



2024 OCTOBER

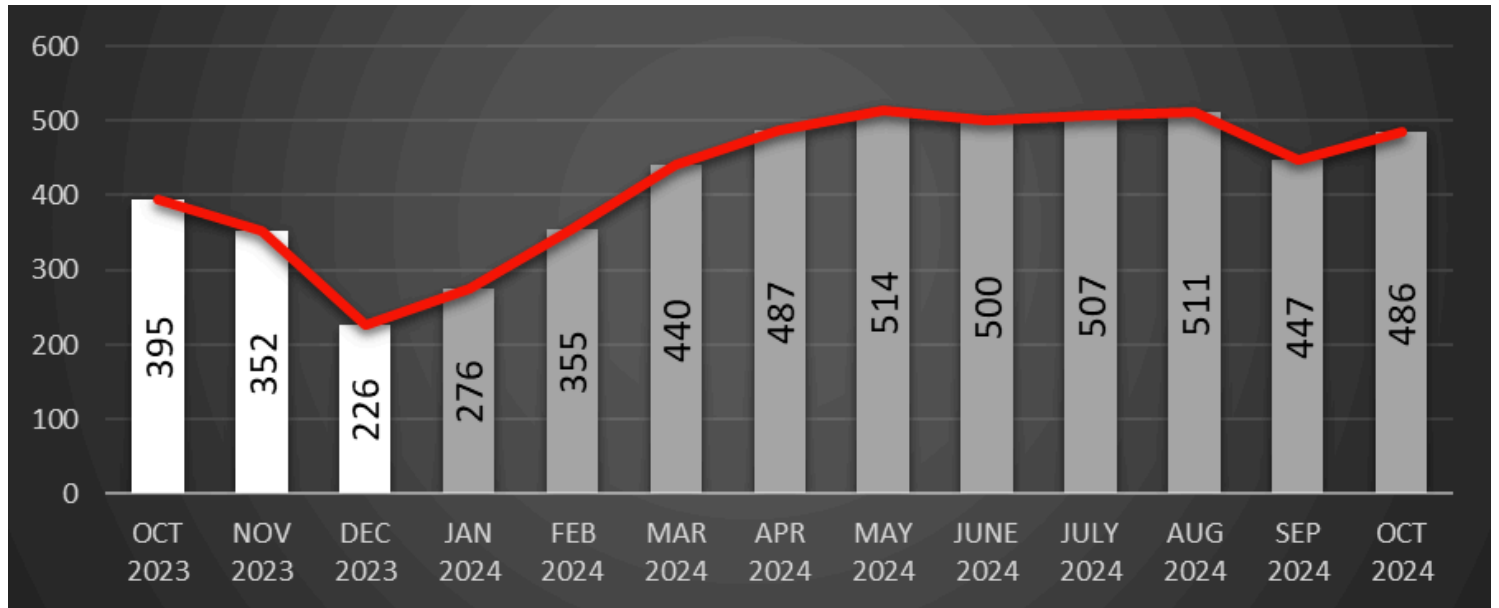
WINDSOR ESSEX COUNTY
REAL ESTATE MARKET REVIEW



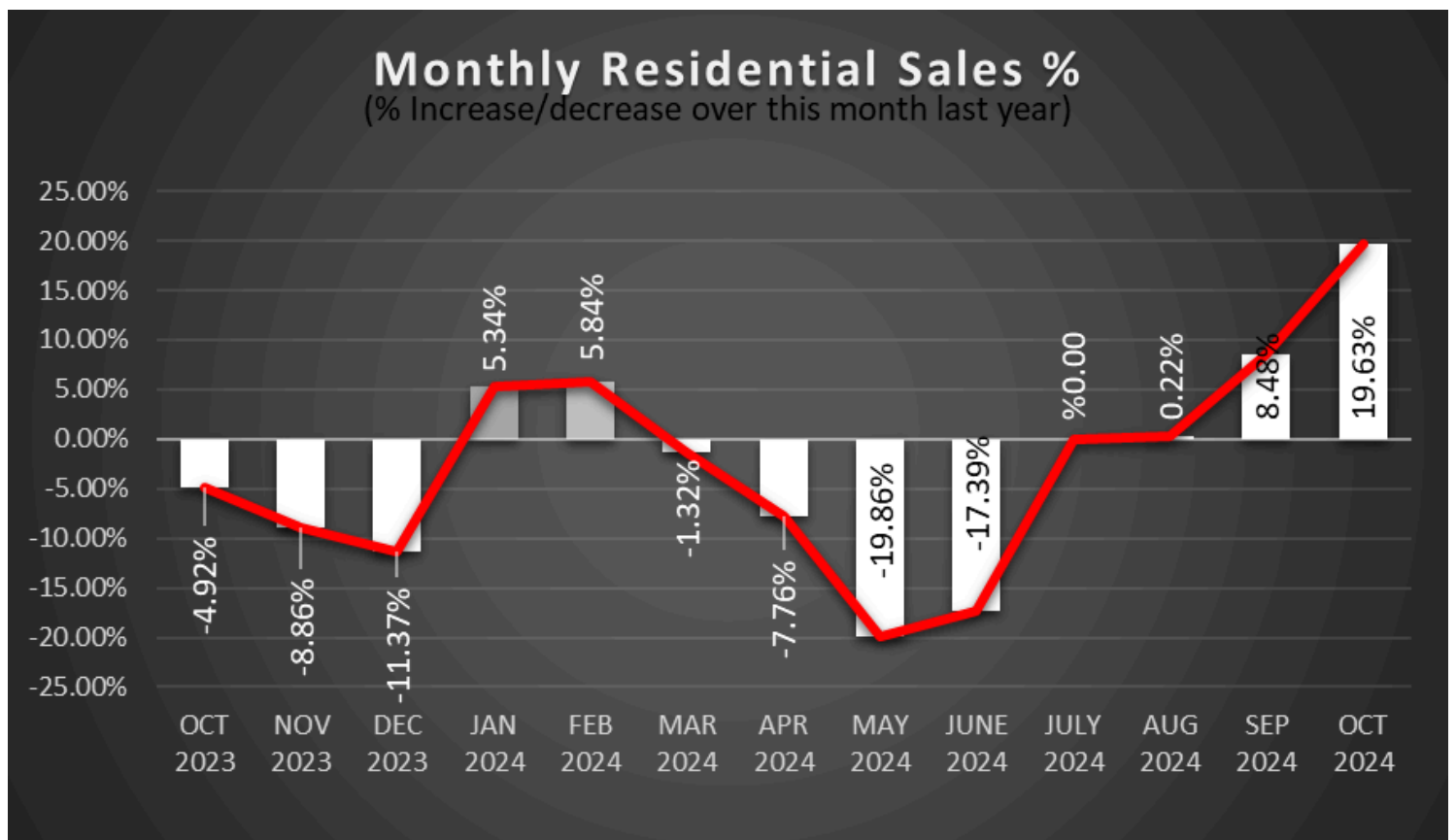
Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

SALES

OCTOBER 2024

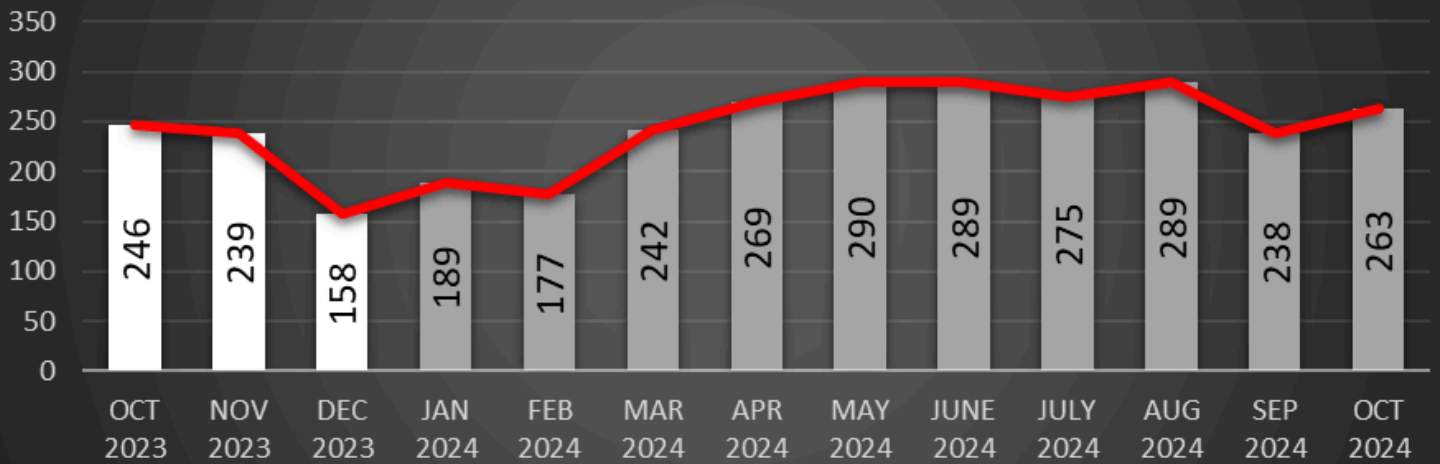


Residential Sales are up over 19% continuing the rebound from last month!

