



# 2022 ANNUAL REPORT GRIMSBY

## Location

Another beautifully charming town in the region, in closer proximity to the hustle and bustle of Hamilton, yet still with the adorably quaint, yet trendy feel. The beauty of the escarpment, the lush green farmlands with its array of summer farm markets, festivals and plenty of amenities otherwise to accompany that!

## A Plethora of Options

Like elsewhere in our wonderful region, there are a plethora of options to choose from. New builds, including condos, older homes, rural properties and waterfront. As you can see looking at the numbers, detached homes made up about 50% of all sales for 2022, about 20% condo apartments, with the average sale price exceeding that of St. Catharines for condo apartments for 2022 by \$168,948 and about 20% being newer homes, with the average price for 2022 more affordable than that of Thorold, or Fonthill, but with a higher sales volume. Another great option if in the market for new construction.

## Higher Priced Properties

When we look at number of sales over \$1 million for 2022, Grimsby fell third to St. Catharines, and Niagara-on-the-Lake. It will be interesting to see how the market progresses in this area of the region. Days on market in this sector was only 24 for 2022 and St. Catharines, 30, as opposed to Niagara-on-the-Lake that was sitting at 48. Obviously, buyers are seeing value in this charming town.

## Number of Sales & New Listings

Grimsby followed a similarly consistent trend in reference to number of sales and new listings as most other municipalities in the region. January began with a quantity of new listings lower than anything in the last 10 years for the same time, 36 and finished the year with 26 for December. The number consistently increased from the start of the year as the market improved for sellers and declined with the stunting of that, hitting 126 in June.

Grimsby began the year over the \$1 million mark, at \$1,027,547 and finished in December down 22.5% from then, but ended up 10.4% for the year, over 2021. Highest sales price for 2022 hit by Grimsby for the month was April, \$1,087,941.

*If you are interested in taking a deeper look into the Grimsby 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		
2022		% change
496 Sold		-31%
\$955,660		+10.4%
26		+73.3%

DETACHED		
2022		% change
253 Sold		-35%
\$1,180,090		+11.6%
25		+78.6%

CONDO APARTMENTS		
2022		% change
109 Sold		-20.4%
\$650,607		+24%
32		+45.4%

NEWER THAN 5 YEARS		
2022		% change
105 Sold		-25.5%
\$753,745		+8.7%
30		+36.4%

\*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.

