

**HALDIMAND**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**OCTOBER 2023**





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

# SUMMARY

Coming out of October, sales have declined year-to-date by nearly 10 per cent. Gains in new listings have been steady throughout 2023. Over the past three months, higher inventory levels relative to sales have kept the months of supply above five months, edging closer to six months in October.


Elevated inventory levels relative to sales have placed some downward pressure on prices. In October, the unadjusted benchmark price trended down to \$691,400. Despite recent pullbacks, prices remain in line with levels reported last year and are higher than levels reported at the start of 2023.


**SALES**  
**46**  
  
**16.4%**  
 YEAR/YEAR



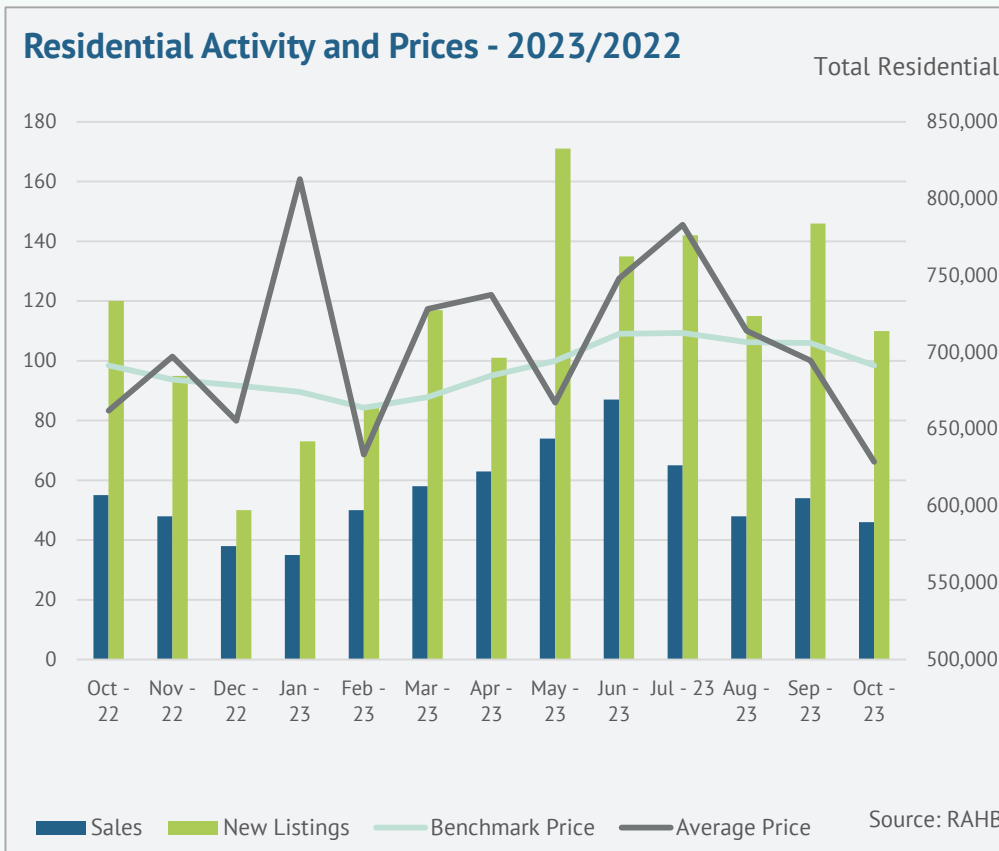
**NEW LISTINGS**  
**110**  
  
**8.3%**  
 YEAR/YEAR



**INVENTORY**  
**252**  
  
**14.5%**  
 YEAR/YEAR




**MONTHS OF SUPPLY**  
**5.5**  
  
**37.0%**  
 YEAR/YEAR






**RESIDENTIAL AVERAGE PRICE**



**\$628,691**  
  
**5.0%**  
 YEAR/YEAR

**AVERAGE DOM**

**43.1**  
  
**14.4%**  
 YEAR/YEAR



# PROPERTY TYPES

Fewer higher-priced detached home sales have driven sales declines. Listings for detached homes are rising. We saw the months of supply in this category grow to nearly six months in October. Fewer detached home sales have caused the unadjusted benchmark price to trend down. However, at a detached benchmark price of \$701,400, prices are still comparable to last October and remain higher than levels reported at the start of the year.

