

**NIAGARA NORTH**  
**MONTHLY**  
**STATISTICS**  
**PACKAGE**  
**FEBRUARY 2025**

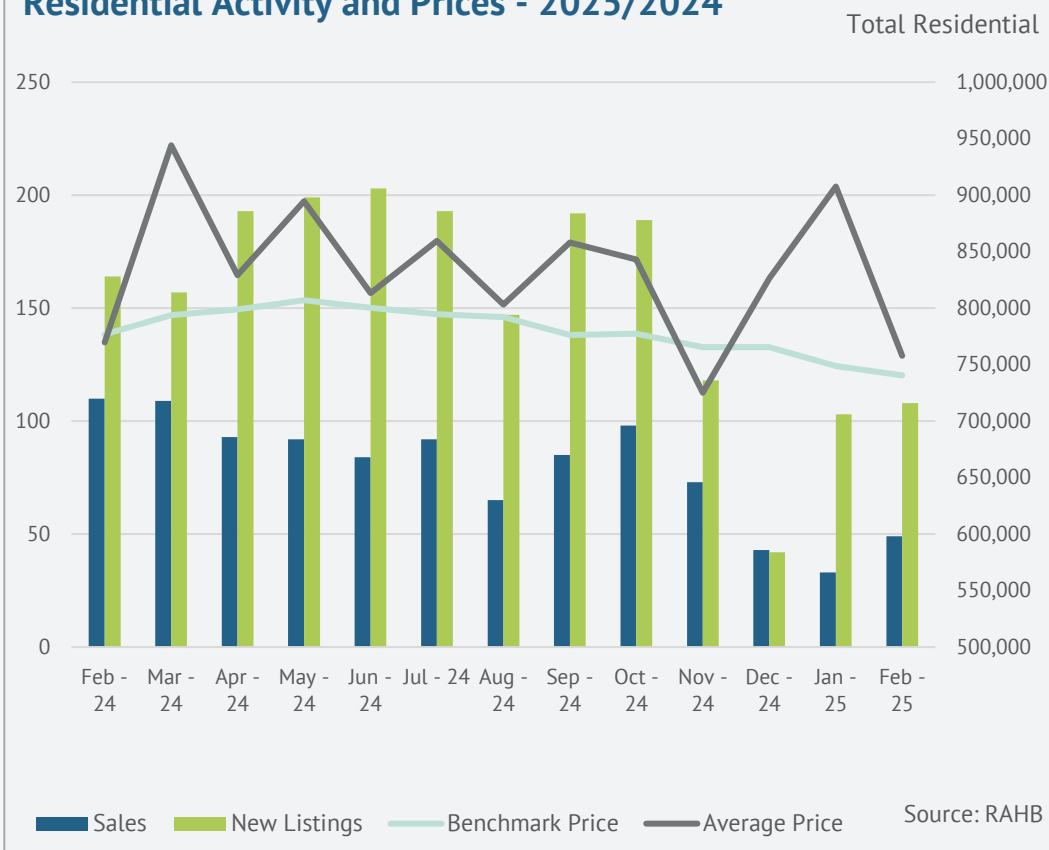
**Cornerstone**  
Association of REALTORS®

## SUMMARY

As with January, sales in the Niagara North area were especially slow, with 49 sales in February, representing roughly half the month's usual activity level. New listings declined by 34 per cent year-over-year, well below long-term averages. With a drop in sales and new listings, inventory levels for the month were relatively flat compared to February 2024, but they remained above the long-term average for the month. Months of supply grew to over five months, more than double the supply levels at the same time last year. Increased supply, combined with a reduction in sales, drove prices downwards. The overall benchmark price fell by 4.7 per cent year-over-year to \$740,500.

*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 Activity and Prices - 2025/2024



### SALES

49



55.5%

YEAR/YEAR

### NEW LISTINGS

108



34.1%

YEAR/YEAR

### INVENTORY

248



2.0%

YEAR/YEAR

### MONTHS OF SUPPLY

5.1



120.1%

YEAR/YEAR

### RESIDENTIAL AVERAGE PRICE



\$757,929



1.5%

YEAR/YEAR

### AVERAGE DOM

53.1



19.9%

YEAR/YEAR

# PROPERTY TYPES

The reduction in sales volume and new listings occurred across all market sectors and every property type saw declines compared to 2024. Across the Niagara North area, inventory levels were mixed. While detached and semi-detached property types saw inventory declines, they were offset by inventory growth in the row sector. Meanwhile, the apartment sector was flat year-over-year. Unlike inventory, months of supply grew for all property types, with the apartment sector reaching 7.3 months. The inflated supply level led the apartment sector to experience the sharpest price decline in the region, falling by seven per cent year-over-year.