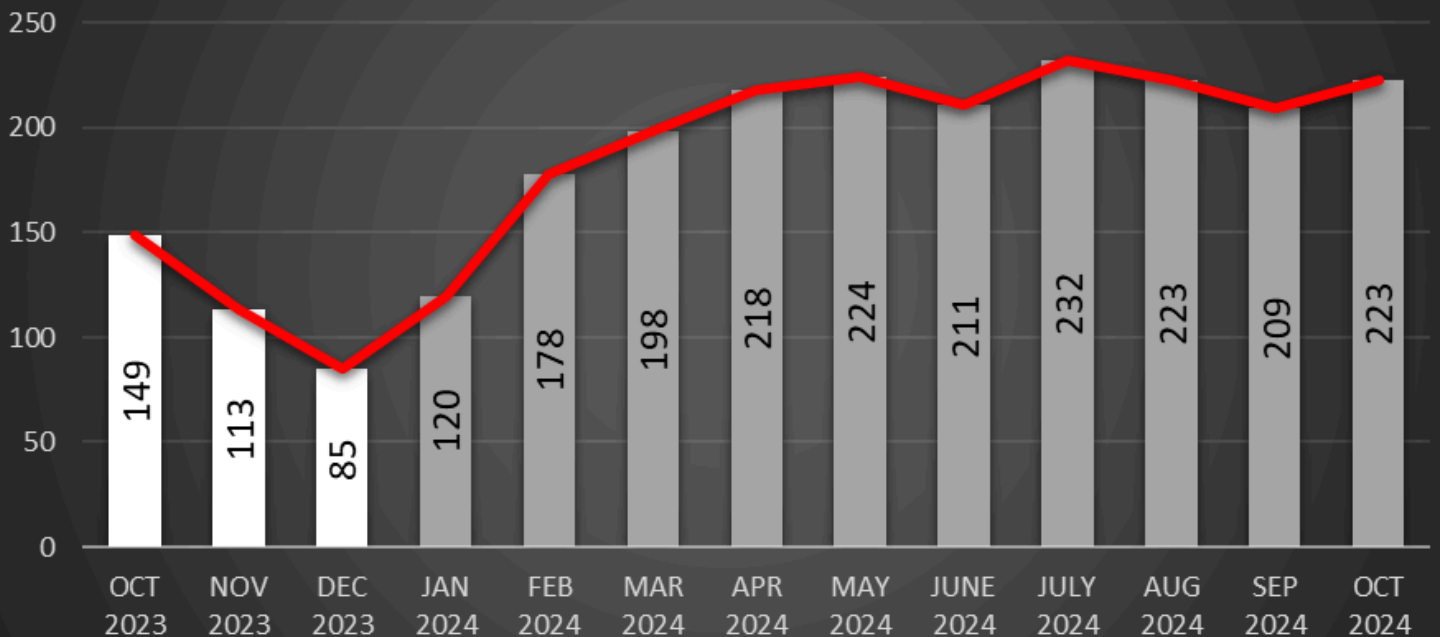


October monthly sales have continued their upward trajectory for the second straight month.

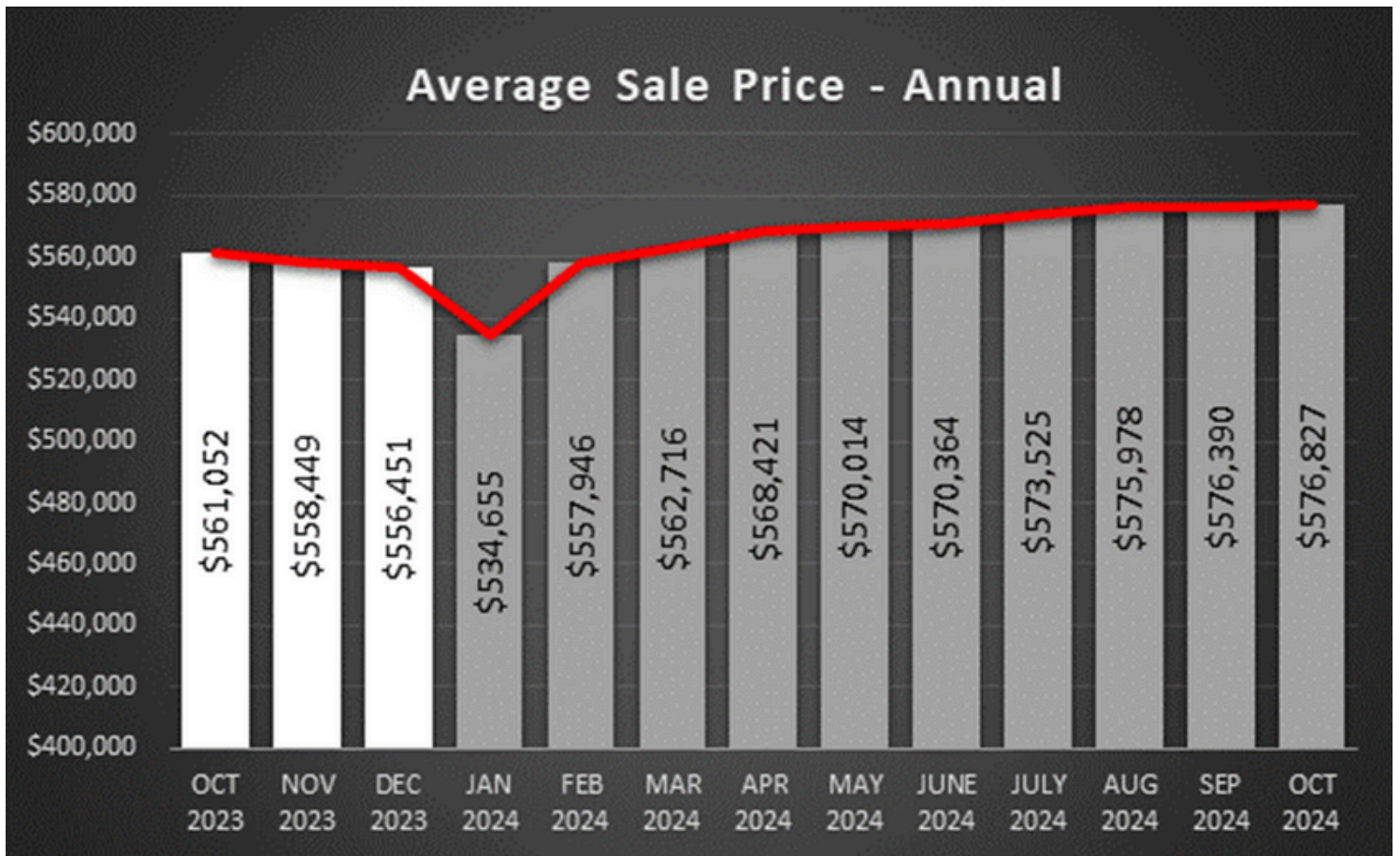
Homes Sold UNDER Median Price (\$550,000)



