



2025 JANUARY

WINDSOR ESSEX COUNTY REAL ESTATE MARKET REVIEW



Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

SALES

JANUARY 2025

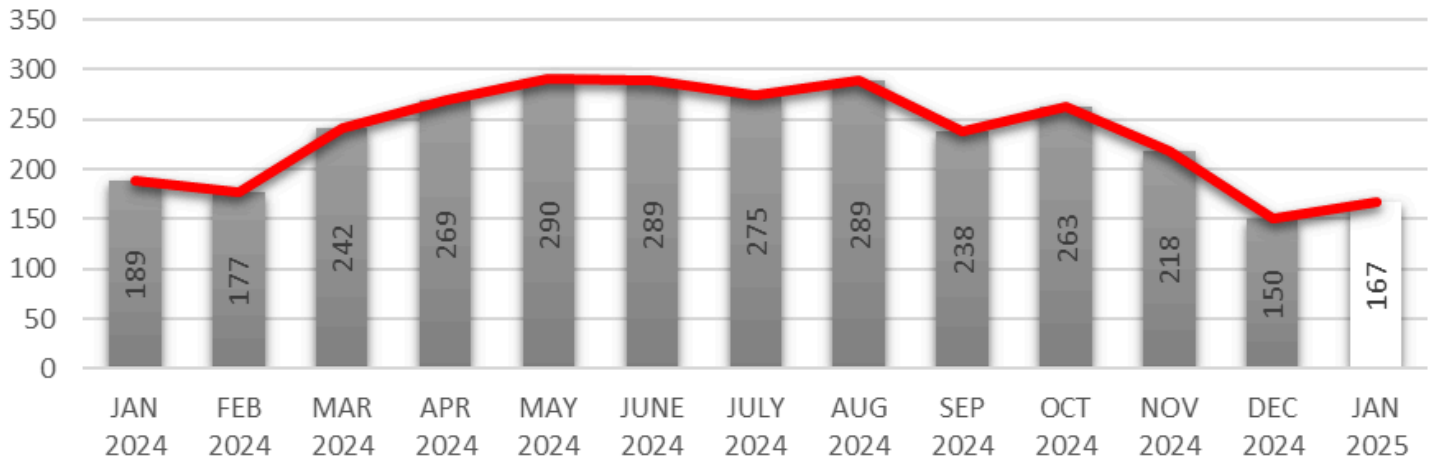
The Windsor Essex County real estate market kicked off 2025 with signs of stability and growing opportunities for buyers. While sales softened slightly compared to last year, buyer activity remained strong, especially for homes priced below the median.

Increased listings and higher inventory levels have created a buyers market, aligning with broader trends across the province. Condominiums showing renewed interest after a slower December. Overall, the market appears to be adjusting, offering a favorable environment for buyers and sellers alike.

