

Residential housing activity
Chatham-Kent
January 2026



Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		December 2025	November 2025	October 2025	September 2025	August 2025	July 2025
Sales Activity	108	-4.4	1.9	5.9	12.5	10.2	14.9
Average Price	\$474,740	17.8	6.7	12.1	13.3	13.0	11.4
Dollar Volume*	\$51.3	12.5	8.7	18.7	27.5	24.5	27.9
New Listings	212	-7.4	-12.8	-22.9	-15.9	1.0	-6.6
Active Listings	471	-1.7	-7.1	-9.6	-4.3	-3.5	-7.3

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	74	-14.9	13.8	29.8	-33.3	-5.1	27.6
Average Price	\$449,774	-3.2	12.2	11.8	25.3	109.6	202.3
Dollar Volume*	\$33.3	-17.7	27.7	45.2	-16.5	98.8	285.7
New Listings	153	-15.0	-8.9	-0.6	54.5	51.5	-10.0
Active Listings	378	1.6	21.2	29.5	455.9	101.1	-18.4

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2025 YTD	January 2024 YTD	January 2023 YTD	January 2021 YTD	January 2019 YTD	January 2016 YTD
Sales Activity	74	-14.9	13.8	29.8	-33.3	-5.1	27.6
Average Price	\$449,774	-3.2	12.2	11.8	25.3	109.6	202.3
Dollar Volume*	\$33.3	-17.7	27.7	45.2	-16.5	98.8	285.7
New Listings	153	-15.0	-8.9	-0.6	54.5	51.5	-10.0
Active Listings**	378	1.6	21.2	29.5	455.9	101.1	-18.4

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		December 2025	October 2025	July 2025	January 2025	January 2024	January 2021
Sales to New Listings Ratio	50.9	49.3	37.1	41.4	51.3	42.3	118.2
Months of Inventory	4.4	4.2	5.1	5.4	3.8	4.2	0.7

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

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

³ Sum of actual data from January to present month of any given year.

⁴ 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.