

Residential housing activity  
Chatham-Kent  
February 2026



Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		January 2026	December 2025	November 2025	October 2025	September 2025	August 2025
Sales Activity	67	-39.1	-41.2	-36.8	-33.7	-30.2	-31.6
Average Price	\$375,832	-19.8	-6.5	-15.9	-12.3	-10.4	-11.1
Dollar Volume*	\$25.2	-51.1	-45.1	-46.9	-41.8	-37.5	-39.2
New Listings	220	5.8	-3.1	-8.3	-19.7	-12.7	3.3
Active Listings	487	4.3	1.2	-4.1	-6.5	-0.6	-0.2

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	50	-24.2	-42.5	-23.1	-55.8	-31.5	-45.7
Average Price	\$371,338	-11.3	-9.2	-12.0	-3.8	52.8	141.1
Dollar Volume*	\$18.6	-32.8	-47.8	-32.3	-57.4	4.6	31.0
New Listings	158	11.3	-10.2	5.3	3.9	46.3	5.3
Active Listings	408	15.9	19.3	34.2	380.0	127.9	-12.6

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2025 YTD	February 2024 YTD	February 2023 YTD	February 2021 YTD	February 2019 YTD	February 2016 YTD
Sales Activity	124	-19.0	-18.4	1.6	-44.6	-17.9	-17.3
Average Price	\$418,146	-6.0	3.1	1.3	12.2	83.1	175.1
Dollar Volume*	\$51.9	-23.8	-15.9	3.0	-37.9	50.4	127.4
New Listings	308	-4.3	-10.5	1.3	22.7	47.4	-3.7
Active Listings**	391	8.0	19.6	31.2	411.1	113.1	-15.9

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		January 2026	November 2025	August 2025	February 2025	February 2024	February 2021
Sales to New Listings Ratio	30.5	52.9	44.2	46.0	44.2	51.1	80.8
Months of Inventory	7.3	4.2	4.8	5.0	5.0	3.6	0.9

<sup>1</sup> Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

<sup>2</sup> Actual (not seasonally adjusted) data as processed through the MLS® System of the Chatham-Kent Association of REALTORS®.

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> Seasonally adjusted; sales to new listings ratio=sales/new listings\*100; months of inventory=active listings at the end of the month/sales for the month.

\* In millions of dollars.

\*\* The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.