HALDIMAND MONTHLY STATISTICS PACKAGE

FEBRUARY 2025

Cornerstone
Association of REALTORS®

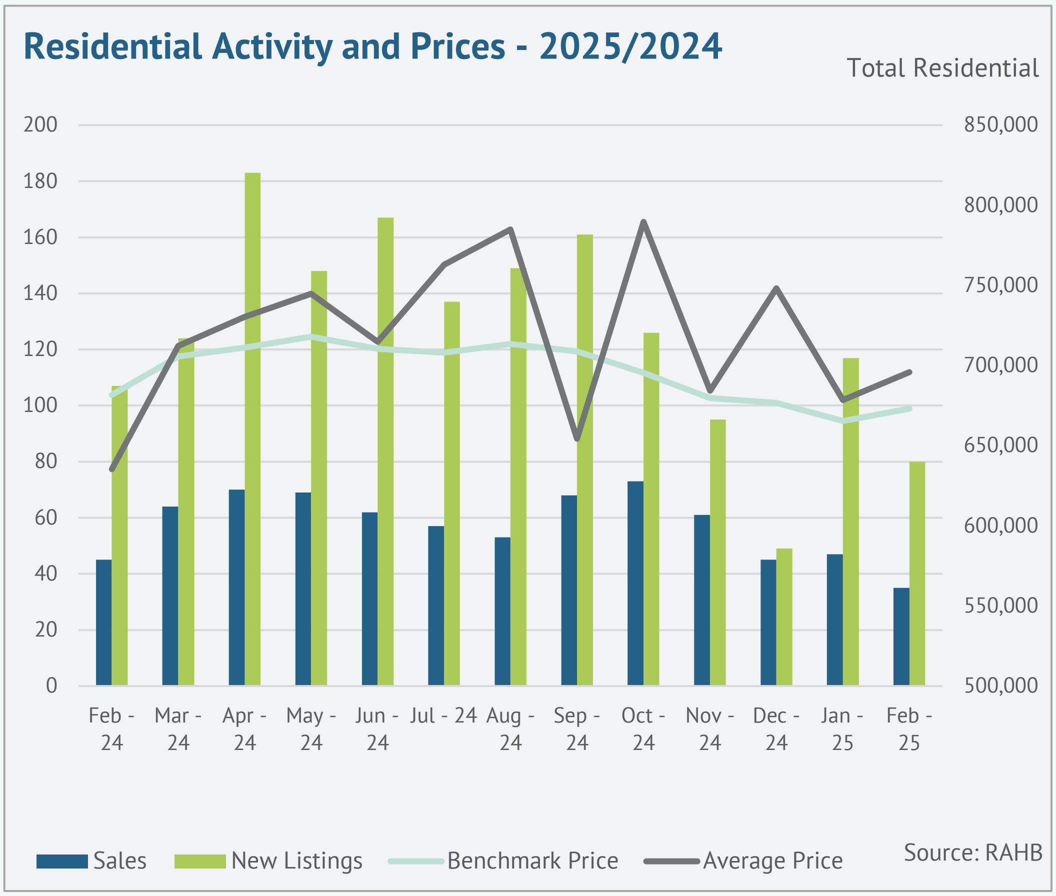
Haldimand Monthly Statistical Report - February

SUMMARY

Sales reversed course from the growth seen in January, dropping by 22 per cent year-over-year. The 35 sales reported in February are well below long-term averages for the month in Haldimand County. New listings also fell, dropping 25 per cent to 80 units, though they remain above values typically seen in the month. With new listings falling by less than sales, inventory levels pushed upwards to 225 units, an increase of four per cent compared to 2024. Inventory in the region remains heavily slanted to the detached sector.

With inventories rising and sales falling, the months of supply in the region reached 6.4 months in February. This is an increase of 34 per cent year-over-year and is more than double the levels typically seen for the month. These elevated months of supply also brought minor price declines, with the overall benchmark price for the region falling by just over one per cent to $673,100.

