

Media Release

FOR IMMEDIATE RELEASE



St. Catharines, ON (September 03, 2026) – Residential home sales activity recorded through the MLS® for the Niagara Association of REALTORS® (NAR) totaled 498 units in August 2026, compared to 545 in August 2025.

In August 2026, the Niagara Association of REALTORS® listed 1,152 residential properties compared to 1,415 in August 2025. The average days it took to sell a home in August 2026 was 45 days, a 6.3% decrease from August 2025.

"As we track our progress throughout 2026, the local market is navigating a unique mid-year landscape," said Johnny MacDonald, Chair of the Niagara Association of REALTORS®. "Comparing our current performance to July, the composite benchmark price held very steady with just a minor 0.4% shift down from \$572,200 to \$569,800. At the same time, we saw our sales-to-listings ratio rise from 40.3% in July up to 43.2% in August. However, these numbers are likely slightly skewed due to the lower volume of new listings coming onto the market. The two major storms that caused massive flooding across Niagara clearly impacted overall activity, as many sellers had to delay their plans and push back listing their homes."

MacDonald also pointed out that borrowing conditions remain a familiar constant for local buyers and sellers: "Unsurprisingly, the Bank of Canada held the target for the overnight rate steady on September 2nd for the 7th consecutive month. That continued rate stability gives buyers a clear picture of their purchasing power. Given how regional weather impacts and localized trends affect inventory across our different municipalities, connecting with a local REALTOR® is essential for navigating today's real estate decisions."

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 \$569,800 in August 2026. This was a 6.2% decrease from August 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, 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
August 2025 and August 2026 in all Jurisdictions of the NAR.

Residential Only	August 2025	August 2026	% Change
Number of Sales	545	498	-8.6%
HPI Benchmark Price	\$607,700	\$569,800	-6.2%
Average Days on Market	48	45	-6.3%
Number of New Listings	1415	1152	-18.6%

	NEW LISTINGS		NUMBER OF SALES		HPI BENCHMARK PRICE		AVG DAYS ON MARKET	
Areas	August 2025	August 2026	August 2025	August 2026	August 2025	August 2026	August 2025	August 2026
Fort Erie	156	131	43	55	\$530,300	\$494,300	68	55
Grimsby	89	71	38	36	\$724,700	\$673,100	42	35
Lincoln	84	54	23	31	\$721,300	\$658,900	39	38
Niagara Falls	270	219	107	111	\$594,200	\$559,200	43	46
Niagara-on-the-Lake	97	88	21	30	\$916,300	\$859,200	62	70
Pelham	56	38	24	16	\$796,100	\$744,300	52	49
Port Colborne/Wainfleet	58	70	34	24	\$504,100	\$473,500	55	45
St. Catharines	297	252	148	116	\$549,400	\$524,500	38	41
Thorold	94	74	30	23	\$624,800	\$564,800	38	41
Welland	186	132	71	45	\$530,900	\$488,800	48	42
West Lincoln	28	23	6	11	\$696,100	\$649,200	42	32
Niagara Totals	1415	1152	545	498	\$607,700	\$569,800	48	45

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MONTH TO MONTH TOTAL NUMBER OF SALES, HPI BENCHMARK PRICE

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

Residential Only	July 2026	August 2026	% Change
Number of Sales	600	498	-17.0%
HPI Benchmark Price	\$572,200	\$569,800	-0.4%
Average Days on Market	42	45	7.1%
Number of New Listings	1487	1152	-22.5%

NEW LISTINGS

NUMBER OF SALES

HPI BENCHMARK PRICE

AVG DAYS ON MARKET

Areas	July 2026	August 2026	July 2026	August 2026	July 2026	August 2026	July 2026	August 2026
Fort Erie	191	131	63	55	\$497,300	\$494,300	55	55
Grimsby	94	71	39	36	\$671,000	\$673,100	34	35
Lincoln	72	54	34	31	\$670,300	\$658,900	41	38
Niagara Falls	292	219	106	111	\$560,600	\$559,200	39	46
Niagara-on-the-Lake	79	88	34	30	\$870,900	\$859,200	49	70
Pelham	64	38	20	16	\$741,900	\$744,300	33	49
Port Colborne/Wainfleet	83	70	34	24	\$477,500	\$473,500	34	45
St. Catharines	323	252	152	116	\$528,500	\$524,500	39	41
Thorold	101	74	36	23	\$566,900	\$564,800	50	41
Welland	163	132	63	45	\$488,000	\$488,800	39	42
West Lincoln	25	23	19	11	\$642,000	\$649,200	47	32
Niagara Totals	1487	1152	600	498	\$572,200	\$569,800	42	45

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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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