



2024 NOVEMBER

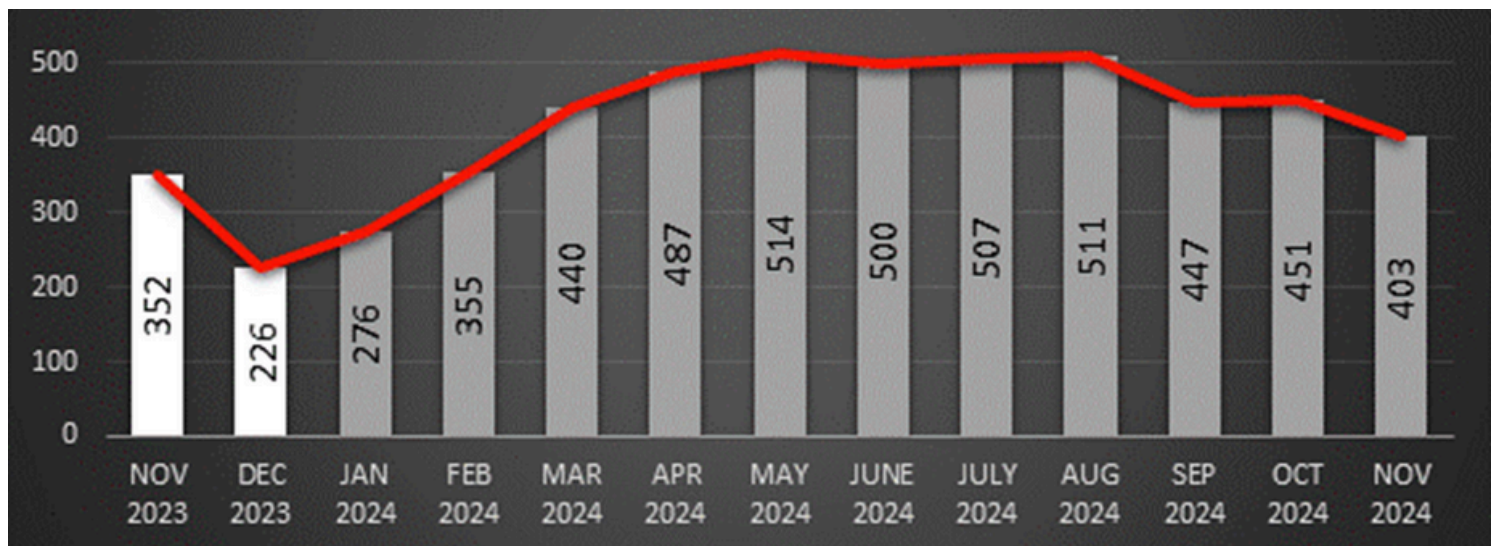
WINDSOR ESSEX COUNTY REAL ESTATE MARKET REVIEW



Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

SALES

NOVEMBER 2024

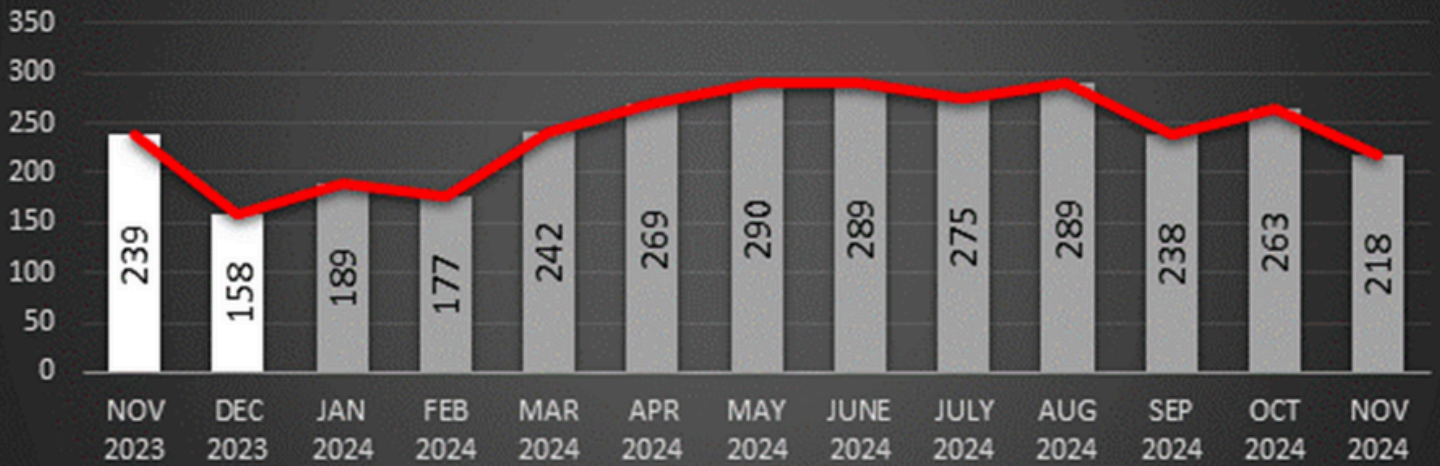


Residential sales are tempering off as we head into winter but compared to last November we're up 9.47%, ending the year on a stronger note!