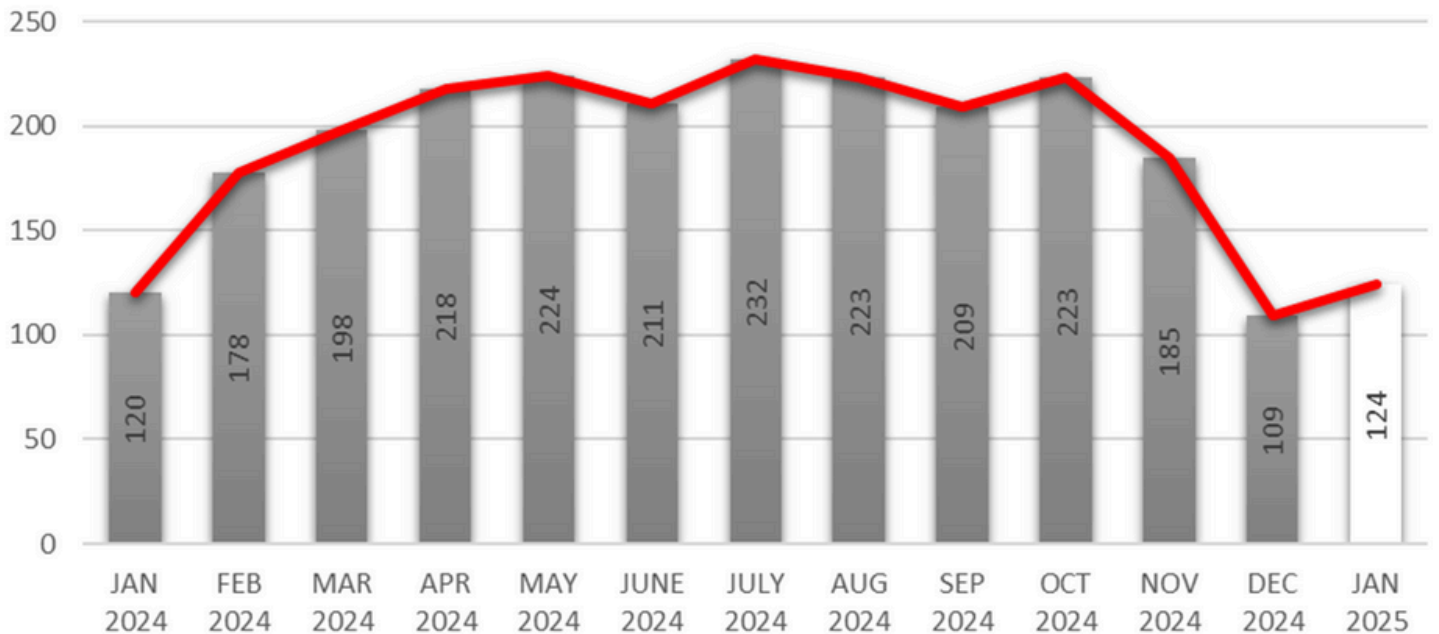


Residential Sales remained strong in January out-performing last month even though sales were slightly down from last year.

