

HALDIMAND
MONTHLY
STATISTICS
PACKAGE
JANUARY 2025

Cornerstone
Association of REALTORS®

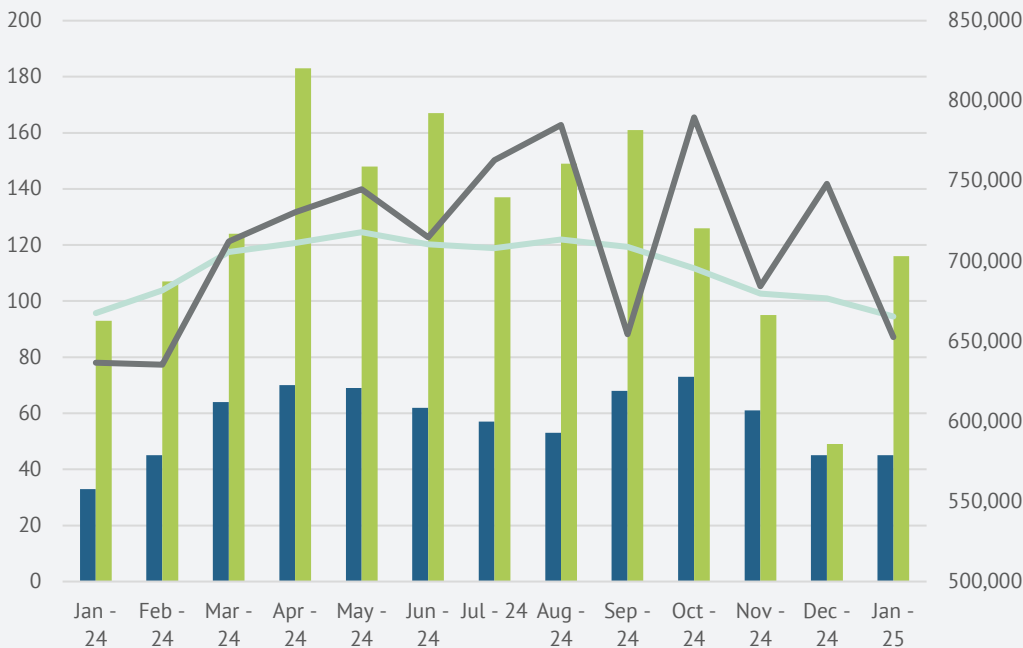
SUMMARY

Haldimand County saw a notable increase in activity in January, with 45 sales reported, up from 33 during the same period last year. This uptick in sales was primarily driven by gains in the detached homes segment, slightly surpassing long-term trends for January. New listings reached a record high for the month, totaling 116 units, with the majority—63 per cent—priced between \$800,000 and \$1.5 million. As a result, inventory levels rose to 228 units, with 86 per cent being detached homes.

Despite higher sales, an increase in new listings contributed to a rise in inventory. The sales-to-new listings ratio for detached homes improved to 37 per cent, compared to 32 per cent last January. The months of supply also increased to five months, though still lower than the nearly six months reported in the previous year. While this suggests some pressure on prices, the benchmark price for January remained relatively stable at \$665,400, a slight decline from the previous month but consistent with last year.

Residential Activity and Prices - 2025/2024

Total Residential



■ Sales
 ■ New Listings
 — Benchmark Price
 — Average Price

Source: RAHB

SALES

45



36.4%

YEAR/YEAR



NEW LISTINGS

116



24.7%

YEAR/YEAR



INVENTORY

228



17.5%

YEAR/YEAR



MONTHS OF SUPPLY

5.1



13.8%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$652,602



2.5%

YEAR/YEAR

AVERAGE DOM

70.2



39.1%

YEAR/YEAR



PROPERTY TYPES

There were signs of sales growth in January, particularly in the detached homes sector. The sales-to-new listings ratio for detached homes also slightly improved. Notably, the Caledonia area accounted for 40 per cent of all sales. While it's still early in the year, the trends suggest that detached homes drive much of the market activity.





