

**HALDIMAND**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**NOVEMBER 2023**




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



# SUMMARY

Sales continued to ease in November to a year-to-date decline of nearly 11 per cent. Bucking the trend seen in neighbouring regions, new listings have eased over the past two months when compared to last year. The recent pullback in new listings has helped slow year-over-year inventory growth. The months of supply remains relatively high at six months, with 36 sales and 214 units in inventory.

Higher levels of supply compared to sales have persisted since August, weighing on home prices. As of November, the unadjusted benchmark price was \$673,400, nearly three per cent lower than last month and one per cent lower than last November.


**SALES**  
**36**  
  
**25.0%**  
 YEAR/YEAR  




**NEW LISTINGS**  
**81**  
  
**14.7%**  
 YEAR/YEAR  


**INVENTORY**  
**214**  
  
**4.9%**  
 YEAR/YEAR  


**MONTHS OF SUPPLY**  
**5.9**  
  
**39.9%**  
 YEAR/YEAR  




**RESIDENTIAL AVERAGE PRICE**  
  
**\$636,481**  
  
**8.7%**  
 YEAR/YEAR

**AVERAGE DOM**  
**39.6**  
  
**10.5%**  
 YEAR/YEAR  


## PROPERTY TYPES

Detached sales accounted for 89 per cent of the activity in the region. However, detached home sales have fallen by nearly 26 per cent this year, while new listings have remained relatively stable. The pullback in sales has contributed to the gains in inventory levels and has pushed the months of supply up to nearly six months.

Elevated levels of inventory relative to sales have weighed on detached home prices. As of November, the unadjusted detached benchmark price was \$683,900, a monthly decline of over two per cent and nearly one per cent lower than levels reported last year.

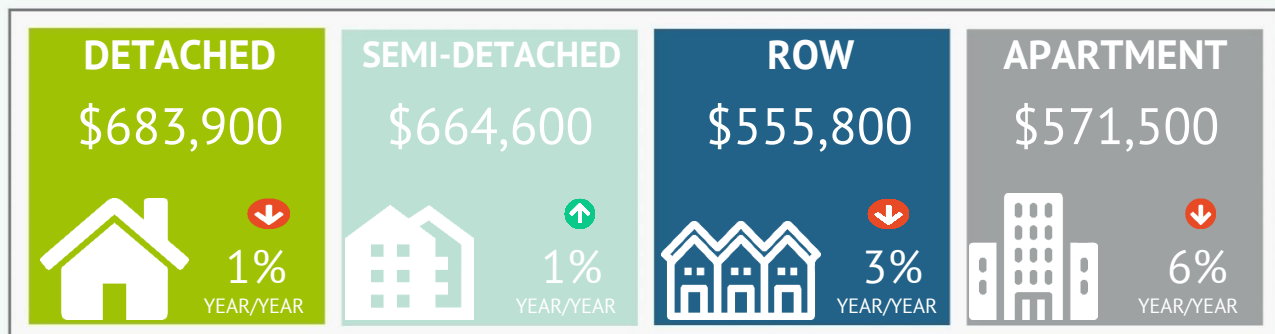
### November 2023

	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	32	-25.6%	68	-17.1%	180	-4.3%	47%	39.3	-12.3%	5.63	28.7%	\$650,541	-7.1%	\$618,500	-13.5%
Semi-Detached	2	100.0%	3	50.0%	3	-40.0%	67%	44.5	196.7%	1.50	-70.0%	\$608,000	-15.6%	\$608,000	-15.6%
Row	2	-50.0%	8	14.3%	12	100.0%	25%	40.0	-13.0%	6.00	300.0%	\$440,000	-33.0%	\$440,000	-30.2%
Apartment	0	-	2	100.0%	16	700.0%	0%	-	-	-	-	-	-	-	-
Mobile	0	-	0	-100.0%	2	-33.3%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>36</b>	<b>-25.0%</b>	<b>81</b>	<b>-14.7%</b>	<b>214</b>	<b>4.9%</b>	<b>44%</b>	<b>39.6</b>	<b>-10.5%</b>	<b>5.94</b>	<b>39.9%</b>	<b>\$636,481</b>	<b>-8.7%</b>	<b>\$600,500</b>	<b>-13.6%</b>

