

# Monthly Indicators

## Norfolk County



### February 2026

Canadian home sales fell 5.8% month-over-month, with the drop attributed to weather-related disruptions and softening activity in Southwestern Ontario and the Greater Golden Horseshoe region, the Canadian Real Estate Association (CREA) reported. Sales were down 16.2% year-over-year on a non-seasonally adjusted basis.

New Listings increased 8.8 percent for Single Family homes but decreased 18.5 percent for Townhouse/Condo homes. Sales decreased 15.6 percent for Single Family homes but increased 33.3 percent for Townhouse/Condo homes. Inventory increased 13.1 percent for Single Family homes and 1.5 percent for Townhouse/Condo homes.

Median Sales Price increased 3.5 percent to \$595,000 for Single Family homes but decreased 10.9 percent to \$530,000 for Townhouse/Condo homes. Days on Market increased 3.8 percent for Single Family homes but remained flat for Townhouse/Condo homes. Months Supply of Inventory increased 33.3 percent for Single Family homes and 20.0 percent for Townhouse/Condo homes.

Nationally, new listings rose 7.3% from the previous month, with a total of 140,680 properties listed for sale on all Canadian MLS® Systems heading into February, representing a 4.9-month supply at the current sales pace, according to CREA. The additional supply has put downward pressure on home prices, with the MLS® Home Price Index (HPI) slipping 0.9% month-over-month and 4.9% year-over-year.

### Quick Facts

**- 9.8%**

Change in  
**Sales**  
All Properties

**+ 1.7%**

Change in  
**Median Sales Price**  
All Properties

**+ 10.8%**

Change in  
**Homes for Sale**  
All Properties

This is a research tool provided by ITSO, covering Norfolk County. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Norfolk County

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		102	<b>111</b>	+ 8.8%	223	<b>236</b>	+ 5.8%
<b>Sales</b>		45	<b>38</b>	- 15.6%	96	<b>71</b>	- 26.0%
<b>Days on Market Until Sale</b>		78	<b>81</b>	+ 3.8%	75	<b>75</b>	0.0%
<b>Median Sales Price</b>		\$575,000	<b>\$595,000</b>	+ 3.5%	\$587,500	<b>\$567,000</b>	- 3.5%
<b>Average Sales Price</b>		\$606,573	<b>\$727,324</b>	+ 19.9%	\$635,711	<b>\$672,190</b>	+ 5.7%
<b>Percent of List Price Received</b>		95.7%	<b>96.9%</b>	+ 1.3%	96.8%	<b>96.4%</b>	- 0.4%
<b>Housing Affordability Index</b>		72	<b>74</b>	+ 2.8%	71	<b>78</b>	+ 9.9%
<b>Housing Value Index</b>		161	<b>146</b>	- 9.3%	—	—	—
<b>Inventory of Homes for Sale</b>		267	<b>302</b>	+ 13.1%	—	—	—
<b>Months Supply of Inventory</b>		3.6	<b>4.8</b>	+ 33.3%	—	—	—

# Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse, Condo and Semi-Detached properties only.



Norfolk County

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		27	22	- 18.5%	42	49	+ 16.7%
<b>Sales</b>		6	8	+ 33.3%	13	12	- 7.7%
<b>Days on Market Until Sale</b>		66	66	0.0%	64	81	+ 26.6%
<b>Median Sales Price</b>		\$594,750	\$530,000	- 10.9%	\$614,500	\$515,000	- 16.2%
<b>Average Sales Price</b>		\$554,083	\$515,000	- 7.1%	\$607,683	\$505,833	- 16.8%
<b>Percent of List Price Received</b>		97.1%	97.4%	+ 0.3%	97.2%	96.8%	- 0.4%
<b>Housing Affordability Index</b>		70	84	+ 20.0%	67	86	+ 28.4%
<b>Housing Value Index</b>		136	127	- 6.6%	—	—	—
<b>Inventory of Homes for Sale</b>		65	66	+ 1.5%	—	—	—
<b>Months Supply of Inventory</b>		6.0	7.2	+ 20.0%	—	—	—

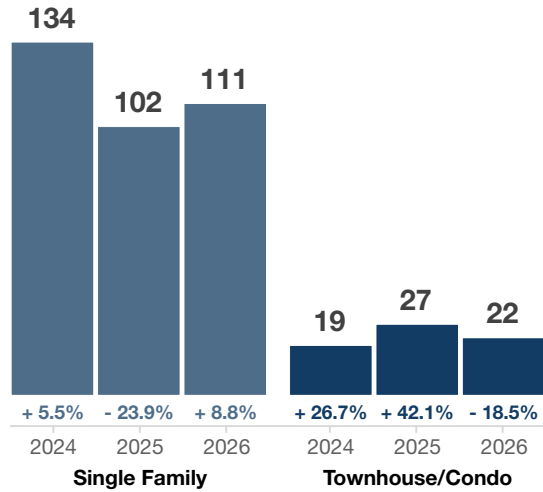
# New Listings

A count of the properties that have been newly listed on the market in a given month.