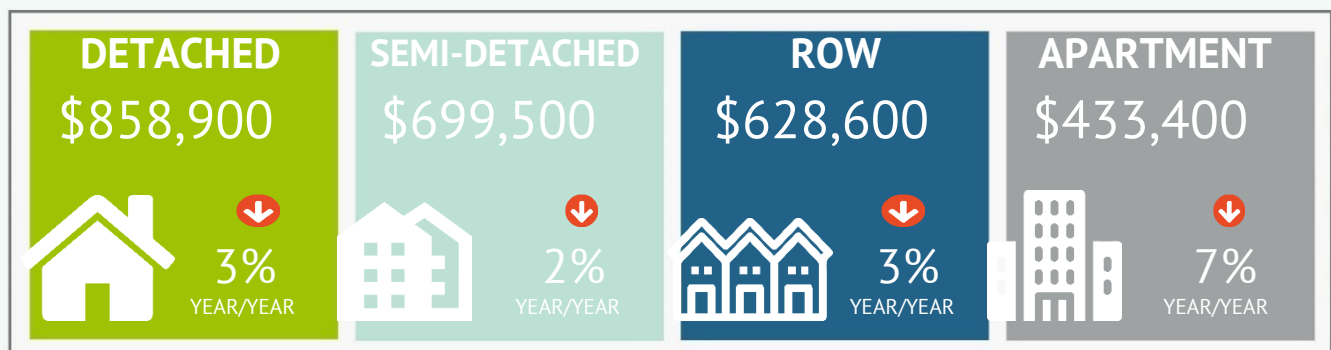
## February 2025

	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	28	-42.9%	63	-34.4%	134	-14.1%	44%	57.6	49.6%	4.79	50.3%	\$874,589	-12.1%	\$874,000	-4.0%
Semi-Detached	1	-75.0%	3	-25.0%	6	-25.0%	33%	4.0	-92.0%	6.00	200.0%	\$685,000	0.3%	\$685,000	1.1%
Row	13	-65.8%	22	-38.9%	49	48.5%	59%	59.7	56.9%	3.77	334.0%	\$674,423	2.4%	\$650,000	-1.5%
Apartment	7	-53.3%	19	-29.6%	51	0.0%	37%	29.7	-57.2%	7.29	114.3%	\$456,785	-6.6%	\$449,999	-6.3%
Mobile	0	-100.0%	1	0.0%	7	75.0%	0%	-	-	-	-	-	-	-	-
Total Residential	49	-55.5%	108	-34.1%	248	-2.0%	45%	53.1	19.9%	5.06	120.1%	\$757,929	-1.5%	\$725,000	2.5%

## Year-to-Date

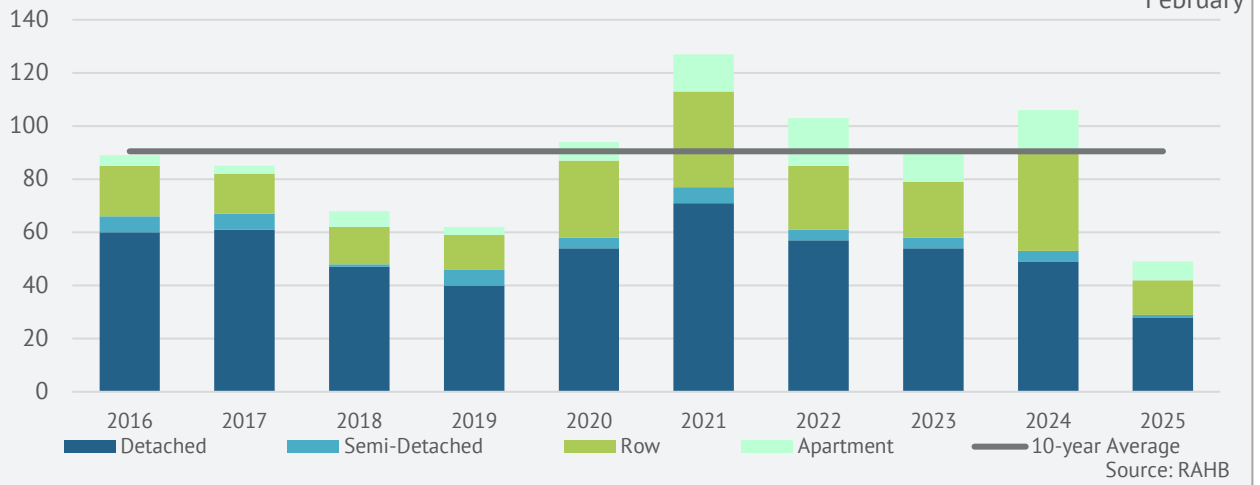
	Sales		New Listings		Inventory		S/NL	DOM		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Detached	49	-41.0%	112	-32.5%	129	-13.1%	43.8%	56.0	33.5%	5.27	47.1%	\$956,235	-0.4%	\$900,000	1.7%
Semi-Detached	3	-57.1%	9	-10.0%	7	-18.8%	33.3%	51.0	-9.4%	4.33	89.6%	\$676,667	3.7%	\$685,000	4.6%
Row	23	-54.9%	44	-35.3%	47	14.8%	52.3%	59.0	56.2%	4.04	154.6%	\$652,604	-0.9%	\$625,000	-6.0%
Apartment	7	-77.4%	45	-15.1%	50	-4.8%	15.6%	29.7	-48.3%	14.29	321.8%	\$456,785	-3.2%	\$449,999	0.0%
Mobile	0	-100.0%	1	-50.0%	8	25.0%	0.0%	-	-	-	-	-	-	-	-
Total Residential	82	-53.4%	211	-29.4%	241	-6.2%	38.9%	54.5	21.6%	5.87	101.2%	\$818,206	8.0%	\$747,500	6.8%