### Year-to-Date

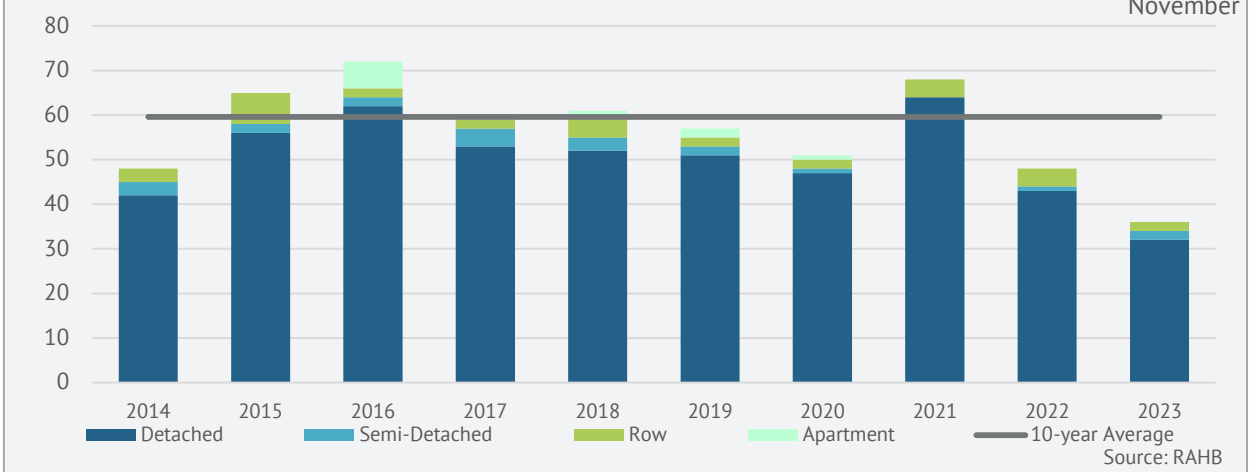
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	530	-14.1%	1,123	-0.4%	193	37.2%	47.2%	38.5	73.8%	4.01	59.8%	\$738,853	-8.9%	\$715,000	-4.7%
Semi-Detached	25	47.1%	36	5.9%	3	0.0%	69.4%	29.0	35.4%	1.52	-32.0%	\$601,700	-9.5%	\$610,000	-6.9%
Row	43	-2.3%	67	-8.2%	9	32.5%	64.2%	29.8	34.6%	2.37	35.5%	\$573,970	-8.0%	\$550,000	-12.4%
Apartment	12	-14.3%	32	68.4%	4	242.9%	37.5%	38.8	229.5%	4.00	300.0%	\$470,992	2.0%	\$472,500	8.5%
Mobile	8	700.0%	18	100.0%	4	156.3%	44.4%	52.6	952.5%	5.13	-68.0%	\$219,625	69.1%	\$170,000	30.9%
<b>Total Residential</b>	<b>619</b>	<b>-10.8%</b>	<b>1,277</b>	<b>1.0%</b>	<b>215</b>	<b>39.0%</b>	<b>48.5%</b>	<b>37.8</b>	<b>72.3%</b>	<b>3.82</b>	<b>55.9%</b>	<b>\$710,056</b>	<b>-9.9%</b>	<b>\$680,000</b>	<b>-7.5%</b>

