

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
DECEMBER 2024

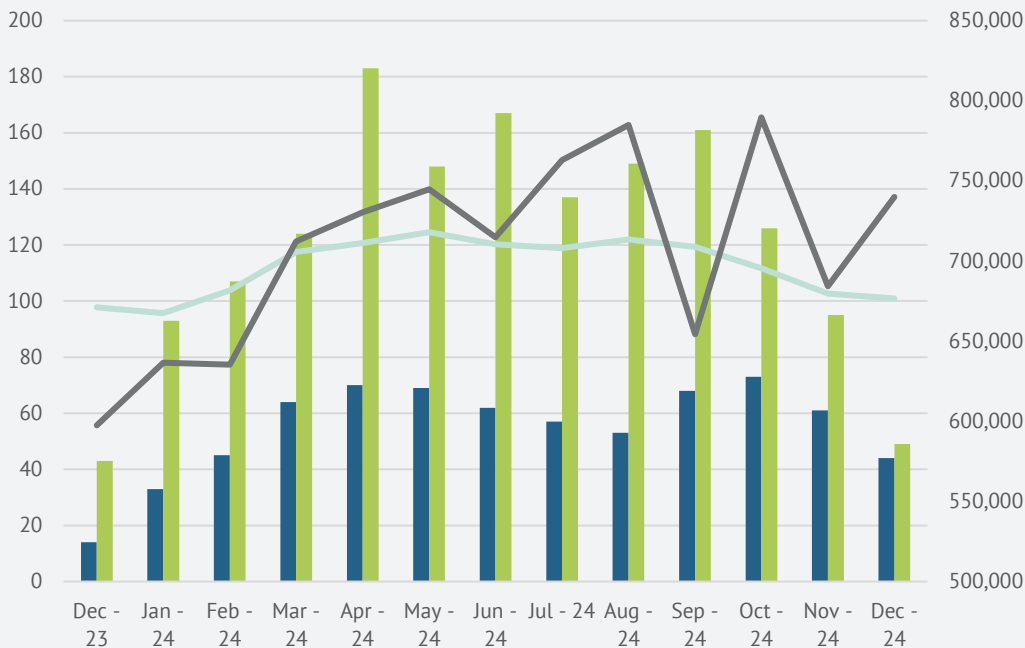
Cornerstone
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SUMMARY

In Haldimand County, 699 homes were sold in 2024, representing an increase of almost ten per cent. While sales still fell short of long-term trends, the spread is much smaller than what occurred in Hamilton and Burlington. The growth in sales came with a gain in new listings, causing an increase in inventory levels. Higher inventory levels caused the months of supply to rise and weighed on prices over the second half of the year. Like other regions, prices remain higher than pre-pandemic levels but are below the 2022 peak prices. However, on an annual basis, the average benchmark price improved slightly over last year's levels, following steeper declines in 2023.

Residential Activity and Prices - 2024/2023

Total Residential



Source: RAHB

SALES

44



214.3

YEAR/YEAR



NEW LISTINGS

49



14.0%

YEAR/YEAR



INVENTORY

207



17.6%

YEAR/YEAR



MONTHS OF SUPPLY

4.7



62.6%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$739,902



23.8%

YEAR/YEAR

AVERAGE DOM

58.7



5.1%

YEAR/YEAR



PROPERTY TYPES

Detached sales accounted for 88 per cent of all the sales activity this year and pulled up sales for the year with an annual gain of thirteen per cent. Gains in detached sales were met with a nineteen per cent gain in new listings, supporting inventory growth and causing the months of supply to be generally higher in 2024, averaging five months. More supply choice impacted prices in the second half of the year, but thanks to strong gains earlier in the year on an annual basis, detached home prices improved by over one per cent, averaging \$698,050 in 2024.

