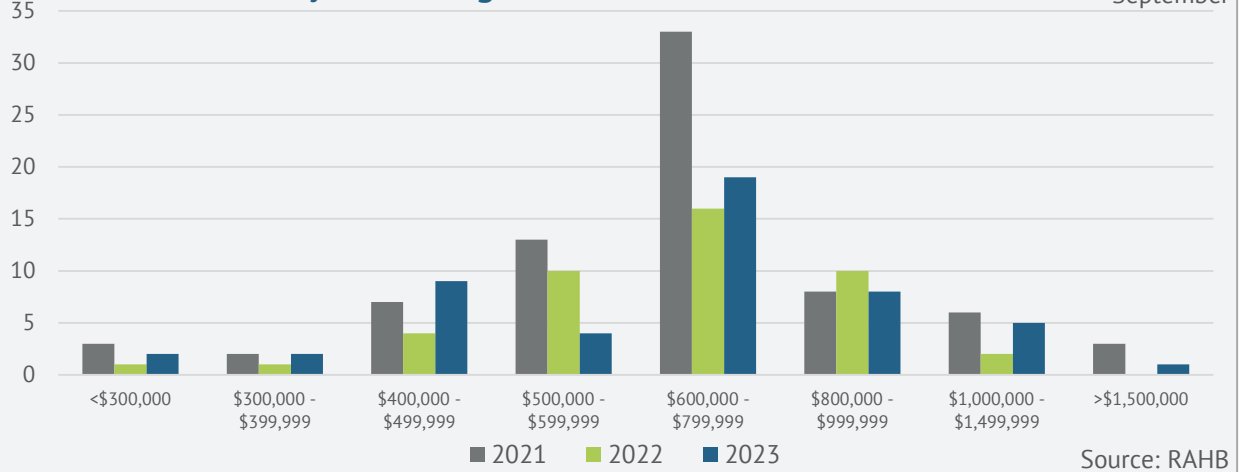


## Haldimand Monthly Statistical Report - September

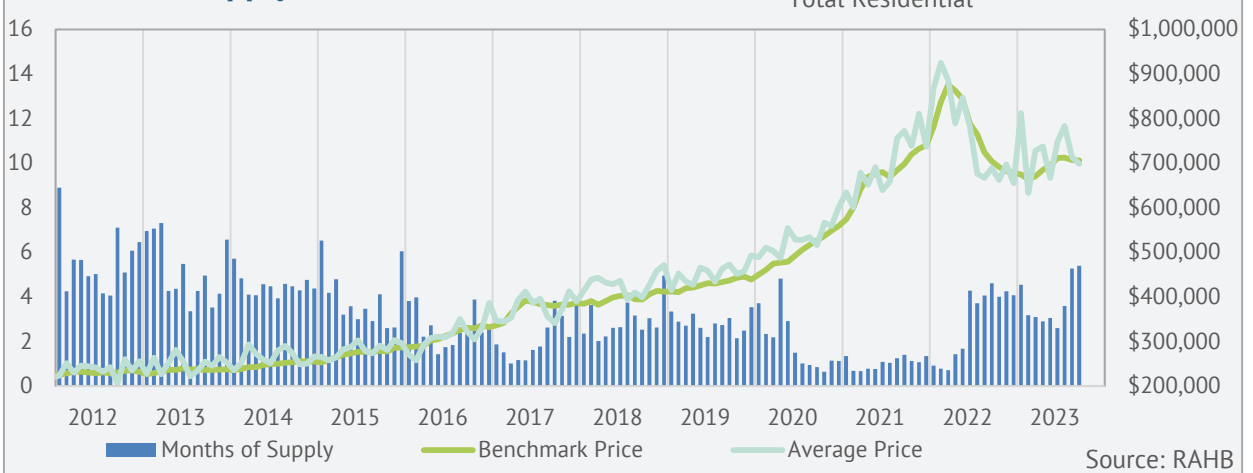
### Monthly Sales Comparison



### Residential Sales by Price Range

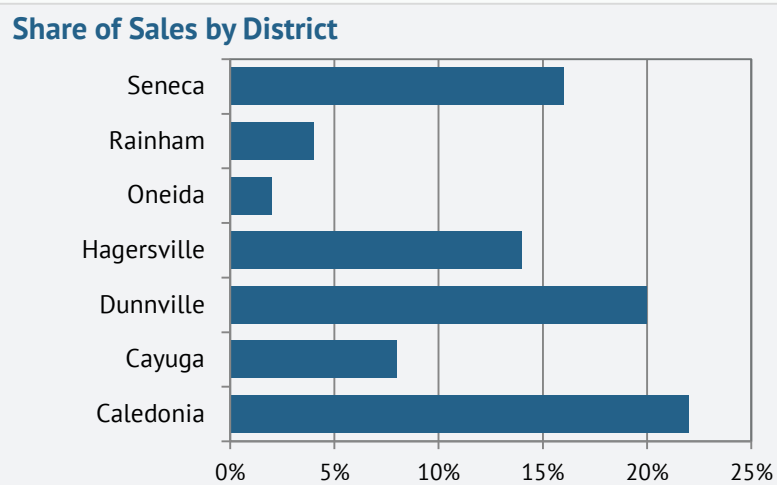


### Months of Supply and Prices



# REGIONAL SUMMARY

Most regions across Haldimand County reported a pullback in year-to-date sales. However, Caledonia and Seneca are the only regions trending above the long-term averages. There was a pullback in new listings in Caledonia, where the tightest market conditions were reported year-to-date. Despite some monthly shifts, year-to-date benchmark prices remain at least 12 per cent lower than last year's levels across all areas in the region.



## September 2023

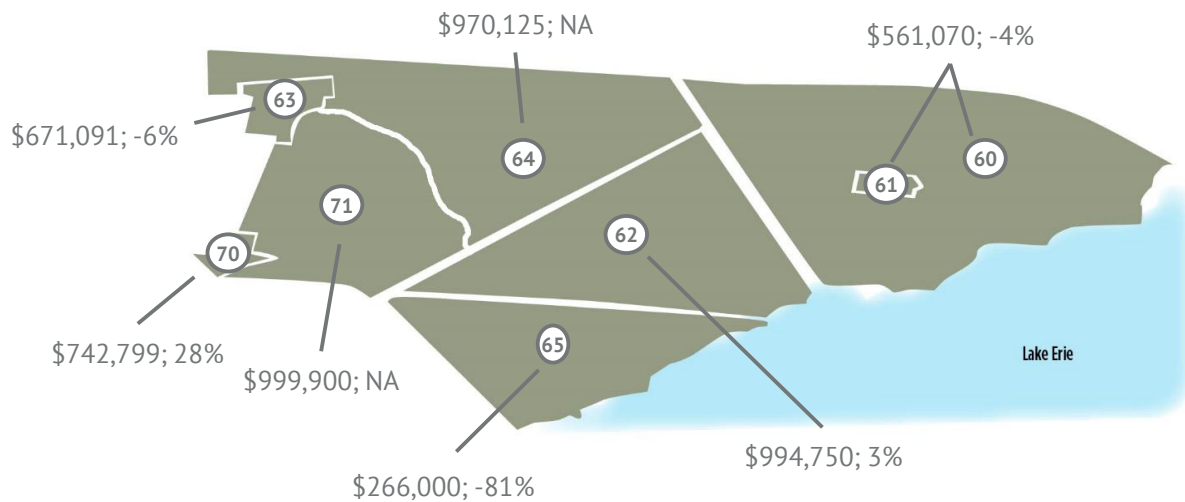
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	0	-100.0%	0	-100.0%	34	-10.5%	0%	-	-	-	-	-	-	-	-
Cayuga	0	-100.0%	0	-100.0%	27	50.0%	0%	-	-	-	-	-	-	-	-
Dunnville	0	-100.0%	1	-96.7%	85	1.2%	0%	-	-	-	-	-	-	-	-
Hagersville	0	-100.0%	0	-100.0%	16	-27.3%	0%	-	-	-	-	-	-	-	-
Oneida	0	-	0	-	9	800.0%	0%	-	-	-	-	-	-	-	-
Rainham	0	-100.0%	1	-80.0%	17	21.4%	0%	-	-	-	-	-	-	-	-
