



## STONEY CREEK MARKETWATCH

Welcome to Stoney Creek MarketWatch, where we share a short, clear snapshot of the local real estate market. The key numbers. What's changing. And what it means for you.

Our team has been helping clients interpret Stoney Creek real estate since 1995, and the focus has always been the same.

Clear advice. Local insight. Five-star real estate experiences.

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### Stoney Creek's Five-Year Reset

Hey Friend,

Isn't it true that we've all said it at some point: *"If only we had bought back then."* It's easy to feel that way looking backward.

What makes the current moment interesting is that in Stoney Creek, prices have quietly worked their way back to where they were around 2021.

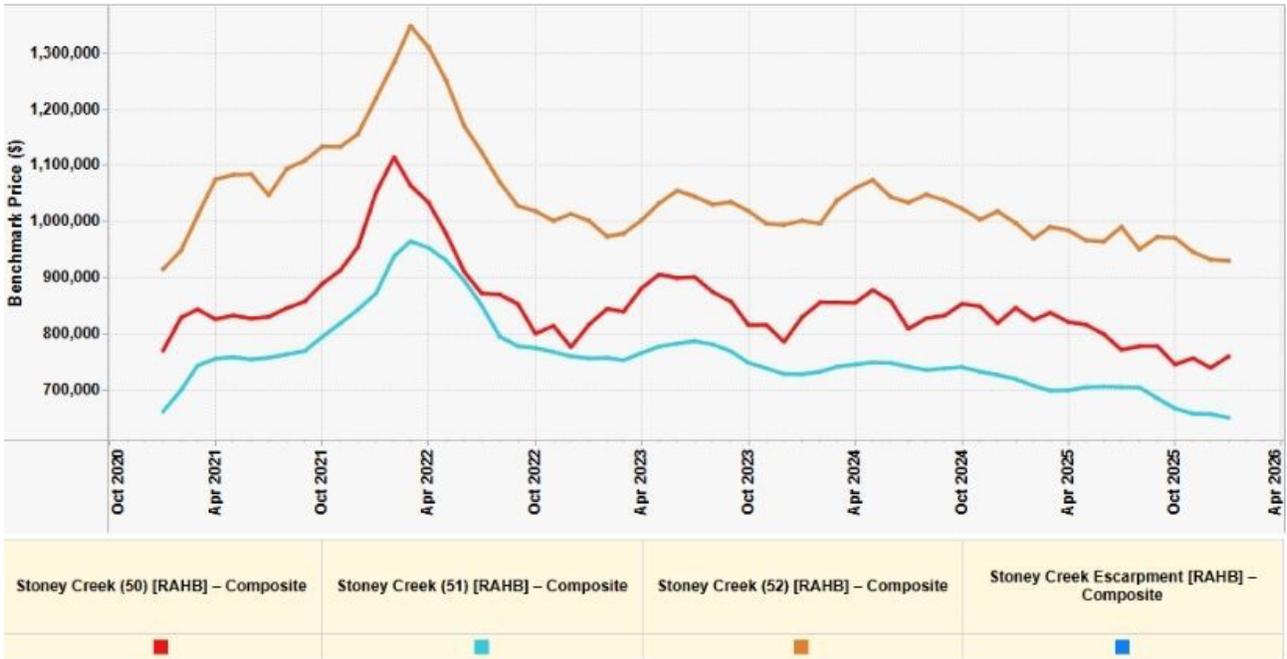
It is not a crash, just a reset after the 2022 spike. If you glance at the chart below, you'll see exactly what that looks like.

## Benchmark Price Performance over Time

Select Date Range:

January 2021

January 2026



### Stoney Creek MLS® HPI Benchmark Price – All Property Types (5-Year Trend)

Source: CREA MLS® Home Price Index

## This Time Feels Different

Normally when people say “I wish we had bought five years ago,” they’re picturing a straight line up.

This five-year stretch wasn’t a straight line.

If you bought in 2021, you rode the surge. If you bought in early 2022, you probably felt that surge in your stomach. And if you weren’t ready yet, you may have watched it all from the sidelines wondering if you’d missed your chance.

Now we’re in a different place.

Buyers aren’t begging sellers to take their money anymore. They’re not writing emotional letters or waiving every condition just to compete.