Homes Sold ABOVE Median Price (\$550,000)



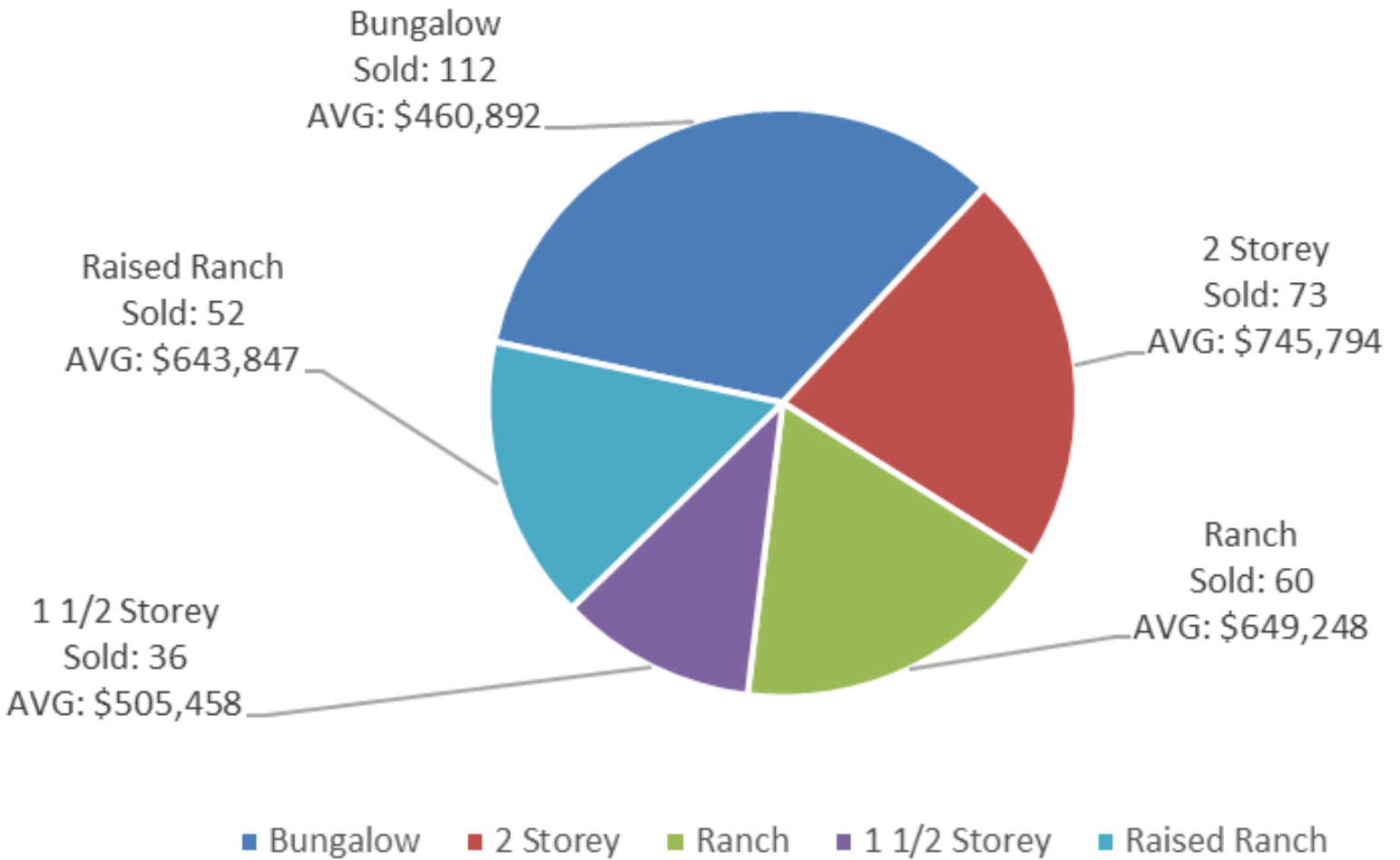
The trend continues with under the median prices outselling the upper median price group by just a 10% spread.