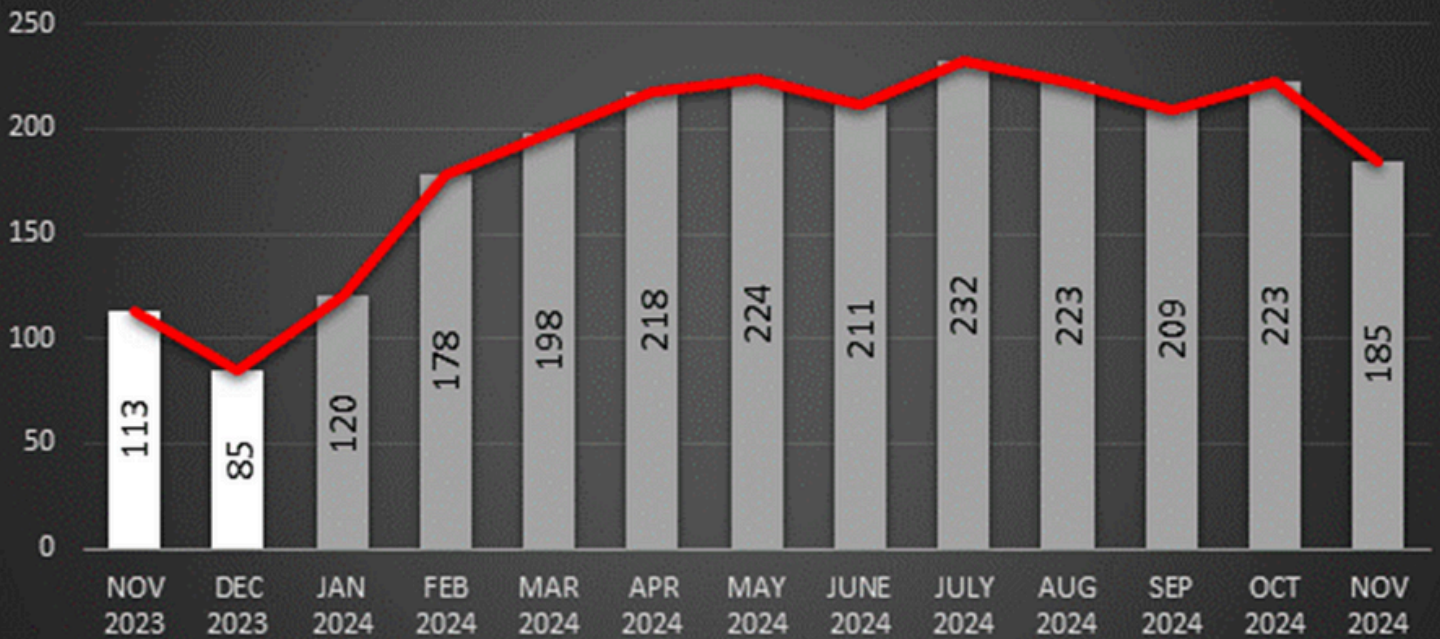


Residential Sales compared to last November were up but annual Residential Sales just slightly ahead of last year at 2.91%.