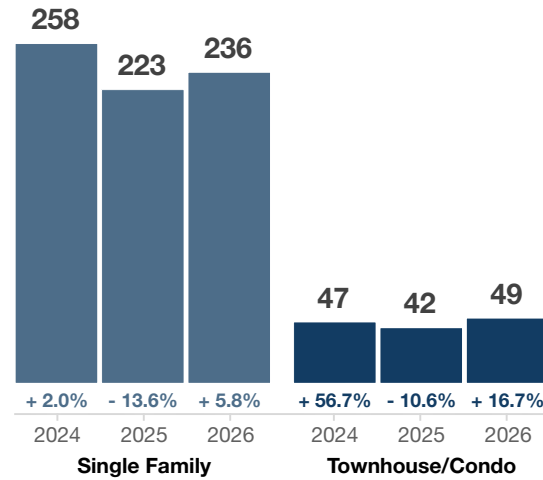


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### February

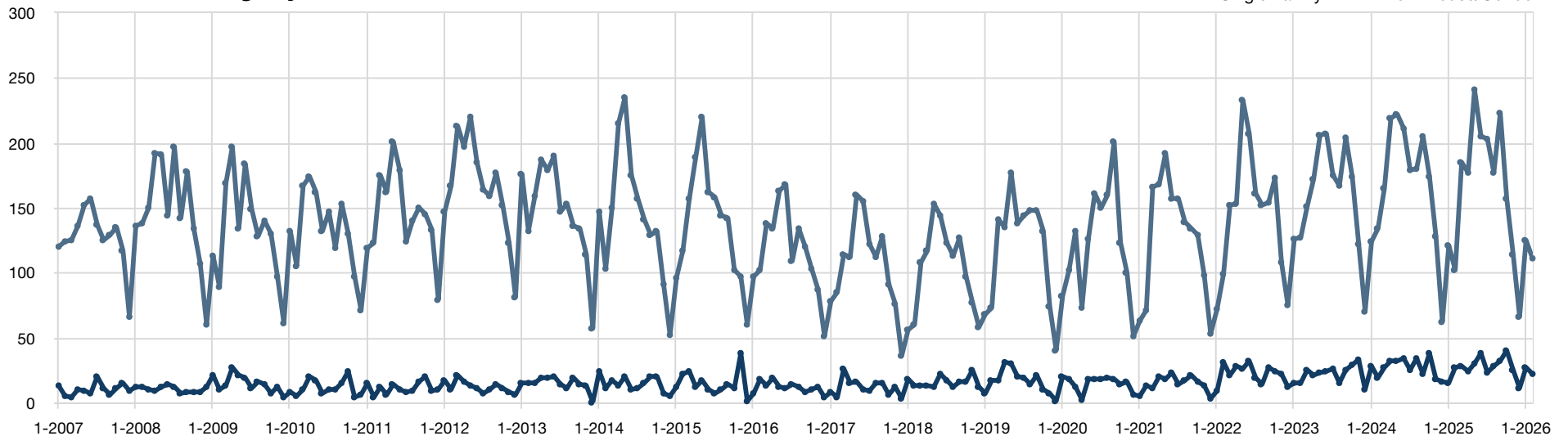


### Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	185	+ 12.1%	28	+ 3.7%
Apr-2025	177	- 19.2%	24	- 25.0%
May-2025	241	+ 8.6%	30	- 6.3%
Jun-2025	205	- 2.8%	38	+ 11.8%
Jul-2025	203	+ 13.4%	23	- 8.0%
Aug-2025	177	- 1.7%	28	- 17.6%
Sep-2025	223	+ 8.8%	32	+ 45.5%
Oct-2025	157	- 9.8%	40	+ 5.3%
Nov-2025	114	- 10.9%	25	+ 38.9%
Dec-2025	66	+ 6.5%	11	- 31.3%
Jan-2026	125	+ 3.3%	27	+ 80.0%
<b>Feb-2026</b>	<b>111</b>	<b>+ 8.8%</b>	<b>22</b>	<b>- 18.5%</b>
12-Month Avg	165	+ 0.6%	27	0.0%

### Historical New Listings by Month



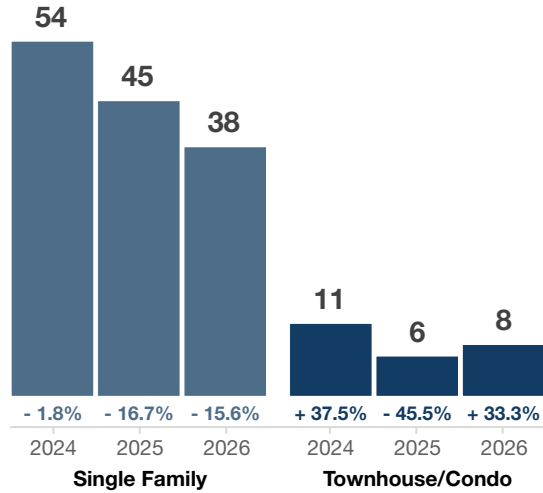
# Sales

A count of the properties on which offers have been accepted in a given month.

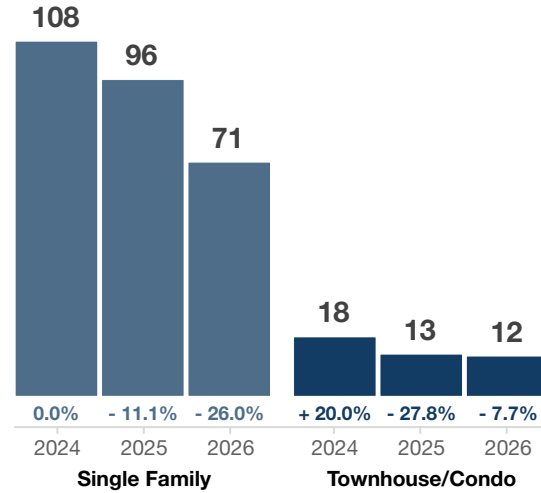


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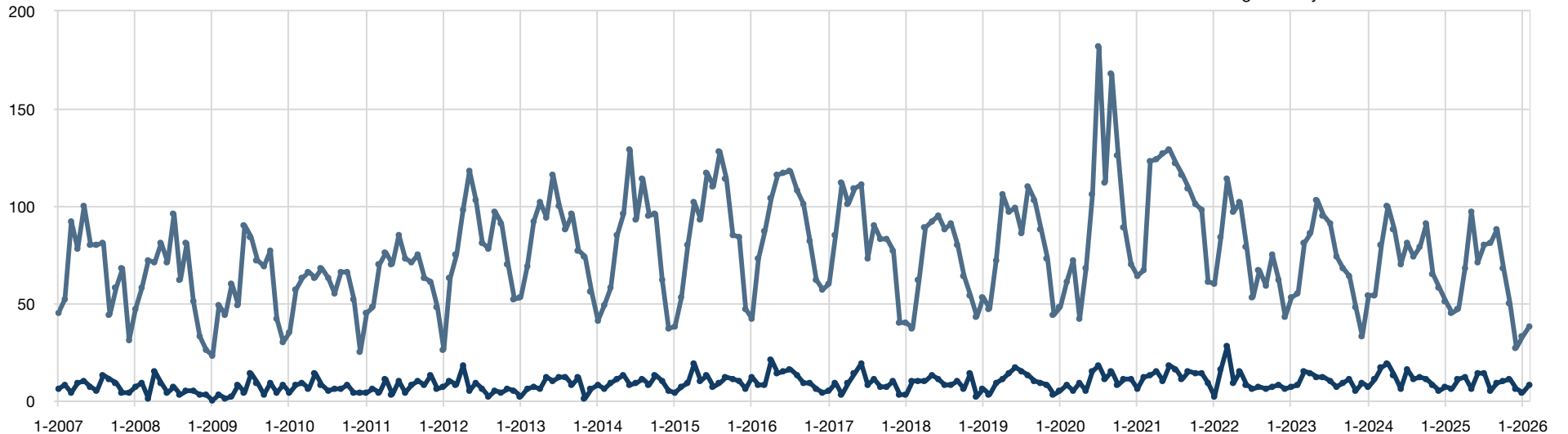


### Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	47	- 41.3%	11	- 35.3%
Apr-2025	68	- 32.0%	12	- 36.8%
May-2025	97	+ 10.2%	6	- 53.8%
Jun-2025	71	+ 1.4%	14	+ 133.3%
Jul-2025	80	- 1.2%	14	- 12.5%
Aug-2025	81	+ 9.5%	5	- 54.5%
Sep-2025	88	+ 11.4%	9	- 25.0%
Oct-2025	68	- 25.3%	10	- 9.1%
Nov-2025	50	- 23.1%	11	+ 37.5%
Dec-2025	27	- 53.4%	6	+ 20.0%
Jan-2026	33	- 35.3%	4	- 42.9%
<b>Feb-2026</b>	<b>38</b>	<b>- 15.6%</b>	<b>8</b>	<b>+ 33.3%</b>
12-Month Avg	62	- 16.2%	9	- 18.2%