The statistics provided in this report are based on information from the ITSO MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.



RESIDENTIAL AVERAGE PRICE

$695,957

9.5%

YEAR/YEAR

SALES

35

22.2%

YEAR/YEAR

NEW LISTINGS

80

25.2%

YEAR/YEAR

INVENTORY

225

4.2%

YEAR/YEAR

MONTHS OF SUPPLY

6.4

33.9%

YEAR/YEAR

AVERAGE DOM

46.9

2.9%

YEAR/YEAR

PROPERTY TYPES

Sales in the region continue to primarily occur in the detached sector, representing almost 90 per cent of the sales in February. Although new listings dropped year over year in the detached sector, they rose in all other sectors. The detached sector drove an overall decline in new listings entering the market. Prices declined in all sectors for the month, with the most significant drop occurring in the apartment sector at 3.5 per cent year over year.

February 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	31	-18.4%	68	-31.3%	192	3.8%	46%	49.0	26.1%	6.19	27.2%	$723,726	12.4%	$722,000	4.4%
Semi-Detached	2	-	3	-	9	350.0%	67%	40.5	-	4.50	-	$551,250	-	$551,250	-
Row	1	-75.0%	5	150.0%	8	33.3%	20%	23.0	-74.3%	8.00	433.3%	$383,000	-44.0%	$383,000	-44.6%
Apartment	1	-66.7%	2	100.0%	6	-53.8%	50%	18.0	-75.0%	6.00	38.5%	$437,500	-5.9%	$437,500	0.6%
Mobile	0	-	2	-60.0%	9	-10.0%	0%	-	-	-	-	-	-	-	-
Total Residential	35	-22.2%	80	-25.2%	225	4.2%	44%	46.9	2.9%	6.43	33.9%	$695,957	9.5%	$675,000	-2.0%