Seneca	0	-	0	-100.0%	15	87.5%	0%	-	-	-	-	-	-	-	-
<b>Total</b>	<b>0</b>	<b>-100.0%</b>	<b>3</b>	<b>-96.8%</b>	<b>250</b>	<b>23.2%</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## 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	-4.5%	220	-18.8%	30	24.5%	67.7%	25.0	88.5%	1.81	30.4%	\$776,070	-13.4%	\$760,000	-12.6%
Cayuga	44	-21.4%	84	-15.2%	22	51.9%	52.4%	50.3	240.3%	4.45	93.4%	\$781,443	-12.0%	\$712,000	-15.2%
Dunnville	128	-20.0%	284	-7.8%	76	42.5%	45.1%	48.2	112.2%	5.37	78.2%	\$626,134	-11.5%	\$600,000	-9.8%
Hagersville	44	-31.3%	68	-39.8%	12	-21.2%	64.7%	20.9	-11.2%	2.45	14.7%	\$686,891	-8.1%	\$645,000	-7.7%
Oneida	6	50.0%	17	112.5%	5	-	35.3%	39.3	257.6%	7.83	-	\$1,287,000	17.1%	\$990,000	-9.8%
Rainham	30	-23.1%	64	-16.9%	17	44.8%	46.9%	38.2	133.9%	5.07	88.2%	\$672,160	-15.2%	\$649,500	-17.0%
Seneca	20	5.3%	44	18.9%	12	112.2%	45.5%	49.0	109.7%	5.20	101.6%	\$1,218,849	-22.8%	\$982,500	-13.8%
<b>Total</b>	<b>481</b>	<b>-18.6%</b>	<b>942</b>	<b>-10.2%</b>	<b>207</b>	<b>46.2%</b>	<b>51.1%</b>	<b>37.0</b>	<b>98.5%</b>	<b>3.88</b>	<b>79.6%</b>	<b>\$725,454</b>	<b>-10.1%</b>	<b>\$700,000</b>	<b>-6.7%</b>

