

NIAGARA NORTH
MONTHLY
STATISTICS
PACKAGE
JUNE 2025

Cornerstone
Association of REALTORS®

SUMMARY

There were 73 sales reported in the Niagara North area in June, slightly below the 79 sales reported in May. Year-to-date sales are still 35 per cent below last year's levels and 40 per cent below long-term trends. Sales have decreased across all property types.

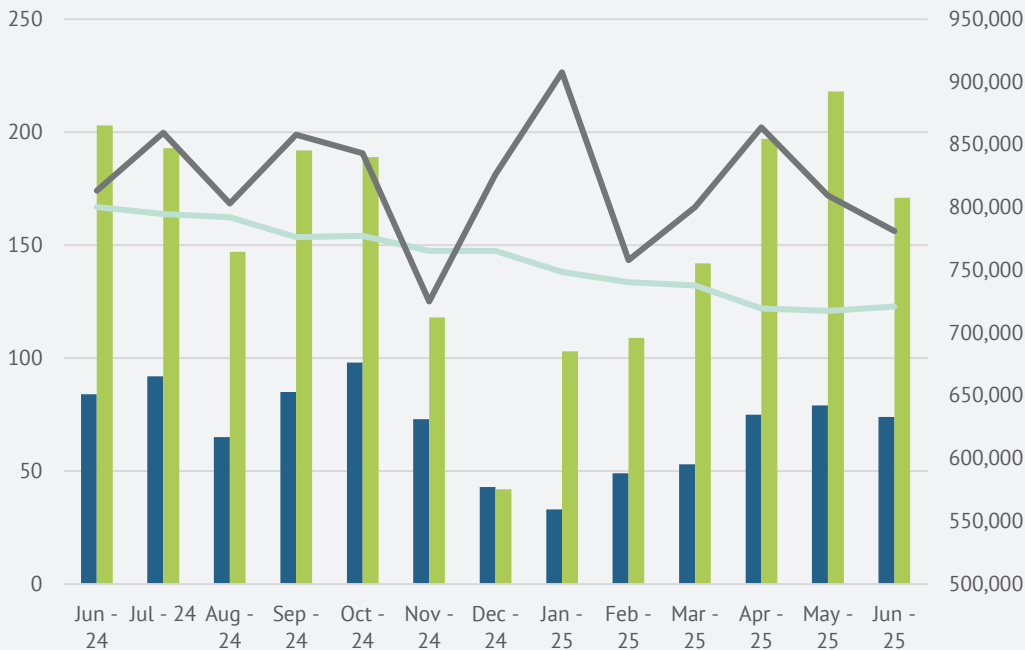
In June, 171 new listings were reported, a decline from 218 new listings in the previous month. This prevented any further inventory gains this month. While inventory levels eased in June, the dip in sales ensured that the months of supply remained elevated at 4.6 months.

Prices in the region generally trended downward; however, in June, the unadjusted benchmark price was slightly higher than last month. Despite the pause in monthly declines, prices were still nearly 10 per cent lower than last year. Price declines have varied by property type, with the most significant drop occurring in apartment-style homes. Meanwhile, semi-detached properties experienced the smallest year-to-date adjustment at just under three per cent.