January 2025

	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	37	42.3%	101	24.7%	197	24.7%	37%	74.9	83.5%	5.32	-12.4%	\$673,111	3.5%	\$645,000	-8.5%
Semi-Detached	2	-33.3%	4	100.0%	10	400.0%	50%	78.5	61.3%	5.00	650.0%	\$741,000	27.5%	\$741,000	20.0%
Row	3	200.0%	6	0.0%	6	-50.0%	50%	18.0	125.0%	2.00	-83.3%	\$476,667	-29.4%	\$470,000	-30.4%
Apartment	3	200.0%	3	200.0%	5	-66.7%	100%	60.0	-40.0%	1.67	-88.9%	\$516,667	-5.2%	\$525,000	-3.7%
Mobile	0	-100.0%	2	-33.3%	9	28.6%	0%	-	-	-	-	-	-	-	-
Total Residential	45	36.4%	116	24.7%	228	17.5%	39%	70.2	39.1%	5.07	-13.8%	\$652,602	2.5%	\$585,000	-13.3%

Year-to-Date

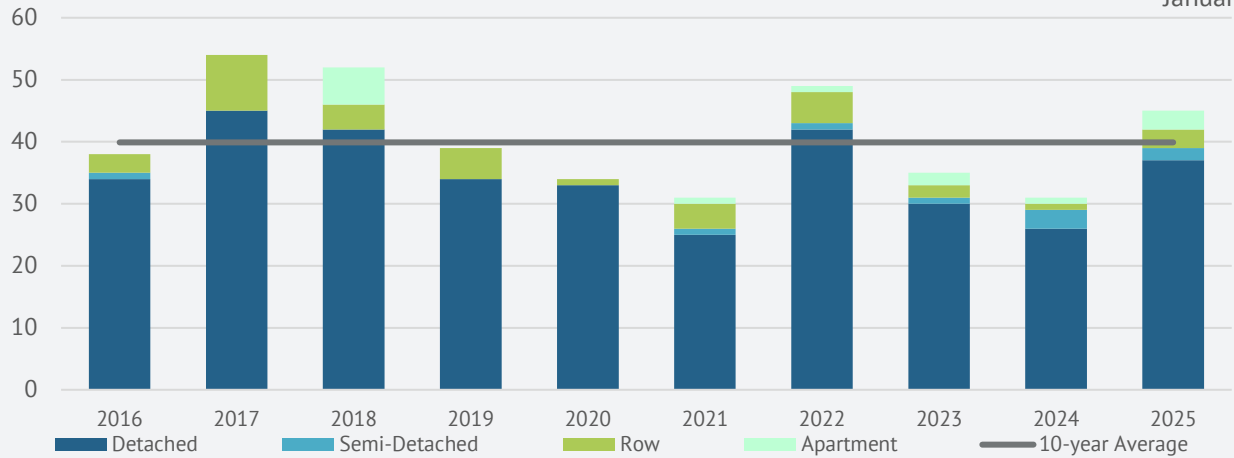
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	37	42.3%	101	24.7%	197	24.7%	36.6%	74.9	83.5%	5.32	-12.4%	\$673,111	3.5%	\$645,000	-8.5%
Semi-Detached	2	-33.3%	4	100.0%	10	400.0%	50.0%	78.5	61.3%	5.00	650.0%	\$741,000	27.5%	\$741,000	20.0%
Row	3	200.0%	6	0.0%	6	-50.0%	50.0%	18.0	125.0%	2.00	-83.3%	\$476,667	-29.4%	\$470,000	-30.4%
Apartment	3	200.0%	3	200.0%	5	-66.7%	100.0%	60.0	-40.0%	1.67	-88.9%	\$516,667	-5.2%	\$525,000	-3.7%
Mobile	0	-100.0%	2	-33.3%	9	28.6%	0.0%	-	-	-	-	-	-	-	-
Total Residential	45	36.4%	116	24.7%	228	17.5%	38.8%	70.2	39.1%	5.07	-13.8%	\$652,602	2.5%	\$585,000	-13.3%