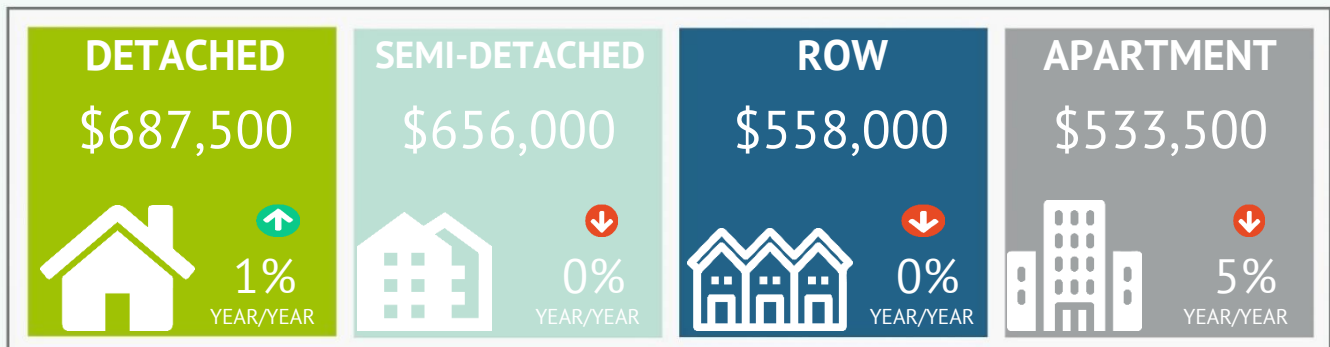
December 2024

	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	38	245.5%	41	20.6%	180	25.9%	93%	60.1	-5.6%	4.74	-63.6%	\$785,018	31.0%	\$710,250	15.1%
Semi-Detached	2	-	2	100.0%	8	166.7%	100%	79.5	-	4.00	-	\$475,000	-	\$475,000	-
Row	2	0.0%	3	0.0%	5	-37.5%	67%	30.5	24.5%	2.50	-37.5%	\$388,750	-33.8%	\$388,750	-33.8%
Apartment	2	100.0%	1	-50.0%	5	-66.7%	200%	41.0	24.2%	2.50	-83.3%	\$498,750	-16.9%	\$498,750	-16.9%
Mobile	0	-	2	-33.3%	8	33.3%	0%	-	-	-	-	-	-	-	-
Total Residential	44	214.3%	49	14.0%	207	17.6%	90%	58.7	5.1%	4.70	-62.6%	\$739,902	23.8%	\$667,500	9.4%

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	612	13.3%	1,376	18.7%	249	32.4%	44.5%	43.6	12.0%	4.88	16.9%	\$747,318	1.4%	\$702,000	-1.3%
Semi-Detached	17	-26.1%	37	12.1%	6	79.5%	45.9%	42.5	34.5%	4.12	142.8%	\$554,956	-8.4%	\$570,000	-6.6%
Row	36	-20.0%	58	-17.1%	8	-7.5%	62.1%	38.4	30.0%	2.75	15.7%	\$586,320	2.0%	\$627,450	14.1%
Apartment	23	76.9%	29	-14.7%	12	130.2%	79.3%	75.3	96.1%	6.30	30.1%	\$483,630	0.6%	\$487,000	-0.6%
Mobile	8	-27.3%	35	25.0%	10	115.8%	22.9%	68.6	36.5%	15.38	196.7%	\$339,613	48.7%	\$422,500	92.0%
Total Residential	699	9.9%	1,539	15.8%	286	35.4%	45.4%	44.9	17.6%	4.91	23.2%	\$720,377	2.0%	\$675,000	-0.7%