## BENCHMARK PRICE

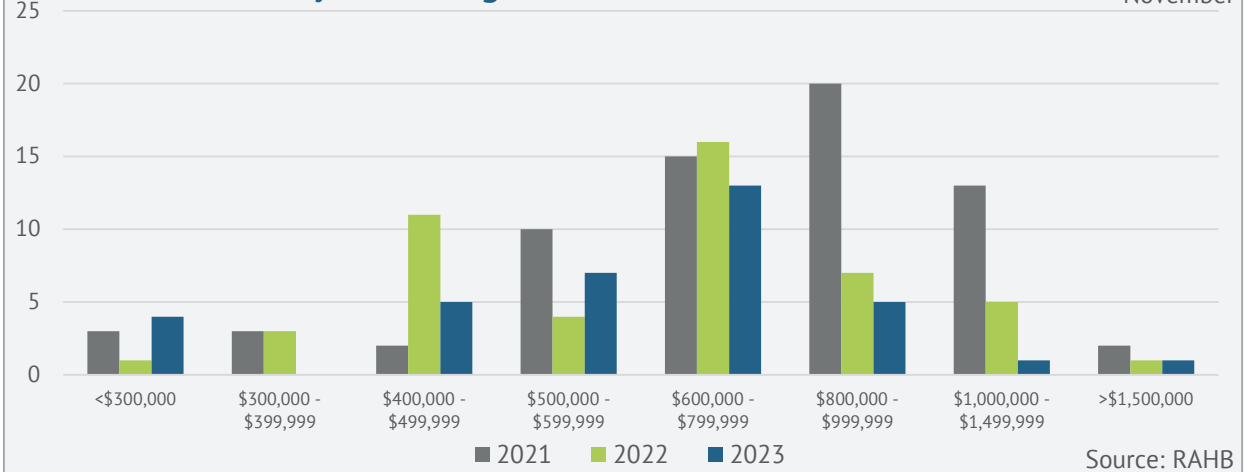


## Haldimand Monthly Statistical Report - November

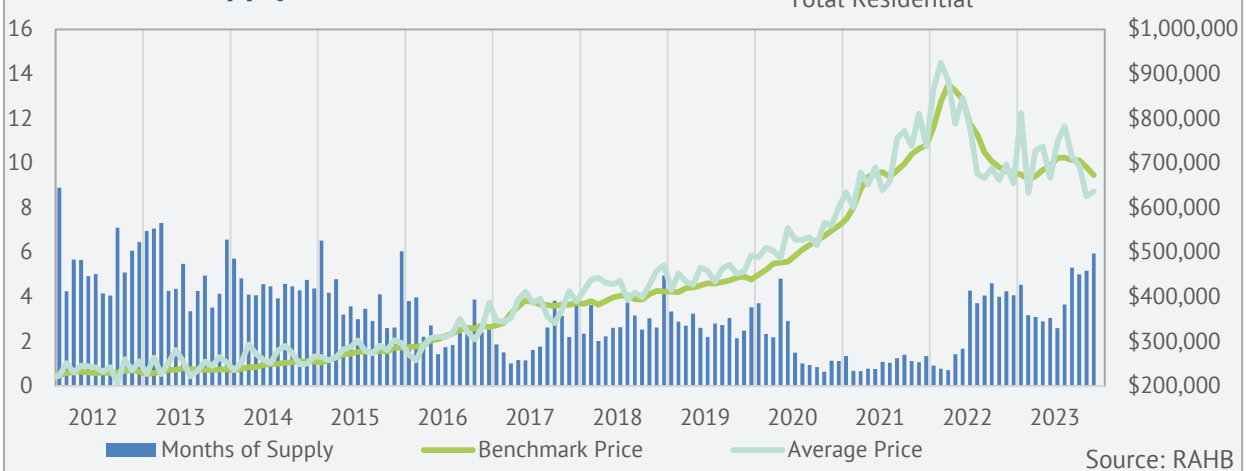
### Monthly Sales Comparison



### Residential Sales by Price Range



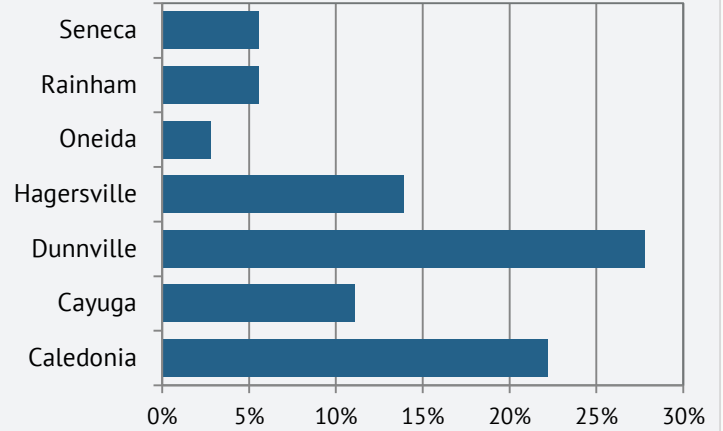
### Months of Supply and Prices



# REGIONAL SUMMARY

Year-to-date sales have eased across all areas except Oneida and Seneca this year. Caledonia accounts for the largest share of sales activity and has reported sales that are relatively consistent with long-term trends. Caledonia has also reported a pullback in new listings, contributing to a months of supply below two months. Somewhat tighter conditions in Caledonia have kept prices from trending down; as of November, year-over-year price declines are at just over one per cent compared to the over two per cent declines reported in the region of Dunnville.

