



WELCOME TO OUR

# Monthly Newsletter

## ◆ A Market Update



The average residential sale price in Chatham-Kent for May 2025 was \$412,520, showing a small but steady increase from \$405,422 last year. This reflects a market that's holding value well, even as more inventory becomes available.

Homes are taking a bit longer to sell, with the average days on market rising to 43 days, compared to 37 days last year. This slight increase is expected with more options on the market and a more balanced pace between buyers and sellers.

Speaking of balance, we're currently sitting at 6 months of inventory, meaning the market is in a healthier, more stabilized position. 151 homes sold this May, up from 117 last year—showing that buyer activity is still strong despite shifting conditions.

Sellers are getting close to their asking price, with homes selling for 97.4% of list price on average. And with 924 active listings last month (a big jump from 828 the same time last year), buyers have more selection than we've seen in recent years.



### In this newsletter you will find:

Latest Listings, Coming Soon events, free resources, and more. Keep Reading!






## Coming Up

NEW LISTINGS COMING NEXT WEEK

 34-acre farm on 6233 Eighth Line

 Windsor Drive Brick Ranch with inground pool

 Investment or large family dream 5 bedroom, 6 bathroom home with a 2 bedroom basement apartment

[FIND OUT MORE](#)

## Our Latest Listings

WE ABSOLUTELY LOVE  
WORKING WITH OUR CLIENTS!

### 19196 Douglas Road

Tucked away in peaceful countryside, this 4-bedroom, 2.5-bath home sits on over an acre of beautifully treed land. With a modern kitchen, formal dining, and cozy living spaces, this home blends nature and comfort effortlessly. A perfect escape just minutes from Blenheim.

### 14372 TALBOT TRAIL

This solid brick ranch offers 2200 sq ft of potential on a full acre with breathtaking country views. Inside, you'll find 3 spacious bedrooms, 1 bathroom, and endless space for your personal touch. A blank canvas with great bones just waiting to be reimaged.

### 22912 Merlin ROAD

This charming double-brick century farmhouse sits proudly on nearly an acre just outside the quaint village of Merlin. With 4 bedrooms, a detached double garage, and original character throughout, it's a rare find for lovers of timeless architecture and small-town living. A perfect blend of heritage and opportunity.

[SEE FULL LISTINGS HERE](#)



## Free Resource

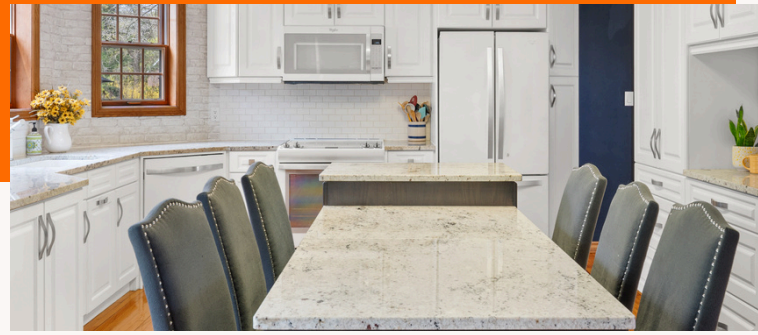
BUYER'S GUIDE TO HELP YOU  
WITH ALL YOUR PRELIMINARY  
NEEDS

[INSTANT DOWNLOAD](#)

[SCHEDULE COFFEE MEETING](#)

# An Industry Insight

## JUNE MARKET INSIGHTS



### What's Happening in the Market?

For the first time in years, we are in a buyer's market. Meaning there are more sellers in the market than buyers. Therefore, we are seeing a constant dip in sale prices for our sellers, as our buyers negotiate. With the interest rate holding steady overnight at 2.75%, we anticipate it continuing to be a buyer's market in Chatham-Kent during the summer months.

### Seller Tip: Summer Maintenance = Higher Value

A little love goes a long way when it comes to protecting your home's value and attracting buyers. Here's how to keep your property shining this summer:

- Power wash your siding & walkway – Curb appeal sells.
- Check your A/C
- Mulch & edge garden beds – Instant exterior refresh.
- Touch up paint & seal decks
- Clean windows (inside & out)

### Buyer Tip: Getting into the Market in 2025

Buying in a balanced market can give you more negotiating power and breathing room to make decisions. Here are three ways to get ahead:

- Get pre-approved (not just pre-qualified) – It shows sellers you're serious and ready.
- Work with a local lender – They know what properties will appraise and what grant programs may apply.
- Think income potential – Duplexes, finished basements, or rural land may generate extra income now or later.



## GOLDEN ACRE SUITES

WE ARE IN LOVE. COMING SOON

We are almost ready to open our doors to guests at our downtown Blenheim Short Term rental space!

We will have a 3 bedroom and a 2 bedroom short term rental apartments available JULY 1<sup>ST</sup>

@jackiepattersonrealtor | Jackie@goldenacresrealestate.ca

WWW.GOLDENACRESREALESTATE.CA