

# Media Release

FOR IMMEDIATE RELEASE



**St. Catharines, ON (August 7, 2025)** – Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 639 units in July 2025, compared to 585 in June 2025.

In July, the Niagara Association of REALTORS® listed 1,689 residential properties compared to 1,724 in June 2025. The average days it took to sell a home in July 2025 was 39 days, a 9.3% decrease from June 2025.

“July’s numbers reinforce that the Niagara market remains active, but price-sensitive. Sales are up, and homes are selling faster—but only when they’re priced in line with market value. Buyers today have options and are taking their time, so overpriced homes risk being left behind,” said Lisa Taylor, Chair, Niagara Association of REALTORS®.

“With mortgage rates remaining steady and a solid supply of homes on the market, this is a window of opportunity for buyers to act with more confidence. The slight dip in the benchmark price is a reminder that even in a busy season, this remains a buyer’s market in many areas. Sellers who adapt to that reality are the ones seeing results.”

“As always, working with a knowledgeable local REALTOR® can help ensure you’re making smart, strategic choices in this shifting landscape,” 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 \$608,400 in July 2025. This was a 0.8% decrease from June 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.



## CONTACT

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# August News Release & July Stats

Empowering our REALTORS® to enrich the  
communities of Niagara.



# TOTAL NUMBER OF SALES, HPI BENCHMARK PRICE

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

Residential Only	June 2025	July 2025	% Change
Number of Sales	585	639	9.2%
HPI Benchmark Price	\$613,400	\$608,400	-0.8%
Average Days on Market	43	39	-9.3%
Number of New Listings	1,724	1,689	-2.0%

	NEW LISTINGS		NUMBER OF SALES		HPI BENCHMARK PRICE		AVG DAYS ON MARKET	
Areas	June 2025	July 2025	June 2025	July 2025	June 2025	July 2025	June 2025	July 2025
Fort Erie	149	163	56	63	\$536,200	\$529,500	58	63
Grimsby	123	102	39	46	\$715,000	\$716,500	31	38
Lincoln	82	83	40	36	\$720,300	\$718,800	32	30
Niagara Falls	337	324	98	116	\$609,700	\$610,600	41	39
Niagara-on-the-Lake	114	106	21	26	\$944,600	\$933,200	76	40
Pelham	69	60	30	27	\$798,300	\$771,500	45	44
Port Colborne/Wainfleet	95	89	46	46	\$525,700	\$512,500	49	45
St. Catharines	394	410	142	169	\$552,900	\$554,600	34	37
Thorold	106	115	33	28	\$631,000	\$615,400	29	39
Welland	232	216	65	75	\$530,600	\$513,400	38	35
West Lincoln	23	21	15	7	\$687,200	\$677,600	45	18
Niagara Totals	1724	1689	585	639	\$613,400	\$608,400	43	39

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

# 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



# NIAGARA

ASSOCIATION OF REALTORS®

## Connect With Us!



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