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

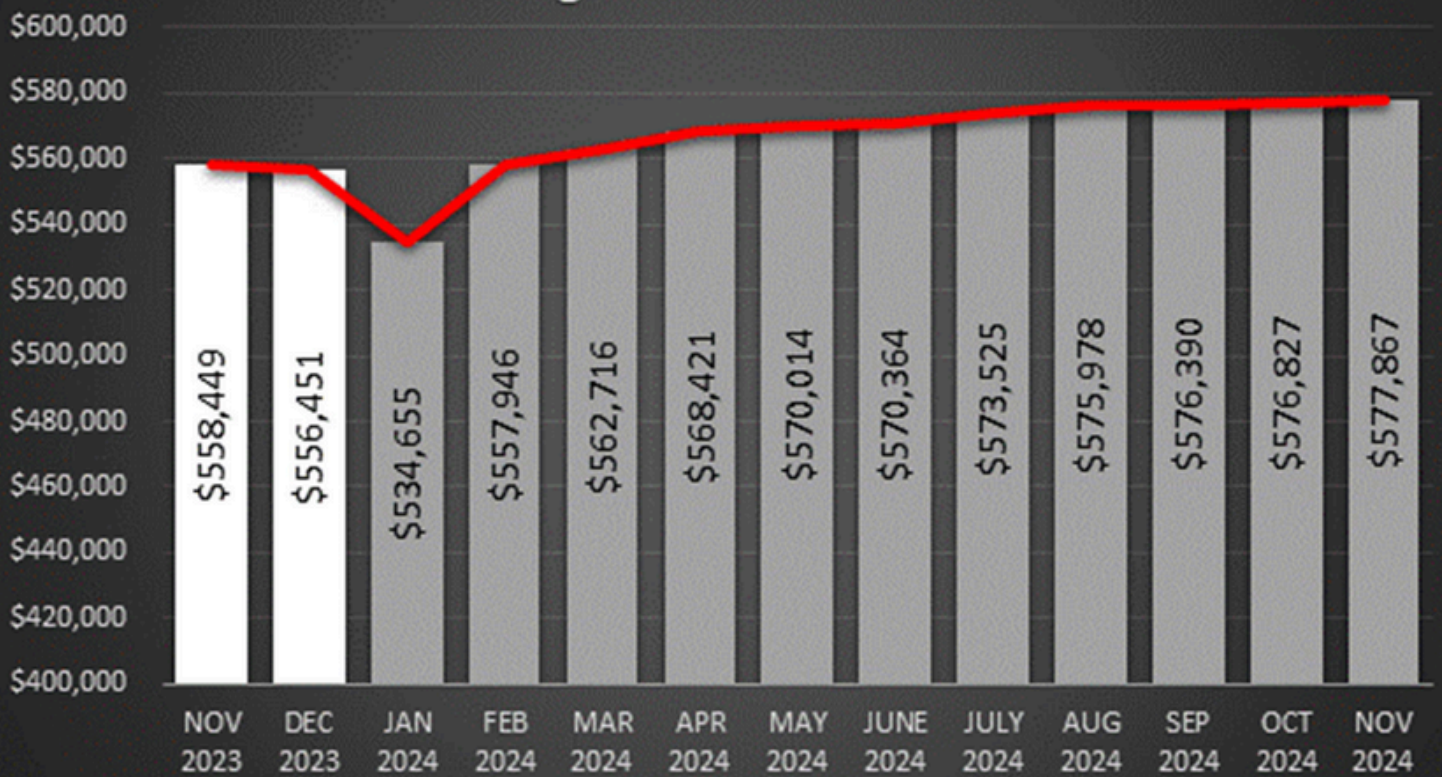


Homes Sold ABOVE Median Price (\$550,000)