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

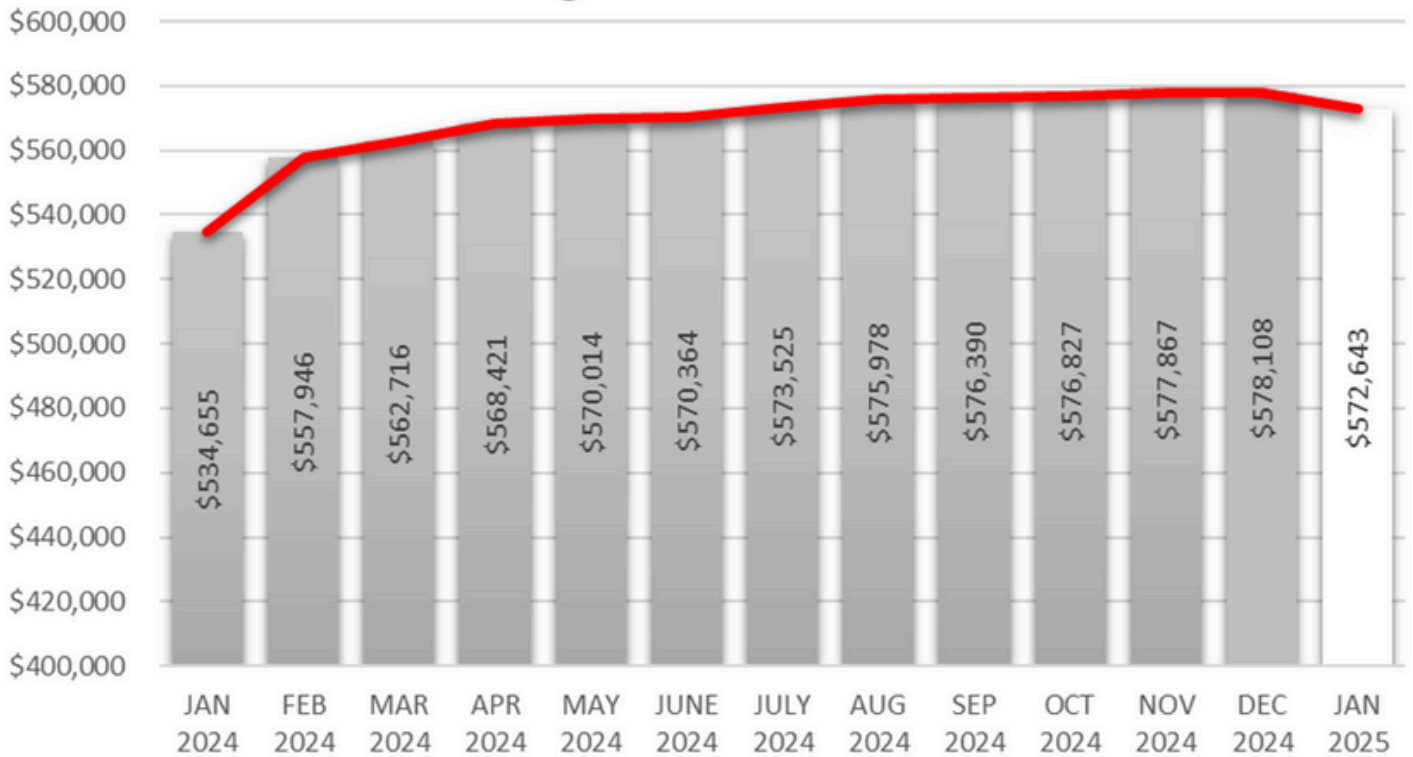


Homes Sold ABOVE Median Price (\$550,000)

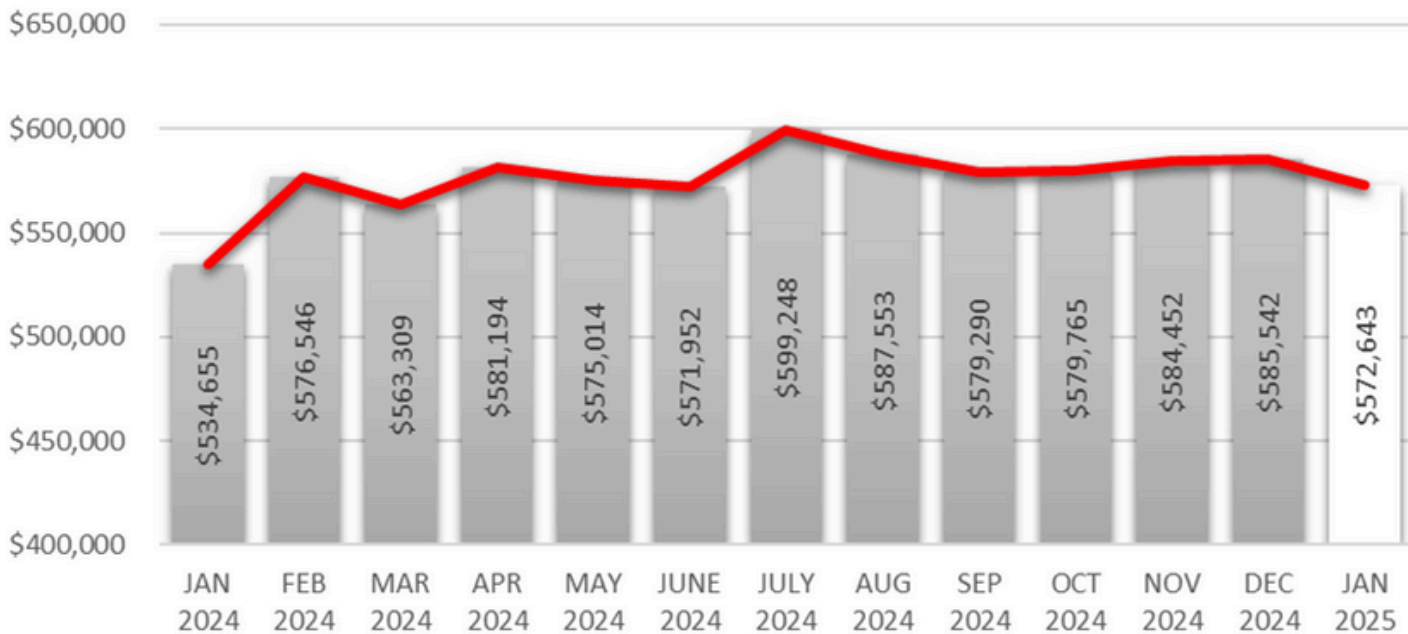


Home under the media price continue to attract most buyers while the home above the median remain flat which continues last years trend.

