



2023 ANNUAL REPORT

PORT COLBORNE & WAINFLEET

Port Colborne, like Fort Erie, has the amazing benefit of being on Lake Erie and has a small town fishing community feel with the fabulous Canal Days festival mid summer and Sportsfest mid winter. Also provides easy access to the US border.

Falling second to last for average sale price at \$606,259, to Welland, just below, makes it, as well, another very affordable, community-oriented option here in the region

Sales are almost entirely comprised of detached and there are so many homes here with oodles of character and charm.

Not too many new builds sold in this neck of the woods in 2023, but with some close to completion in the near future, we may see an increase in the next year or two in that statistic.

Days on market was up over 113 for November of 2023. Snap up these affordable options while you still can!

When we see some interest rate relief and even possibly sooner, when we hit that 2024 Spring market, we may not see the prices at what they are at now again.

Now is the time to make your move!

If you are interested in taking a deeper look into the Port Colborne/Wainfleet 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
374 Sold		-1.8%
\$606,259		-12.8%
66		+94.1%

EXCLUDES DIRECT WATERFRONT		
2023		% change
339 Sold		-5.3%
\$569,261		-14.7%
62		+100%

DIRECT WATERFRONT		
2023		% change
35 Sold		+52.2%
\$964,616		-14.5%
99		+10%

UNDER \$500,000		
2023		% change
162 Sold		+58.9%
\$394,530		-4.8%
53		+39.5%

**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.*