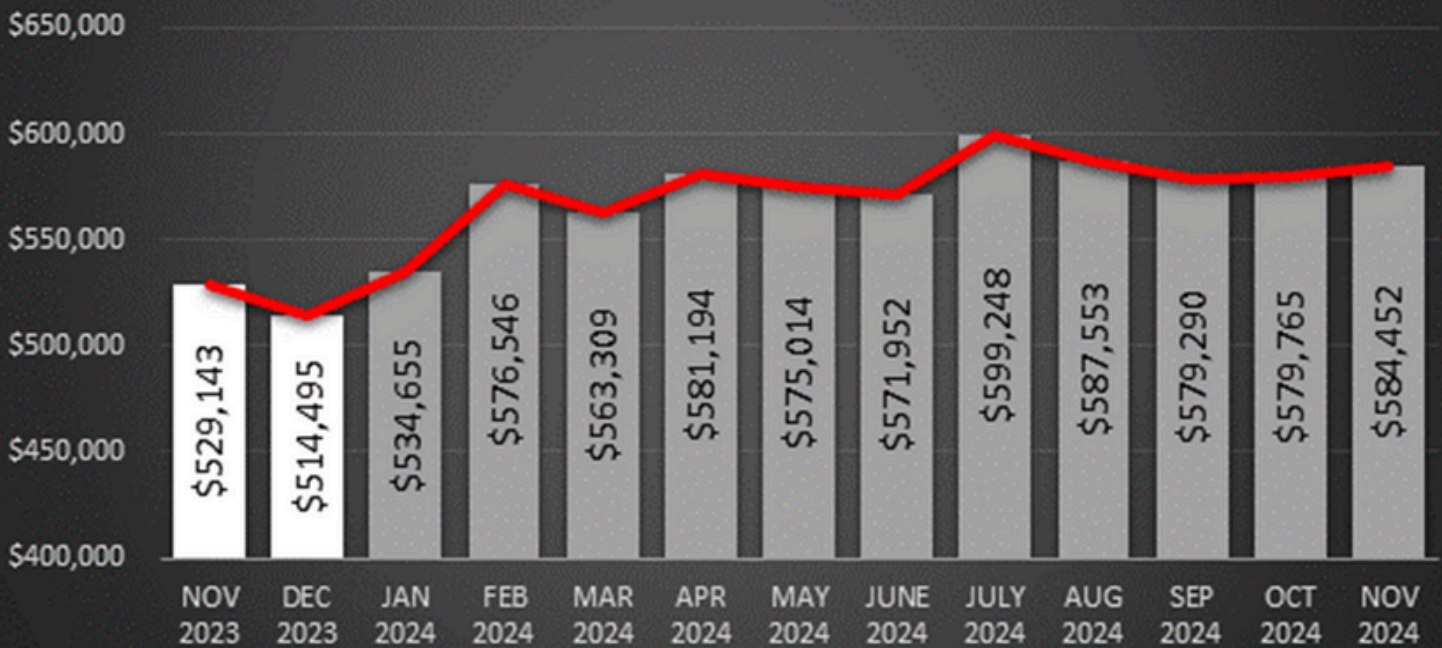


The under median price was the “sweet spot” again this month with prices over lagging behind. However when comparing the above median price sales they are well ahead of last November which indicates a strengthened upper market.