Average Sale Price - Annual



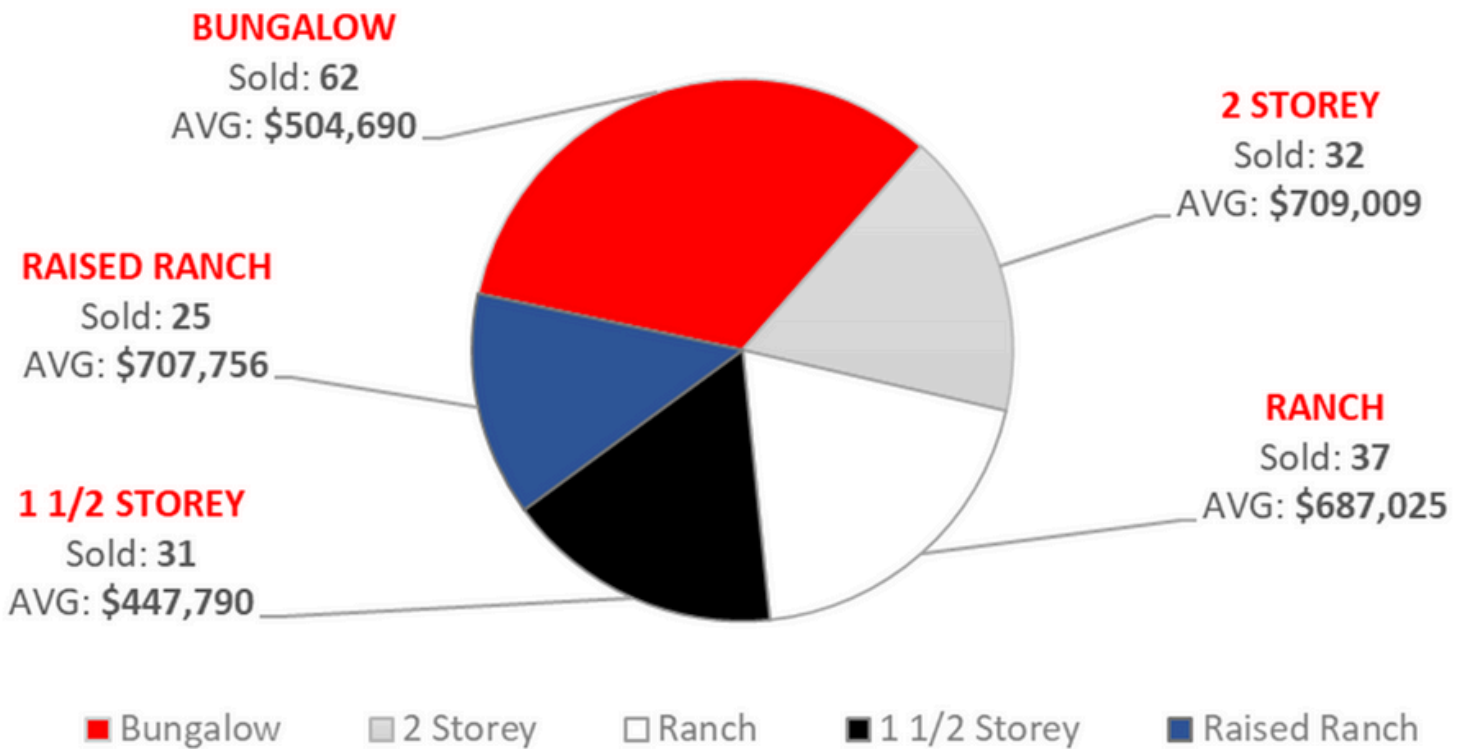
Average Sale Price - Monthly



Annual Average Sales Prices tapered off from December but still higher than last January, mostly due to significant supply of homes.



