

**HALDIMAND**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**FEBRUARY 2024**





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

# SUMMARY

For the second month in a row, sales activity in Haldimand County slowed compared to levels reported last year and compared to long-term trends. At the same time, new listings rose. The sales-to-new listings ratio hovered around 42 per cent, and the region reported a 31 per cent year-over-year gain in inventory.


Despite elevated supply levels, February prices trended up, offsetting some of the pullback in January. Year-to-date benchmark prices are less than one per cent higher than last year. The benchmark price reached \$684,800 in February, nearly three per cent higher than February 2023.


**SALES**  
**43**  
  
**14.0%**  
 YEAR/YEAR



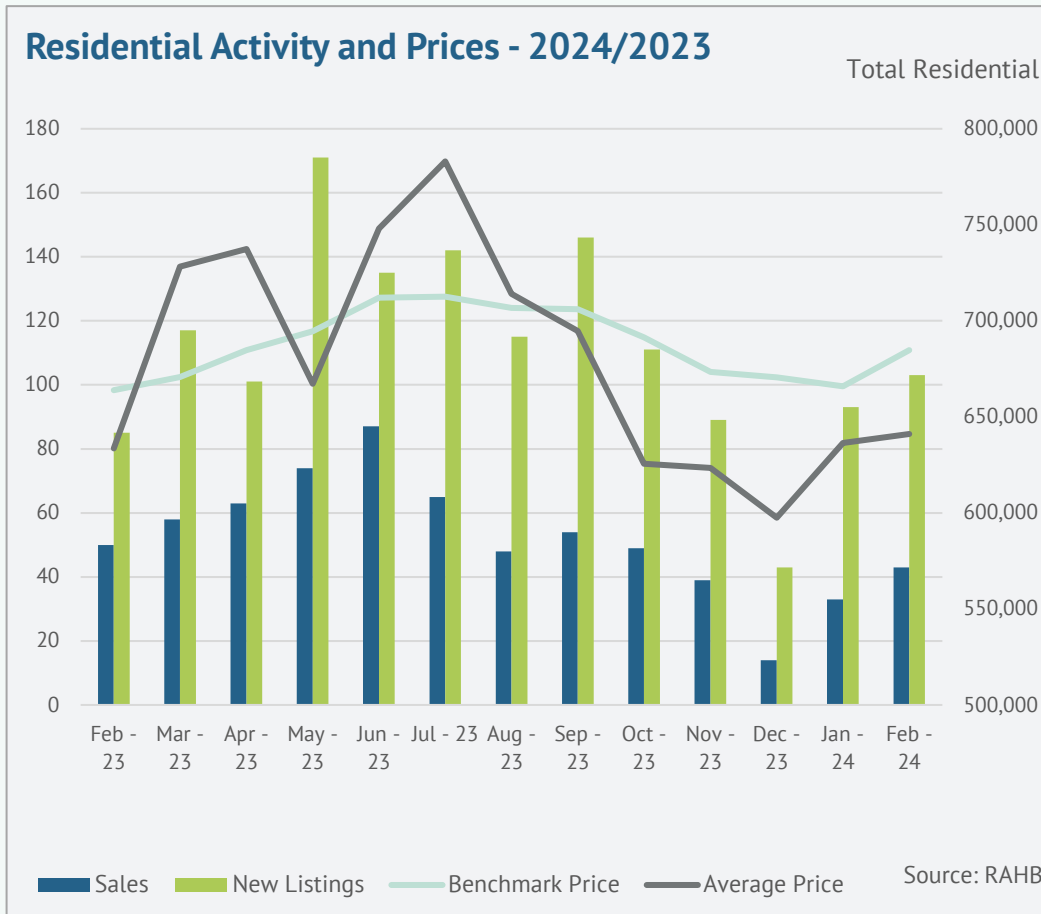
**NEW LISTINGS**  
**103**  
  
**21.2%**  
 YEAR/YEAR






**INVENTORY**  
**208**  
  
**30.8%**  
 YEAR/YEAR




**MONTHS OF SUPPLY**  
**4.8**  
  
**52.1%**  
 YEAR/YEAR

**RESIDENTIAL AVERAGE PRICE**  
  
**\$641,049**  
  
**1.2%**  
 YEAR/YEAR

**AVERAGE DOM**  
**48.9**  
  
**8.9%**  
 YEAR/YEAR



# PROPERTY TYPES

Detached home sales slowed by nearly 13 per cent this year. The drop in sales and an increase in new listings contributed to inventory gains, which slightly elevated months of supply. However, prices improved in February, offsetting some of the earlier declines. The detached benchmark price was \$696,700 in February, nearly four per cent higher than last year but only one and a half per cent higher on a year-to-date basis.