Average Sale Price - Annual



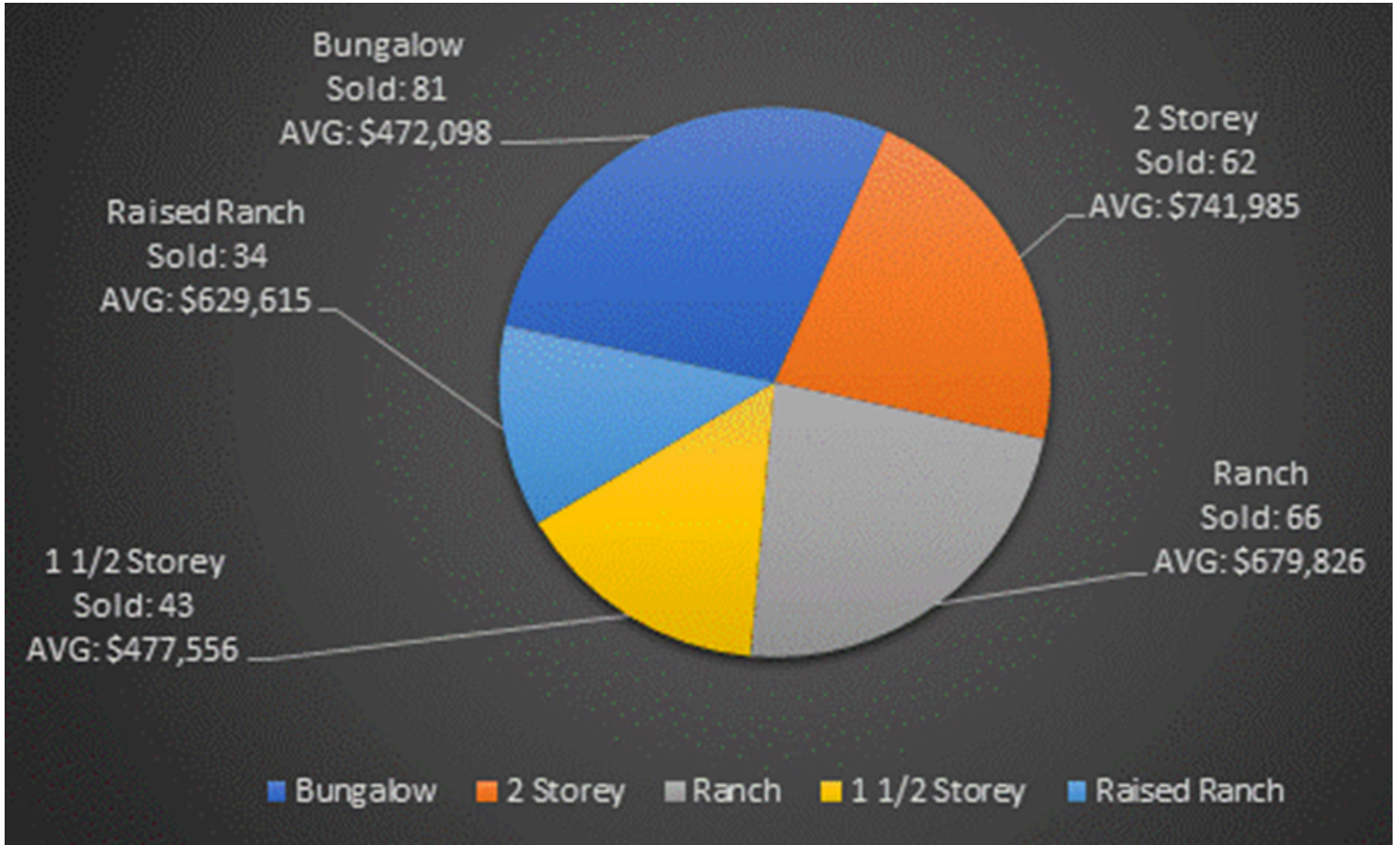
Average Sale Price - Monthly



Average Sales Prices edged up by \$1000 from last month but was up 3.43% when compared to last year. However, it should be noted that the Average Sales Price has remained flat since February. Not good for Sellers but great for Buyers who may be trying to enter the market again.