BENCHMARK PRICE

DETACHED \$675,500  0% YEAR/YEAR	SEMI-DETACHED \$662,500  0% YEAR/YEAR	ROW \$550,100  1% YEAR/YEAR	APARTMENT \$530,800  3% YEAR/YEAR
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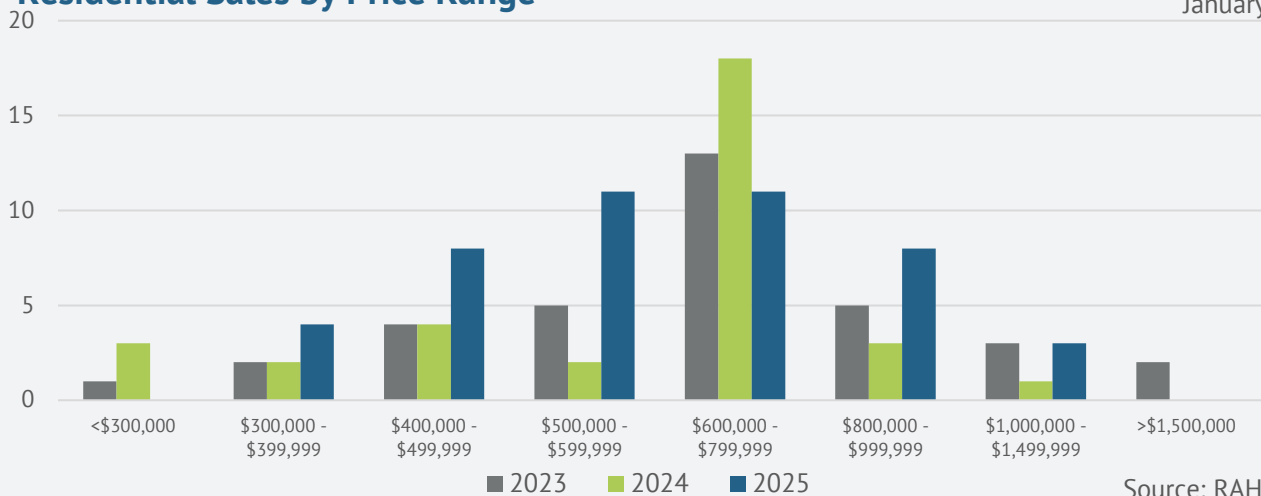
Monthly Sales Comparison

