



SEPTEMBER
2026

COLDWELL BANKER MOMENTUM REALTY BROKERAGE

NEWSLETTER



3931 Lower Coach Rd, Fort Erie



\$635,000

Comfort and elegance, in this sought-after Stevensville neighbourhood! Welcome to 3931 Lower Coach Road, a beautifully maintained luxury townhome offering an impressive combination of space, comfort and a private backyard retreat. The bright, open layout features 9' ceilings, a spacious kitchen with quartz countertops, stainless steel appliances and a large centre island, flowing into the dining and living areas with a cozy gas fireplace. The primary bedroom features a private 4-piece ensuite, while main-floor laundry adds everyday convenience.



289-969-1776



bryan-driscoll@coldwellbanker.ca



driscoll.momentumrealty.ca



BryanDriscollRealEstate



@bryanjdriscoll

Bryan
DRISCOLL
sales representative



WELLAND

Average Asking Price: \$610,000
Average Sales Price: \$562,000
Percentage Change from 2025: -2.32%
Average Sales to List Ratio: 96.6%
Number of Properties Sold: 47
Percentage Change from 2025: -33.8%
Average Days on Market: 41

FORT ERIE

Average Asking Price: \$716,000
Average Sales Price: \$612,000
Percentage Change from 2025: -3.47%
Average Sales to List Ratio: 96.31%
Number of Properties Sold: 52
Percentage Change from 2025: 30%
Average Days on Market: 56

PORT COLBORNE / WAINFLEET

Average Asking Price: \$661,000
Average Sales Price: \$518,000
Percentage Change from 2025: -35.86%
Average Sales to List Ratio: 93.8%
Number of Properties Sold: 24
Percentage Change from 2025: -29.41%
Average Days on Market: 44



COLDWELL BANKER
MOMENTUM REALTY,
BROKERAGE

each office independently owned and operated

SOME THINGS FIRST-TIME BUYERS CAN LEARN ON THEIR HOME BUYING JOURNEY

Making the leap into homeownership can be intimidating. There are many considerations that demand your attention as a first-time home buyer, and plenty of learning that happens before, during, and after the first purchase. When navigating the market for the first time, you may not know what to expect. This uncertainty is all part of the process, but getting the right advice will help you prepare for these scenarios as best as possible. Below are some lessons learned from some first-time home buyers that may help you in your own home search.

Find a REALTOR® who's a good fit

It pays to find a REALTOR® willing to be hands-on and responsive to all your questions. Finding a REALTOR® is very personal—just because someone was ideal for your neighbour or best friend doesn't mean they will be for you. It's OK to speak with multiple REALTORS® and ask them questions to find someone who aligns with your goals and needs.

Identify your must-haves by going to open houses

There's no better way to learn your non-negotiables than to view houses. Looking online, you can pick up some vibes, but seeing the space in person helps you understand it better. Maybe it has a good lot size in a good neighbourhood, and the square footage is right, but the layout just doesn't work for you when you get there. You're buying a home, you're not dating it. Have a balance between emotional investment and realistic long-term planning.

Be comfortable with your conditions when you're a first-time home buyer

Knowing what you're comfortable with for your offer will make you faster at putting pen to paper and your offer stronger," she says. You'll learn how to strengthen your offer at a risk level you can handle.

Get the complete financial picture before buying your first home

Visit a mortgage broker before you start looking for a place. They'll help determine your budget, and if you can't afford as much as you'd like, they can help you come up with a plan to get there. They also teach you about things like first-time home buying incentives and RRSP usage.

Don't forget the spending that comes after you close the purchase of the home

You'll likely need to make a few repairs to the home that you may not have anticipated when you purchased, or if you're anything like us, you'll want to do a couple of DIY renovations. These updates and repairs are a normal part of homeownership, but you can avoid the extra money stress by giving yourself a padded budget.



289-969-1776



bryan-driscoll@coldwellbanker.ca



driscoll.momentumrealty.ca



BryanDriscollRealEstate



@bryanjdriscoll

Bryan
DRISCOLL
sales representative



Are you interested in starting your real estate journey?
Find a REALTOR® near you to get
the process started!



each office independently owned and operated. not intended
to solicit or interfere with any existing agency contracts.