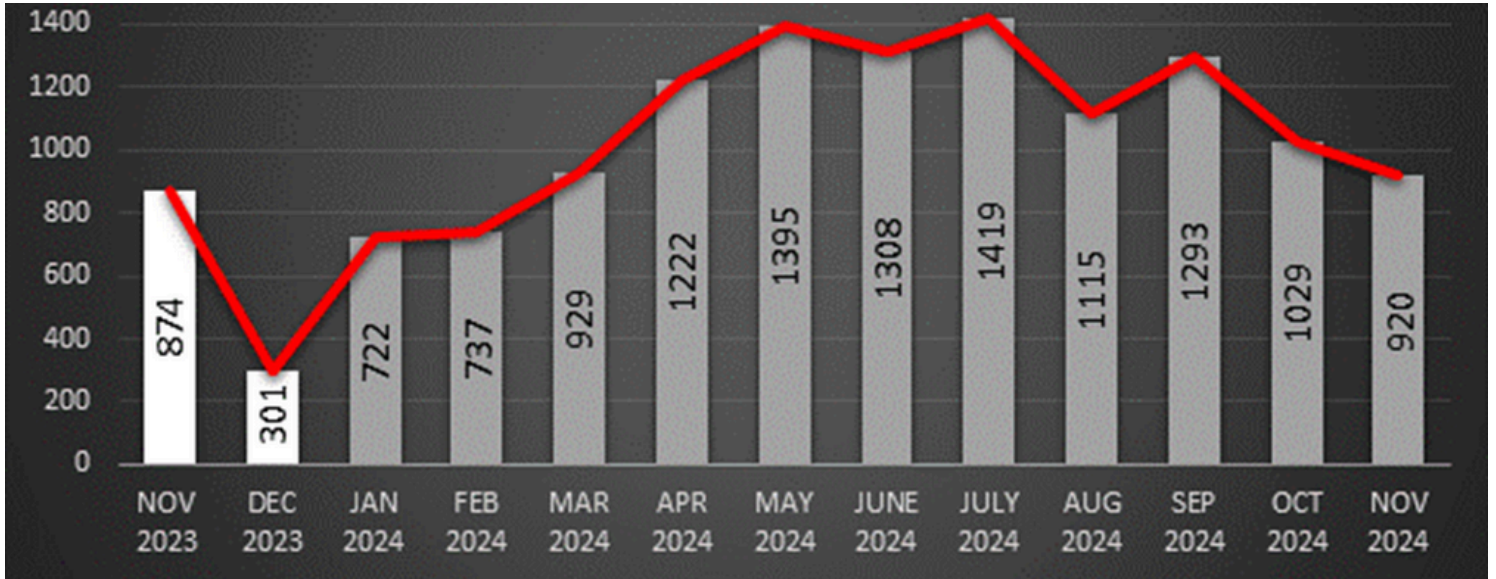
MOST POPULAR STYLE OF HOME



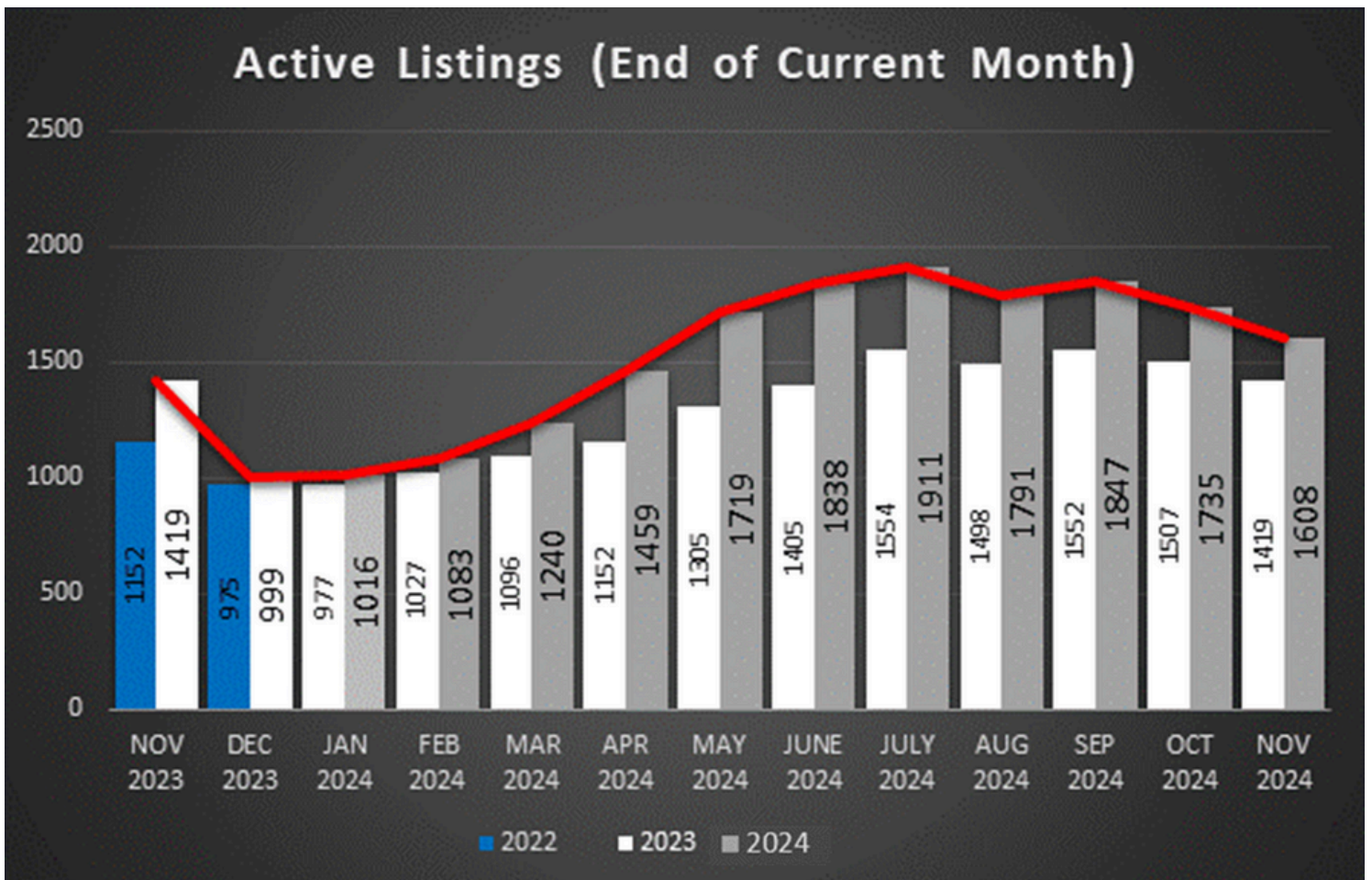
Every style of home dropped in units sold this month except for one & one-half storey homes. However, prices remained steady.

LISTINGS

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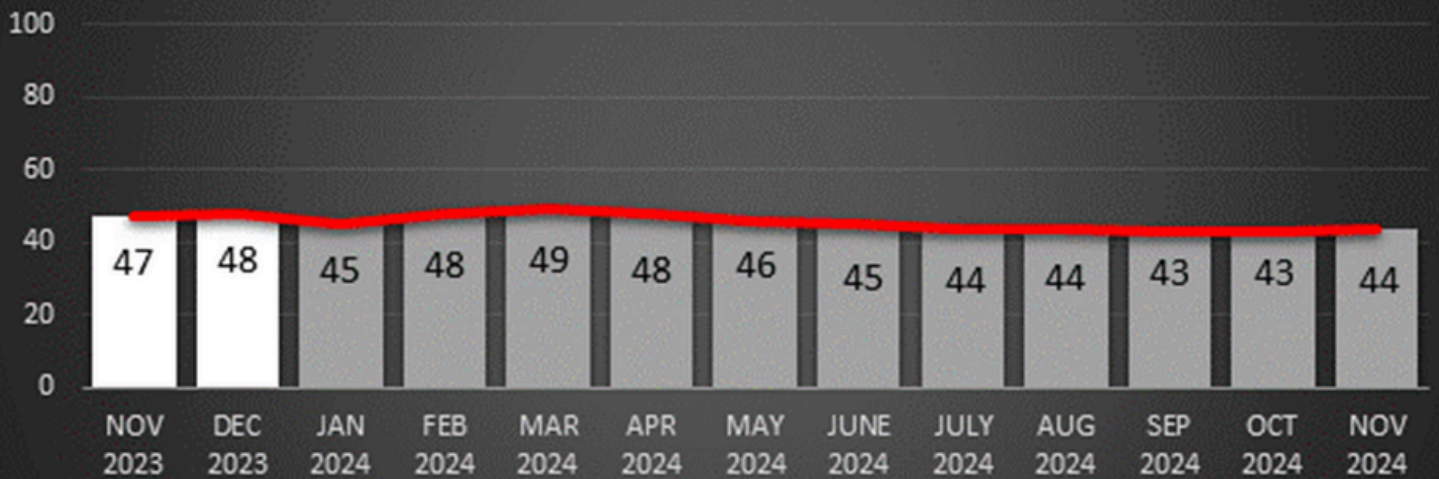