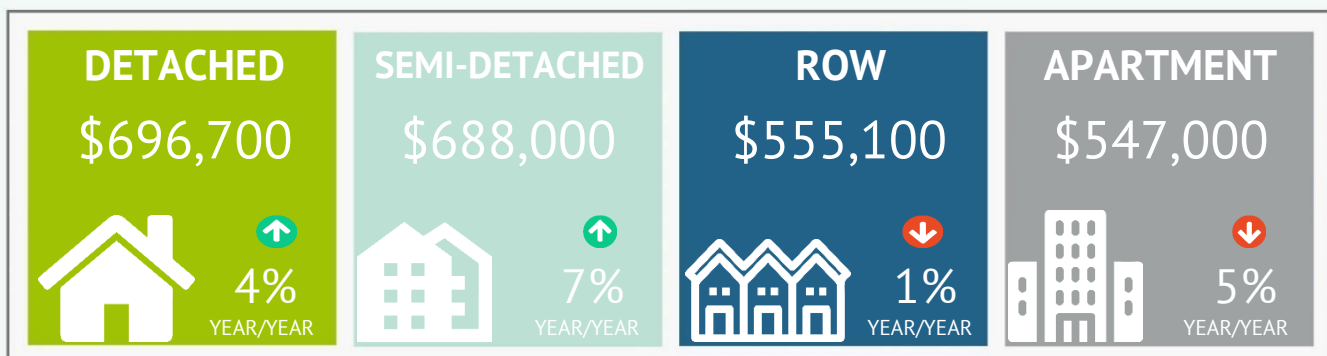
## February 2024

	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	36	-14.3%	98	40.0%	183	30.7%	37%	42.4	-7.5%	5.08	52.5%	\$650,962	-2.8%	\$696,567	-0.4%
Semi-Detached	0	-100.0%	0	-100.0%	2	-60.0%	0%	-	-	-	-	-	-	-	-
Row	4	300.0%	2	-60.0%	5	-37.5%	200%	89.5	795.0%	1.25	-84.4%	\$683,875	36.8%	\$691,750	38.4%
Apartment	3	0.0%	1	-50.0%	13	550.0%	300%	72.0	180.5%	4.33	550.0%	\$465,000	-8.8%	\$435,000	-23.0%
Mobile	0	-100.0%	2	0.0%	5	66.7%	0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>43</b>	<b>-14.0%</b>	<b>103</b>	<b>21.2%</b>	<b>208</b>	<b>30.8%</b>	<b>42%</b>	<b>48.9</b>	<b>8.9%</b>	<b>4.84</b>	<b>52.1%</b>	<b>\$641,049</b>	<b>1.2%</b>	<b>\$690,000</b>	<b>11.1%</b>