Both Monthly and Annual Average Sales Prices are about the same. It is safe to say that prices have stalled.



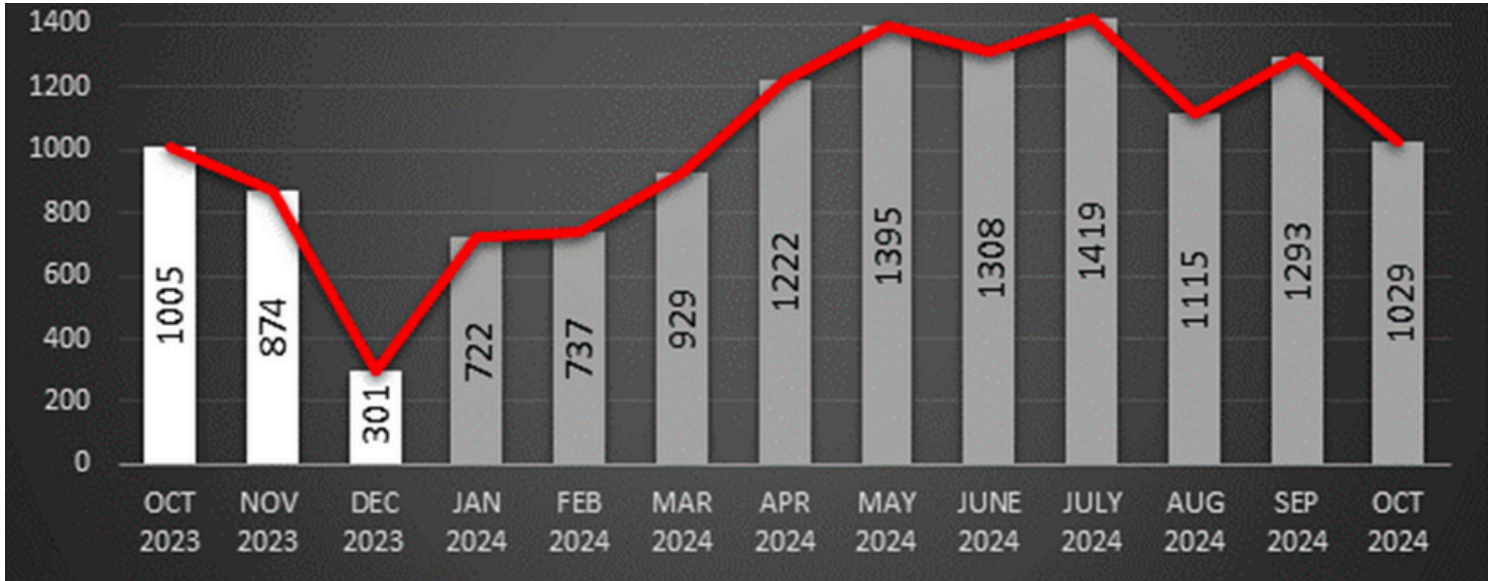
MOST POPULAR STYLE OF HOME



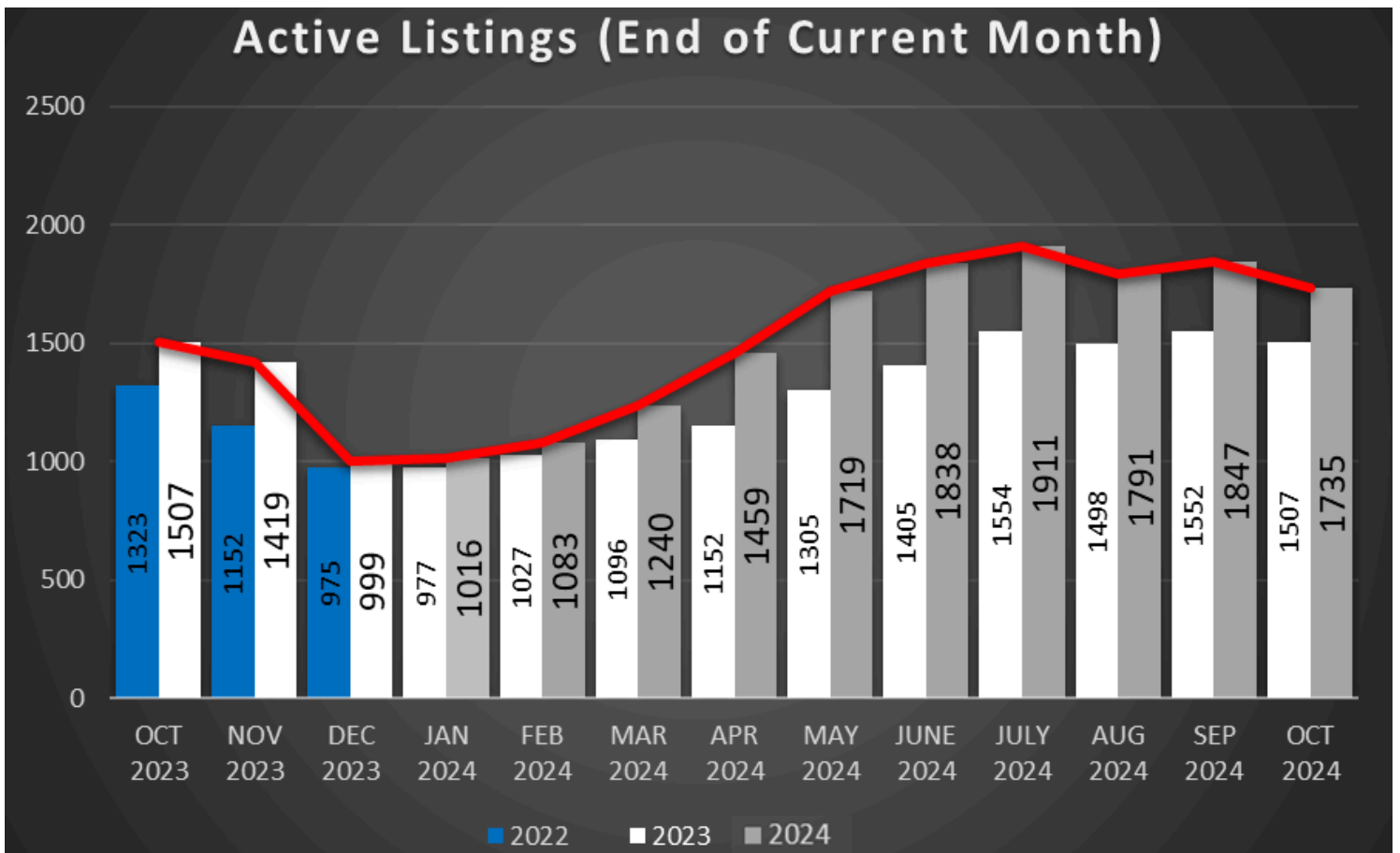
Only raised ranches saw an increase in units sold over last month while one and one-half storey homes were the only sales type that was up in price.