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

Total Residential



■ Sales
 ■ New Listings
 — Benchmark Price
 — Average Price

Source: RAHB

SALES

74



11.9%

YEAR/YEAR



NEW LISTINGS

171



15.8%

YEAR/YEAR



INVENTORY

337



6.1%

YEAR/YEAR



MONTHS OF SUPPLY

4.6



6.6%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$781,157



4.0%

YEAR/YEAR

AVERAGE DOM

33.6



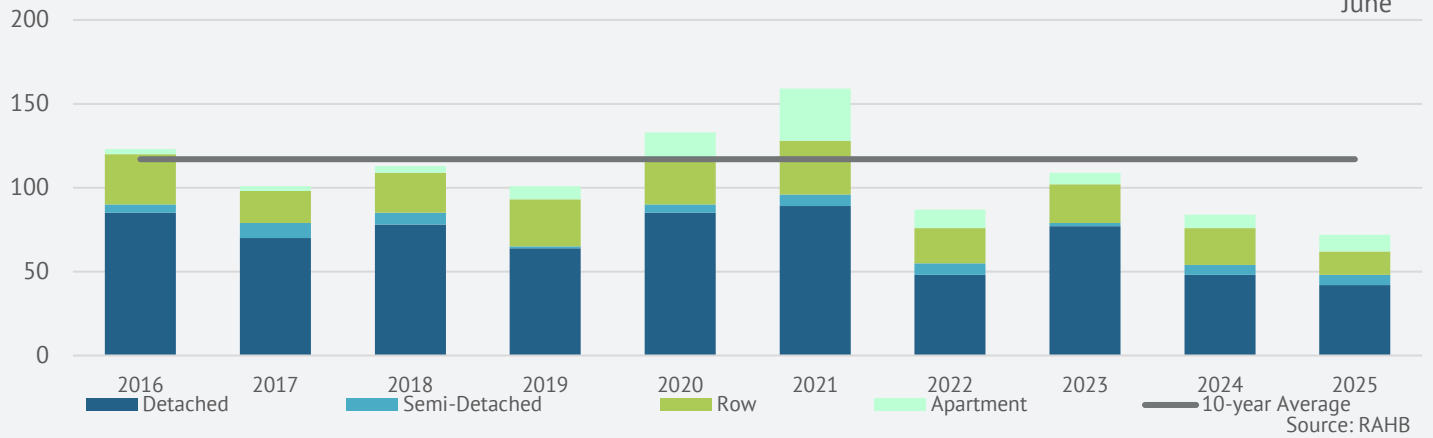
1.3%

YEAR/YEAR



PROPERTY TYPES

Monthly Sales Comparison



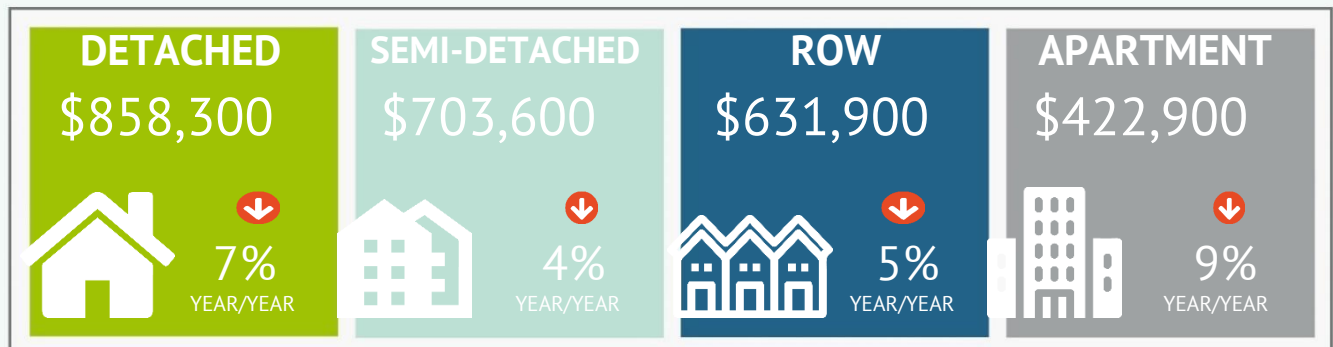
June 2025

	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	42	-12.5%	103	-11.2%	196	-6.2%	41%	33.5	5.4%	4.67	7.2%	\$937,376	0.1%	\$883,000	1.5%
Semi-Detached	6	0.0%	9	12.5%	12	-40.0%	67%	15.2	-33.6%	2.00	-40.0%	\$667,833	-2.3%	\$660,500	-5.6%
Row	14	-36.4%	32	-23.8%	65	16.1%	44%	42.3	37.2%	4.64	82.4%	\$661,064	-4.2%	\$677,500	-0.4%
Apartment	10	25.0%	23	-34.3%	56	-20.0%	43%	37.4	-33.2%	5.60	-36.0%	\$453,400	-11.7%	\$425,000	-3.4%
Mobile	2	-	4	100.0%	7	133.3%	50%	12.0	-	3.50	-	\$319,950	-	\$319,950	-
Total Residential	74	-11.9%	171	-15.8%	337	-6.1%	43%	33.6	1.3%	4.55	6.6%	\$781,157	-4.0%	\$725,000	-1.4%