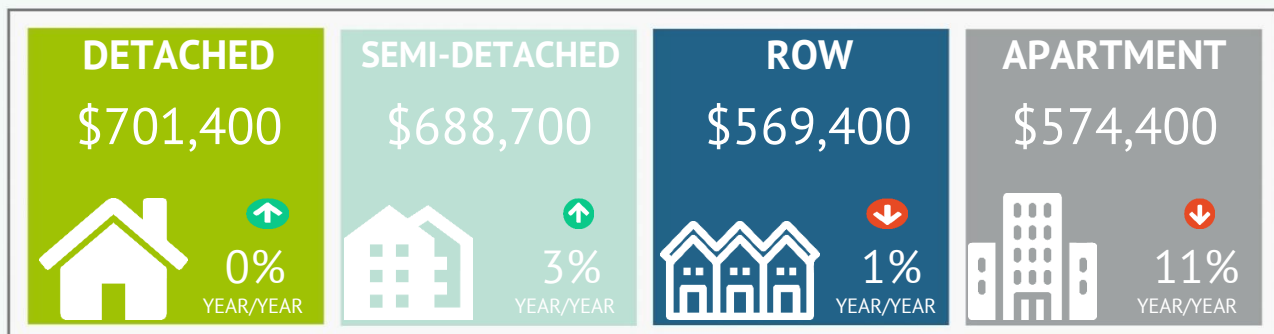
## October 2023

	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	41	-12.8%	89	-16.0%	220	7.3%	46%	45.1	21.1%	5.37	23.0%	\$643,495	-6.8%	\$610,000	-6.1%
Semi-Detached	3	0.0%	3	-40.0%	4	0.0%	100%	34.7	-28.8%	1.33	0.0%	\$496,667	-19.0%	\$545,000	-4.4%
Row	2	0.0%	4	-33.3%	10	25.0%	50%	14.5	-76.2%	5.00	25.0%	\$523,250	26.1%	\$523,250	26.1%
Apartment	0	-100.0%	13	333.3%	14	600.0%	0%	-	-	-	-	-	-	-	-
Mobile	0	-	1	-	3	-	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>46</b>	<b>-16.4%</b>	<b>110</b>	<b>-8.3%</b>	<b>252</b>	<b>14.5%</b>	<b>42%</b>	<b>43.1</b>	<b>14.4%</b>	<b>5.48</b>	<b>37.0%</b>	<b>\$628,691</b>	<b>-5.0%</b>	<b>\$607,500</b>	<b>-3.8%</b>

