

# Media Release

FOR IMMEDIATE RELEASE



**St. Catharines, ON (November, 4th, 2025)** – Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 508 units in October 2025, compared to 511 in September 2025.

In October, the Niagara Association of REALTORS® listed 1,390 residential properties compared to 1,748 in September 2025. The average days it took to sell a home in October 2025 was 52 days, a 13% increase from September 2025.

“The sharp drop in new listings this October — nearly 20% and earlier than we’d typically expect — may prove to be a well-timed adjustment. If speculative listings are pulling back, it leaves behind a more motivated and realistic seller pool, helping to create a healthier environment for serious buyers,” said Lisa Taylor, Chair of the Niagara Association of REALTORS®.

“We’re also seeing a 13% increase in average days on market, which tells us that buyers are taking longer to transact and negotiating harder. In many cases, price reductions aren’t keeping pace with the downward pressure in the market, which is slowing the path to a deal. That said, with snow still weeks away, there’s still meaningful time left to buy or sell before the holidays.”

The shift in our new listings-to-sales ratio from 31% to 38% is a step toward balance. For sellers, this is the time to price ahead of the market—not behind it. For buyers, this remains a window of opportunity where conditions are tilted in your favour,” added Lisa.

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 \$593,000 in October 2025. This was a -0.5% decrease from September 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.



## **CONTACT**

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# TOTAL NUMBER OF SALES, HPI BENCHMARK PRICE

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

Residential Only	September 2025	October 2025	% Change
Number of Sales	511	508	-0.6%
HPI Benchmark Price	\$595,800	\$593,000	-0.5%
Average Days on Market	46	52	13%
Number of New Listings	1748	1390	-20.5%

	NEW LISTINGS		NUMBER OF SALES		HPI BENCHMARK PRICE		AVG DAYS ON MARKET	
Areas	September 2025	October 2025	September 2025	October 2025	September 2025	October 2025	September 2025	October 2025
Fort Erie	183	123	63	51	\$528,000.00	\$531,300.00	73	56
Grimsby	105	77	31	29	\$696,400.00	\$684,700.00	36	52
Lincoln	93	66	27	25	\$708,200.00	\$711,300.00	41	58
Niagara Falls	345	274	74	106	\$588,300.00	\$580,800.00	36	45
Niagara-on-the-Lake	100	86	30	26	\$916,300.00	\$917,100.00	56	62
Pelham	60	56	16	21	\$762,100.00	\$768,900.00	37	49
Port Colborne/Wainfleet	85	56	30	20	\$511,800.00	\$521,400.00	59	69
St. Catharines	409	326	132	121	\$538,400.00	\$531,000.00	43	45
Thorold	126	129	25	36	\$615,000.00	\$617,700.00	53	42
Welland	213	173	67	59	\$509,000.00	\$511,600.00	40	49
West Lincoln	29	24	16	14	\$665,500.00	\$667,300.00	32	46
Niagara Totals	1748	1390	511	508	\$595,800.00	\$593,000.00	46	52

**DISCLAIMER:** Please note that the data reflected in this September 2025 Market Report may differ from what was published in the September 2025 Market Report 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.



# 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.)

### 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.)	1266
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

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