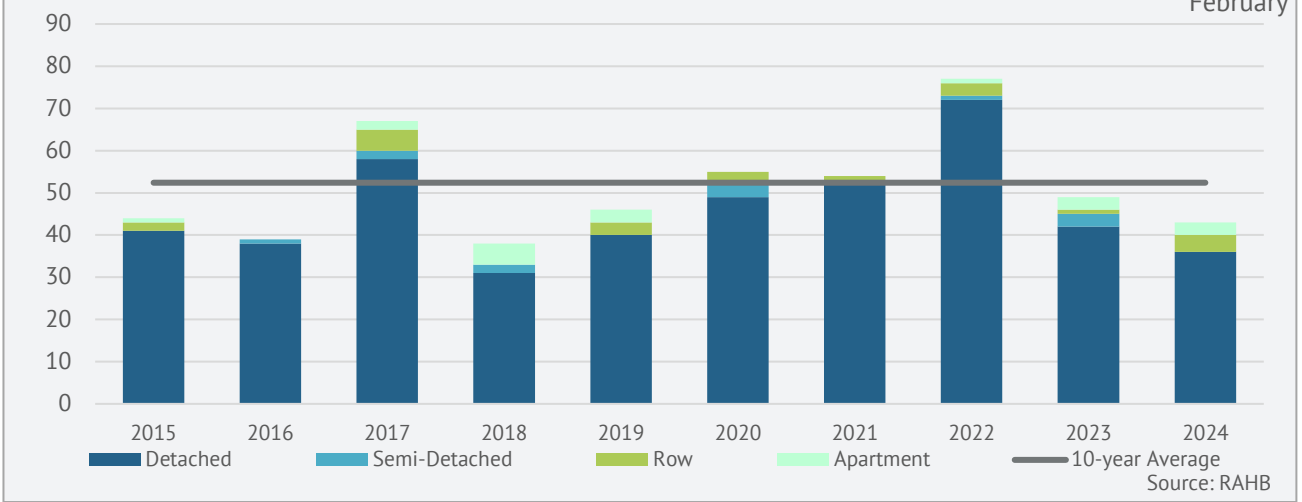
## Year-to-Date

	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	63	-12.5%	181	37.1%	171	21.3%	34.8%	42.2	-11.4%	5.43	38.6%	\$647,218	-13.4%	\$700,000	-2.8%
Semi-Detached	3	-25.0%	2	-71.4%	2	-42.9%	150.0%	48.7	17.3%	1.33	-23.8%	\$581,167	11.4%	\$617,500	7.9%
Row	5	66.7%	8	0.0%	9	21.4%	62.5%	73.2	97.8%	3.40	-27.1%	\$682,100	34.2%	\$675,000	35.0%
Apartment	4	-20.0%	2	-77.8%	14	366.7%	200.0%	79.0	79.5%	7.00	483.3%	\$485,000	-7.1%	\$490,000	-13.3%
Mobile	0	-100.0%	3	50.0%	5	28.6%	0.0%	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>76</b>	<b>-10.6%</b>	<b>196</b>	<b>24.1%</b>	<b>200</b>	<b>25.8%</b>	<b>38.8%</b>	<b>49.6</b>	<b>4.9%</b>	<b>5.26</b>	<b>40.7%</b>	<b>\$639,062</b>	<b>-9.6%</b>	<b>\$687,500</b>	<b>-0.4%</b>

