

Apsley Cottage Real Estate Update

Seller's Market Persists

At the mid-May date of writing this update, the ice is gone, the markers are in on Chandos Lake and the high water from the recent heavy rain is subsiding. Please make sure the kids and the family pets stay away from the water.

There is very little inventory available for sale. Currently there are eight listings on Chandos Lake and three on Jack Lake. This is the lowest number of properties offered for sale on these lakes in many years. In recent years, we have had twenty-five to thirty properties available for sale at any one time on Chandos Lake. On average twenty-five, properties sell per year on that lake. In the past two years, we have had eighty sell - more than three years of sales in the last two years!

So far in 2017 there have been six sales on Chandos Lake and three sales on Jack Lake. One of my Chandos Lake listings is sold conditionally and I expect it to firm up by the Victoria Day weekend.

The number of Buyers currently looking for water front properties exceeds the supply and it appears that we have a Seller's market. However, there has been less Buyer activity in the past few weeks after the Ontario Liberals announced their changes aimed at cooling the residential real estate market in Ontario's Greater Golden Horseshoe. It would seem that some Buyers have decided to take a wait and see approach in order to determine how these changes may impact the equity that they have in their homes.

As we head into the summer, there will continue to be Buyers looking for cottage properties.

As a local resident and an Executive member of the Chandos Lake Property Owners Association, I am happy to chat about anything going on locally. I care about your concerns and your interests. *This is not intended to solicit buyers or sellers currently under contract.* Feel free to visit the office or just give me a call.

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**Jack's Lake Kids Cops
and
Canadian Tire Kids Fishing Derby**
Must be 4-12 years of age

**Saturday July 8, 2017 in front of
Anchorage Trailer Park
Fishing between 9:00am and
11:30am (must check in day of event and
get wristband)**

**Lunch (hot dog and drink) will be provided
for all anglers. All others may purchase
lunch from the Apsley Lions Club.**

**Registration starts July 1st to July 7th
at Anchorage Marina
and Forest Glen Marina**