LISTINGS

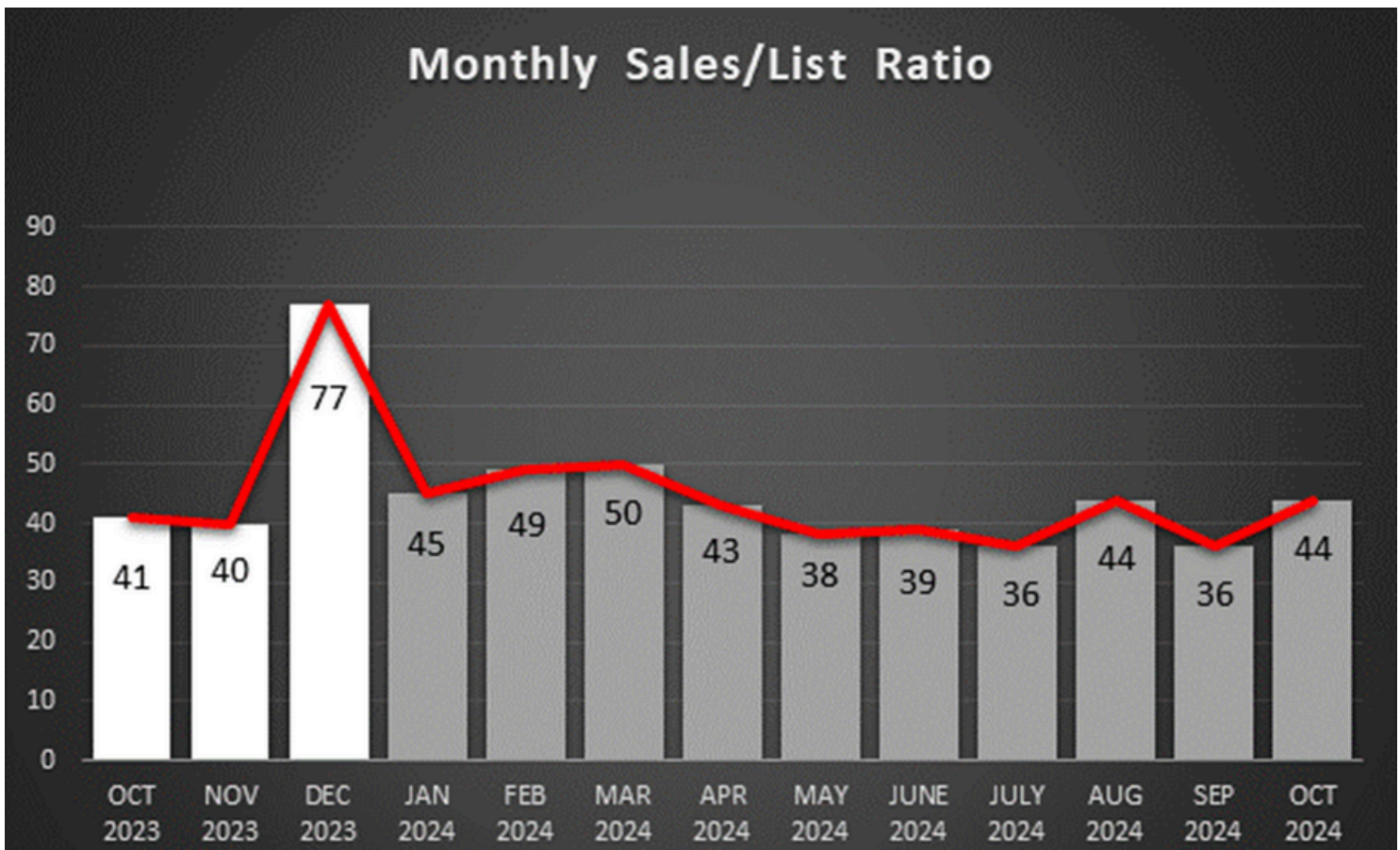
OCTOBER 2024



Residential Listings were up compared to last October but down from last month. This means we're chipping away at the excessive inventory.