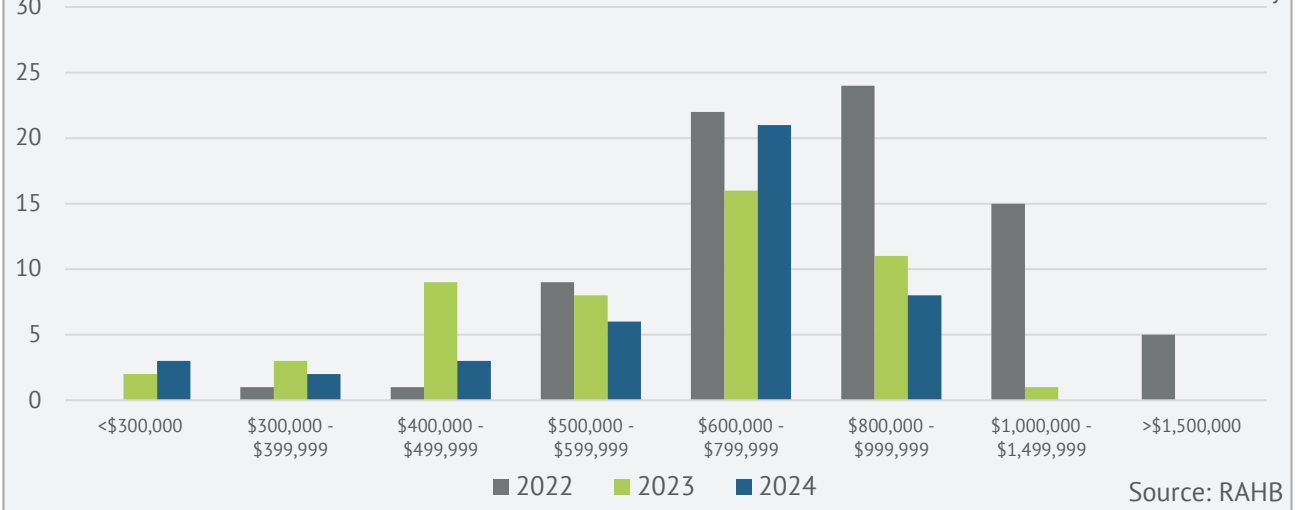
# BENCHMARK PRICE



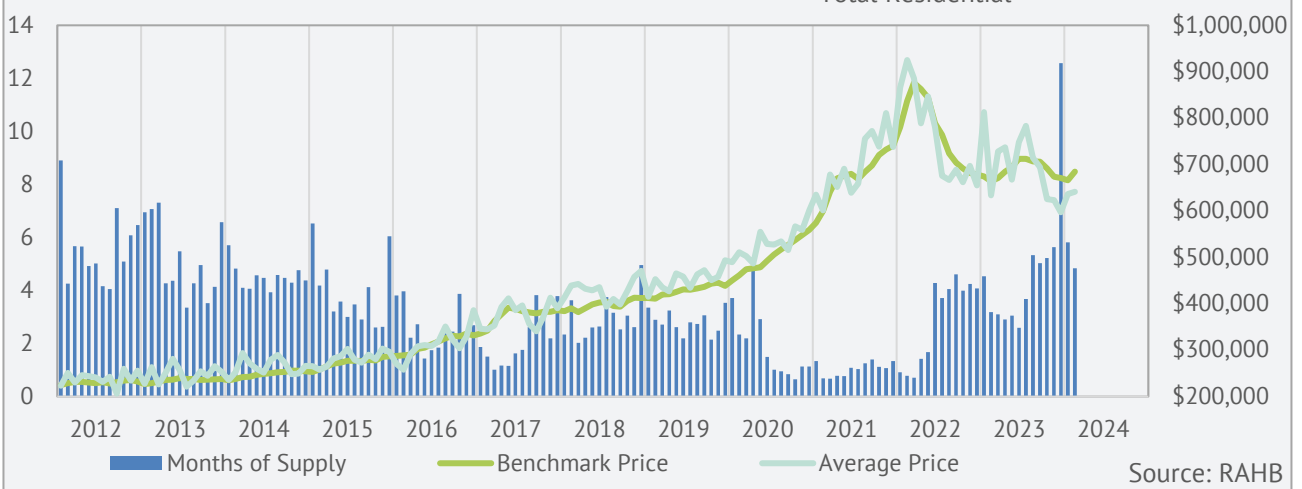
### Monthly Sales Comparison



### Residential Sales by Price Range



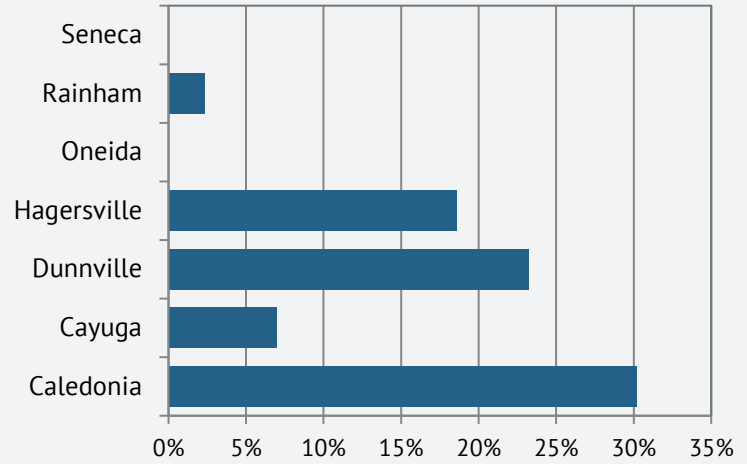
### Months of Supply and Prices



# REGIONAL SUMMARY

Conditions varied in the two largest regions - Caledonia and Dunnville. Dunnville reported year-to-date sales that were slightly higher than last year, while Caledonia saw sales slow. Hagersville reported higher sales activity, which increased its share of the total sales activity in the region. Despite the shifts in sales, Caledonia had more balanced conditions than Dunnville. Year-to-date prices rose by nearly two per cent in Caledonia and declined just over one per cent in Dunnville.