## BENCHMARK PRICE

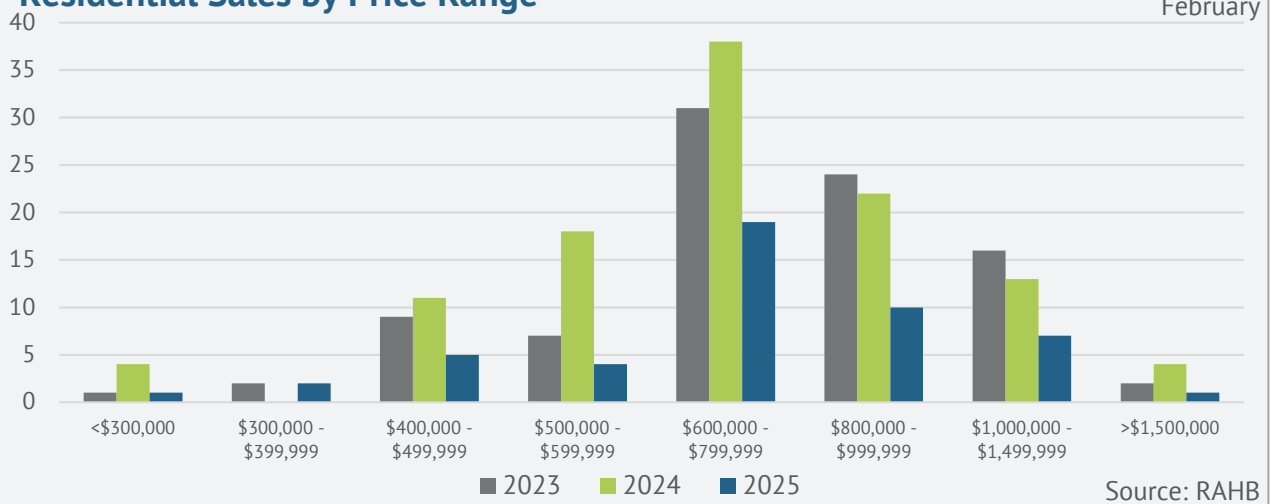


## Niagara North Monthly Statistical Report - February

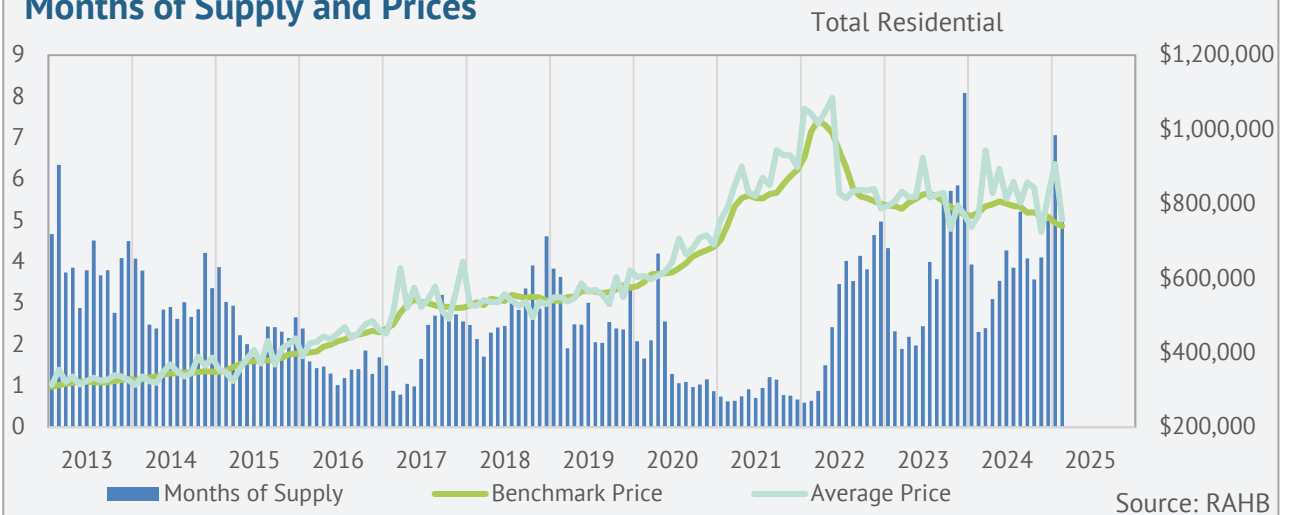
### Monthly Sales Comparison



### Residential Sales by Price Range



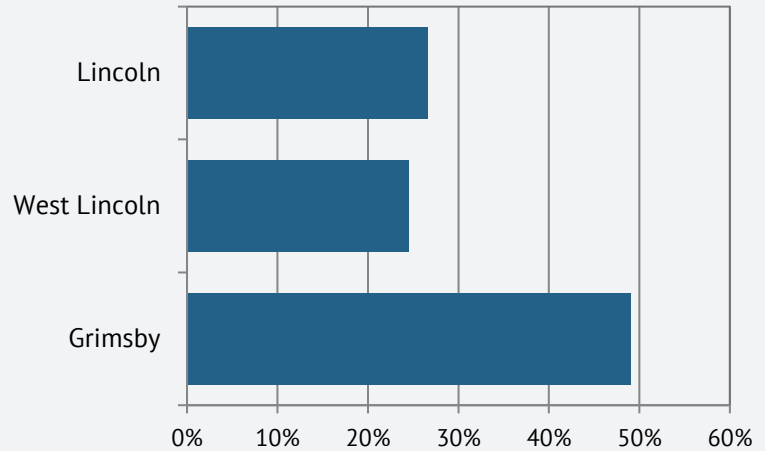
### Months of Supply and Prices



# REGIONAL SUMMARY

All areas in the Niagara North region experienced year-over-year sales and new listings decline, while inventory growth in Grimsby offset reductions in the other areas. The slow activity levels led to a drop in the benchmark price.

### Share of Sales by District



## February 2025

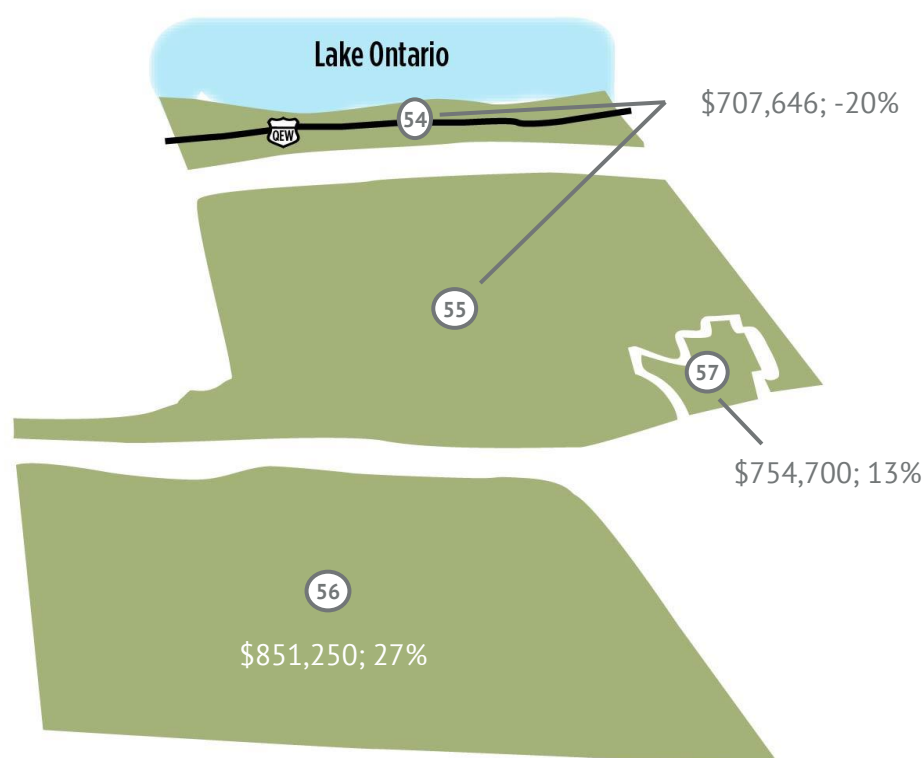
	Sales		New Listings		Inventory		S/NL	Days on Market		Months of Supply		Average Price		Median Price	
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Ratio	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y
Grimsby	24	-41.5%	66	-17.5%	130	11.1%	36%	36.1	2.2%	5.42	89.8%	\$707,646	-20.4%	\$670,000	-18.8%
West Lincoln	12	-14.3%	10	-52.4%	25	-39.0%	120%	84.8	99.3%	2.08	-28.9%	\$851,250	26.5%	\$790,250	16.4%
Lincoln	13	-76.4%	32	-49.2%	93	-2.1%	41%	55.0	7.2%	7.15	314.2%	\$764,615	8.4%	\$730,000	12.3%
Total	49	-55.5%	108	-34.1%	248	-2.0%	45%	53.1	19.9%	5.06	120.1%	\$757,929	-1.5%	\$725,000	2.5%