January



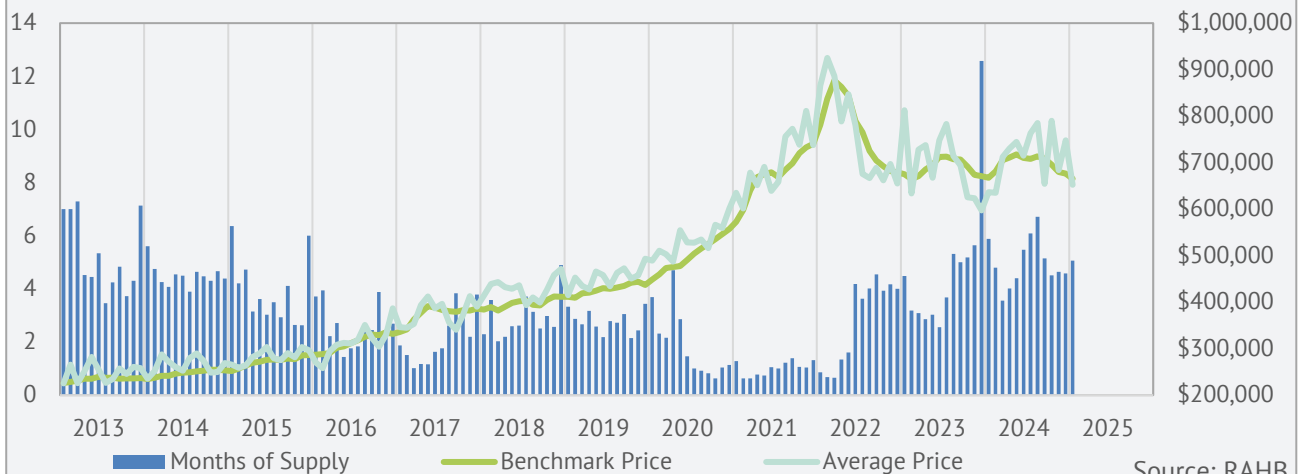
Residential Sales by Price Range

January



Months of Supply and Prices

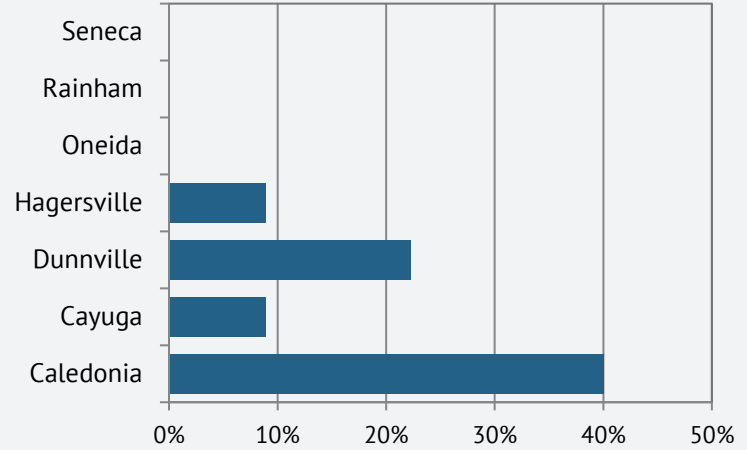
Total Residential



REGIONAL SUMMARY

The Caledonia area stood out, accounting for 40 per cent of all sales and reporting the lowest months of supply, at just two months, despite a rise in inventory. With the market still in its early stages for the year, it's too soon to make any firm predictions, especially given the small sample size.

Share of Sales by District



January 2025

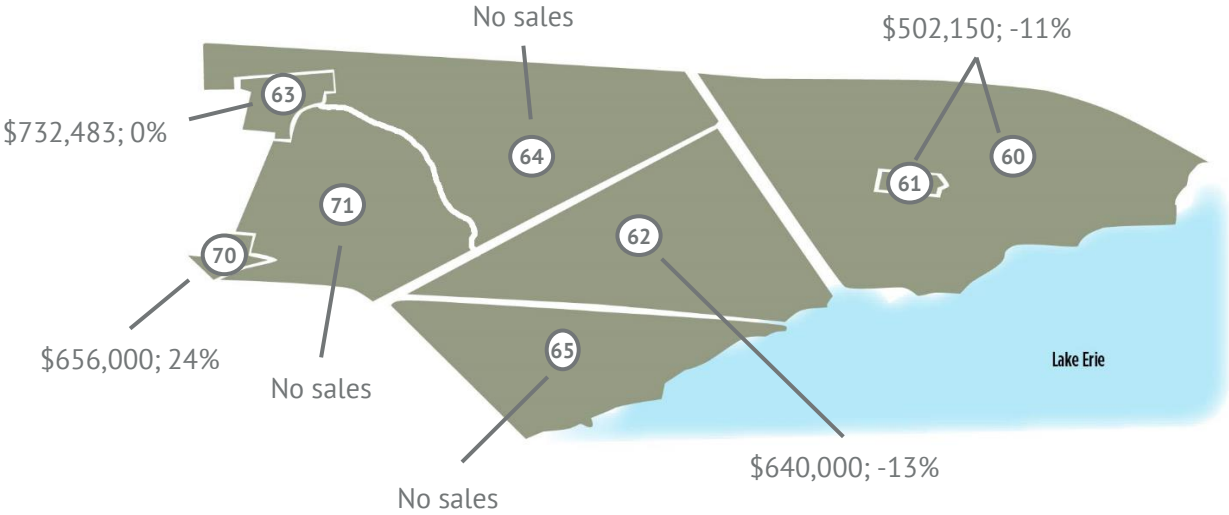
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	18	80.0%	25	19.0%	37	27.6%	72%	62.6	57.7%	2.06	-29.1%	\$732,483	0.5%	\$726,000	1.4%
Cayuga	4	100.0%	18	260.0%	27	-15.6%	22%	51.8	69.7%	6.75	-57.8%	\$640,000	-12.6%	\$625,000	-14.6%
Dunnville	10	11.1%	18	-30.8%	58	-6.5%	56%	80.8	13.3%	5.80	-15.8%	\$502,150	-10.8%	\$505,000	-7.3%
Hagersville	4	-20.0%	13	44.4%	24	41.2%	31%	83.8	83.7%	6.00	76.5%	\$656,000	23.8%	\$619,500	22.7%
Oneida	0	-100.0%	2	-	4	100.0%	0%	-	-	-	-	-	-	-	-
Rainham	0	-100.0%	6	50.0%	17	112.5%	0%	-	-	-	-	-	-	-	-
Seneca	0	-100.0%	7	0.0%	10	-9.1%	0%	-	-	-	-	-	-	-	-
Total	45	36.4%	116	24.7%	228	17.5%	39%	70.2	39.1%	5.07	-13.8%	\$652,602	2.5%	\$585,000	-13.3%