Share of Sales by District



## February 2024

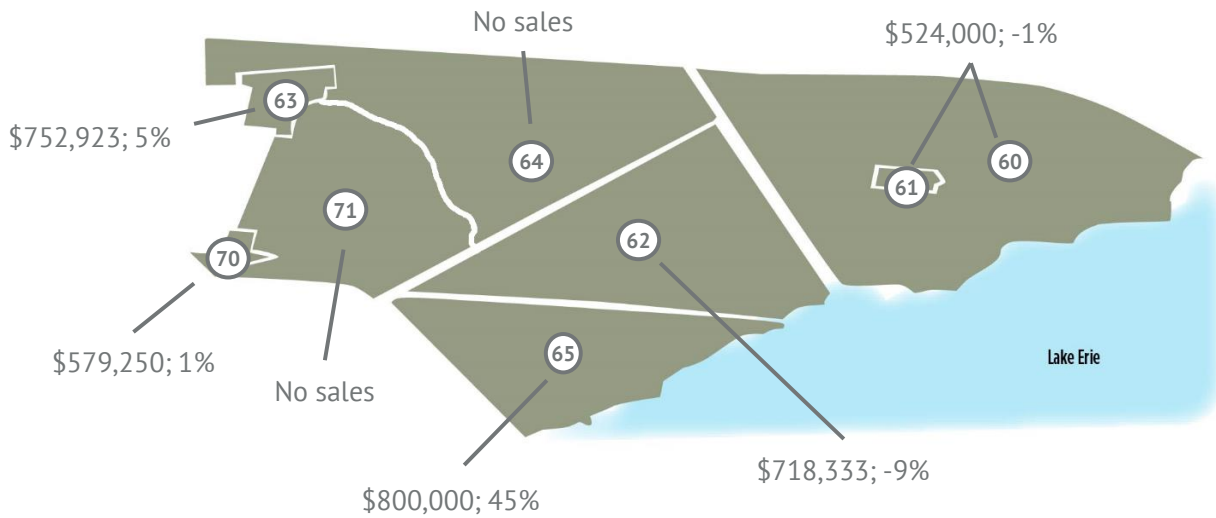
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	13	-18.8%	25	38.9%	27	17.4%	52%	32.3	-28.7%	2.08	44.5%	\$752,923	4.7%	\$750,000	2.9%
Cayuga	3	-57.1%	10	42.9%	36	111.8%	30%	98.3	10.5%	12.00	394.1%	\$718,333	-8.7%	\$775,000	-3.7%
Dunnville	10	-23.1%	31	3.3%	69	16.9%	32%	62.6	135.2%	6.90	52.0%	\$524,000	-1.1%	\$535,000	12.6%
Hagersville	8	166.7%	7	75.0%	15	87.5%	114%	56.5	285.2%	1.88	-29.7%	\$579,250	1.0%	\$637,500	7.1%
Oneida	0	-	1	0.0%	3	50.0%	0%	-	-	-	-	-	-	-	-
Rainham	1	-50.0%	4	-50.0%	10	-44.4%	25%	14.0	-9.7%	10.00	11.1%	\$800,000	45.5%	\$800,000	45.5%
Seneca	0	-100.0%	3	0.0%	11	57.1%	0%	-	-	-	-	-	-	-	-
<b>Total</b>	<b>43</b>	<b>-14.0%</b>	<b>103</b>	<b>21.2%</b>	<b>208</b>	<b>30.8%</b>	<b>42%</b>	<b>48.9</b>	<b>8.9%</b>	<b>4.84</b>	<b>52.1%</b>	<b>\$641,049</b>	<b>1.2%</b>	<b>\$690,000</b>	<b>11.1%</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	23	-23.3%	46	15.0%	26	6.1%	50.0%	35.5	-15.1%	2.26	38.4%	\$742,500	2.0%	\$727,000	-2.1%
Cayuga	5	-61.5%	15	7.1%	35	86.5%	33.3%	71.2	-9.9%	13.80	384.9%	\$723,800	0.5%	\$775,000	4.7%
Dunnville	19	5.6%	57	11.8%	66	14.9%	33.3%	66.7	81.7%	6.89	8.9%	\$542,442	-0.9%	\$540,000	6.8%
Hagersville	13	85.7%	16	77.8%	16	77.8%	81.3%	52.3	75.2%	2.46	-4.3%	\$560,338	-11.1%	\$617,500	-0.9%
Oneida	1	0.0%	1	-50.0%	3	66.7%	100.0%	8.0	14.3%	5.00	66.7%	\$980,000	-67.3%	\$980,000	-67.3%
Rainham	2	-33.3%	8	-38.5%	9	-45.5%	25.0%	79.5	407.4%	9.00	-18.2%	\$487,500	-34.6%	\$487,500	-20.1%
Seneca	2	-50.0%	10	100.0%	11	40.0%	20.0%	34.0	-42.9%	10.50	180.0%	\$1,079,950	-17.4%	\$1,079,950	34.2%
<b>Total</b>	<b>76</b>	<b>-10.6%</b>	<b>196</b>	<b>24.1%</b>	<b>200</b>	<b>25.8%</b>	<b>38.8%</b>	<b>49.6</b>	<b>4.9%</b>	<b>5.26</b>	<b>40.7%</b>	<b>\$639,062</b>	<b>-9.6%</b>	<b>\$687,500</b>	<b>-0.4%</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