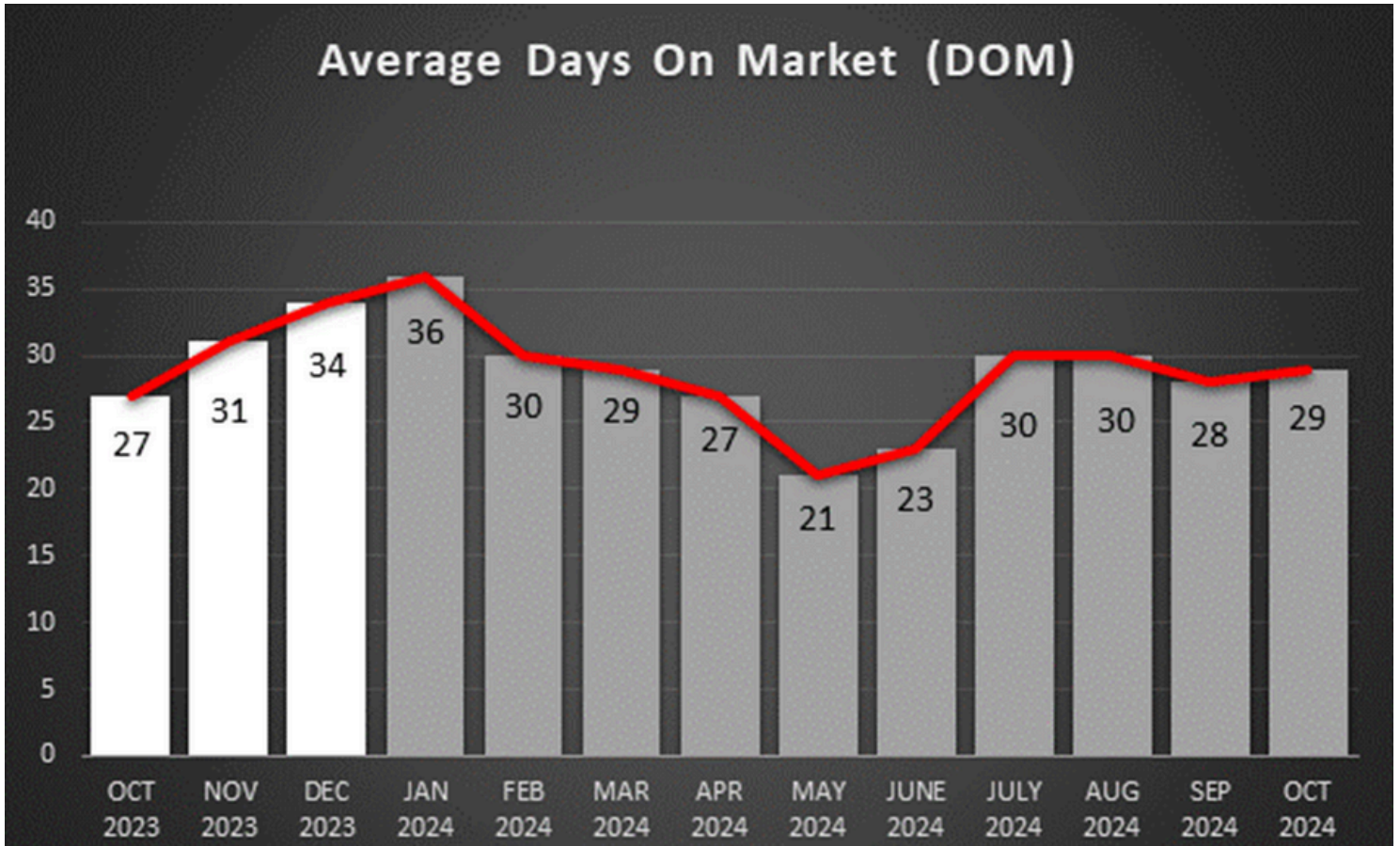
With greater sales we've experienced a drop in our active listings at the end of October. We should see this number drop over the next while as we approach winter!