Residential sales were up slightly over last year but continue to drop as we head into the winter months.



Even with listings up last month active listings continue to decline as many sellers continue to remove their unsold homes from the market. Expect that to continue.

Annual Sales/List Ratio



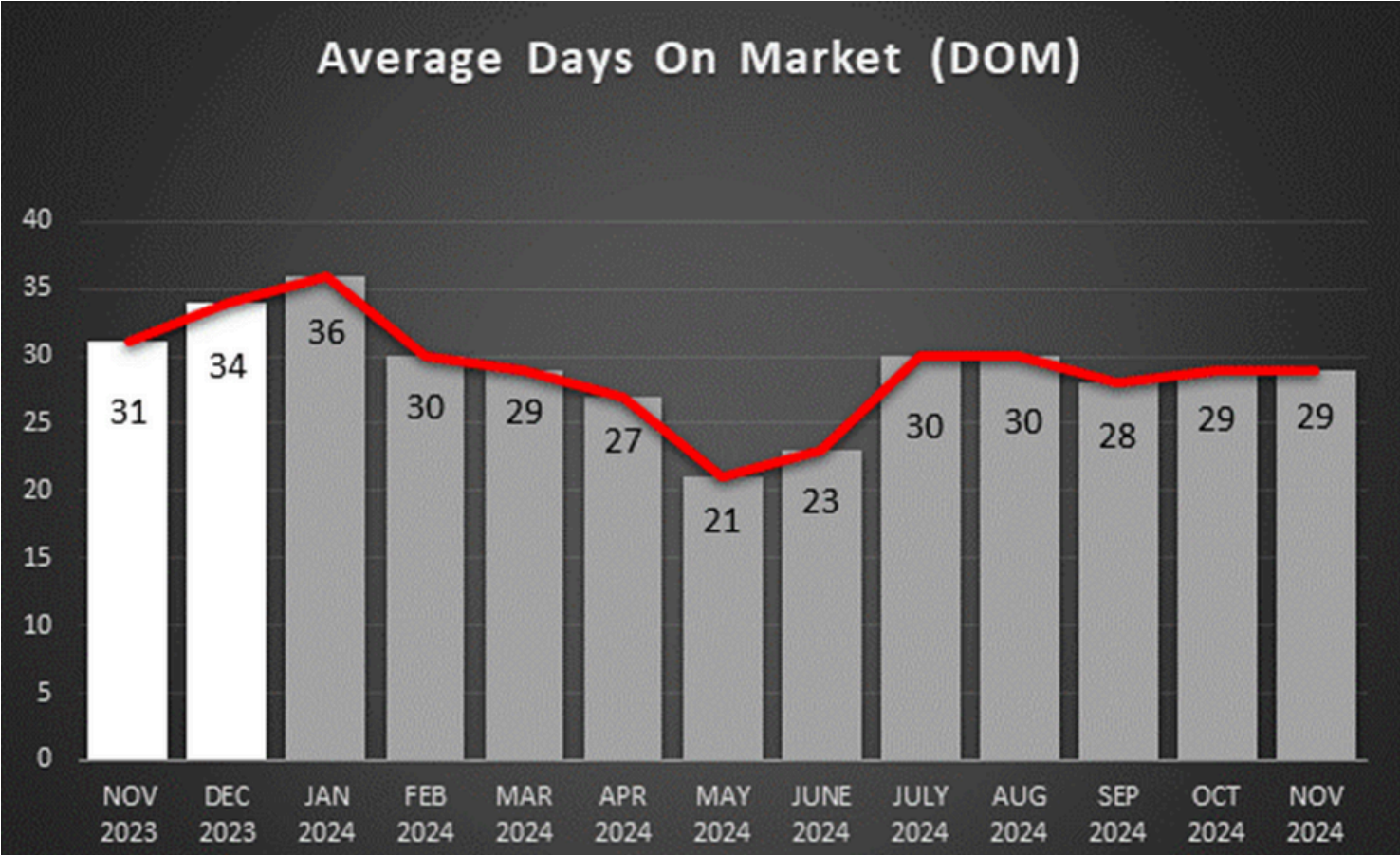
Monthly Sales/List Ratio



With almost a 10% increase in sales of homes this month the Annual Sales List Ratio increase by a point to 44%.