	February 2024				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	\$752,923	4.7%	\$775,200	4.1%	\$742,500	2.0%	\$763,400	1.9%
Cayuga 62	\$718,333	-8.7%	\$763,800	2.0%	\$723,800	0.5%	\$753,000	0.1%
Dunnville 60	\$524,000	-1.1%	\$605,100	0.7%	\$542,442	-0.9%	\$597,750	-1.4%
Hagersville 70	\$579,250	1.0%	\$580,500	2.1%	\$560,338	-11.1%	\$575,450	0.4%
Oneida 71	-	-	\$809,300	1.9%	\$980,000	-67.3%	\$798,250	0.1%
Rainham 65	\$800,000	45.5%	\$484,300	-0.4%	\$487,500	-34.6%	\$477,450	-3.4%
Seneca 64	-	-	\$928,000	3.8%	\$1,079,950	-17.4%	\$918,650	1.7%

# DETACHED BENCHMARK HOMES

	February 2024				Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
	Benchmark Price	Y/Y	M/M					
Caledonia 63	\$793,200	4.3%	3.3%	2	3	1,493	6,053	
Cayuga 62	\$742,600	3.1%	3.0%	2	3	1,570	11,287	
Dunnville 60	\$615,100	1.2%	2.7%	1	3	1,409	11,484	
Hagersville 70	\$607,100	5.8%	3.6%	2	3	1,482	7,656	
Oneida 71	\$809,300	1.9%	2.8%	2	3	1,861	46,166	
Rainham 65	\$485,000	-0.3%	3.0%	1	3	1,167	10,500	
Seneca 64	\$928,000	3.8%	2.1%	2	3	1,863	40,037	

# SUMMARY STATISTICS

## February 2024

	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	43	-14.0%	103	21.2%	208	30.8%	\$690,000	11.1%	48.9	8.9%	34.0	25.9%
Commercial	0	-100.0%	5	150.0%	36	38.5%	-	-	-	-	-	-
Farm	0	-100.0%	9	800.0%	18	157.1%	-	-	-	-	-	-
Land	3	-25.0%	7	75.0%	50	51.5%	\$458,000	55.3%	95.7	261.0%	87.0	427.3%
Multi-Residential	0	-	3	50.0%	8	33.3%	-	-	-	-	-	-
<b>Total</b>	<b>46</b>	<b>-19.3%</b>	<b>127</b>	<b>273.5%</b>	<b>339</b>	<b>34.5%</b>	<b>\$689,500</b>	<b>11.2%</b>	<b>51.9</b>	<b>21.1%</b>	<b>34.5</b>	<b>38.0%</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	76	-10.6%	196	24.1%	200	25.8%	\$687,500	-0.4%	49.6	4.9%	35.5	18.3%
Commercial	1	-75.0%	9	200.0%	33	32.0%	\$885,000	27.3%	71.0	16.4%	71.0	17.4%
Farm	1	-75.0%	13	1200.0%	15	76.5%	\$580,000	-42.0%	91.0	56.2%	91.0	106.8%
Land	3	-25.0%	14	180.0%	49	60.7%	\$458,000	55.3%	95.7	261.0%	87.0	427.3%
Multi-Residential	0	-100.0%	3	50.0%	7	62.5%	-	-	-	-	-	-
<b>Total</b>	<b>81</b>	<b>-17.3%</b>	<b>235</b>	<b>335.2%</b>	<b>321</b>	<b>29.8%</b>	<b>\$686,000</b>	<b>-0.6%</b>	<b>52.1</b>	<b>10.8%</b>	<b>37.0</b>	<b>29.8%</b>

## February 2024

	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	-	0	-	-	-	0	-
Investment	0	-	\$0	-	3	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	3	50.0%	-	-	1	17.0

## 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	0	-	\$0	-	1	0.0%	-	-	0	-
Industrial	0	-100.0%	\$0	-100.0%	0	-	-	-	0	-
Investment	0	-100.0%	\$0	-100.0%	3	-	-	-	0	-
Land	0	-	\$0	-	1	0.0%	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	1	-50.0%	\$885,000	43.4%	8	300.0%	71.0	1190.9%	1	17.0