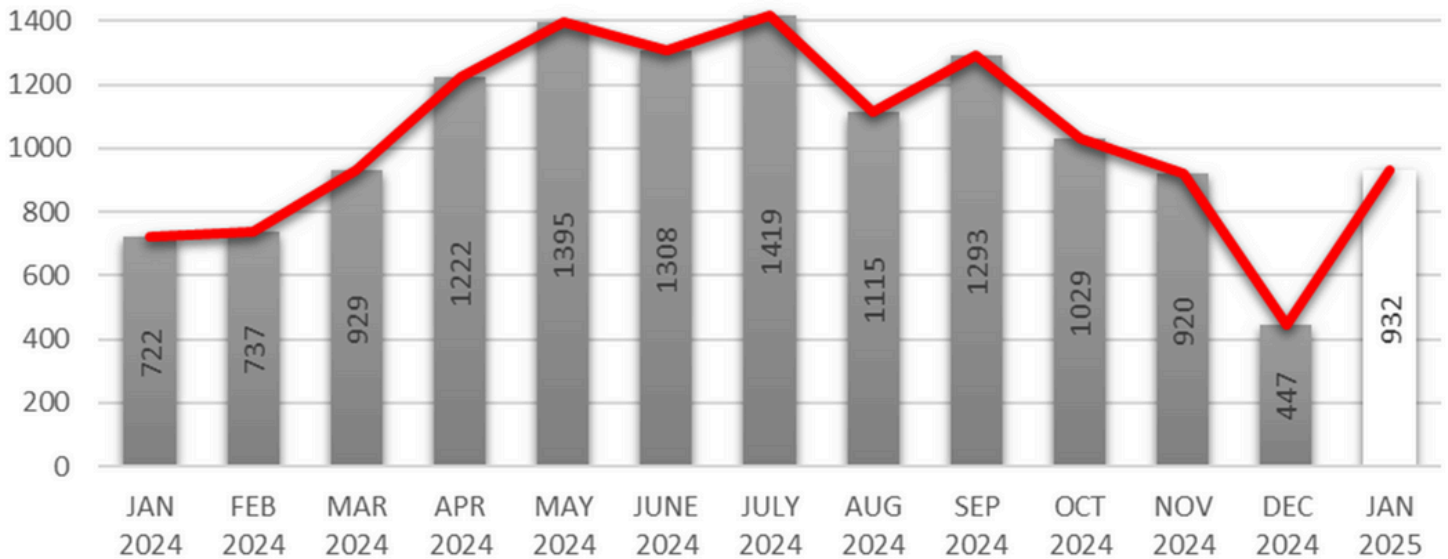
MOST POPULAR STYLE OF HOME



Bungalows and Ranches continue to dominate as most popular style of Home while 2 storey homes got the highest average price.