### Historical Sales by Month



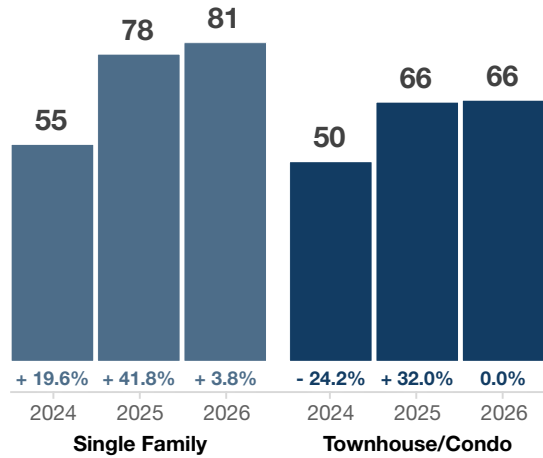
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

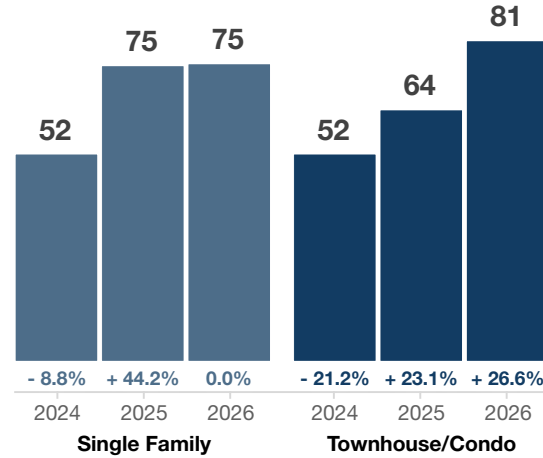


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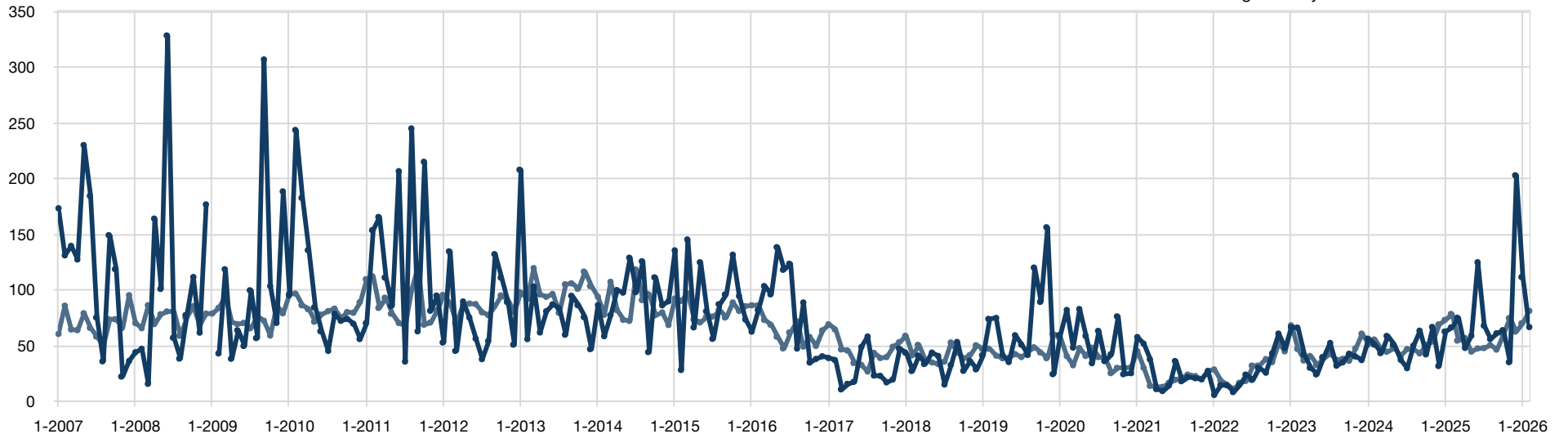
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	54	+ 17.4%	74	+ 72.1%
Apr-2025	56	+ 27.3%	47	- 19.0%
May-2025	44	- 6.4%	58	+ 16.0%
Jun-2025	47	+ 17.5%	124	+ 235.1%
Jul-2025	47	+ 2.2%	67	+ 131.0%
Aug-2025	50	+ 8.7%	55	+ 12.2%
Sep-2025	46	+ 9.5%	60	- 4.8%
Oct-2025	59	+ 18.0%	63	+ 53.7%
Nov-2025	74	+ 39.6%	34	- 48.5%
Dec-2025	62	- 8.8%	203	+ 554.8%
Jan-2026	69	- 4.2%	111	+ 79.0%
<b>Feb-2026</b>	<b>81</b>	<b>+ 3.8%</b>	<b>66</b>	<b>0.0%</b>
12-Month Avg*	54	+ 7.0%	77	+ 56.3%

\* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



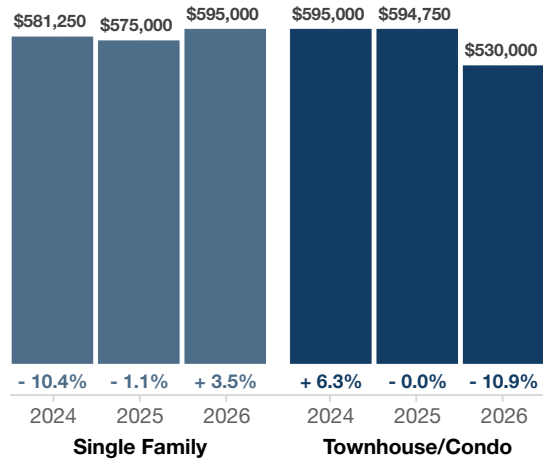
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