At the same time, most sellers aren’t slashing their price out of desperation either. The majority still know what their home is worth.

For the most part, it feels... fair.

*If you bought in 2021 and values look similar today, or if you weren't quite ready back then, or even if you purchased near the peak and aren't loving the charts right now, maybe you're trying to figure out where you stand in this cycle - we're always happy to talk it through 😊*

-Tanya and Tyson

Book a quick chat

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## Market Update

There's a noticeable split in the market right now.

Homes that are priced close to where they eventually need to land are moving. Most of the conditional sales we're seeing are happening within about 20–30 days. That part feels fairly active.

But when you zoom out and include relisting, price changes, and cumulative exposure, the real timeline is often closer to 2–3 months. In a few cases, much longer. We're seeing a handful of properties that have been sitting for over a year, going through multiple price cuts and relaunches without finding the right price point.

There's also a pattern with price reductions. Some sellers are making meaningful adjustments and getting results. Others are making smaller cuts that don't quite catch up to the market, and those listings tend to linger.

***\*See how the stats are compiled at the bottom of this email.***

### Houses

34 new listings (+4%\*)

### Condos

14 new listings (+75%)

21 sales (+75%\*)

3 sales (+300%)

4 sales below previous purchase price

2 sales below previous purchase price

61% sales-to-new listing price ratio

21% sales-to-new listing price ratio

95% - 96% sale price-to-list price ratio

96% sale price-to-list price ratio

8% of homes sold above asking

0 condos sold above asking

50 - 78 average days on market

93 average days on market

11 price decreases (-4%\*)

2 price decreases

6 expired listings (-50%\*)

1 expired listing

### What this all means...

Inventory is tightening; there are far fewer homes for sale now than at the end of 2025. The median sales price has started a sharp rise in the first couple of months of 2026 after falling steadily in the last half of last year. As we would expect, homes are selling faster in January and February.

Click the following links to see the data

[New freehold listings this week TRREB](#)

[New freehold listings that appear only on ITSO](#)

[Freehold Sales this week TRREB](#)

[Freehold Sales this week that appear only in ITSO](#)

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## What caught our eye this week

### Lots of space under 800K

[382 Hemlock](#) is located in a very traditional Stoney Creek area and offers a



ton of space. We're big fans of older homes like this that have been well cared for, even though not modern.

From the week's new listings, there were a few things worth noting.

#1. Don't expect to buy [47 Dynasty](#) for \$499k. It's underpriced by at least \$100k.

#2. Only 3 on the list are holding back on offers. *Expect 20-25% of them to be successful.*

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## Useful right now

- The Bank of Canada [held rates at 2.25%](#). Although we were all hoping for another rate cut, uncertainty in the global markets and oil prices caused the BOC to keep a wait and see approach.
- New [federal policies](#) may help you (if you're a first time buyer) save up to \$50,000 on the purchase of a NEW home.

*Whenever you're ready,  
here are some ways we can  
help you today...*

 **Start your personal  
MLS email alerts.**

See new listings that match your criteria the moment they hit the market.

[Set it up here](#)

## **Get Your Instant Home Value.**

Fill out a quick form and receive an estimated value of your home. Receive an updated report monthly to better understand the market.

[Get your Instant Value](#)

## **Get a Pin-Point Price Analysis.**

Understand what your home could sell for, based on recent sales and competition.

[Get started](#)

**\*A quick note on where our numbers come from** - Real estate data in Ontario isn't all in one tidy place. It's spread across different local boards. Hamilton and Burlington run through ITSO, while Toronto has TRREB, which hosts a big chunk of listings across the province.

To make sure a home gets as many eyes on it as possible, a lot of agents list on both boards. That's why you might spot the same property twice on Realtor.ca. You're not seeing double, it's just double-listed.

For our Stoney Creek updates, we pull data from both boards and then go through the slightly glamorous process of removing duplicates so nothing gets counted twice. We keep memberships in both systems for one reason: if we didn't, you'd only be seeing part of the story.

It's not the most exciting behind-the-scenes work, we'll admit. But it does mean the numbers you're looking at reflect what's actually happening in the market, not just what one board happens to show.

*We compile our stats each Thursday, so what you see above is a snapshot in time. The live links we include update in real time, so you may notice slightly different numbers as the market moves. \*the value in brackets is the change from the previous week*



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