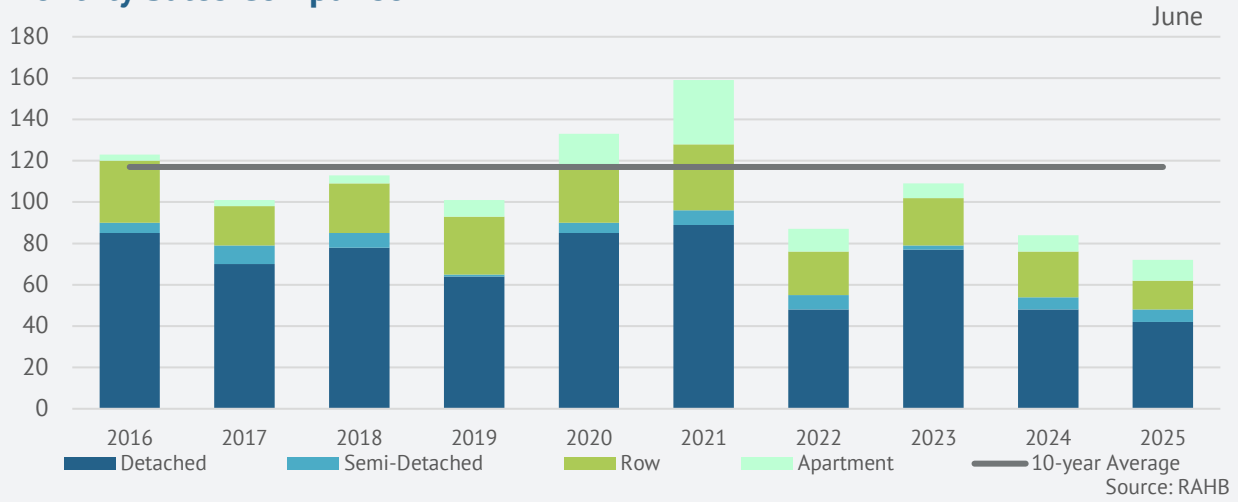
Year-to-Date

	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	212	-32.9%	529	-13.7%	155	-9.2%	40.1%	36.1	-4.2%	4.37	35.3%	\$969,530	-3.2%	\$899,500	-0.6%
Semi-Detached	25	-13.8%	53	-5.4%	10	-37.9%	47.2%	22.3	-50.9%	2.36	-28.0%	\$670,920	-8.9%	\$665,000	-3.8%
Row	80	-40.3%	191	-10.3%	51	19.8%	41.9%	42.6	34.5%	3.85	100.7%	\$658,788	-1.9%	\$670,000	-2.0%
Apartment	39	-44.3%	156	-3.7%	54	-5.8%	25.0%	44.5	-24.8%	8.33	69.1%	\$482,505	-2.0%	\$425,000	-5.6%
Mobile	7	75.0%	11	175.0%	7	90.5%	63.6%	69.1	-5.6%	5.71	8.8%	\$319,429	53.8%	\$339,900	47.5%
Total Residential	363	-34.5%	940	-10.6%	278	-4.7%	38.6%	38.1	-3.6%	4.59	45.5%	\$815,620	-2.6%	\$740,000	-1.3%