The substantial increase in sales pushed the monthly Sales/List ratio up to 44% but it wasn't enough to nudge the annual sales/list price ratio.

DAYS ON MARKET

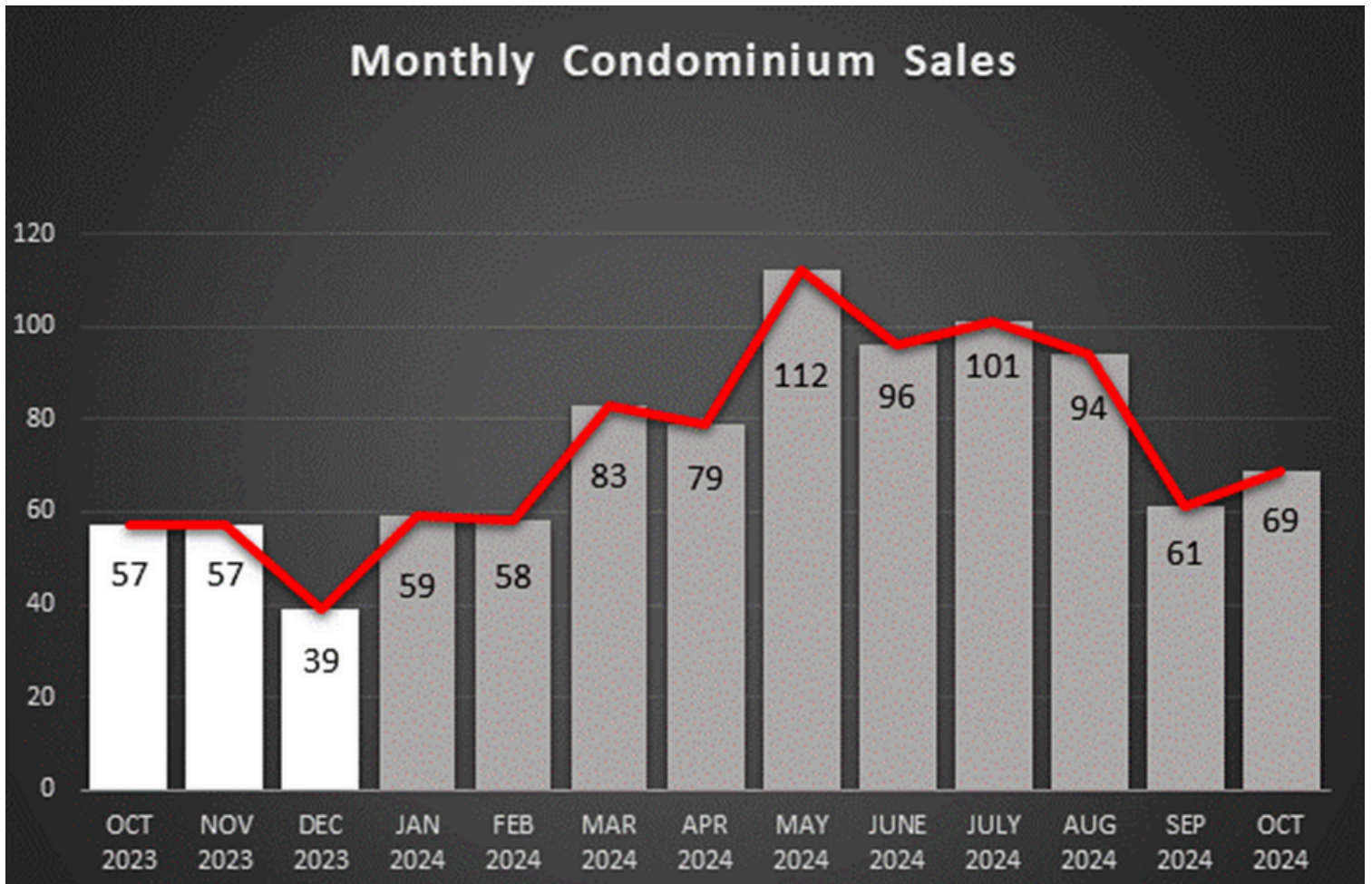
OCTOBER 2024



Average Days on Market hasn't really changed since July. Expect it to hover around 30 days due to higher supply.

CONDO SALES

OCTOBER 2024



Monthly condo sales in October rebounded over last month but are still stronger than last year at this time.