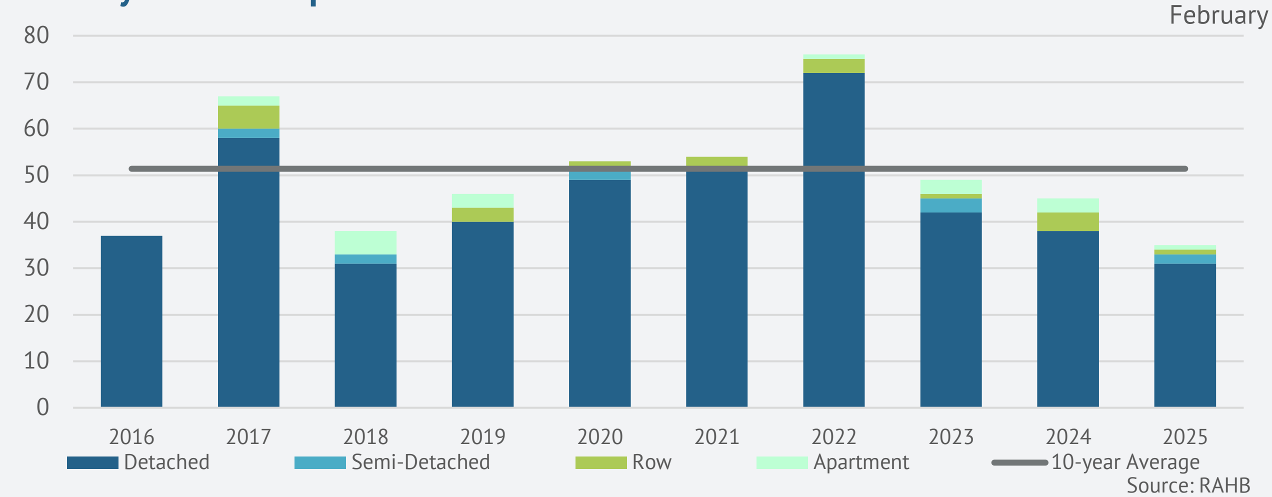
Year-to-Date

	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	70	9.4%	170	-5.6%	194	13.1%	41.2%	62.5	57.5%	5.54	3.4%	$712,366	10.2%	$674,500	-3.2%
Semi-Detached	4	33.3%	7	250.0%	10	375.0%	57.1%	59.5	22.3%	4.75	256.3%	$646,125	11.2%	$678,000	9.8%
Row	4	-20.0%	11	37.5%	7	-22.2%	36.4%	19.3	-73.7%	3.50	-2.8%	$453,250	-33.6%	$465,000	-31.1%
Apartment	4	0.0%	5	150.0%	6	-60.7%	80.0%	49.5	-37.3%	2.75	-60.7%	$496,875	2.4%	$507,500	3.6%
Mobile	0	-100.0%	4	-50.0%	9	0.0%	0.0%	-	-	-	-	-	-	-	-
Total Residential	82	5.1%	197	-1.5%	226	10.0%	41.6%	59.6	25.0%	5.50	4.6%	$685,983	7.9%	$655,000	-3.7%

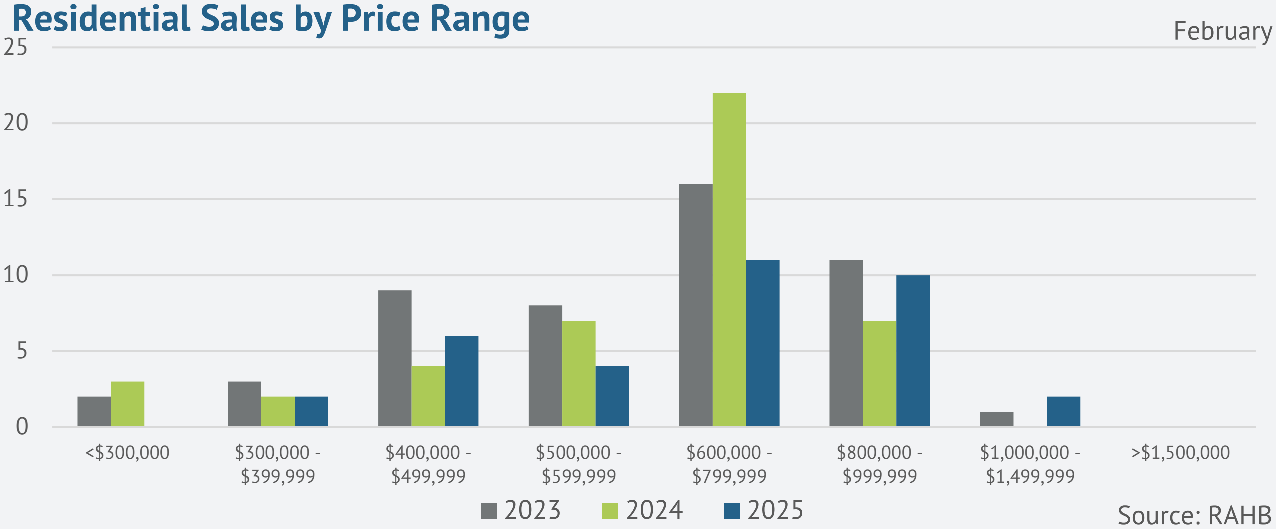
BENCHMARK PRICE

DETACHED	SEMI-DETACHED	ROW	APARTMENT
$684,300	$681,900	$542,400	$523,500
1% YEAR/YEAR	1% YEAR/YEAR	1% YEAR/YEAR	4% YEAR/YEAR