Share of Sales by District



## November 2023

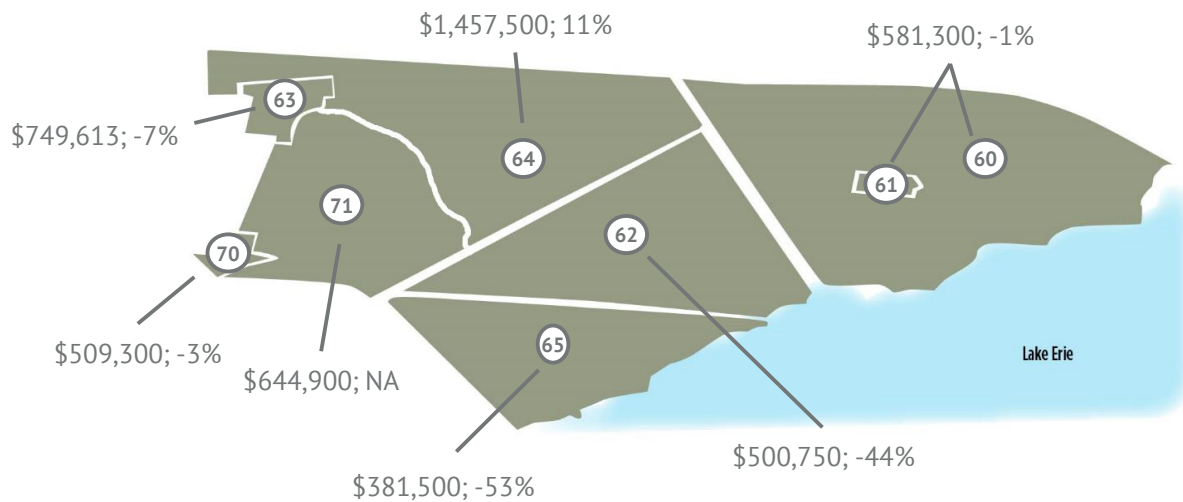
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	8	-55.6%	18	-40.0%	36	-12.2%	44%	34.1	48.4%	4.50	97.6%	\$749,613	-7.5%	\$710,000	-2.7%
Cayuga	4	100.0%	8	-11.1%	34	61.9%	50%	55.3	-59.4%	8.50	-19.0%	\$500,750	-44.4%	\$546,500	-39.3%
Dunnville	10	-28.6%	21	-30.0%	67	-11.8%	48%	47.5	5.4%	6.70	23.4%	\$581,300	-1.2%	\$561,500	19.6%
Hagersville	5	25.0%	11	57.1%	17	-15.0%	45%	56.4	4.0%	3.40	-32.0%	\$509,300	-3.0%	\$525,000	2.4%
Oneida	1	-	0	-	4	100.0%	0%	19.0	-	4.00	-	\$644,900	-	\$644,900	-
Rainham	2	-33.3%	4	-50.0%	12	-29.4%	50%	17.5	-68.9%	6.00	5.9%	\$381,500	-53.3%	\$381,500	-54.9%
Seneca	2	100.0%	4	100.0%	9	28.6%	50%	16.5	-65.6%	4.50	-35.7%	\$1,457,500	11.3%	\$1,457,500	11.3%
<b>Total</b>	<b>36</b>	<b>-25.0%</b>	<b>81</b>	<b>-14.7%</b>	<b>214</b>	<b>4.9%</b>	<b>44%</b>	<b>39.6</b>	<b>-10.5%</b>	<b>5.94</b>	<b>39.9%</b>	<b>\$636,481</b>	<b>-8.7%</b>	<b>\$600,500</b>	<b>-13.6%</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	180	-3.2%	293	-12.3%	32	16.6%	61.4%	26.6	81.6%	1.96	20.4%	\$767,384	-12.8%	\$750,000	-10.7%
Cayuga	54	-14.3%	123	6.0%	25	61.3%	43.9%	50.1	130.4%	5.02	88.2%	\$784,917	-10.9%	\$732,500	-11.7%
Dunnville	165	-13.6%	373	0.5%	76	30.4%	44.2%	47.0	74.4%	5.10	50.9%	\$616,535	-9.8%	\$600,000	-7.0%
Hagersville	62	-15.1%	101	-24.6%	14	-16.2%	61.4%	27.7	0.5%	2.42	-1.3%	\$665,602	-8.3%	\$621,500	-7.9%
Oneida	9	125.0%	24	166.7%	5	321.4%	37.5%	36.4	231.3%	6.56	87.3%	\$1,105,200	0.6%	\$960,000	-12.5%
Rainham	34	-20.9%	77	-14.4%	16	30.9%	44.2%	46.4	144.1%	5.24	65.5%	\$619,406	-21.1%	\$622,500	-20.5%
Seneca	32	33.3%	58	31.8%	11	83.3%	55.2%	38.5	57.3%	3.78	37.5%	\$1,140,718	-22.8%	\$972,500	-12.8%
<b>Total</b>	<b>619</b>	<b>-10.8%</b>	<b>1,277</b>	<b>1.0%</b>	<b>215</b>	<b>39.0%</b>	<b>48.5%</b>	<b>37.8</b>	<b>72.3%</b>	<b>3.82</b>	<b>55.9%</b>	<b>\$710,056</b>	<b>-9.9%</b>	<b>\$680,000</b>	<b>-7.5%</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