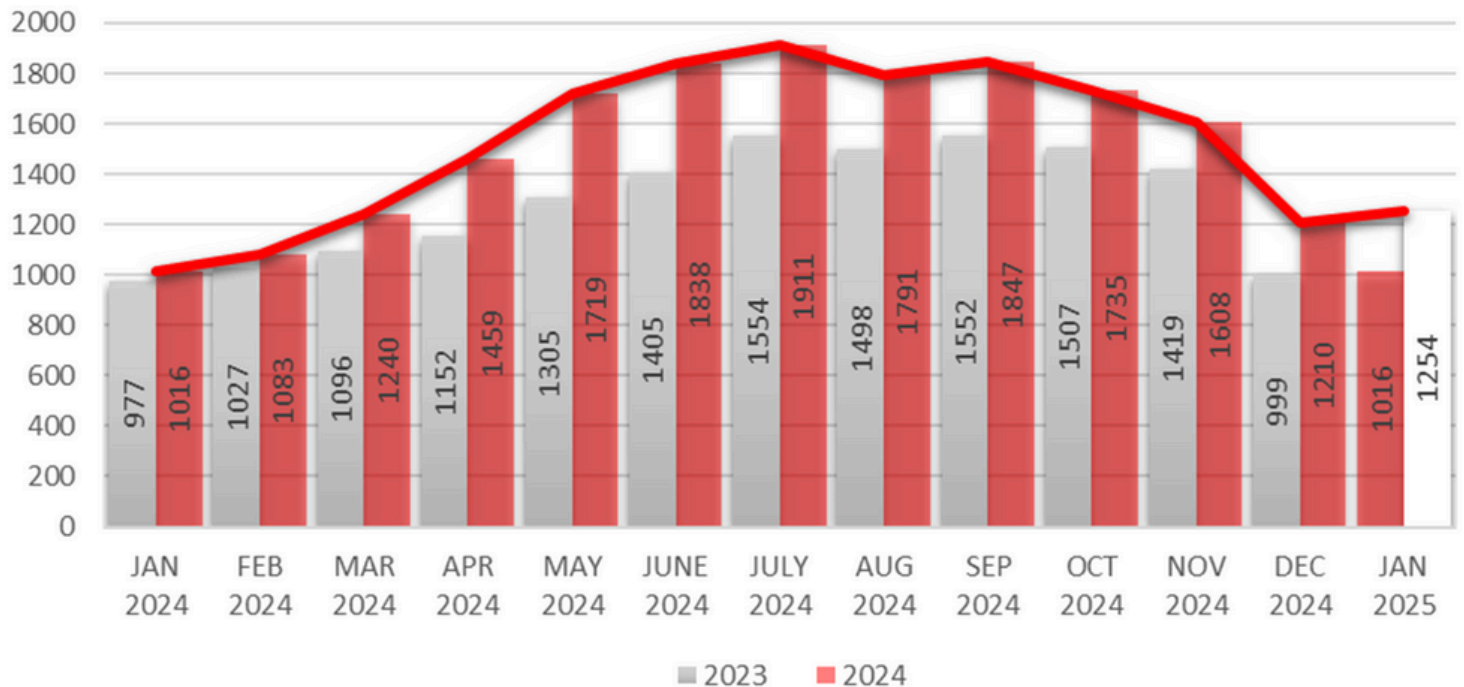
LISTINGS

JANUARY 2025



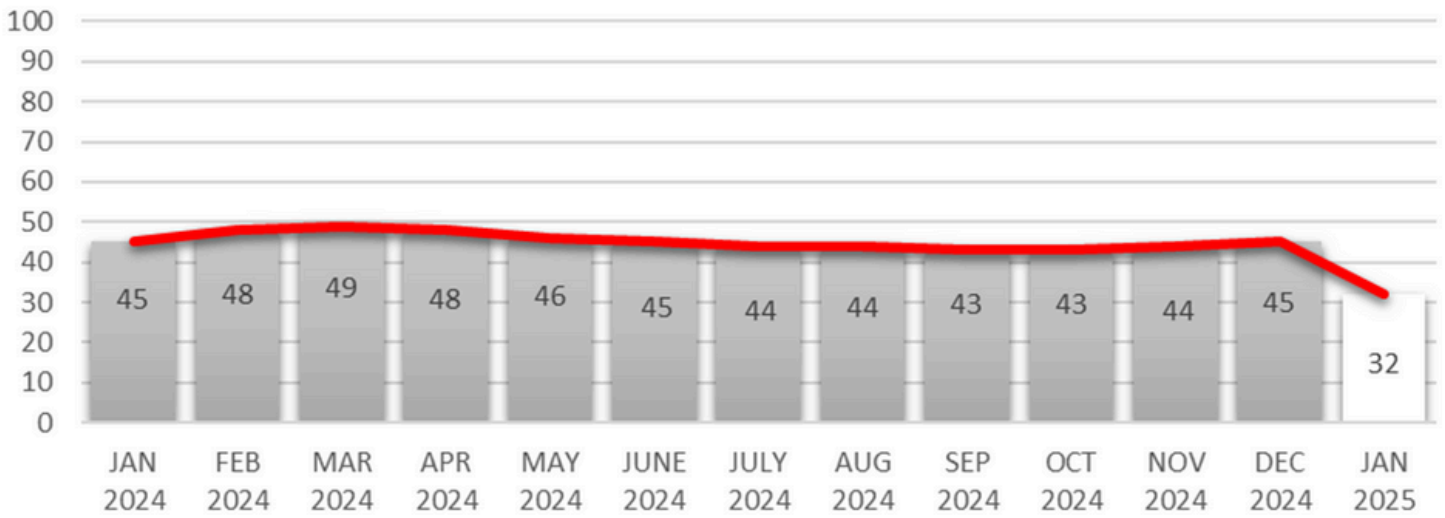
Residential Listings in January increased by 26.36%, rather unusual for January but follows a Provincial trend. This could be due to pent up supply of Sellers waiting for right time to sell.