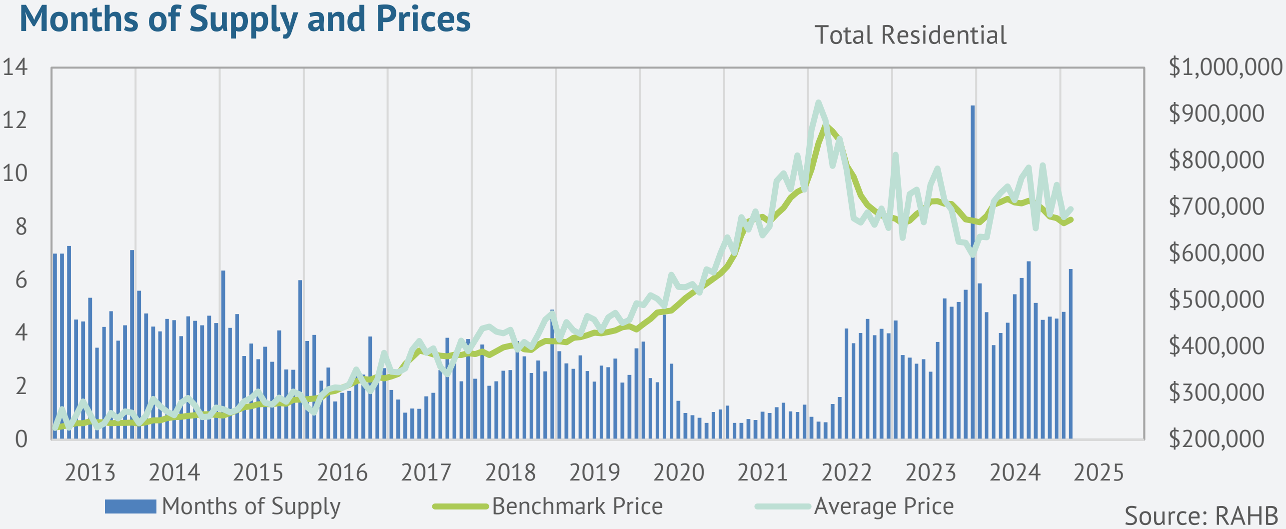
Monthly Sales Comparison



Residential Sales by Price Range



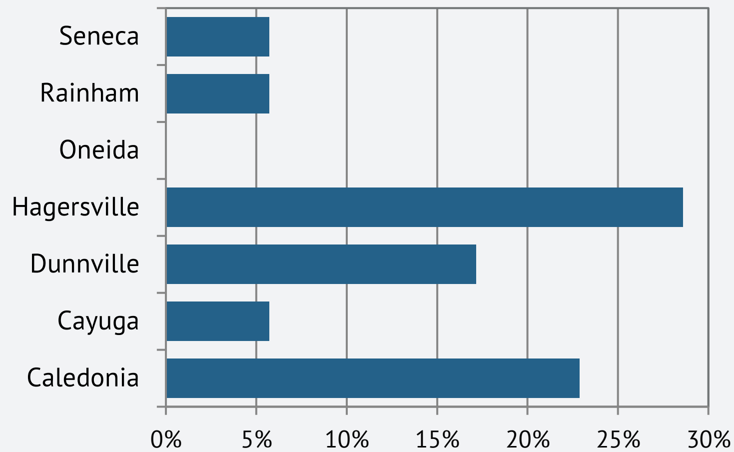
Months of Supply and Prices



REGIONAL SUMMARY

Caledonia and Dunnville saw sales decrease in February, while new listing activity was mixed across the region. Except for Rainham, all areas saw price declines compared to the same period last year.