# 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

	September 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	\$671,091	-6.2%	\$795,700	0.4%	\$770,727	-14.0%	\$776,378	-14.1%
Cayuga 62	\$994,750	3.4%	\$790,900	0.8%	\$799,219	-10.0%	\$775,689	-12.5%
Dunnville 60	\$561,070	-4.4%	\$630,100	-1.3%	\$621,419	-12.2%	\$622,644	-13.8%
Hagersville 70	\$742,799	28.4%	\$600,800	-0.2%	\$694,565	-7.1%	\$592,656	-13.3%
Oneida 71	\$999,900	-	\$836,200	0.4%	\$1,245,986	13.4%	\$821,822	-12.9%
Rainham 65	\$266,000	-81.0%	\$518,900	-1.1%	\$646,775	-18.4%	\$510,444	-12.5%
Seneca 64	\$970,125	-	\$942,800	-2.6%	\$1,147,785	-27.3%	\$935,667	-14.9%

# DETACHED BENCHMARK HOMES

	September 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$812,600	0.8%	-0.6%	2	3	1,493	6,053
Cayuga 62	\$766,200	1.0%	-0.2%	2	3	1,570	11,287
Dunnville 60	\$640,300	-0.9%	-0.1%	1	3	1,409	11,484
Hagersville 70	\$627,900	1.8%	0.6%	2	3	1,482	7,656
Oneida 71	\$836,200	0.4%	-0.6%	2	3	1,861	46,166
Rainham 65	\$519,500	-1.0%	1.1%	1	3	1,167	10,500
Seneca 64	\$942,800	-2.6%	-1.5%	2	3	1,863	40,037

# SUMMARY STATISTICS

## September 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	50	13.6%	145	52.6%	270	33.0%	\$650,000	-4.1%	38.2	-6.1%	34.0	25.9%
Commercial	0	-100.0%	0	-	39	50.0%	-	-	-	-	-	-
Farm	1	0.0%	0	-100.0%	17	41.7%	\$1,400,000	-40.8%	63.0	600.0%	63.0	600.0%
Land	0	-100.0%	0	-100.0%	51	155.0%	-	-	-	-	-	-
Multi-Residential	0	-	0	-	8	100.0%	-	-	-	-	-	-
<b>Total</b>	<b>51</b>	<b>2.0%</b>	<b>12</b>	<b>-76.0%</b>	<b>397</b>	<b>40.8%</b>	<b>\$650,000</b>	<b>-1.9%</b>	<b>38.7</b>	<b>-12.3%</b>	<b>36.0</b>	<b>38.5%</b>

## 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	531	-10.2%	1,084	3.3%	210	48.2%	\$695,000	-7.3%	37.2	99.2%	22.0	175.0%
Commercial	10	-28.6%	12	-47.8%	32	30.8%	\$1,055,000	152.7%	72.8	96.0%	48.5	223.3%
Farm	10	0.0%	10	-54.5%	13	58.9%	\$1,187,005	-30.1%	57.0	61.5%	39.5	216.0%
Land	12	-72.7%	19	-40.6%	42	83.3%	\$390,000	38.1%	55.3	-6.5%	20.0	-35.5%
Multi-Residential	2	-50.0%	6	-40.0%	6	107.7%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
<b>Total</b>	<b>565</b>	<b>-14.8%</b>	<b>330</b>	<b>-55.3%</b>	<b>316</b>	<b>53.6%</b>	<b>\$695,000</b>	<b>-5.6%</b>	<b>38.4</b>	<b>73.3%</b>	<b>21.0</b>	<b>133.3%</b>

## September 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	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	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	0.0%	\$9,122,000	307.2%	5	-66.7%	31.6	172.4%	4	104.3