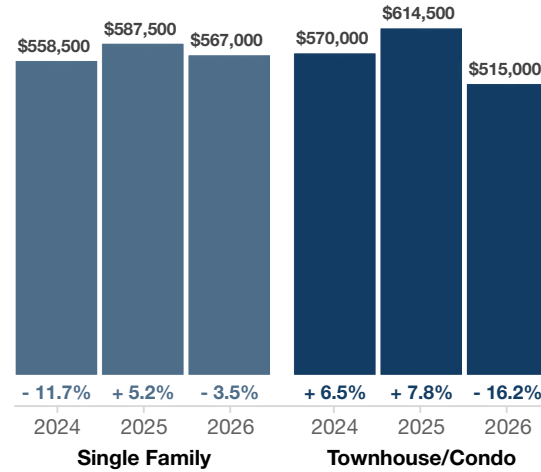


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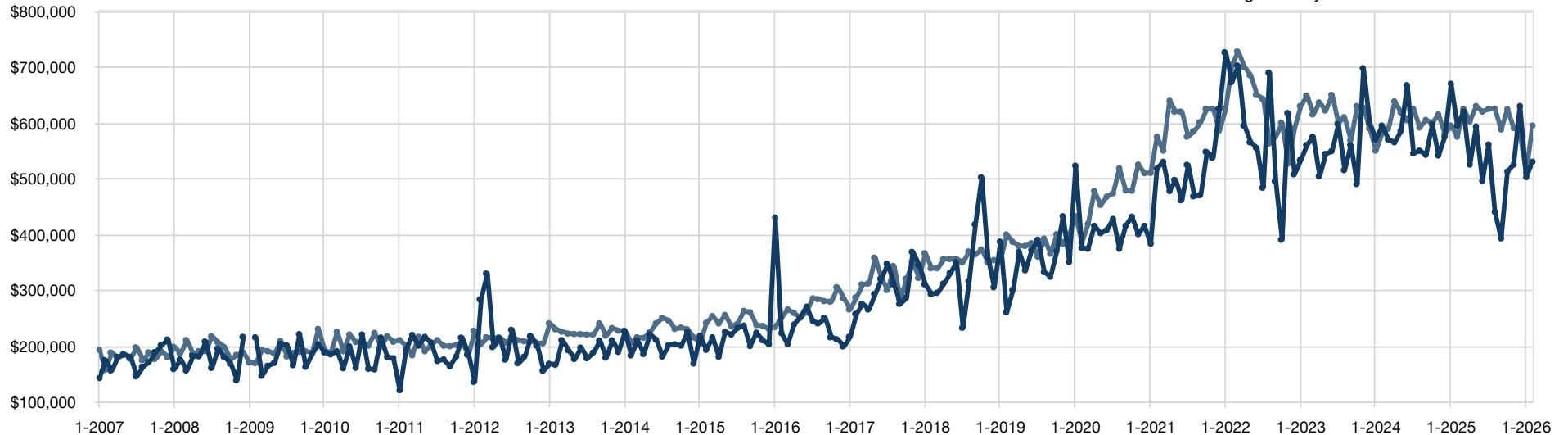
### Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$625,000	+ 6.0%	\$620,000	+ 8.8%
Apr-2025	\$602,500	- 5.6%	\$525,000	- 7.1%
May-2025	\$630,000	+ 1.9%	\$593,188	+ 1.4%
Jun-2025	\$620,000	+ 2.5%	\$495,750	- 25.7%
Jul-2025	\$625,000	0.0%	\$561,000	+ 2.9%
Aug-2025	\$625,000	+ 5.7%	\$440,000	- 20.0%
Sep-2025	\$588,000	- 2.8%	\$392,500	- 27.6%
Oct-2025	\$624,500	+ 4.1%	\$512,500	- 14.2%
Nov-2025	\$590,750	- 3.9%	\$525,000	- 3.0%
Dec-2025	\$582,000	+ 0.3%	\$630,000	+ 9.6%
Jan-2026	\$510,000	- 14.3%	\$502,500	- 25.0%
<b>Feb-2026</b>	<b>\$595,000</b>	<b>+ 3.5%</b>	<b>\$530,000</b>	<b>- 10.9%</b>
12-Month Avg*	\$610,000	+ 1.6%	\$530,000	- 8.3%

\* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

### Historical Median Sales Price by Month



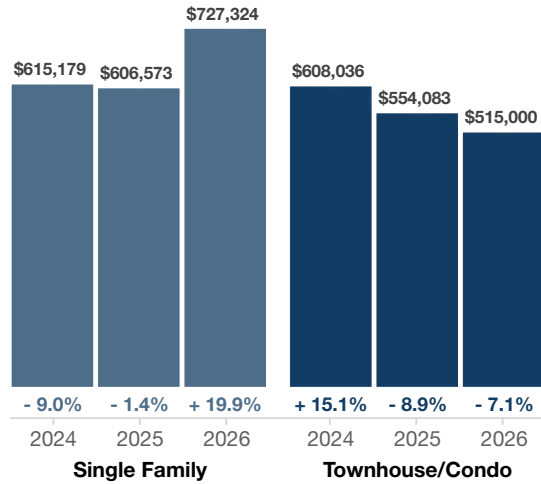
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

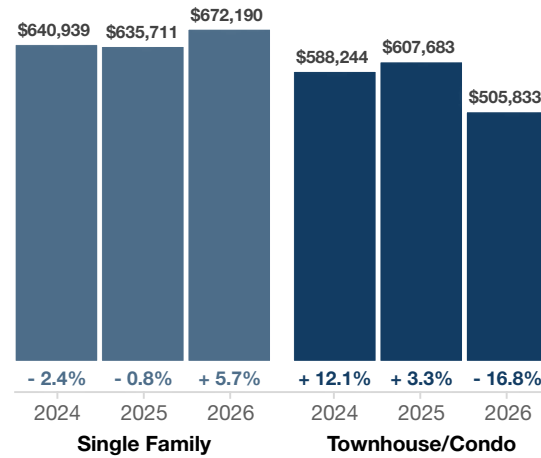


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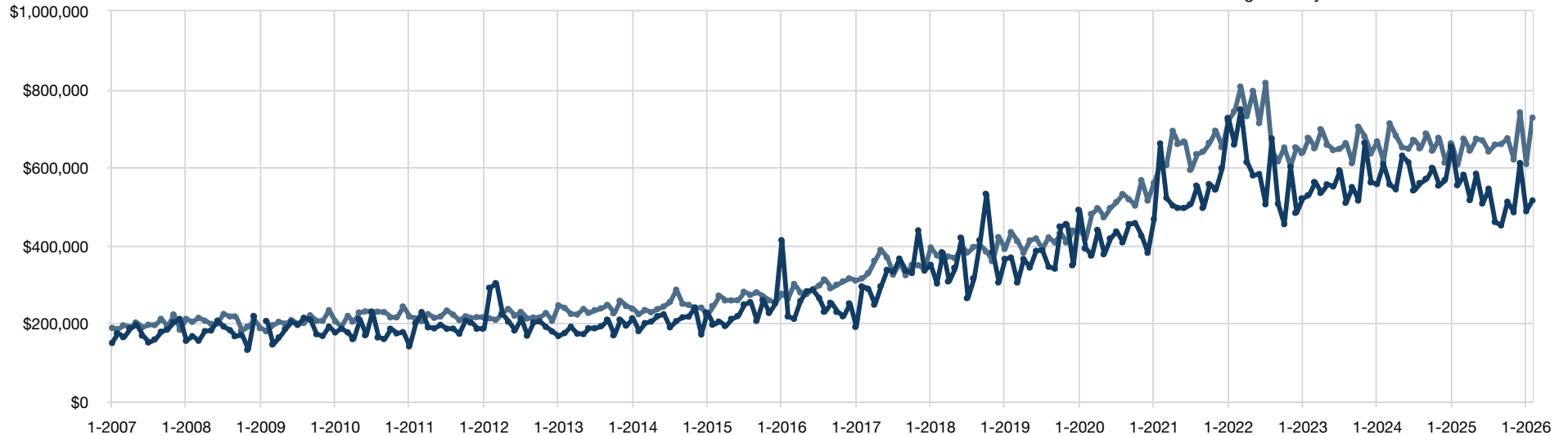
### Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$673,556	- 5.5%	\$581,028	+ 4.4%
Apr-2025	\$642,852	- 5.6%	\$516,048	- 5.1%
May-2025	\$673,296	+ 3.4%	\$583,563	- 7.4%
Jun-2025	\$669,096	+ 3.3%	\$507,414	- 17.2%
Jul-2025	\$640,761	- 4.4%	\$545,116	+ 0.8%
Aug-2025	\$658,137	+ 1.4%	\$460,000	- 17.8%
Sep-2025	\$659,769	- 3.9%	\$451,056	- 20.9%
Oct-2025	\$674,491	+ 4.9%	\$511,890	- 14.5%
Nov-2025	\$620,306	- 8.2%	\$484,909	- 12.4%
Dec-2025	\$741,037	+ 21.0%	\$611,100	+ 7.7%
Jan-2026	\$608,703	- 8.0%	\$487,500	- 25.4%
<b>Feb-2026</b>	<b>\$727,324</b>	<b>+ 19.9%</b>	<b>\$515,000</b>	<b>- 7.1%</b>
12-Month Avg*	\$662,344	+ 0.1%	\$521,543	- 9.0%

\* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

### Historical Average Sales Price by Month



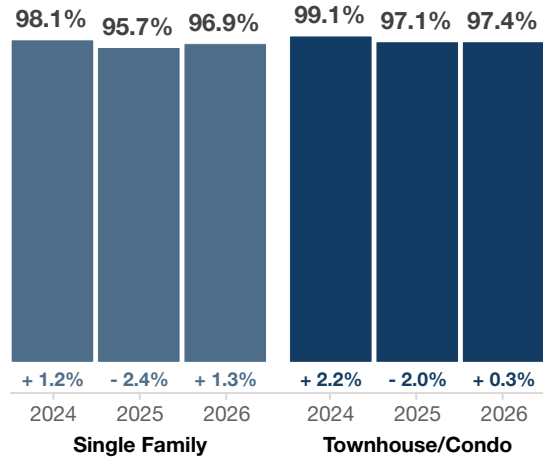
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

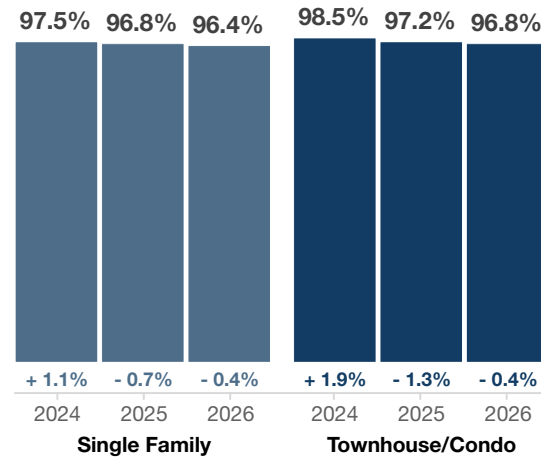


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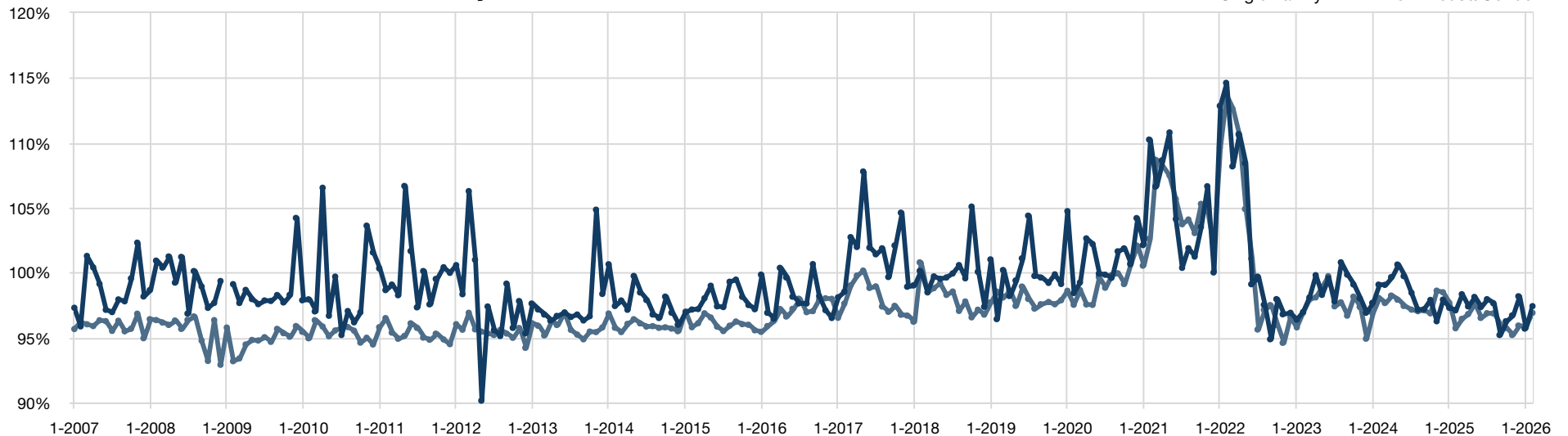
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	96.4%	- 1.3%	98.3%	- 0.8%
Apr-2025	96.8%	- 1.4%	97.4%	- 2.2%
May-2025	97.6%	- 0.3%	98.1%	- 2.5%
Jun-2025	96.5%	- 0.9%	97.3%	- 2.4%
Jul-2025	96.9%	- 0.2%	98.0%	- 0.4%
Aug-2025	96.9%	- 0.1%	97.6%	+ 0.5%
Sep-2025	96.0%	- 1.1%	95.2%	- 2.1%
Oct-2025	95.7%	- 1.2%	96.3%	- 1.6%
Nov-2025	95.2%	- 3.4%	96.7%	+ 0.4%
Dec-2025	95.9%	- 2.6%	98.2%	+ 0.3%
Jan-2026	95.8%	- 1.9%	95.7%	- 1.6%
<b>Feb-2026</b>	<b>96.9%</b>	<b>+ 1.3%</b>	<b>97.4%</b>	<b>+ 0.3%</b>
12-Month Avg*	96.5%	- 1.0%	97.2%	- 1.2%

\* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



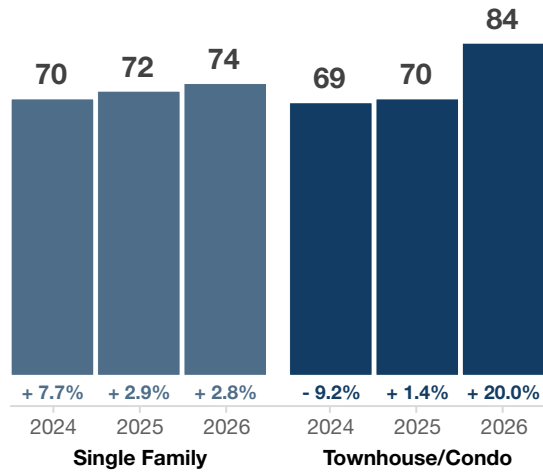
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