Active Listings (End of Current Month)

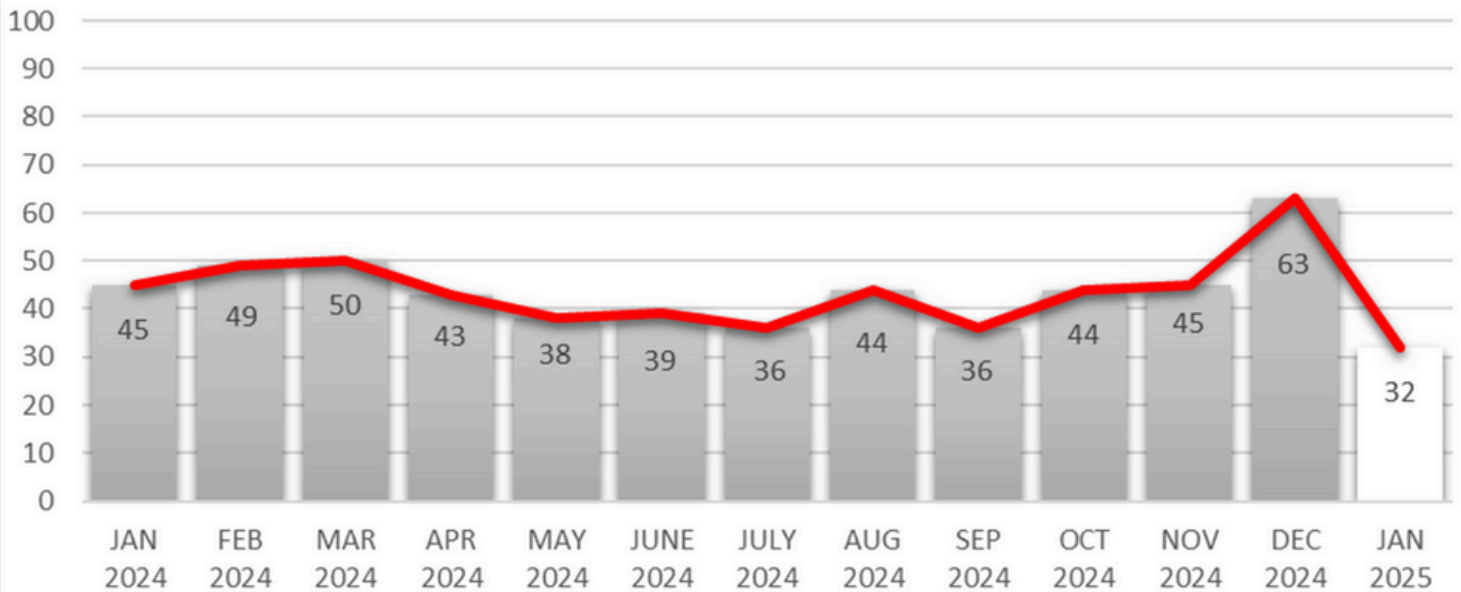


Active listings have increased slightly over the last 2 months, but we've always experienced higher supplies in our area compared to other regions of Ontario.