## Year-to-Date

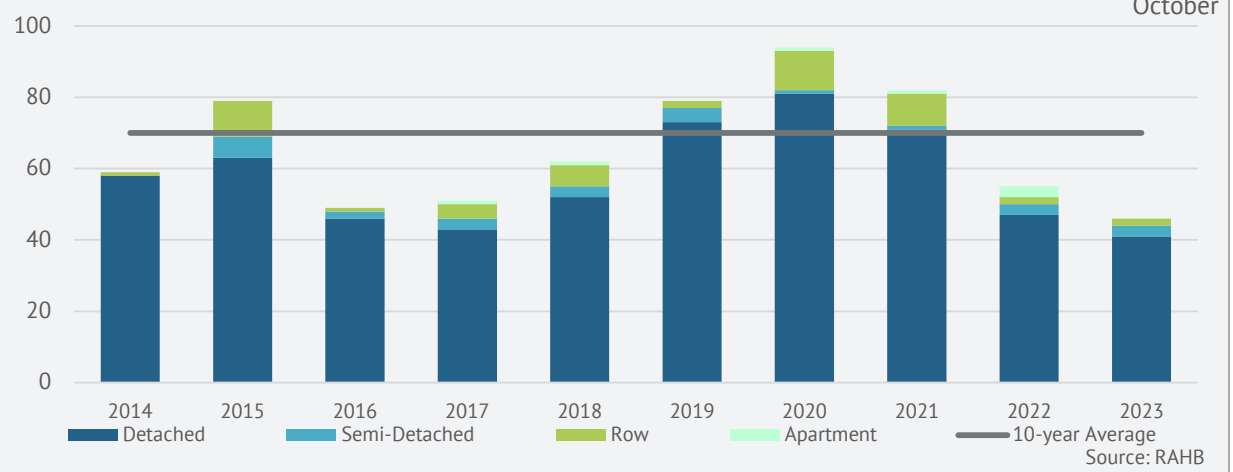
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	495	-13.8%	1,054	0.8%	194	42.8%	47.0%	38.4	88.1%	3.93	65.6%	\$745,535	-9.0%	\$720,500	-4.0%
Semi-Detached	23	43.8%	33	3.1%	4	-	69.7%	27.7	26.8%	1.52	-	\$601,152	-9.1%	\$610,000	-6.6%
Row	41	2.5%	59	-10.6%	9	26.8%	69.5%	29.3	48.4%	2.20	23.7%	\$580,505	-6.5%	\$575,000	-7.6%
Apartment	12	-14.3%	30	66.7%	-	-	40.0%	38.8	229.5%	-	-	\$470,992	2.0%	\$472,500	8.5%
Mobile	8	700.0%	18	200.0%	4	-	44.4%	52.6	952.5%	4.88	-	\$219,625	69.1%	\$170,000	30.9%
<b>Total Residential</b>	<b>580</b>	<b>-10.2%</b>	<b>1,195</b>	<b>2.2%</b>	<b>215</b>	<b>43.6%</b>	<b>48.5%</b>	<b>37.7</b>	<b>85.9%</b>	<b>3.71</b>	<b>59.9%</b>	<b>\$715,304</b>	<b>-10.0%</b>	<b>\$690,000</b>	<b>-6.9%</b>