	November 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	\$749,613	-7.5%	\$758,200	-1.3%	\$767,384	-12.8%	\$775,118	-12.0%
Cayuga 62	\$500,750	-44.4%	\$749,700	-1.8%	\$784,917	-10.9%	\$773,427	-10.5%
Dunnville 60	\$581,300	-1.2%	\$600,800	-2.5%	\$616,535	-9.8%	\$620,045	-11.9%
Hagersville 70	\$509,300	-3.0%	\$574,000	-1.4%	\$665,602	-8.3%	\$590,791	-11.3%
Oneida 71	\$644,900	-	\$799,900	-0.8%	\$1,105,200	0.6%	\$819,755	-10.8%
Rainham 65	\$381,500	-53.3%	\$486,100	-4.0%	\$619,406	-21.1%	\$506,609	-11.1%
Seneca 64	\$1,457,500	11.3%	\$903,600	-2.4%	\$1,140,718	-22.8%	\$932,436	-12.9%

# DETACHED BENCHMARK HOMES

	November 2023						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$774,800	-1.0%	-2.9%	2	3	1,493	6,053
Cayuga 62	\$729,000	-0.8%	-3.2%	2	3	1,570	11,287
Dunnville 60	\$610,000	-2.2%	-2.5%	1	3	1,409	11,484
Hagersville 70	\$594,600	-0.2%	-2.4%	2	3	1,482	7,656
Oneida 71	\$799,900	-0.8%	-2.6%	2	3	1,861	46,166
Rainham 65	\$486,600	-4.0%	-1.3%	1	3	1,167	10,500
Seneca 64	\$903,600	-2.4%	-3.1%	2	3	1,863	40,037

# SUMMARY STATISTICS

## November 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	36	-25.0%	81	-14.7%	214	4.9%	\$600,500	-13.6%	39.6	-10.5%	27.5	10.0%
Commercial	1	-	3	200.0%	39	30.0%	\$225,000	-	7.0	-	7.0	-
Farm	1	-	2	100.0%	16	45.5%	\$800,000	-	20.0	-	20.0	-
Land	1	-	5	400.0%	54	125.0%	\$195,000	-	94.0	-	94.0	-
Multi-Residential	0	-	0	-	7	75.0%	-	-	-	-	-	-
<b>Total</b>	<b>39</b>	<b>-18.8%</b>	<b>60</b>	<b>130.8%</b>	<b>347</b>	<b>16.4%</b>	<b>\$600,000</b>	<b>-13.7%</b>	<b>39.6</b>	<b>-10.4%</b>	<b>27.0</b>	<b>8.0%</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	619	-10.8%	1,277	1.0%	215	39.0%	\$680,000	-7.5%	37.8	72.3%	23.0	130.0%
Commercial	11	-21.4%	20	-20.0%	33	31.2%	\$1,035,000	147.9%	66.8	79.9%	40.0	166.7%
Farm	14	40.0%	18	-25.0%	13	50.5%	\$1,212,500	-28.6%	47.6	35.0%	19.5	56.0%
Land	18	-60.0%	28	-17.6%	44	92.4%	\$442,500	60.9%	62.0	6.2%	38.5	37.5%
Multi-Residential	2	-50.0%	7	-30.0%	6	112.1%	\$625,000	-27.3%	11.5	-76.8%	11.5	-70.1%
<b>Total</b>	<b>664</b>	<b>-13.4%</b>	<b>519</b>	<b>-35.4%</b>	<b>325</b>	<b>45.7%</b>	<b>\$681,000</b>	<b>-6.1%</b>	<b>39.1</b>	<b>58.3%</b>	<b>23.0</b>	<b>130.0%</b>

## November 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	-100.0%	-	-	0	-
Industrial	0	-	\$0	-	2	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	2	-	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	1	93.0
Retail	1	-	\$225,000	-	1	-	7.0	-	1	194.0

## 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	-50.0%	40.0	-69.9%	0	-
Industrial	2	0.0%	\$2,335,000	6.1%	4	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	-	2	-33.3%	-	-	0	-
Office	0	-100.0%	\$0	-100.0%	1	-66.7%	-	-	3	125.7
Retail	6	20.0%	\$9,347,000	317.3%	12	-20.0%	27.5	137.1%	6	104.2