



# 2023 ANNUAL REPORT THOROLD

## New Builds in Abundance and Growing

Thorold has a plethora of living options, from rural to new subdivisions, stretching from St. Catharines to Welland, Niagara Falls to Fonthill. It encompasses a large area geographically and has some lovely communities and property options to consider.

## Average Sales Price

Thorold began the year close in average price to St. Catharines, at \$575,700, but ended on a high note in December, at \$663,755. Impressive finish! Not only finished the year significantly higher, but also hitting \$779,144 in June! Indicative that consumers are seeing value in investing their money there.

Sales were predominantly homes, but there are a large number of new build townhome options coming to completion that may soon to be adding to that number.

## Sales and New Listing Volume

Thorold contributed 311 residential sales to the Region and had sales volume numbers fairly consistent with past years generally, besides our unusual activity over the last couple of years. 83 of those sales can be attributed to homes newer than 5 years.

Again, we play the same tune. 10-year record number of new listings, 901, sales numbers that don't quite rise to meet supply for the year.

Perfect, market ebb and flow.

## Days on Market

Thorold sales began with an average days on market of 55 in January and ended at 112 in December, with the average for the year 58.

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

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

ALL RESIDENTIAL		
2023		% change
316 Sold		-7.6%
\$672,954		-11.7%
58		+100%

DETACHED		
2023		% change
221 Sold		+14.5%
\$697,603		-11.4%
54		+116%

NEW CONSTRUCTION		
2023		% change
23 Sold		+91.7%
\$788,060		-23.9%
110		+233%

EXCLUDES NEW CONSTRUCTION		
2023		% change
294 Sold		+14.8%
\$663,602		-11.4%
54		+100%

*\*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.*