# BENCHMARK PRICE

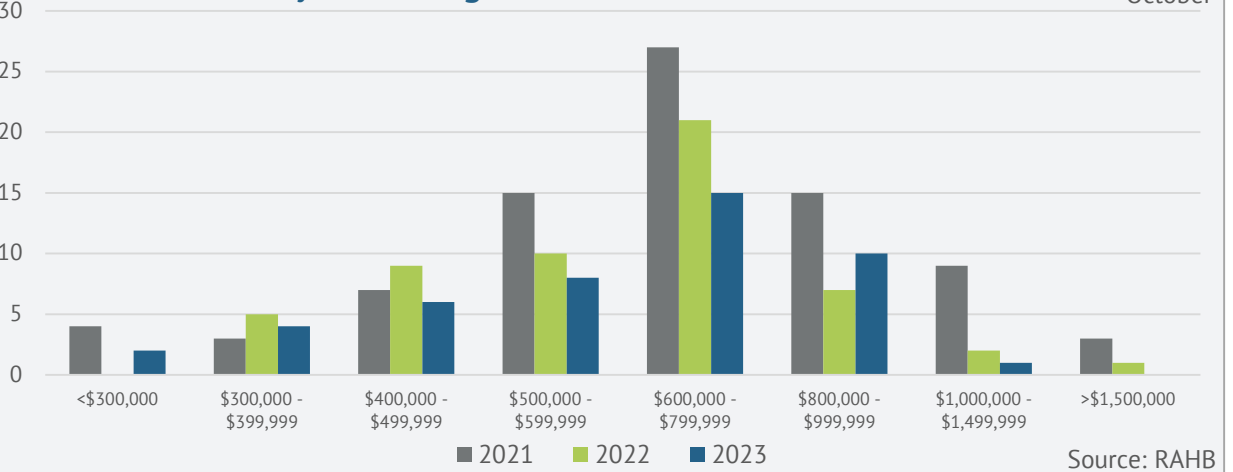


# Haldimand Monthly Statistical Report - October 2023

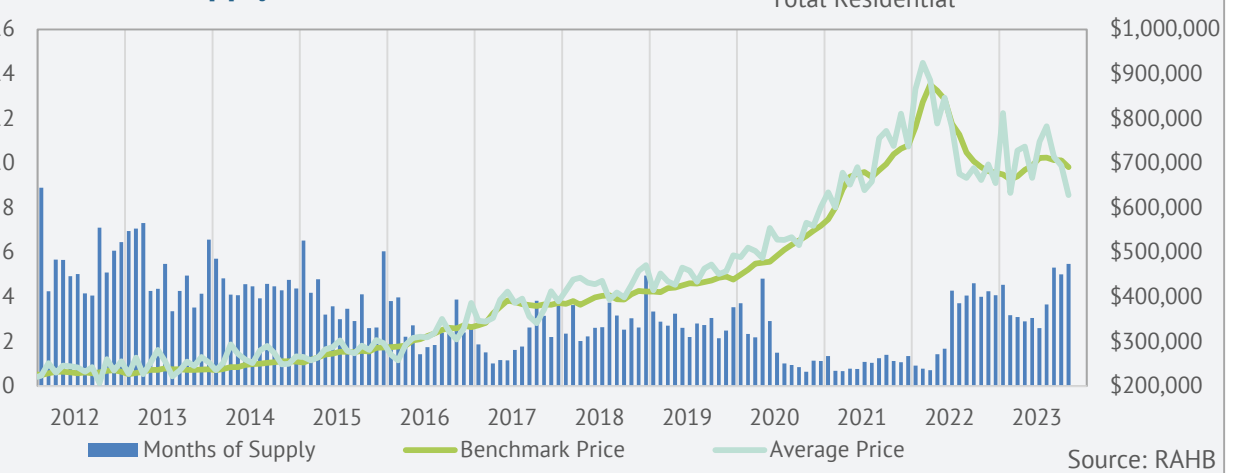
## Monthly Sales Comparison



## Residential Sales by Price Range



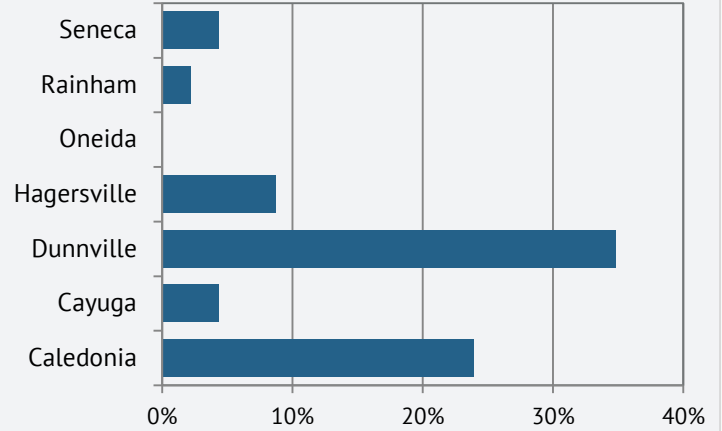
## Months of Supply and Prices



# REGIONAL SUMMARY

Year-to-date sales have risen in Caledonia, while new listings have declined. Dunville is reporting the opposite trend, with declining sales and increasing new listings. Dunville has seen a decline in home prices over recent months. In October, the benchmark price was more than one per cent lower than last year's levels and fell below levels reported earlier in the year. Caledonia is only now starting to experience monthly pullbacks in the benchmark price. However, prices are higher than those reported both last October and at the start of 2023.