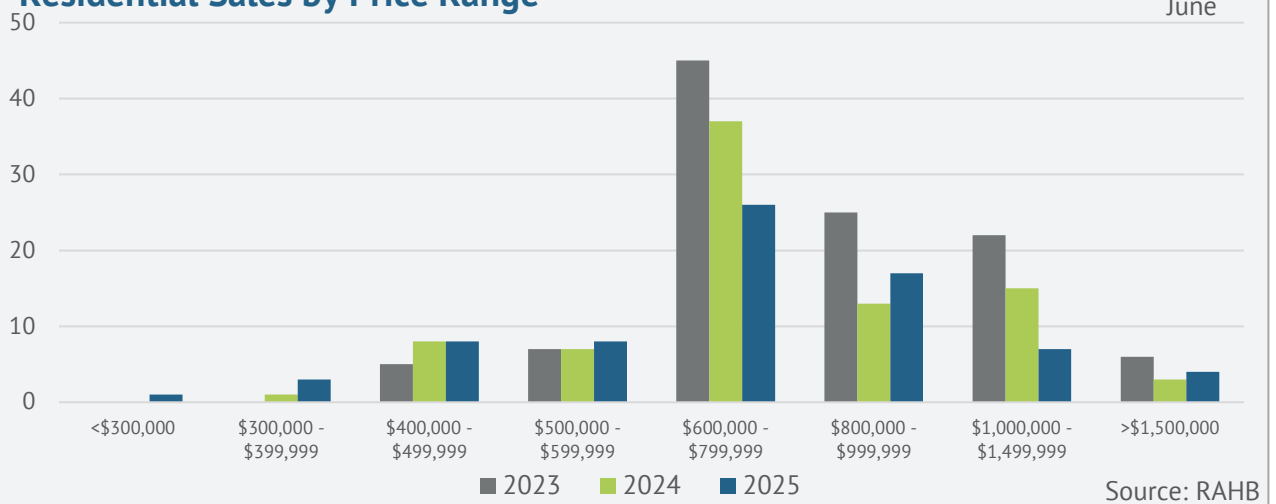
BENCHMARK PRICE



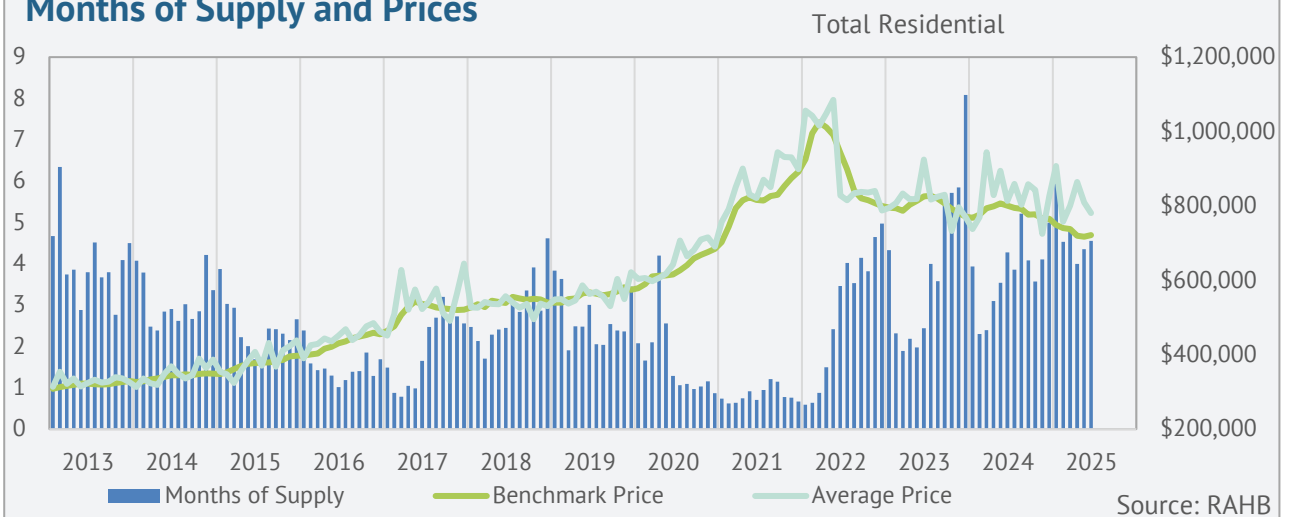
Monthly Sales Comparison



Residential Sales by Price Range

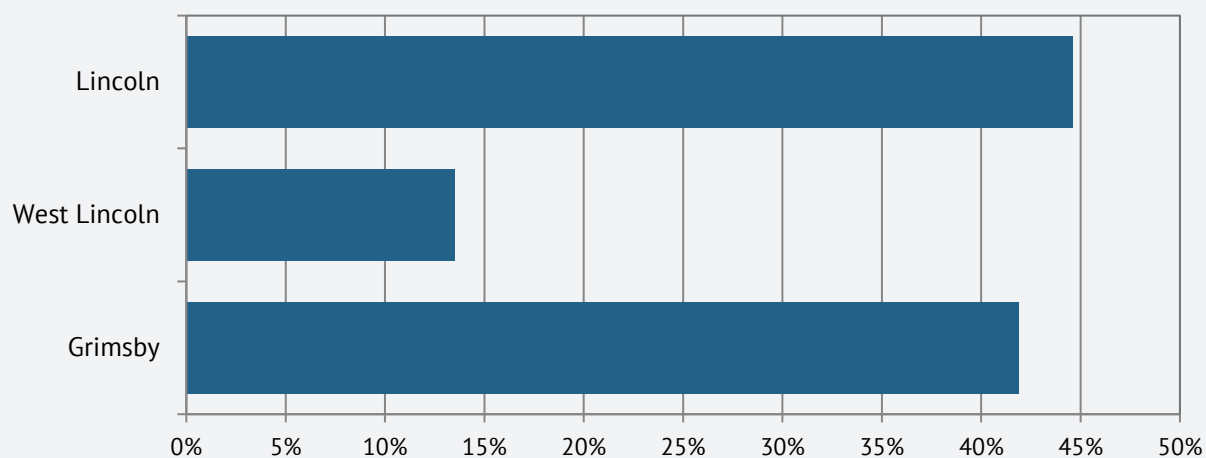


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



June 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	31	-11.4%	88	-12.9%	170	-7.1%	35%	34.3	-23.3%	5.48	4.9%	\$787,287	-15.4%	\$720,000	-13.1%
West Lincoln	10	42.9%	23	-4.2%	44	-4.3%	43%	41.3	74.2%	4.40	-33.0%	\$961,449	44.2%	\$850,000	23.2%
Lincoln	33	-21.4%	60	-23.1%	123	-5.4%	55%	30.7	21.7%	3.73	20.4%	\$720,764	-2.6%	\$668,000	-6.2%
Total	74	-11.9%	171	-15.8%	337	-6.1%	43%	33.6	1.3%	4.55	6.6%	\$781,157	-4.0%	\$725,000	-1.4%

