

Media Release

FOR IMMEDIATE RELEASE



St. Catharines, ON (April 7, 2026) – Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 460 units in March 2026, compared to 502 in March 2025.

In March, the Niagara Association of REALTORS® listed 1345 residential properties compared to 1514 in March 2025. The average days it took to sell a home in March 2026 was 48 days, a 4 % decrease from March 2025.

“The Niagara real estate market is showing clear signs of a spring awakening, characterized by a significant surge in both inventory and buyer engagement,” says Johnny MacDonald, Chair of the Niagara Association of REALTORS®. In March 2026, residential sales jumped 19.2% over the previous month to 460 units. This momentum was met with a robust 43.1% increase in new listings compared to February, providing buyers with 1,345 fresh options to explore. While we remain in a buyer’s market with a sales-to-listings ratio of 34%, the fact that homes are selling in an average of 48 days—a 4% improvement over last year—indicates that well-priced properties are moving fairly quickly. “

“Market stability is being reinforced by broader economic signals and significant provincial support,” continues MacDonald. “With the Bank of Canada holding the overnight rate steady for the third consecutive month, we are seeing a newfound level of predictability that is nudging buyers to step off the sidelines. Furthermore, the Ontario’s budget offers substantial relief, notably the removal of the full 13% HST for eligible new homes up to \$1 million, which could provide up to \$130,000 in direct relief to buyers. When you combine these incentives with the province’s aggressive capital plan for infrastructure and community recreation, combined with its mission to reduce development charges, it’s clear that Niagara is positioned for long-term growth. The current HPI benchmark price of \$580,800 represents a more sustainable entry point for families, making this an opportune time to consult with a local Niagara REALTOR® to navigate these favorable conditions. I’m not gonna lie, I’m quite excited for the future of Niagara!”

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 \$580,800 in March 2026. This was a 6.2% decrease from March 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
March 2025 and March 2026 in all Jurisdictions of the NAR.

Residential Only	March 2025	March 2026	% Change
Number of Sales	502	460	-8.4%
HPI Benchmark Price	\$619,100	\$580,800	-6.2%
Average Days on Market	50.0	48.0	-4.0%
Number of New Listings	1514	1345	-11.2%

NEW LISTINGS

NUMBER OF SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	March 2025	March 2026	March 2025	March 2026	March 2025	March 2026	March 2025	March 2026
Fort Erie	142	137	46	45	\$ 527,800	\$ 504,000	72	44
Grimsby	99	86	39	29	\$ 720,900	\$ 678,000	32	45
Lincoln	69	66	21	18	\$ 753,300	\$ 679,400	66	42
Niagara Falls	288	266	85	72	\$ 605,000	\$ 580,300	39	42
Niagara-on-the-Lake	96	80	14	18	\$ 968,800	\$ 861,900	55	61
Pelham	73	48	29	11	\$ 827,200	\$ 779,600	46	43
Port Colborne/Wainfleet	76	67	28	28	\$ 505,400	\$ 483,400	66	60
St. Catharines	362	321	146	130	\$ 555,600	\$ 521,600	45	41
Thorold	109	78	37	34	\$ 643,200	\$ 588,000	50	60
Welland	175	174	48	67	\$ 544,900	\$ 514,000	41	48
West Lincoln	25	22	9	8	\$ 716,100	\$ 660,300	43	38
Niagara Totals	1514	1345	502	460	\$ 619,100	\$ 580,800	50	48

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MONTH TO MONTH TOTAL NUMBER OF SALES, HPI BENCHMARK PRICE

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

Residential Only	February 2026	March 2026	% Change
Number of Sales	386	460	19.2%
HPI Benchmark Price	\$ 571,800	\$ 580,800	1.6%
Average Days on Market	53	48	-9.4%
Number of New Listings	940	1345	43.1%

OF NEW LISTINGS

NUMBER OF NEW SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	February 2026	March 2026	February 2026	March 2026	February 2026	March 2026	February 2026	March 2026
Fort Erie	99	137	39	45	\$ 497,800	\$ 504,000	66	44
Grimsby	63	86	22	29	\$ 671,000	\$ 678,000	30	45
Lincoln	41	66	17	18	\$ 674,800	\$ 679,400	53	42
Niagara Falls	172	266	64	72	\$ 566,000	\$ 580,300	42	42
Niagara-on-the-Lake	61	80	19	18	\$ 849,600	\$ 861,900	85	61
Pelham	40	48	7	11	\$ 741,200	\$ 779,600	53	43
Port Colborne/Wainfleet	38	67	25	28	\$ 474,200	\$ 483,400	54	60
St. Catharines	219	321	108	130	\$ 525,000	\$ 521,600	38	41
Thorold	68	78	34	34	\$ 575,700	\$ 588,000	46	60
Welland	126	174	42	67	\$ 490,300	\$ 514,000	60	48
West Lincoln	13	22	9	8	\$ 647,900	\$ 660,300	61	38
Niagara Totals	940	1345	386	460	\$ 571,800	\$ 580,800	53	48

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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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