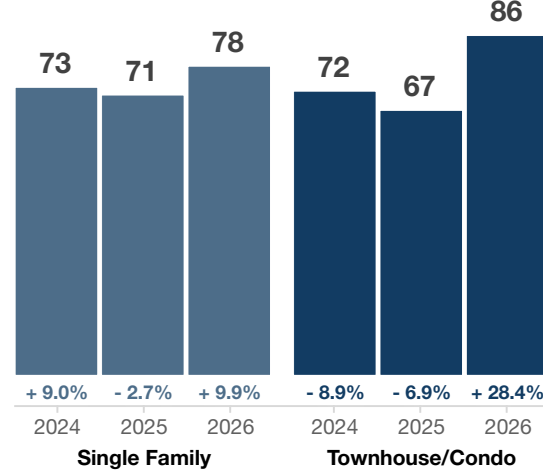


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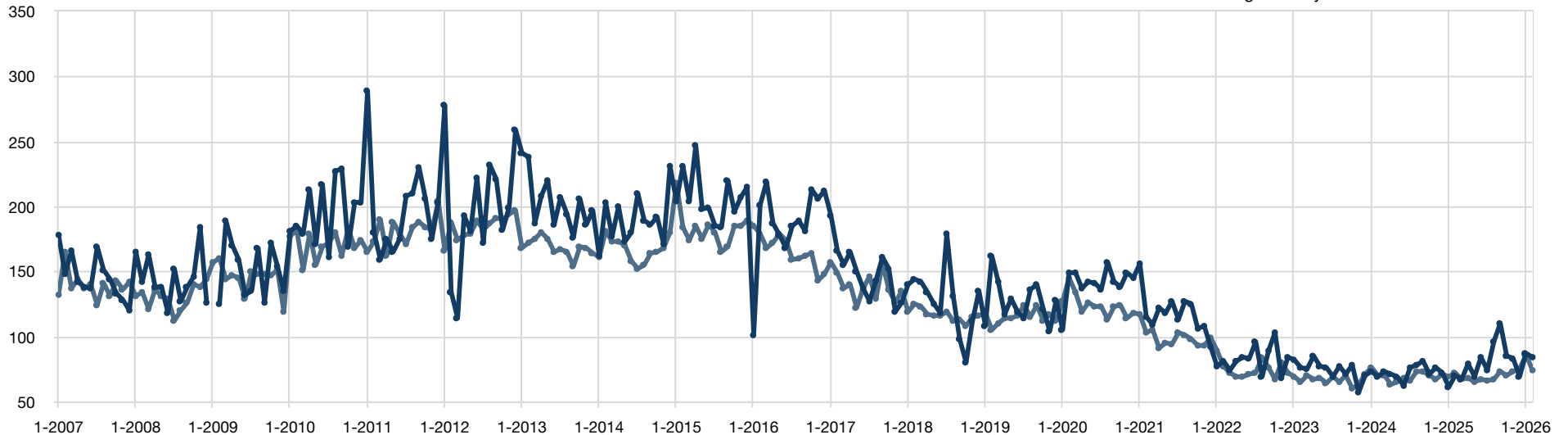


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	67	- 4.3%	67	- 8.2%
Apr-2025	68	+ 7.9%	79	+ 11.3%
May-2025	65	0.0%	69	0.0%
Jun-2025	67	- 1.5%	84	+ 35.5%
Jul-2025	66	0.0%	74	- 2.6%
Aug-2025	67	- 8.2%	96	+ 23.1%
Sep-2025	73	0.0%	110	+ 35.8%
Oct-2025	70	0.0%	85	+ 19.7%
Nov-2025	73	+ 9.0%	83	+ 9.2%
Dec-2025	75	+ 5.6%	69	- 4.2%
Jan-2026	86	+ 24.6%	87	+ 42.6%
<b>Feb-2026</b>	<b>74</b>	<b>+ 2.8%</b>	<b>84</b>	<b>+ 20.0%</b>
12-Month Avg	71	+ 2.9%	82	+ 13.9%

## Historical Housing Affordability Index by Month



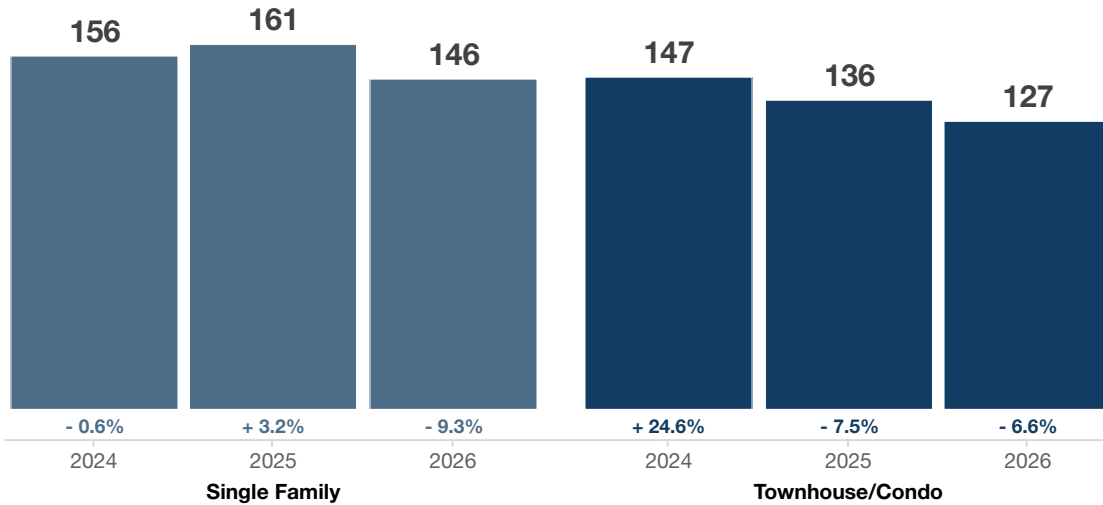
# ShowingTime Housing Value Index

The value index employs a multi-variate, linear regression methodology to determine specific weights that adjust for both seasonality and segment bias to arrive at a real, constant-quality view of home values. The index is set to the median sales price in January 2008.