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
Grimsby	165	-32.7%	490	-5.2%	141	0.0%	33.7%	34.4	-7.9%	5.12	48.5%	\$850,879	-4.0%	\$765,000	-5.0%
West Lincoln	69	-15.9%	119	-7.8%	34	-14.0%	58.0%	47.2	1.2%	2.94	2.2%	\$884,419	9.1%	\$745,000	6.4%
Lincoln	129	-43.2%	331	-18.3%	103	-7.3%	39.0%	38.1	-3.5%	4.79	63.0%	\$733,723	-7.6%	\$715,000	-2.1%
Total	363	-34.5%	940	-10.6%	278	-4.7%	38.6%	38.1	-3.6%	4.59	45.5%	\$815,620	-2.6%	\$740,000	-1.3%

AVERAGE RESIDENTIAL PRICE BY DISTRICT

Grimsby	54, 55
West Lincoln	56
Smithville	57



RESIDENTIAL PRICE COMPARISON

	June 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	\$787,287	-15.4%	\$714,400	-10.7%	\$850,879	-4.0%	\$726,117	-8.0%
Lincoln	\$720,764	-2.6%	\$899,000	-6.3%	\$733,723	-7.6%	\$892,500	-5.9%
West Lincoln	\$961,449	44.2%	\$718,000	-6.5%	\$884,419	9.1%	\$719,717	-5.5%

DETACHED BENCHMARK HOMES

	June 2025						
	Benchmark Price	Y/Y	M/M	Full Bathrooms	Bedrooms	Gross Living Area	Lot Size
Grimsby	\$874,400	-7.6%	1.2%	2	3	1,685	7,073
Lincoln	\$899,000	-6.3%	0.8%	2	3	1,663	57,835
West Lincoln	\$768,300	-6.3%	0.2%	2	4	1,595	6,983

SUMMARY STATISTICS

June 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	74	-11.9%	171	-15.8%	337	-6.1%	\$725,000	-1.4%	33.6	1.3%	26.0	30.0%
Commercial	0	-	3	-50.0%	12	-52.0%	-	-	-	-	-	-
Farm	0	-	4	33.3%	13	-43.5%	-	-	-	-	-	-
Land	0	-100.0%	8	-50.0%	40	-31.0%	-	-	-	-	-	-
Multi-Residential	0	-	0	-	1	-50.0%	-	-	-	-	-	-
Total	74	-15.9%	186	-19.1%	469	-13.6%	\$725,000	0.0%	33.6	-7.7%	26.0	26.8%

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	363	-34.5%	940	-10.6%	278	-4.7%	\$740,000	-1.3%	38.1	-3.6%	26.0	8.3%
Commercial	3	-50.0%	18	-48.6%	12	-52.4%	\$1,175,000	-1.1%	30.7	-46.5%	27.0	-5.3%
Farm	6	200.0%	13	-53.6%	11	-42.7%	\$1,662,500	33.0%	106.7	173.5%	106.5	173.1%
Land	4	-33.3%	33	-29.8%	31	-41.9%	\$1,260,000	200.0%	196.8	56.6%	209.0	102.9%
Multi-Residential	2	0.0%	3	-40.0%	1	-66.7%	\$1,485,000	115.9%	39.5	19.7%	39.5	19.7%
Total	378	-33.8%	1,008	-13.6%	403	-13.2%	\$750,000	0.1%	40.9	0.0%	27.0	12.5%

June 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	-	1	-66.7%	-	-	0	-
Industrial	0	-	\$0	-	0	-	-	-	0	-
Investment	0	-	\$0	-	0	-	-	-	0	-
Land	0	-	\$0	-	0	-	-	-	0	-
Office	0	-	\$0	-	0	-100.0%	-	-	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	-100.0%	\$0	-100.0%	6	-25.0%	-	-	0	-
Industrial	0	-	\$0	-	0	-100.0%	-	-	0	-
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	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	-