## 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
Grimsby	41	-43.1%	120	-17.8%	123	7.9%	34.2%	44.0	9.1%	6.00	89.5%	\$796,110	-2.3%	\$765,000	1.7%
West Lincoln	22	-26.7%	22	-45.0%	29	-28.4%	100.0%	71.8	32.8%	2.64	-2.4%	\$784,200	-0.1%	\$705,000	1.0%
Lincoln	19	-74.3%	69	-38.9%	89	-13.2%	27.5%	56.8	25.4%	9.32	237.9%	\$905,263	31.0%	\$760,000	16.2%
Total	82	-53.4%	211	-29.4%	241	-6.2%	38.9%	54.5	21.6%	5.87	101.2%	\$818,206	8.0%	\$747,500	6.8%

# AVERAGE RESIDENTIAL PRICE BY DISTRICT

Grimsby	54, 55
West Lincoln	56
Smithville	57



# 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
Grimsby	\$707,646	-20.4%	\$737,500	-4.9%	\$796,110	-2.3%	\$743,450	-3.8%
Lincoln	\$764,615	8.4%	\$884,500	-4.3%	\$905,263	31.0%	\$879,650	-3.9%
West Lincoln	\$851,250	26.5%	\$722,200	-3.7%	\$784,200	-0.1%	\$719,100	-2.9%

# DETACHED BENCHMARK HOMES

	February 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Grimsby	\$876,100	-3.5%	-1.6%	2	3	1,685	7,073
Lincoln	\$884,500	-4.3%	1.1%	2	3	1,663	57,835
West Lincoln	\$772,300	-2.8%	1.2%	2	4	1,595	6,983

# 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	49	-55.5%	108	-34.1%	248	-2.0%	\$725,000	2.5%	53.1	19.9%	29.0	13.7%
Commercial	1	0.0%	3	-40.0%	14	-39.1%	\$1,175,000	-41.3%	27.0	-77.7%	27.0	-77.7%
Farm	1	-	0	-100.0%	14	-26.3%	\$1,575,000	-	152.0	-	152.0	-
Land	2	-	4	0.0%	40	-20.0%	\$2,135,000	-	193.0	-	193.0	-
Multi-Residential	0	-	1	-	2	-60.0%	-	-	-	-	-	-
Total	53	-52.3%	120	-33.7%	403	-5.4%	\$730,000	2.8%	59.7	32.9%	34.0	30.8%

## 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	-53.4%	211	-29.4%	241	-6.2%	\$747,500	6.8%	54.5	21.6%	42.5	51.8%
Commercial	1	0.0%	5	-54.5%	14	-38.6%	\$1,175,000	-41.3%	27.0	-77.7%	27.0	-77.7%
Farm	3	-	0	-100.0%	15	-11.8%	\$1,750,000	-	147.3	-	152.0	-
Land	4	-	15	150.0%	41	-20.6%	\$1,260,000	-	174.0	-	184.5	-
Multi-Residential	0	-	1	-66.7%	2	-70.0%	-	-	-	-	-	-
Total	90	-49.2%	233	-28.7%	397	-8.6%	\$762,500	8.9%	62.6	38.3%	45.5	62.5%

## 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	-	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	-100.0%	-	-	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	-	1	-50.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	0	-
Retail	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-