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	18	80.0%	25	19.0%	37	27.6%	72.0%	62.6	57.7%	2.06	-29.1%	\$732,483	0.5%	\$726,000	1.4%
Cayuga	4	100.0%	18	260.0%	27	-15.6%	22.2%	51.8	69.7%	6.75	-57.8%	\$640,000	-12.6%	\$625,000	-14.6%
Dunnville	10	11.1%	18	-30.8%	58	-6.5%	55.6%	80.8	13.3%	5.80	-15.8%	\$502,150	-10.8%	\$505,000	-7.3%
Hagersville	4	-20.0%	13	44.4%	24	41.2%	30.8%	83.8	83.7%	6.00	76.5%	\$656,000	23.8%	\$619,500	22.7%
Oneida	0	-100.0%	2	-	4	100.0%	0.0%	-	-	-	-	-	-	-	-
Rainham	0	-100.0%	6	50.0%	17	112.5%	0.0%	-	-	-	-	-	-	-	-
Seneca	0	-100.0%	7	0.0%	10	-9.1%	0.0%	-	-	-	-	-	-	-	-
Total	45	36.4%	116	24.7%	228	17.5%	38.8%	70.2	39.1%	5.07	-13.8%	\$652,602	2.5%	\$585,000	-13.3%

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

	January 2025				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	\$732,483	0.5%	\$739,100	-1.6%	\$732,483	0.5%	\$739,100	-1.6%
Cayuga 62	\$640,000	-12.6%	\$711,900	-2.4%	\$640,000	-12.6%	\$711,900	-2.4%
Dunnville 60	\$502,150	-10.8%	\$573,200	-2.4%	\$502,150	-10.8%	\$573,200	-2.4%
Hagersville 70	\$656,000	23.8%	\$596,400	-1.3%	\$656,000	23.8%	\$596,400	-1.3%
Oneida 71	-	-	\$763,000	-2.6%	-	-	\$763,000	-2.6%
Rainham 65	-	-	\$498,300	4.2%	-	-	\$498,300	4.2%
Seneca 64	-	-	\$871,700	-3.4%	-	-	\$871,700	-3.4%

DETACHED BENCHMARK HOMES

	January 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	\$756,300	-1.5%	-1.6%	2	3	1,538	5,896
Cayuga 62	\$703,900	-2.3%	-2.4%	2	3	1,593	16,302
Dunnville 60	\$590,600	-2.0%	-2.0%	1	3	1,389	11,879
Hagersville 70	\$563,400	-3.7%	-1.5%	2	3	1,482	7,879
Oneida 71	\$763,000	-2.6%	-4.2%	2	3	1,865	44,431
Rainham 65	\$498,800	4.1%	0.3%	1	3	1,165	10,726
Seneca 64	\$871,700	-3.4%	-4.8%	2	3	1,863	33,200

SUMMARY STATISTICS

January 2025

	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	45	36.4%	116	24.7%	228	17.5%	\$585,000	-13.3%	70.2	39.1%	68.0	70.0%
Commercial	0	-100.0%	4	0.0%	14	7.7%	-	-	-	-	-	-
Farm	0	-100.0%	1	-75.0%	10	-23.1%	-	-	-	-	-	-
Land	1	-	6	-14.3%	54	12.5%	\$325,000	-	18.0	-	18.0	-
Multi-Residential	0	-	3	-	6	20.0%	-	-	-	-	-	-
Total	46	31.4%	129	19.4%	350	14.4%	\$580,000	-14.1%	69.1	32.2%	65.5	42.4%

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	45	36.4%	116	24.7%	228	17.5%	\$585,000	-13.3%	70.2	39.1%	68.0	70.0%
Commercial	0	-100.0%	4	0.0%	14	7.7%	-	-	-	-	-	-
Farm	0	-100.0%	1	-75.0%	10	-23.1%	-	-	-	-	-	-
Land	1	-	6	-14.3%	54	12.5%	\$325,000	-	18.0	-	18.0	-
Multi-Residential	0	-	3	-	6	20.0%	-	-	-	-	-	-
Total	46	31.4%	129	19.4%	350	14.4%	\$580,000	-14.1%	69.1	32.2%	65.5	42.4%

January 2025

	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	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	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	-	\$0	-	0	-100.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-	\$0	-	0	-	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-