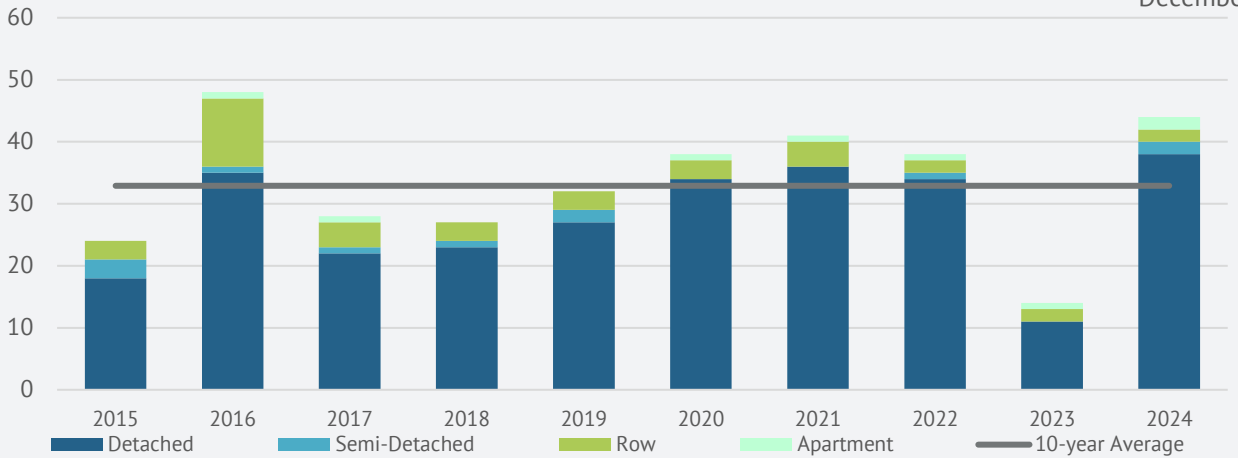
BENCHMARK PRICE



Haldimand Monthly Statistical Report - December

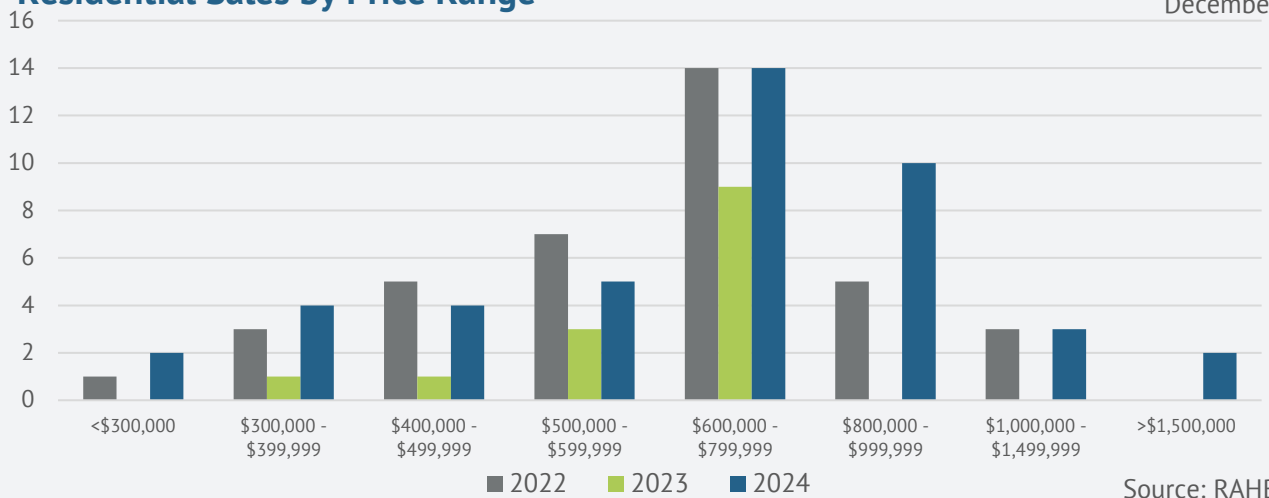
Monthly Sales Comparison

December



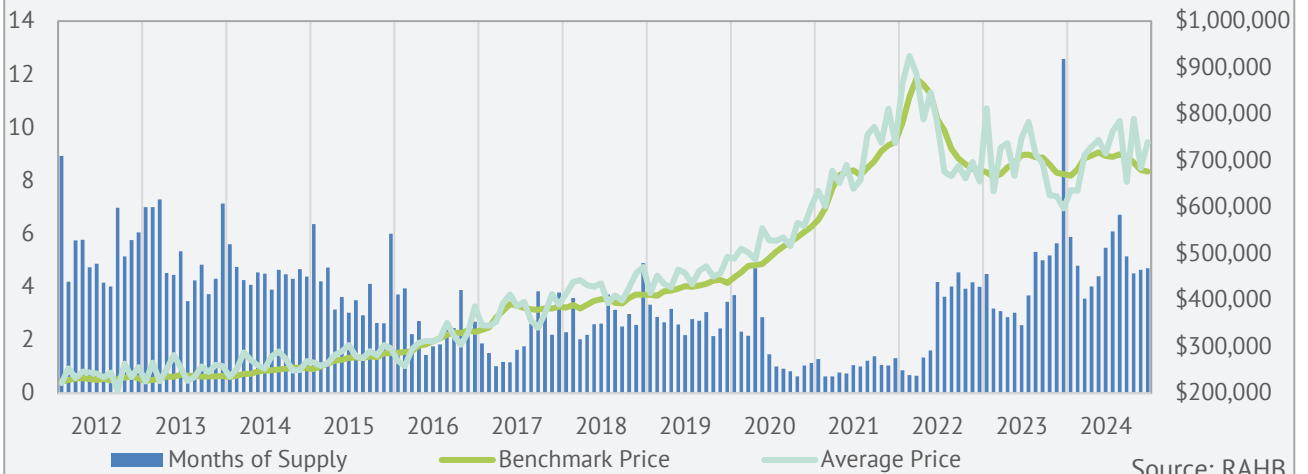
Residential Sales by Price Range

December



Months of Supply and Prices

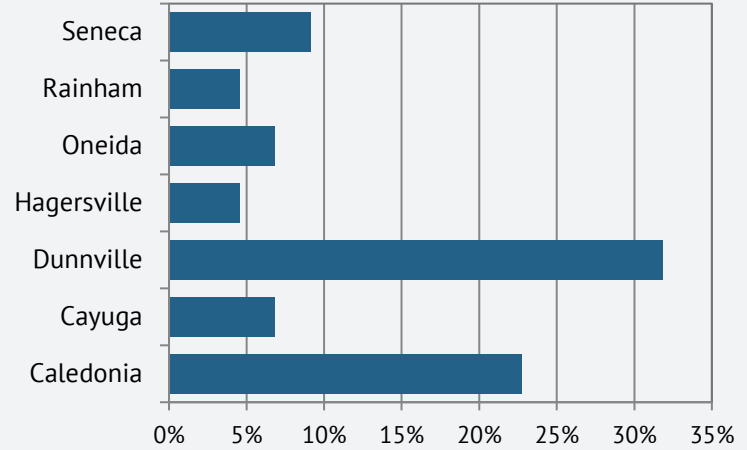
Total Residential



REGIONAL SUMMARY

Annual sales growth has been driven by activity in Cayuga and Hagersville. Meanwhile, the larger regions of Dunnville and Caledonia reported sales that were just above and just below last year's levels, respectively. Despite relatively stable-to-improving sales in most of the larger regions, the rise in inventory levels caused the months of supply to rise. Cayuga and Dunnville reported higher months of supply, averaging over six months in 2024, while Caledonia and Hagersville both reported an annual average month of supply of under three months. The relatively tighter conditions in both Hagersville and Caledonia were enough to support modest annual price growth.