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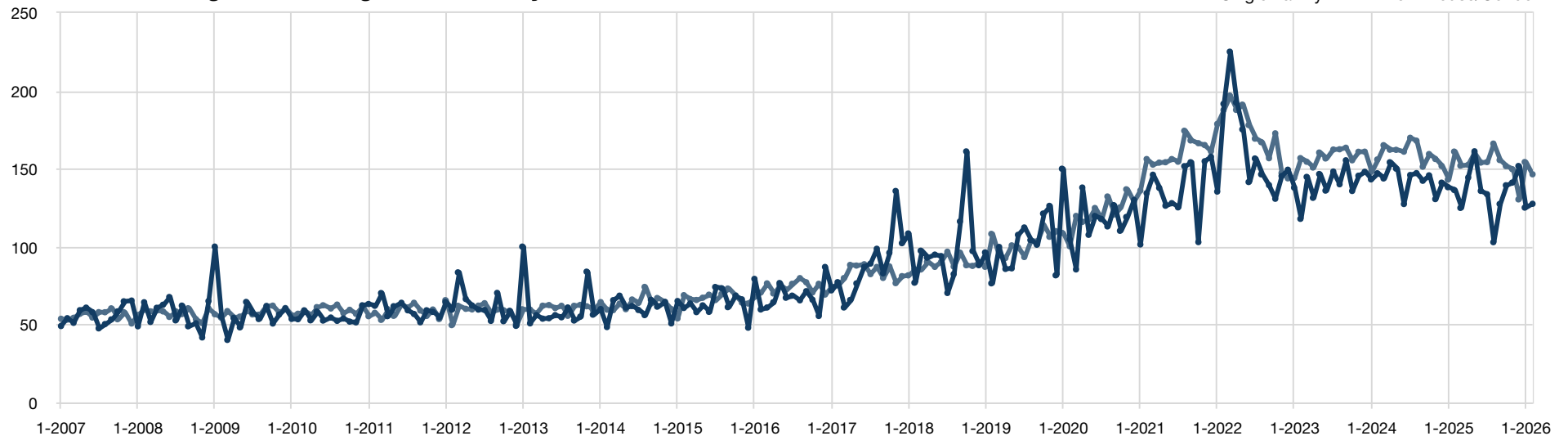
## February



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	152	- 7.9%	125	- 13.2%
Apr-2025	153	- 5.6%	144	- 6.5%
May-2025	160	- 1.2%	161	+ 7.3%
Jun-2025	154	- 4.3%	136	+ 7.1%
Jul-2025	154	- 9.4%	134	- 8.2%
Aug-2025	166	- 1.2%	103	- 29.9%
Sep-2025	156	+ 3.3%	127	- 10.6%
Oct-2025	152	- 4.4%	139	- 4.8%
Nov-2025	150	- 3.8%	141	+ 7.6%
Dec-2025	130	- 14.5%	152	+ 7.8%
Jan-2026	154	+ 7.7%	125	- 9.4%
<b>Feb-2026</b>	<b>146</b>	<b>- 9.3%</b>	<b>127</b>	<b>- 6.6%</b>
12-Month Avg*	—	—	—	—

\* Housing Value Index for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical ShowingTime Housing Value Index by Month



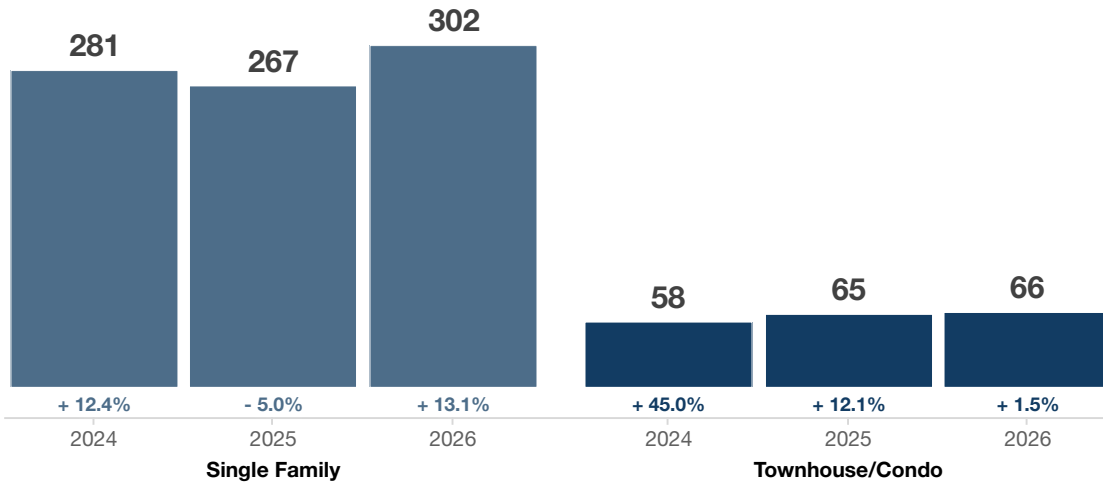
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



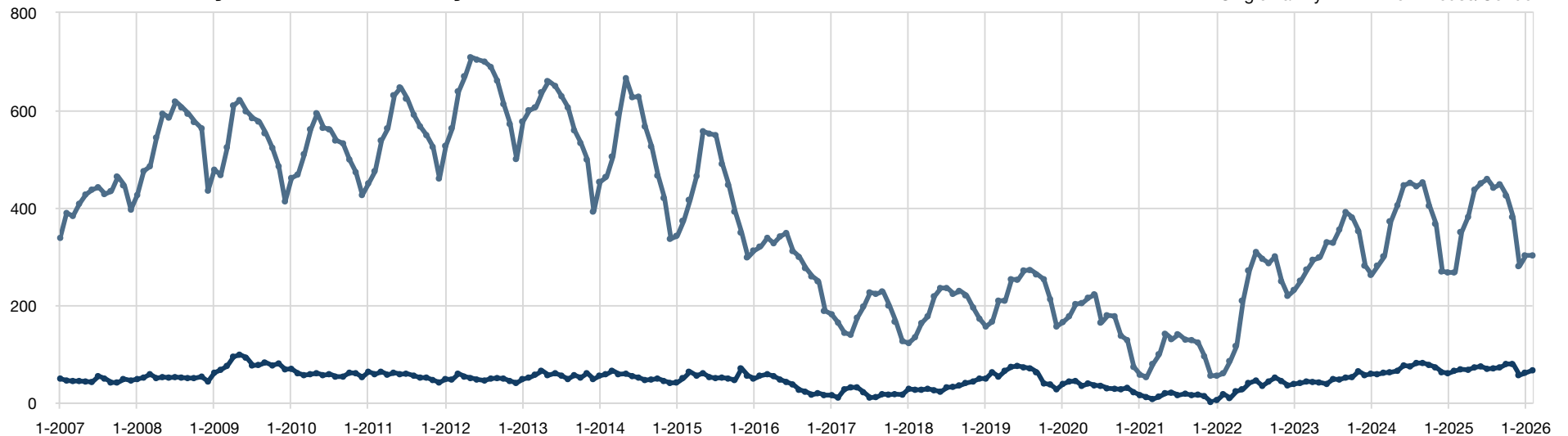
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Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	350	+ 16.7%	68	+ 11.5%
Apr-2025	381	+ 2.4%	67	+ 8.1%
May-2025	437	+ 7.9%	72	+ 10.8%
Jun-2025	450	+ 0.9%	74	- 2.6%
Jul-2025	459	+ 1.8%	69	- 6.8%
Aug-2025	441	- 0.7%	70	- 13.6%
Sep-2025	448	- 0.9%	72	- 11.1%
Oct-2025	425	+ 5.2%	79	+ 2.6%
Nov-2025	381	+ 3.8%	79	+ 9.7%
Dec-2025	280	+ 4.1%	56	- 9.7%
Jan-2026	302	+ 13.1%	61	+ 1.7%
<b>Feb-2026</b>	<b>302</b>	<b>+ 13.1%</b>	<b>66</b>	<b>+ 1.5%</b>
12-Month Avg	388	+ 4.9%	69	- 1.4%

