

Media Release

FOR IMMEDIATE RELEASE



St. Catharines, ON (March 5th, 2026) – Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 378 units in February 2026, compared to 405 in February 2025.

In February, the Niagara Association of REALTORS® listed 938 residential properties compared to 1,128 in February 2025. The average days it took to sell a home in February 2026 was 54 days, a 27 % decrease from February 2025.

“The decrease in new listings this February has created a tighter environment for sellers, while the composite benchmark price continues to provide a more sustainable entry point for buyers. The data reveals an interesting trend of selective resilience; it is encouraging to see specific communities across Niagara showing month-over-month growth in sales volume,” said Stefani Konidis, Chair of the Niagara Association of REALTORS®. “It proves that when the right home in the right neighborhood hits the market, buyers are moving with purpose.”

“The trend of selective resilience is particularly evident in the mid-range market, where we’ve seen a notable uptick in sales activity from January to February,” said Konidis. “Even with a lower number of total listings, the speed at which these homes are selling demonstrates that there is a deep pool of motivated and qualified buyers waiting for the spring market to hit its stride.”

As always, obtaining the guidance and support of a local Niagara REALTOR® is the best solution to navigating our ever-changing and sometimes complicated real estate market.

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price for the Niagara Region was \$571,800 in February 2026. This was a 7.6 % decrease from February 2025.

The characteristics of the HPI composite benchmark is a home between the ages of 51 to 99 with three bedrooms and two bathrooms. A full list can be found in the accompanying chart.

About The Niagara Association of REALTORS®

The Niagara Association of REALTORS® represents over 1,500 REALTORS® serving the communities of Fort Erie, Fonthill/Pelham, Lincoln, Niagara Falls, Niagara-on-the-Lake, Port Colborne/Wainfleet, St Catharines, Thorold, and Welland.

Disclaimer:

Days on Market (DOM) reflects the number of days a property has been actively listed on the MLS® in its current listing period. It does not include Cumulative Days on Market (CDOM), which account for prior listings of the same property that may have been cancelled, expired, or re-listed. As such, DOM may not represent the total time a property has been publicly available for sale. Please also note that HPI data have been revised historically back to January 2005 as a result of the Annual Review.

YEAR TO YEAR TOTAL NUMBER OF SALES & HPI BENCHMARK PRICE

(Composite Home), and Average Days on Market Comparison February 2025 and February 2026 in all Jurisdictions of the NAR.

Residential Only	February 2025	February 2026	% Change
Number of Sales	405	378	-6.7%
HPI Benchmark Price	\$ 619,100	\$ 571,800	-7.6%
Average Days on Market	74.0	54.0	-27.0%
Number of New Listings	1128	938	-16.8%

NEW LISTINGS

NUMBER OF SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	February 2025	February 2026	February 2025	February 2026	February 2025	February 2026	February 2025	February 2026
Fort Erie	102	99	41	39	\$ 518,400	\$ 497,800	54	66
Grimsby	88	63	32	21	\$ 725,800	\$ 671,000	40	31
Lincoln	53	41	24	16	\$ 753,000	\$ 674,800	40	55
Niagara Falls	196	171	64	62	\$ 615,800	\$ 566,000	45	42
Niagara-on-the-Lake	70	60	16	19	\$ 947,300	\$ 849,600	46	85
Pelham	46	40	20	6	\$ 811,200	\$ 741,200	36	56
Port Colborne/Wainfleet	66	39	15	25	\$ 493,700	\$ 474,200	74	54
St. Catharines	249	218	101	105	\$ 562,200	\$ 525,000	43	38
Thorold	94	68	30	34	\$ 636,100	\$ 575,700	59	46
Welland	148	126	49	42	\$ 541,100	\$ 490,300	53	60
West Lincoln	16	13	13	9	\$ 737,600	\$ 647,900	76	61
Niagara Totals	1128	938	405	378	\$ 619,100	\$ 571,800	74	54

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MONTH TO MONTH TOTAL NUMBER OF SALES, HPI BENCHMARK PRICE

(Composite Home), and Average Days on Market Comparison
January 2026 and February 2026 in all Jurisdictions of the NAR.

Residential Only	January 2026	February 2026	% Change
Number of Sales	326	378	16.0%
HPI Benchmark Price	\$ 573,900	\$ 571,800	-0.4%
Average Days on Market	67	54	-19.4%
Number of New Listings	980	938	-4.3%

OF NEW LISTINGS

NUMBER OF NEW SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	January 2026	February 2026	January 2026	February 2026	January 2026	February 2026	January 2026	February 2026
Fort Erie	124	99	27	39	\$503,600	\$497,800	100	66
Grimsby	60	63	20	21	\$683,700	\$671,000	63	31
Lincoln	45	41	14	16	\$677,100	\$674,800	75	55
Niagara Falls	184	171	66	62	\$563,000	\$566,000	54	42
Niagara-on-the-Lake	41	60	19	19	\$849,200	\$849,600	89	85
Pelham	43	40	14	6	\$748,500	\$741,200	37	56
Port Colborne/Wainfleet	37	39	11	25	\$484,400	\$474,200	88	54
St. Catharines	239	218	88	105	\$520,300	\$525,000	55	38
Thorold	79	68	21	34	\$581,700	\$575,700	64	46
Welland	107	126	44	42	\$497,400	\$490,300	64	60
West Lincoln	21	13	2	9	\$665,300	\$647,900	49	61
Niagara Totals	980	938	326	378	\$573,900	\$571,800	67	54

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HPI BENCHMARK HOME COMPOSITE

DISCLAIMER

The Residential Market Report includes listings for both Residential Freehold and Residential Condo & Other property types. (Excluding multifamily, land or farm properties.)

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Composite

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1283
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

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