Share of Sales by District



December 2024

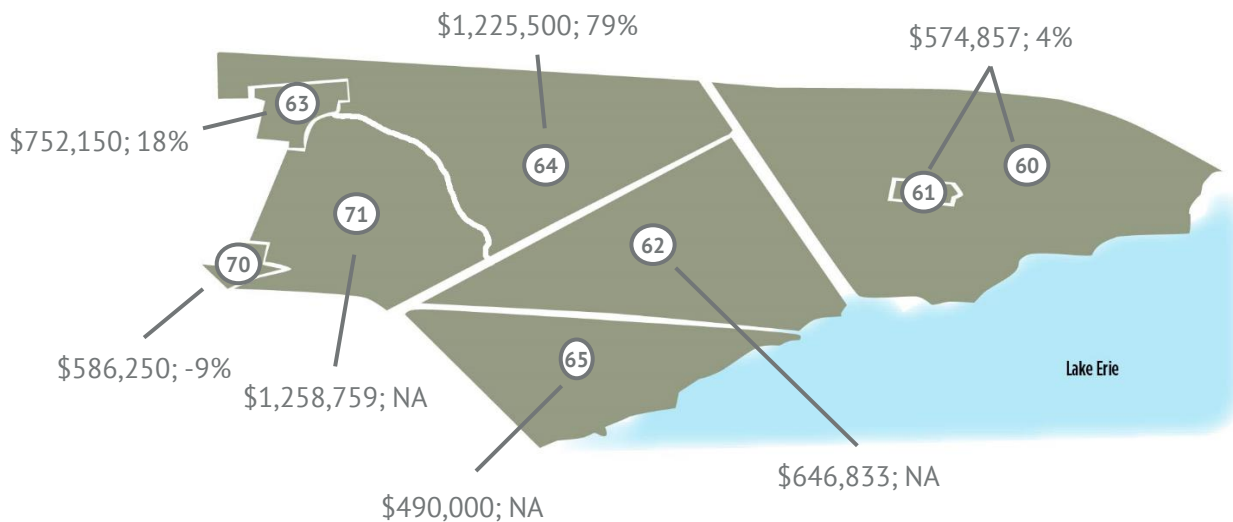
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	10	100.0%	14	55.6%	41	41.4%	71%	30.7	70.6%	4.10	-29.3%	\$752,150	17.6%	\$707,000	17.2%
Cayuga	3	-	3	50.0%	18	-43.8%	100%	84.7	-	6.00	-	\$646,833	-	\$735,500	-
Dunnville	14	180.0%	13	8.3%	63	14.5%	108%	67.9	-36.1%	4.50	-59.1%	\$574,857	4.4%	\$550,000	0.9%
Hagersville	2	100.0%	6	200.0%	16	6.7%	33%	42.5	3.7%	8.00	-46.7%	\$586,250	-9.1%	\$586,250	-9.1%
Oneida	3	-	1	-66.7%	3	-40.0%	300%	38.0	-	1.00	-	\$1,258,759	-	\$1,165,777	-
Rainham	2	-	2	-	12	50.0%	100%	85.0	-	6.00	-	\$490,000	-	\$490,000	-
Seneca	4	300.0%	0	-100.0%	8	0.0%	0%	68.3	279.2%	2.00	-75.0%	\$1,225,500	78.9%	\$1,161,000	69.5%
Total	44	214.3%	49	14.0%	207	17.6%	90%	58.7	5.1%	4.70	-62.6%	\$739,902	23.8%	\$667,500	9.4%

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	181	-2.7%	343	12.5%	43	35.0%	52.8%	28.8	9.1%	2.86	38.7%	\$778,294	1.9%	\$752,500	0.3%
Cayuga	67	24.1%	147	16.7%	36	41.9%	45.6%	48.9	-2.4%	6.37	14.3%	\$821,127	4.6%	\$740,000	1.0%
Dunnville	179	4.7%	400	3.6%	91	21.3%	44.8%	53.9	11.2%	6.08	15.9%	\$626,263	2.2%	\$585,000	-2.5%
Hagersville	83	31.7%	141	35.6%	19	43.2%	58.9%	41.7	49.4%	2.80	8.7%	\$689,491	3.6%	\$630,000	1.1%
Oneida	11	22.2%	20	-25.9%	4	-22.2%	55.0%	56.6	55.4%	4.45	-36.4%	\$1,106,357	0.1%	\$1,001,000	4.3%
Rainham	29	-14.7%	88	14.3%	21	33.7%	33.0%	70.5	51.8%	8.62	56.7%	\$525,052	-15.2%	\$500,000	-19.7%
Seneca	32	-3.0%	76	24.6%	14	21.9%	42.1%	42.0	10.8%	5.22	25.7%	\$1,272,684	12.9%	\$1,140,000	17.5%
Total	699	9.9%	1,539	15.8%	286	35.4%	45.4%	44.9	17.6%	4.91	23.2%	\$720,377	2.0%	\$675,000	-0.7%