DAYS ON MARKET

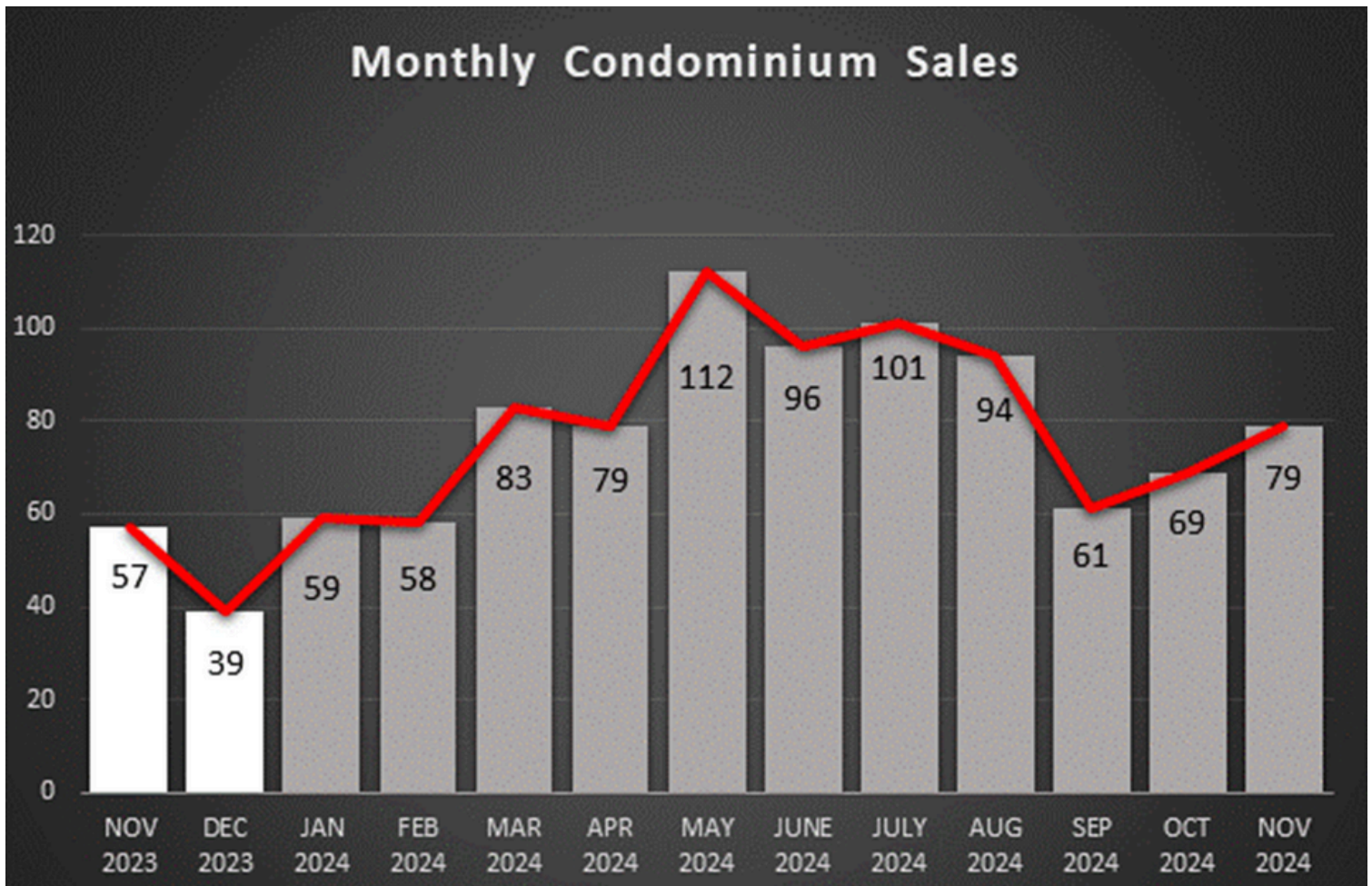
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While we saw some variance in Average Days on Market in our spring market they have settled into the same pattern set in July at 30 days.

CONDO SALES

NOVEMBER 2024



Condominium Sales are on the rise to 79 in November but much stronger than a year ago. As interest have dropped condos are much more affordable and buyers have notice.