

Media Release

FOR IMMEDIATE RELEASE



St. Catharines, ON (June 5, 2026) – Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 565 units in May 2026, compared to 627 in May 2025.

In May, the Niagara Association of REALTORS® listed 1574 residential properties compared to 1925 in May 2025. The average days it took to sell a home in May 2026 was 41 days, a 5.1% increase from May 2025.

"With Niagara's sales-to-listings ratio for May landing at 36%, our regional market is staying firmly planted in a buyer's market," said Johnny MacDonald, Chair of the Niagara Association of REALTORS®. "We are down 1.5% from April, and while some areas are performing better than others, with St. Catharines edging closer toward a balanced market with a sales-to-listings ratio of just over 42%, and West Lincoln having a stellar month, overall Niagara's market is still showing favour to the buyer. But it's not all doom and gloom friends, the current market reveals the silver lining of an excellent opportunity for those wanting to enter the housing market, and those upsizing!"

Commenting on the broader macroeconomic environment influencing the spring market, MacDonald added: "Following the Bank of Canada's decision to hold the overnight rate steady in April for the fourth consecutive month, the message that rate drops are behind us has been reconfirmed. Heading into the June 10th announcement, the consensus is that the central bank will hold steady at 2.25%. While our stalled domestic economy hints at a need for rate cuts, ongoing geopolitical tensions and U.S. tariff rhetoric have introduced inflationary shocks. Because cutting rates could cause inflation to spiral and raising them could deepen a recession, the Bank of Canada is expected to maintain a steady hand. Navigating these external economic shifts and localized micro-trends is exactly why having the guidance and support of a local Niagara REALTOR® is more important than ever!"

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 \$ 575,300 in May 2026. This was a 8% decrease from May 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
May 2025 and May 2026 in all Jurisdictions of the NAR.

Residential Only	May 2025	May 2026	% Change
Number of Sales	627	565	-9.9%
HPI Benchmark Price	\$625,500	\$575,300	-8.0%
Average Days on Market	39	41	5.1%
Number of New Listings	1925	1574	-18.2%

NEW LISTINGS

NUMBER OF SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	May 2025	May 2026	May 2025	May 2026	May 2025	May 2026	May 2025	May 2026
Fort Erie	182	156	59	55	\$545,900	\$492,200	57	52
Grimsby	142	100	34	32	\$723,300	\$679,500	32	29
Lincoln	106	94	39	32	\$747,900	\$671,900	37	35
Niagara Falls	352	280	93	85	\$609,100	\$562,900	38	40
Niagara-on-the-Lake	122	109	31	40	\$945,000	\$861,300	36	52
Pelham	82	63	23	24	\$846,800	\$765,200	36	38
Port Colborne/Wainfleet	113	92	38	29	\$527,300	\$474,100	62	40
St. Catharines	403	384	182	162	\$557,500	\$527,500	26	36
Thorold	153	102	40	28	\$653,700	\$578,200	30	46
Welland	244	176	77	64	\$563,400	\$503,200	40	38
West Lincoln	26	18	11	14	\$749,400	\$680,900	30	47
Niagara Totals	1925	1574	627	565	\$625,500	\$575,300	39	41

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MONTH TO MONTH TOTAL NUMBER OF SALES, HPI BENCHMARK PRICE

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

Residential Only	April 2026	May 2026	% Change
Number of Sales	560	565	0.9%
HPI Benchmark Price	\$573,700	\$575,300	0.3%
Average Days on Market	49	41	-16.3%
Number of New Listings	1485	1574	6.0%

OF NEW LISTINGS

NUMBER OF NEW SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	# OF NEW LISTINGS		NUMBER OF NEW SALES		HPI BENCHMARK PRICE		AVG DAYS ON MARKET	
	April 2026	May 2026	April 2026	May 2026	April 2026	May 2026	April 2026	May 2026
Fort Erie	175	156	43	55	\$492,900	\$492,200	49	52
Grimsby	90	100	40	32	\$677,900	\$679,500	61	29
Lincoln	56	94	35	32	\$678,300	\$671,900	35	35
Niagara Falls	301	280	106	85	\$563,500	\$562,900	51	40
Niagara-on-the-Lake	90	109	19	40	\$861,400	\$861,300	68	52
Pelham	70	63	17	24	\$763,000	\$765,200	76	38
Port Colborne/Wainfleet	68	92	18	29	\$470,900	\$474,100	63	40
St. Catharines	316	384	152	162	\$522,200	\$527,500	40	36
Thorold	112	102	45	28	\$581,400	\$578,200	44	46
Welland	173	176	73	64	\$500,000	\$503,200	31	38
West Lincoln	34	18	12	14	\$669,200	\$680,900	26	47
Niagara Totals	1485	1574	560	565	\$573,700	\$575,300	49	41

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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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