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

	December 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	\$752,150	17.6%	\$750,900	0.0%	\$778,294	1.9%	\$779,233	0.8%
Cayuga 62	\$646,833	-	\$727,000	-0.9%	\$821,127	4.6%	\$756,508	-0.2%
Dunnville 60	\$574,857	4.4%	\$584,100	-1.7%	\$626,263	2.2%	\$608,775	-0.5%
Hagersville 70	\$586,250	-9.1%	\$609,400	0.6%	\$689,491	3.6%	\$625,808	0.7%
Oneida 71	\$1,258,759	-	\$796,800	0.9%	\$1,106,357	0.1%	\$820,825	0.6%
Rainham 65	\$490,000	-	\$496,900	2.8%	\$525,052	-15.2%	\$505,233	0.0%
Seneca 64	\$1,225,500	78.9%	\$915,700	-0.3%	\$1,272,684	12.9%	\$947,175	0.3%

DETACHED BENCHMARK HOMES

	December 2024						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$768,800	0.2%	-0.5%	2	3	1,538	5,896
Cayuga 62	\$721,100	-0.2%	-0.4%	2	3	1,593	16,302
Dunnville 60	\$602,400	-1.2%	-0.2%	1	3	1,389	11,879
Hagersville 70	\$571,900	-2.5%	0.1%	2	3	1,482	7,879
Oneida 71	\$796,800	0.9%	-1.6%	2	3	1,865	44,431
Rainham 65	\$497,400	2.8%	-1.3%	1	3	1,165	10,726
Seneca 64	\$915,700	-0.3%	-0.9%	2	3	1,863	33,200

SUMMARY STATISTICS

December 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	44	214.3%	49	14.0%	207	17.6%	\$667,500	9.4%	58.7	5.1%	53.0	39.5%
Commercial	0	-100.0%	2	-	14	0.0%	-	-	-	-	-	-
Farm	2	-	1	-50.0%	12	-20.0%	\$1,620,000	-	42.5	-	42.5	-
Land	1	0.0%	3	0.0%	53	1.9%	\$28,500	-89.7%	3.0	-96.1%	3.0	-96.1%
Multi-Residential	1	-	1	0.0%	3	-57.1%	\$499,000	-	10.0	-	10.0	-
Total	48	182.4%	59	13.5%	325	9.1%	\$667,500	8.2%	55.9	-10.5%	52.5	16.7%

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	699	9.9%	1,539	15.8%	286	35.4%	\$675,000	-0.7%	44.9	17.6%	29.0	20.8%
Commercial	10	-16.7%	45	-18.2%	17	6.5%	\$678,500	-35.7%	67.7	-9.4%	60.5	17.5%
Farm	11	-21.4%	59	0.0%	19	40.0%	\$1,115,000	-8.0%	62.4	30.9%	41.0	110.3%
Land	24	26.3%	106	-2.8%	52	17.7%	\$260,000	-38.8%	99.5	58.5%	64.0	16.4%
Multi-Residential	4	100.0%	19	-20.8%	7	9.1%	\$559,500	-10.5%	116.5	913.0%	58.5	408.7%
Total	748	9.4%	1,770	11.7%	408	26.8%	\$674,950	-0.7%	47.6	20.1%	30.0	25.0%

December 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	-	-	-	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	0	-100.0%	\$0	-100.0%	5	-50.0%	-	-	1	83.0
Industrial	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Investment	1	-50.0%	\$657,000	-67.9%	7	75.0%	18.0	-91.1%	0	-
Land	0	-	\$0	-	2	-77.8%	-	-	0	-
Office	0	-	\$0	-	1	-83.3%	-	-	2	223.5
Retail	3	-62.5%	\$1,890,000	-84.0%	18	-53.8%	122.0	165.9%	6	162.3