



2023 ANNUAL REPORT  
**PELHAM**

### Average Sale Price

Fonthill/Pelham was over the \$1 million mark for average sale price for August and November, which is not surprising. A lovely place to reside here in Niagara. A fusion of rural and urban makes this an ideal community to live in for just about anyone.

Peruse its farm markets for farm fresh desirables, or shop its posh downtown for unique finds.

Fonthill/Pelham as far as new listings, did not have a 10-year record high, at 514, 2019 and 2022 topped that, by a smidge.

*If you are interested in taking a deeper look into the Fonthill real estate market or a specific property, please feel free to reach out anytime.*

### Number of Sales and New Listings

Number of sales in Pelham/Fonthill was 231 for 2023, almost a third of those being sales over \$1 million. Fonthill/Pelham fell fourth for number of sales over \$1 million, with Niagara-on-the-Lake, Grimsby and St. Catharines with higher numbers. Considering though collectively in the Region average sale price over \$1 million comprised over about 10%, one third of the sales in that municipality is quite impressive.

The number of sales there though was low over the last ten years, with only 2018 and 2013 having a lower number and new construction sales from 2022, at 60, fell to 28 for 2023.

LEGEND: # of Sales | Average Sale Price | Cumulative Days on Market

ALL RESIDENTIAL		
2023		% change
231 Sold		-8%
\$914,320		-7.7%
62		+106%

DETACHED		
2023		% change
187 Sold		+3.3%
\$972,383		-10.2%
58		+114%

NEWER THAN 5 YEARS		
2023		% change
195 Sold		+2.1%
\$896,082		-8.8%
61		+106.6%

\$1 MILLION & UP		
2023		% change
70 Sold		-26.3%
\$1,325,451		-1.8%
77		+250%

*\*According to MLS(r) data for residential real estate.*

*\*CDOM represents the cumulative days on market for a property, taking into account previous days on market for a property that is cancelled and re-listed.*