Share of Sales by District



## October 2023

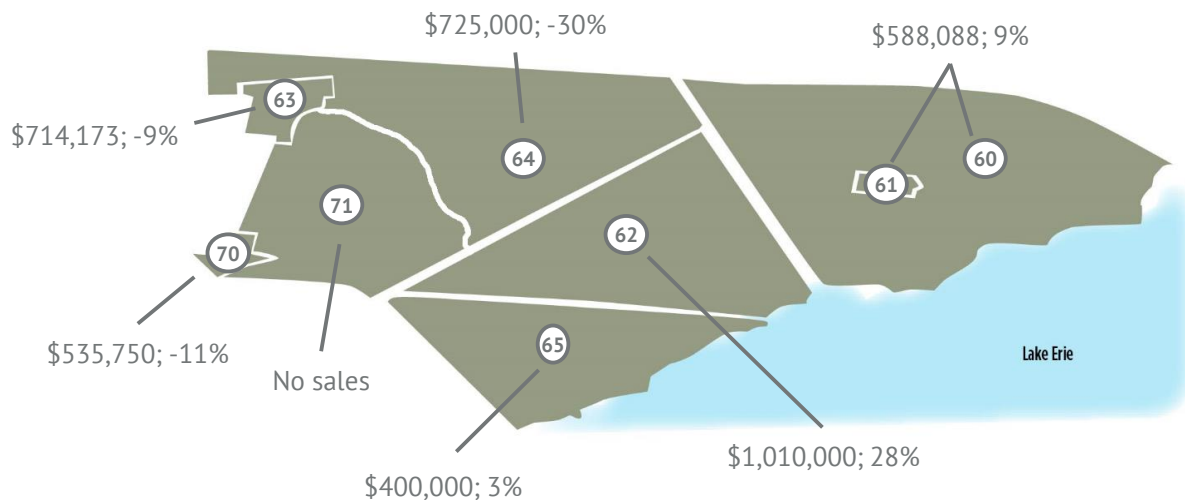
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	11	-8.3%	26	-21.2%	41	-8.9%	42%	35.0	78.0%	3.73	-0.6%	\$714,173	-9.1%	\$655,000	-12.7%
Cayuga	2	-60.0%	17	112.5%	38	111.1%	12%	47.5	-12.4%	19.00	427.8%	\$1,010,000	27.8%	\$1,010,000	36.5%
Dunnville	16	-5.9%	25	-24.2%	74	-14.9%	64%	41.9	-19.1%	4.63	-9.6%	\$588,088	9.4%	\$604,950	15.2%
Hagersville	4	-20.0%	9	-35.7%	21	-4.5%	44%	30.0	-48.5%	5.25	19.3%	\$535,750	-11.3%	\$559,000	-2.8%
Oneida	0	-	3	200.0%	8	300.0%	0%	-	-	-	-	-	-	-	-
Rainham	1	0.0%	5	0.0%	14	0.0%	20%	344.0	2766.7%	14.00	0.0%	\$400,000	2.6%	\$400,000	2.6%
Seneca	2	-50.0%	4	-20.0%	12	20.0%	50%	10.5	-56.3%	6.00	140.0%	\$725,000	-29.9%	\$725,000	-12.1%
<b>Total</b>	<b>46</b>	<b>-16.4%</b>	<b>110</b>	<b>-8.3%</b>	<b>252</b>	<b>14.5%</b>	<b>42%</b>	<b>43.1</b>	<b>14.4%</b>	<b>5.48</b>	<b>37.0%</b>	<b>\$628,691</b>	<b>-5.0%</b>	<b>\$607,500</b>	<b>-3.8%</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	172	2.4%	275	-9.5%	32	21.1%	62.5%	26.2	90.9%	1.84	18.3%	\$768,211	-13.5%	\$752,500	-11.7%
Cayuga	50	-18.0%	115	7.5%	24	61.2%	43.5%	49.7	176.0%	4.74	96.7%	\$807,650	-8.2%	\$749,500	-3.3%
Dunnville	155	-12.4%	351	2.9%	77	35.7%	44.2%	47.0	84.1%	4.98	54.9%	\$618,808	-10.5%	\$605,000	-6.9%
Hagersville	55	-20.3%	90	-29.1%	13	-16.4%	61.1%	24.9	-4.2%	2.42	4.9%	\$683,014	-7.4%	\$630,000	-8.0%
Oneida	7	75.0%	24	166.7%	6	-	29.2%	39.3	257.1%	7.86	-	\$1,245,986	13.4%	\$999,900	-8.9%
Rainham	32	-20.0%	73	-11.0%	17	39.5%	43.8%	48.3	197.4%	5.19	74.4%	\$634,275	-19.0%	\$627,450	-17.3%
Seneca	30	30.4%	54	28.6%	11	89.8%	55.6%	40.0	70.4%	3.73	45.5%	\$1,119,599	-24.6%	\$970,000	-11.1%
<b>Total</b>	<b>580</b>	<b>-10.2%</b>	<b>1,195</b>	<b>2.2%</b>	<b>215</b>	<b>43.6%</b>	<b>48.5%</b>	<b>37.7</b>	<b>85.9%</b>	<b>3.71</b>	<b>59.9%</b>	<b>\$715,304</b>	<b>-10.0%</b>	<b>\$690,000</b>	<b>-6.9%</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