### Historical Inventory of Homes for Sale by Month



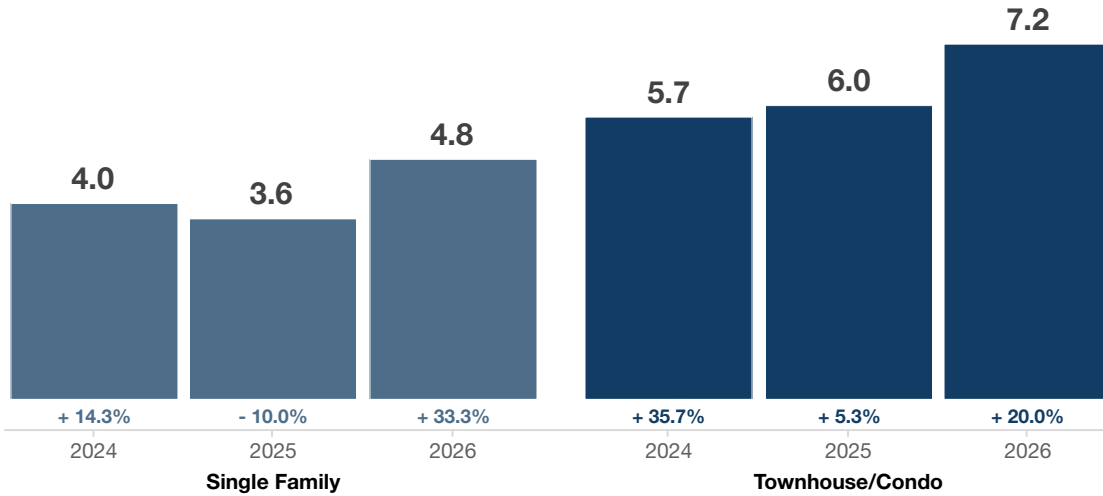
# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



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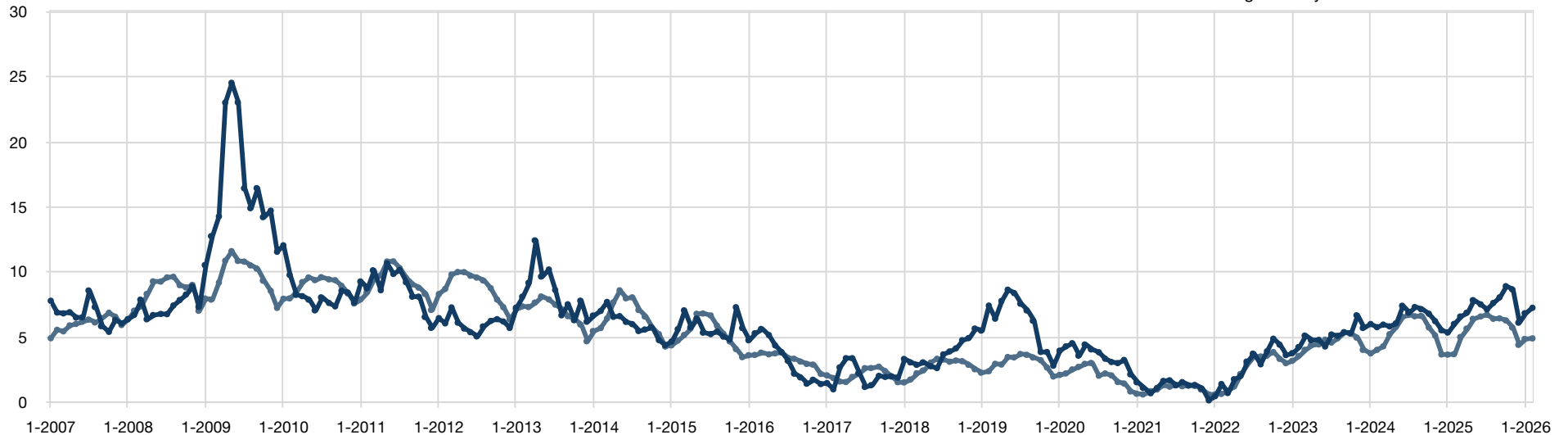
### February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	4.9	+ 16.7%	6.5	+ 10.2%
Apr-2025	5.6	+ 7.7%	6.8	+ 17.2%
May-2025	6.3	+ 10.5%	7.8	+ 30.0%
Jun-2025	6.5	0.0%	7.5	+ 1.4%
Jul-2025	6.7	+ 1.5%	7.1	+ 4.4%
Aug-2025	6.4	- 1.5%	7.6	+ 4.1%
Sep-2025	6.4	- 3.0%	8.0	+ 12.7%
Oct-2025	6.2	+ 8.8%	8.9	+ 32.8%
Nov-2025	5.7	+ 11.8%	8.6	+ 38.7%
Dec-2025	4.3	+ 19.4%	6.1	+ 10.9%
Jan-2026	4.8	+ 33.3%	6.8	+ 28.3%
<b>Feb-2026</b>	<b>4.8</b>	<b>+ 33.3%</b>	<b>7.2</b>	<b>+ 20.0%</b>
12-Month Avg*	5.7	+ 9.1%	7.4	+ 17.0%

\* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

### Historical Months Supply of Inventory by Month



# All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Norfolk County

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		129	<b>133</b>	+ 3.1%	265	<b>285</b>	+ 7.5%
<b>Sales</b>		51	<b>46</b>	- 9.8%	109	<b>83</b>	- 23.9%
<b>Days on Market Until Sale</b>		76	<b>78</b>	+ 2.6%	74	<b>76</b>	+ 2.7%
<b>Median Sales Price</b>		\$575,000	<b>\$584,950</b>	+ 1.7%	\$599,000	<b>\$560,000</b>	- 6.5%
<b>Average Sales Price</b>		\$600,398	<b>\$690,398</b>	+ 15.0%	\$632,368	<b>\$648,139</b>	+ 2.5%
<b>Percent of List Price Received</b>		95.9%	<b>97.0%</b>	+ 1.1%	96.8%	<b>96.5%</b>	- 0.3%
<b>Housing Affordability Index</b>		72	<b>76</b>	+ 5.6%	69	<b>79</b>	+ 14.5%
<b>Housing Value Index</b>		158	<b>143</b>	- 9.5%	—	—	—
<b>Inventory of Homes for Sale</b>		332	<b>368</b>	+ 10.8%	—	—	—
<b>Months Supply of Inventory</b>		3.9	<b>5.1</b>	+ 30.8%	—	—	—