# Media Release

FOR IMMEDIATE RELEASE

**St. Catharines, ON (November 05, 2026)-** Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 512 units in October 2026, compared to 514 in October 2025.

In October 2026, the Niagara Association of REALTORS® listed 1,226 residential properties compared to 1,395 in October 2025. The average days it took to sell a home in October 2026 was 48 days, down from 52 days in October 2025.

"As we move into late autumn, our regional market is showing clear signs of stability and rebalancing," said Johnny MacDonald, Chair of the Niagara Association of REALTORS®. "Looking closely at month-over-month performance within the current year, our composite benchmark price remained basically flat with a negligible 0.2% change from September's $567,400, maintaining the consistent pricing trend we also saw through August. Our sales-to-listings ratio increased from 34.1% in September to 41.8% in October—providing a more accurate reflection of the current market landscape. While conditions remain in favour of buyers, the market is steadily heading towards balance. When comparing year over year, the sales-to-listings ratio rose from 36.9% in October 2025, demonstrating a slight improvement in overall market health."

Johnny continued: "On the rate front, as threatened, the Bank of Canada increased the target for the overnight rate by 25 basis points on October 28th after holding it steady for seven consecutive months. This marks the first rate increase since July 2023. Even with this shift, market metrics have held steady: while our average benchmark price is down 3.9% compared to last October, it remains essentially flat compared to August and September 2026. Additionally, average days on market held steady compared to September 2026 at 48 days, showing a slight improvement over October 2025's 52 days. As interest rate adjustments take effect, working alongside a local REALTOR® ensures buyers and sellers can navigate local trends with clarity and confidence."

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 $566,100 in October 2026. This was a 3.8% decrease from October 2025.

The HPI composite benchmark is a home between 51 and 99 years old, with three bedrooms and two bathrooms. A full list of composite home criteria 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, 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.

NIAGARA ASSOCIATION OF REALTORS®

# YEAR TO YEAR TOTAL NUMBER OF SALES & HPI BENCHMARK PRICE

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

| Residential Only | October 2025 | October 2026 | % Change |
|---|---|---|---|
| Number of Sales | 514 | 512 | -0.4% |
| HPI Benchmark Price | $588,400 | $566,100 | -3.8% |
| Average Days on Market | 52 | 48 | -7.7% |
| Number of New Listings | 1,395 | 1,226 | -12.1% |

**NEW LISTINGS** | **NUMBER OF SALES** | **HPI BENCHMARK PRICE** | **AVG DAYS ON MARKET**

| Areas | October 2025 | October 2026 | October 2025 | October 2026 | October 2025 | October 2026 | October 2025 | October 2026 |
|---|---|---|---|---|---|---|---|---|
| Fort Erie | 124 | 144 | 52 | 38 | $518,000 | $490,200 | 55 | 44 |
| Grimsby | 77 | 80 | 29 | 38 | $696,900 | $679,200 | 52 | 32 |
| Lincoln | 66 | 71 | 26 | 33 | $714,200 | $653,900 | 59 | 38 |
| Niagara Falls | 275 | 238 | 105 | 102 | $579,300 | $553,700 | 45 | 48 |
| Niagara-on-the-Lake | 86 | 77 | 25 | 27 | $890,500 | $843,600 | 64 | 46 |
| Pelham | 56 | 47 | 21 | 24 | $754,800 | $724,500 | 49 | 41 |
| Port Colborne/ Wainfleet | 57 | 47 | 21 | 19 | $498,100 | $474,900 | 66 | 49 |
| St. Catharines | 326 | 288 | 124 | 114 | $535,300 | $523,800 | 44 | 45 |
| Thorold | 130 | 77 | 38 | 33 | $599,300 | $548,100 | 41 | 37 |
| Welland | 173 | 145 | 59 | 73 | $497,500 | $480,000 | 49 | 51 |
| West Lincoln | 25 | 12 | 14 | 11 | $655,700 | $665,300 | 46 | 95 |
| Niagara Totals | 1,395 | 1,226 | 514 | 512 | $588,400 | $566,100 | 52 | 48 |

**DISCLAIMER**: Please note that the data reflected in this October 2026 Market Report may differ from what was published in the October 2025 Market Reports due to updates made to the PropTx MLS® System. 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.

# MONTH TO MONTH TOTAL NUMBER OF SALES & HPI BENCHMARK PRICE

(Composite Home), New Listings and Average Days on Market Comparison
September 2026 and October 2026 in all Jurisdictions of the NAR.

| Residential Only | September 2026 | October 2026 | % Change |
|---|---|---|---|
| Number of Sales | 504 | 512 | 1.6% |
| HPI Benchmark Price | $567,400 | $566,100 | -0.2% |
| Average Days on Market | 47 | 48 | 2.1% |
| Number of New Listings | 1,471 | 1,226 | -16.7% |

NEW LISTINGS | NUMBER OF SALES | HPI BENCHMARK PRICE | AVG DAYS ON MARKET

| Areas | September 2026 | October 2026 | September 2026 | October 2026 | September 2026 | October 2026 | September 2026 | October 2026 |
|---|---|---|---|---|---|---|---|---|
| Fort Erie | 125 | 144 | 57 | 38 | $483,300 | $490,200 | 74 | 44 |
| Grimsby | 95 | 80 | 39 | 38 | $673,700 | $679,200 | 33 | 32 |
| Lincoln | 82 | 71 | 29 | 33 | $653,400 | $653,900 | 40 | 38 |
| Niagara Falls | 276 | 238 | 94 | 102 | $560,500 | $553,700 | 43 | 48 |
| Niagara-on-the-Lake | 92 | 77 | 27 | 27 | $852,500 | $843,600 | 42 | 46 |
| Pelham | 58 | 47 | 24 | 24 | $746,700 | $724,500 | 53 | 41 |
| Port Colborne/ Wainfleet | 98 | 47 | 30 | 19 | $466,000 | $474,900 | 51 | 49 |
| St. Catharines | 352 | 288 | 100 | 114 | $517,700 | $523,800 | 42 | 45 |
| Thorold | 71 | 77 | 26 | 33 | $567,400 | $548,100 | 43 | 37 |
| Welland | 195 | 145 | 68 | 73 | $492,300 | $480,000 | 41 | 51 |
| West Lincoln | 27 | 12 | 10 | 11 | $647,800 | $665,300 | 51 | 95 |
| Niagara Totals | 1,471 | 1,226 | 504 | 512 | $567,400 | $566,100 | 47 | 48 |

**DISCLAIMER**: Please note that the data reflected in this October 2026 Market Report may differ from what was published in the September 2026 Market Reports due to updates made to the PropTx MLS® System. 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.

# 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.)

Please also note that HPI data have been revised historically back to January 2005 as a result of the Annual Review.

### 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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