	October 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	\$714,173	-9.1%	\$780,700	0.1%	\$768,211	-13.5%	\$776,810	-12.9%
Cayuga 62	\$1,010,000	27.8%	\$776,800	1.2%	\$807,650	-8.2%	\$775,800	-11.3%
Dunnville 60	\$588,088	9.4%	\$615,900	-1.3%	\$618,808	-10.5%	\$621,970	-12.7%
Hagersville 70	\$535,750	-11.3%	\$590,800	-0.4%	\$683,014	-7.4%	\$592,470	-12.2%
Oneida 71	-	-	\$821,000	1.0%	\$1,245,986	13.4%	\$821,740	-11.7%
Rainham 65	\$400,000	2.6%	\$492,600	-4.0%	\$634,275	-19.0%	\$508,660	-11.8%
Seneca 64	\$725,000	-29.9%	\$932,200	-1.9%	\$1,119,599	-24.6%	\$935,320	-13.8%

# DETACHED BENCHMARK HOMES

	October 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$798,200	0.6%	-1.8%	2	3	1,493	6,053
Cayuga 62	\$753,200	1.6%	-1.7%	2	3	1,570	11,287
Dunnville 60	\$625,500	-1.0%	-2.3%	1	3	1,409	11,484
Hagersville 70	\$609,300	0.1%	-3.0%	2	3	1,482	7,656
Oneida 71	\$821,000	1.0%	-1.8%	2	3	1,861	46,166
Rainham 65	\$493,200	-4.0%	-5.1%	1	3	1,167	10,500
Seneca 64	\$932,200	-1.9%	-1.1%	2	3	1,863	40,037

# SUMMARY STATISTICS

## October 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	46	-16.4%	110	-8.3%	252	14.5%	\$607,500	-3.8%	43.1	14.4%	28.0	3.7%
Commercial	0	-	1	0.0%	35	25.0%	-	-	-	-	-	-
Farm	3	-	0	-100.0%	14	7.7%	\$1,340,000	-	25.7	-	9.0	-
Land	4	300.0%	0	-100.0%	50	138.1%	\$755,000	529.2%	48.5	110.9%	58.5	154.3%
Multi-Residential	0	-	0	-	9	200.0%	-	-	-	-	-	-
<b>Total</b>	<b>53</b>	<b>-5.4%</b>	<b>16</b>	<b>-60.0%</b>	<b>373</b>	<b>23.1%</b>	<b>\$610,000</b>	<b>-2.9%</b>	<b>42.5</b>	<b>13.7%</b>	<b>28.0</b>	<b>12.0%</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	580	-10.2%	1,195	2.2%	215	43.6%	\$690,000	-6.9%	37.7	85.9%	23.0	155.6%
Commercial	10	-28.6%	15	-37.5%	33	31.3%	\$1,055,000	152.7%	72.8	96.0%	48.5	223.3%
Farm	13	30.0%	13	-43.5%	13	51.2%	\$1,250,000	-26.4%	49.8	41.0%	19.0	52.0%
Land	17	-62.2%	19	-42.4%	42	88.0%	\$460,000	67.3%	60.1	2.9%	22.0	-21.4%
Multi-Residential	2	-50.0%	6	-40.0%	6	117.2%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
<b>Total</b>	<b>622</b>	<b>-13.5%</b>	<b>383</b>	<b>-50.8%</b>	<b>322</b>	<b>49.6%</b>	<b>\$690,000</b>	<b>-5.5%</b>	<b>39.0</b>	<b>67.1%</b>	<b>23.0</b>	<b>130.0%</b>

## October 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	62.0
Investment	0	-	\$0	-	1	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	1	157.0
Retail	0	-	\$0	-	0	-	-	-	1	14.0

## 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%	3	134.3
Investment	2	100.0%	\$2,045,000	51.5%	1	-50.0%	201.5	37.1%	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	1	-66.7%	-	-	2	142.0
Retail	5	0.0%	\$9,122,000	307.2%	6	-60.0%	31.6	172.4%	5	86.2