Share of Sales by District



February 2025

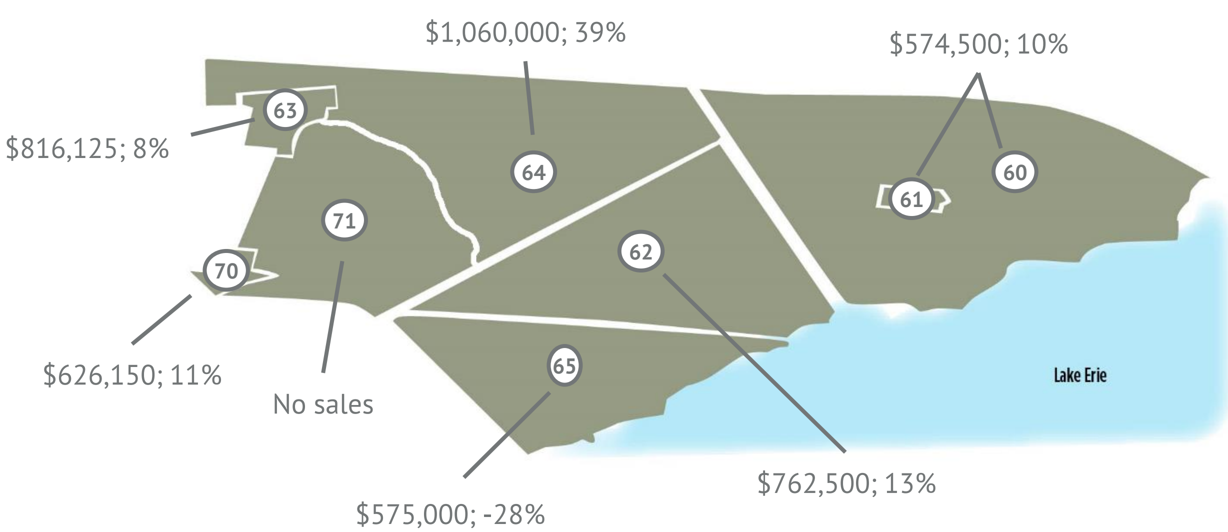
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Caledonia	8	-38.5%	15	-40.0%	35	9.4%	53%	35.6	10.3%	4.38	77.7%	$816,125	8.4%	$845,000	12.7%
Cayuga	2	0.0%	11	10.0%	26	-29.7%	18%	26.5	-72.1%	13.00	-29.7%	$762,500	12.5%	$762,500	12.5%
Dunnville	6	-40.0%	18	-41.9%	63	-11.3%	33%	76.3	21.9%	10.50	47.9%	$574,500	9.6%	$527,500	-1.4%
Hagersville	10	11.1%	12	71.4%	22	57.1%	83%	25.0	-50.3%	2.20	41.4%	$626,150	10.5%	$646,500	3.4%
Oneida	0	-	1	0.0%	4	33.3%	0%	-	-	-	-	-	-	-	-
Rainham	2	100.0%	7	75.0%	20	100.0%	29%	64.5	360.7%	10.00	0.0%	$575,000	-28.1%	$575,000	-28.1%
Seneca	2	100.0%	2	-33.3%	7	-30.0%	100%	50.0	4900.0%	3.50	-65.0%	$1,060,000	39.5%	$1,060,000	39.5%
Total	35	-22.2%	80	-25.2%	225	4.2%	44%	46.9	2.9%	6.43	33.9%	$695,957	9.5%	$675,000	-2.0%

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	27	17.4%	40	-13.0%	36	16.4%	67.5%	52.9	48.8%	2.63	-0.9%	$763,470	2.8%	$763,000	5.0%
Cayuga	6	50.0%	29	93.3%	26	-24.6%	20.7%	43.3	-30.9%	8.67	-49.8%	$680,833	-3.4%	$712,500	-1.4%
Dunnville	16	-15.8%	37	-35.1%	61	-8.3%	43.2%	80.3	20.3%	7.63	8.9%	$529,281	-2.4%	$505,000	-6.5%
Hagersville	14	0.0%	25	56.3%	23	48.4%	56.0%	41.8	-14.1%	3.29	48.4%	$634,679	14.7%	$644,500	14.8%
Oneida	0	-100.0%	3	200.0%	4	60.0%	0.0%	-	-	-	-	-	-	-	-
Rainham	2	0.0%	13	62.5%	19	105.6%	15.4%	64.5	-18.9%	18.50	105.6%	$575,000	17.9%	$575,000	17.9%
Seneca	3	0.0%	9	-10.0%	8	-23.8%	33.3%	40.0	73.9%	5.33	-23.8%	$1,248,333	28.3%	$1,240,000	63.2%
Total	82	5.1%	197	-1.5%	226	10.0%	41.6%	59.6	25.0%	5.50	4.6%	$685,983	7.9%	$655,000	-3.7%

