

Media Release

FOR IMMEDIATE RELEASE



St. Catharines, ON (May 5th, 2026) – Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 556 units in April 2026, compared to 552 in April 2025.

In April, the Niagara Association of REALTORS® listed 1483 residential properties compared to 1577 in April 2025. The average days it took to sell a home in April 2026 was 49 days, a 22.5 % increase from April 2025.

“The Niagara region continues to show signs of steady market activity as we head into the spring season,” says Johnny MacDonald, Chair of the Niagara Association of REALTORS®. In April 2026, residential home sales totaled 556 units, marking a slight increase from the 552 units recorded in April 2025. Month-over-month, the region experienced a robust 20.1% surge in sales compared to March 2026. While the overall MLS® HPI composite benchmark price decreased by 6.3% year-over-year to \$573,700, the market remains dynamic with localized pockets of strength. “We have a unique opportunity here in Niagara at the moment. We are in a time of stable interest rates and low prices, an ideal time for first time and move up buyers,” says MacDonald.

“The recent decision by the Bank of Canada to hold the overnight rate for the fourth consecutive month has provided much-needed clarity for local buyers, reconfirming that the cycle of rate drops is currently behind us,” continues MacDonald. “With a sales-to-listings ratio of 37.5%, Niagara as a whole remains a buyer’s market, although we saw a 3.5% improvement over March. We are however seeing significant variation across our communities. Areas like Lincoln, with a 63% ratio, are moving into balanced territory with a slight edge for sellers, St. Catharines, at 48%, is operating as an almost perfectly balanced market, while other areas continue to struggle in a deep buyers market with sales to listing ratios as low as 20%, signifying the need for some price correction.”

MacDonald further noted the importance of professional guidance in this climate: “As always, obtaining the support of a local Niagara REALTOR® is crucial to navigating our ever-changing market. Regardless of where you are looking in the region, a professional can help you understand these micro-trends.”

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 \$ 573,700 in April 2026. This was a 6.3% decrease from April 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 April 2025 and April 2026 in all Jurisdictions of the NAR.

Residential Only	April 2025	April 2026	% Change
Number of Sales	552	556	0.7%
HPI Benchmark Price	\$612,400	\$573,700	-6.3%
Average Days on Market	40.0	49.0	22.5%
Number of New Listings	1577	1483	-6.0%

NEW LISTINGS

NUMBER OF SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	April 2025	April 2026	April 2025	April 2026	April 2025	April 2026	April 2025	April 2026
Fort Erie	160	175	43	43	\$ 522,700	\$ 492,900	60	49
Grimsby	96	90	29	39	\$ 722,400	\$ 677,900	30	62
Lincoln	106	56	38	35	\$ 750,600	\$ 678,300	27	35
Niagara Falls	282	300	98	106	\$ 603,400	\$ 563,500	39	51
Niagara-on-the-Lake	89	90	21	18	\$ 928,000	\$ 861,400	46	57
Pelham	61	70	16	17	\$ 796,300	\$763,000	39	76
Port Colborne/Wainfleet	84	68	29	18	\$ 505,000	\$ 470,900	49	63
St. Catharines	371	315	148	151	\$ 553,700	\$ 522,200	39	40
Thorold	100	112	39	45	\$ 633,000	\$ 581,400	37	44
Welland	200	173	73	72	\$ 528,800	\$ 500,000	42	32
West Lincoln	28	34	18	12	\$ 697,400	\$ 669,200	35	26
Niagara Totals	1577	1483	552	556	\$ 612,400	\$ 573,700	40	49

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MONTH TO MONTH TOTAL NUMBER OF SALES, HPI BENCHMARK PRICE

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

Residential Only	March 2026	April 2026	% Change
Number of Sales	463	556	20.1%
HPI Benchmark Price	\$ 580,800	\$ 573,700	-1.2%
Average Days on Market	48	49	2.1%
Number of New Listings	1349	1483	9.9%

OF NEW LISTINGS

NUMBER OF NEW SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	March 2026	April 2026	March 2026	April 2026	March 2026	April 2026	March 2026	April 2026
Fort Erie	137	175	45	43	\$ 504,000	\$ 492,900	44	49
Grimsby	86	90	29	39	\$ 678,000	\$ 677,900	45	62
Lincoln	66	56	18	35	\$ 679,400	\$ 678,300	42	35
Niagara Falls	266	300	73	106	\$ 580,300	\$ 563,500	42	51
Niagara-on-the-Lake	81	90	18	18	\$ 861,900	\$ 861,400	61	57
Pelham	49	70	11	17	\$ 779,600	\$ 763,000	43	76
Port Colborne/Wainfleet	67	68	28	18	\$ 483,400	\$ 470,900	60	63
St. Catharines	322	315	130	151	\$ 521,600	\$ 522,200	41	40
Thorold	77	112	35	45	\$ 588,000	\$ 581,400	59	44
Welland	174	173	68	72	\$ 514,000	\$ 500,000	49	32
West Lincoln	24	34	8	12	\$ 660,300	\$ 669,200	38	26
Niagara Totals	1349	1483	463	556	\$ 580,800	\$ 573,700	48	49

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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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