Annual Sales/List Ratio



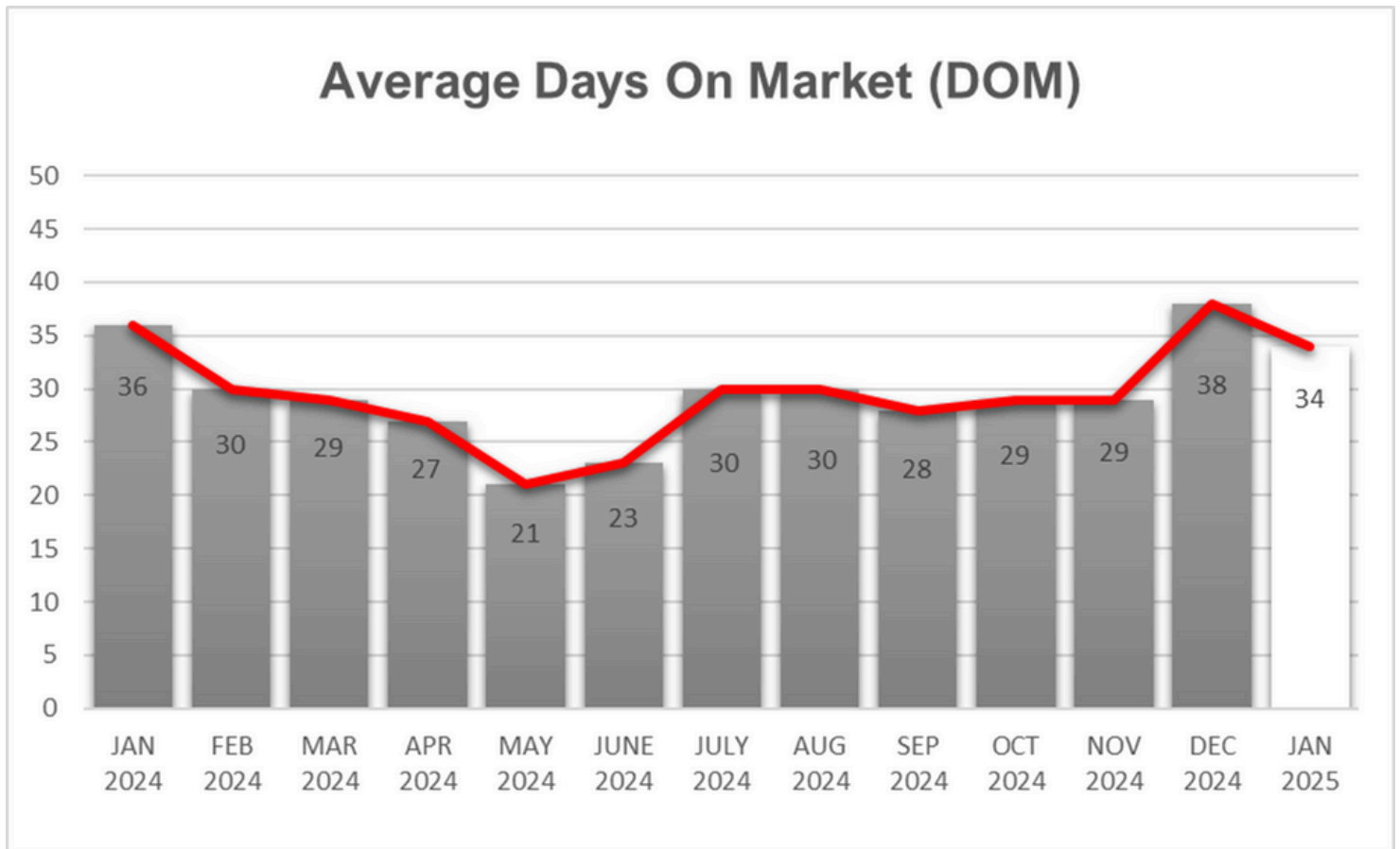
Monthly Sales/List Ratio



The Annual Sales/List Ratio of 32% dropped into Buyers Market territory due to substantial increase in supply of homes in January.

DAYS ON MARKET

JANUARY 2025



While average days on market dropped from December we are still above the average for 2024.

CONDO SALES

JANUARY 2025



Condominium sales bounced back up to traditional levels from December but more than last January.

*ALL DATA COLLECTED FROM MLS DETAILED SHEET PROVIDED BY WECAR