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

	February 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	$816,125	8.4%	$751,000	-2.8%	$763,470	2.8%	$745,050	-2.2%
Cayuga 62	$762,500	12.5%	$716,200	-3.4%	$680,833	-3.4%	$714,050	-2.9%
Dunnville 60	$574,500	9.6%	$573,400	-3.4%	$529,281	-2.4%	$573,300	-2.9%
Hagersville 70	$626,150	10.5%	$600,500	-1.9%	$634,679	14.7%	$598,450	-1.6%
Oneida 71	-	-	$766,600	-4.9%	-	-	$764,800	-3.8%
Rainham 65	$575,000	-28.1%	$507,100	3.9%	$575,000	17.9%	$502,700	4.0%
Seneca 64	$1,060,000	39.5%	$891,600	-3.4%	$1,248,333	28.3%	$881,650	-3.4%

DETACHED BENCHMARK HOMES

	February 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Caledonia 63	$769,300	-2.7%	1.7%	2	3	1,538	5,896
Cayuga 62	$708,100	-3.4%	0.6%	2	3	1,593	16,302
Dunnville 60	$591,200	-3.1%	0.1%	1	3	1,389	11,879
Hagersville 70	$571,600	-5.1%	1.5%	2	3	1,482	7,879
Oneida 71	$766,600	-4.9%	0.5%	2	3	1,865	44,431
Rainham 65	$507,600	3.8%	1.8%	1	3	1,165	10,726
Seneca 64	$891,600	-3.4%	2.3%	2	3	1,863	33,200

Haldimand Monthly Statistical Report - February

SUMMARY STATISTICS

February 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	35	-22.2%	80	-25.2%	225	4.2%	$675,000	-2.0%	46.9	2.9%	23.0	-28.1%
Commercial	0	-	6	20.0%	20	11.1%	-	-	-	-	-	-
Farm	1	-	0	-100.0%	8	-57.9%	$975,000	-	364.0	-	364.0	-
Land	1	-66.7%	5	-28.6%	52	4.0%	$975,000	112.9%	364.0	280.5%	364.0	318.4%
Multi-Residential	0	-	1	-66.7%	6	-25.0%	-	-	-	-	-	-
Total	37	-22.9%	94	-26.0%	346	-0.6%	$700,000	3.9%	64.1	31.5%	24.0	-27.3%

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	82	5.1%	197	-1.5%	226	10.0%	$655,000	-3.7%	59.6	25.0%	34.5	0.0%
Commercial	0	-100.0%	10	11.1%	18	12.9%	-	-	-	-	-	-
Farm	1	0.0%	1	-92.3%	9	-43.8%	$975,000	68.1%	364.0	300.0%	364.0	300.0%
Land	2	-33.3%	11	-21.4%	53	7.1%	$650,000	41.9%	191.0	99.7%	191.0	119.5%
Multi-Residential	0	-	4	33.3%	6	-7.7%	-	-	-	-	-	-
Total	85	2.4%	223	-5.1%	347	6.1%	$655,000	-3.0%	66.2	32.0%	37.0	2.8%

February 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	-	2	-	-	-	0	-
Industrial	0	-	$0	-	0	-	-	-	0	-
Investment	0	-	$0	-	0	-100.0%	-	-	0	-
Land	0	-	$0	-	0	-	-	-	0	-
Office	0	-	$0	-	0	-	-	-	0	-
Retail	0	-	$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	-	2	100.0%	-	-	0	-
Industrial	0	-	$0	-	0	-	-	-	0	-
Investment	0	-	$0	-	0	-100.0%	-	-	0	-
Land	0	-	$0	-	0	-100.0%	-	-	0	-
Office	0	-	$0	-	0	-	-	-	0	-
Retail	0	-100.0%	$0	-100.0%	0	-100.0%	-	-	0	-