



2025 FEBRUARY

WINDSOR ESSEX COUNTY REAL ESTATE MARKET REVIEW



Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

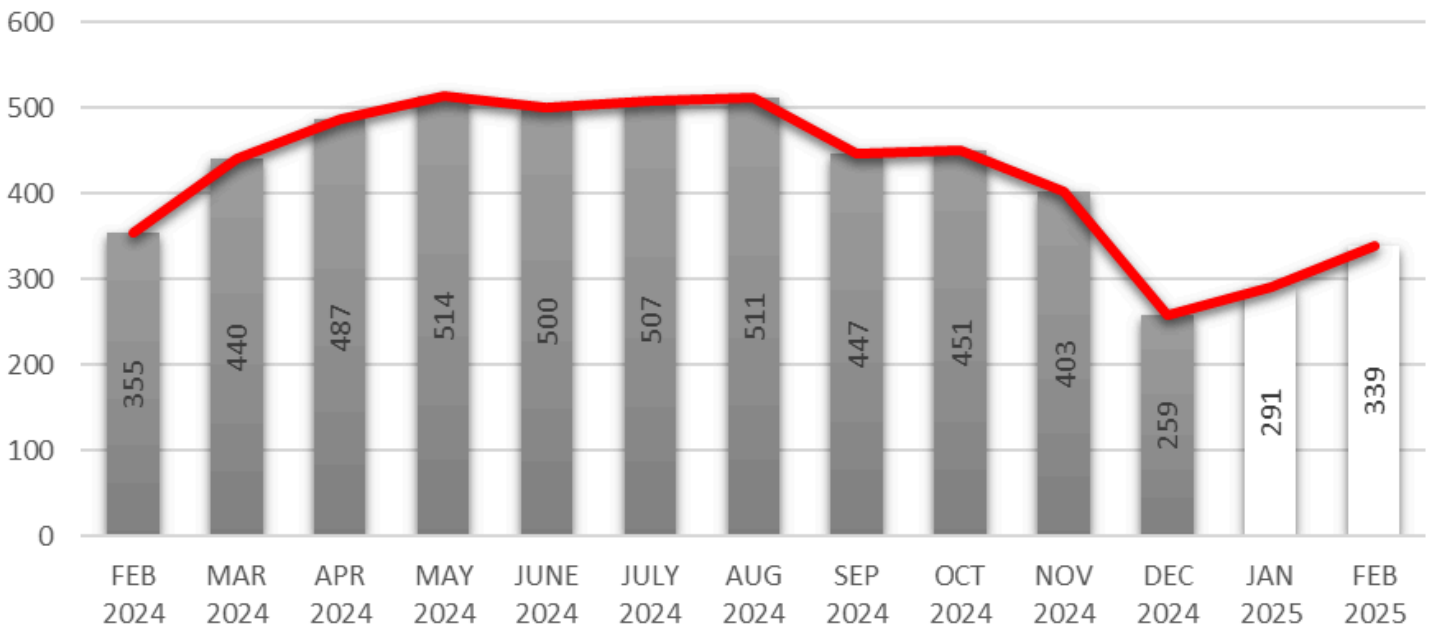
SALES

FEBRUARY 2025

In February 2025, the Windsor-Essex real estate market saw more listings and slightly lower average sale prices. Sales rose from last month but were down 10% year-over-year. Homes under \$550,000, especially in the \$450,000 to \$500,000 range, dominated, while higher-priced segments softened. Bungalows sold well due to affordability, while most other home prices fell except for ranches. Average days on market dropped to 31, nearing last year's norm.

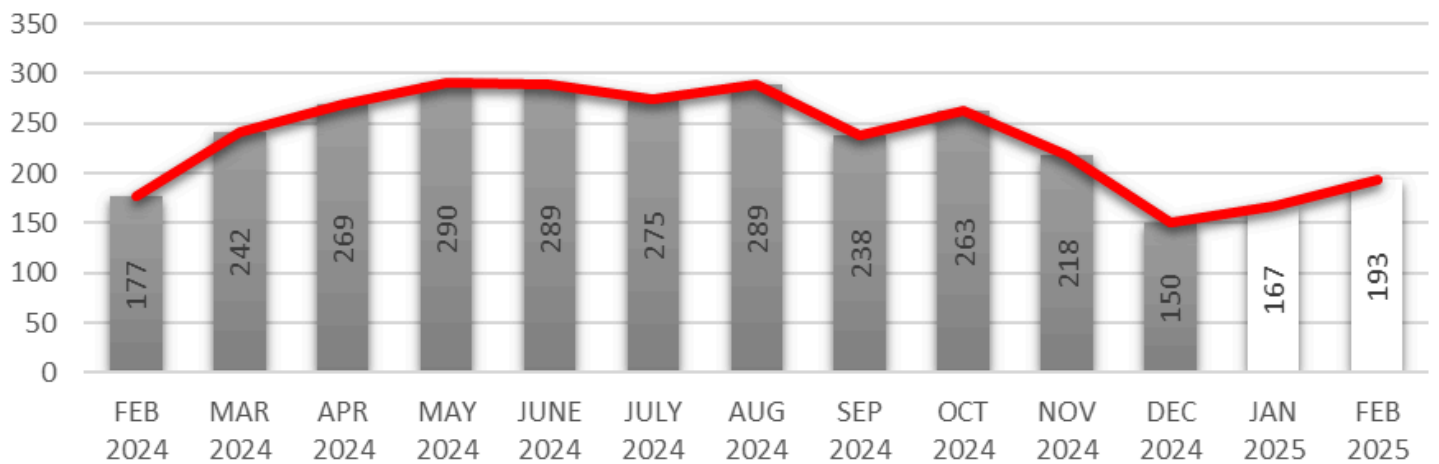
New listings rose 18.41% year-over-year, with 1,359 homes available, representing a three-month supply. Despite more listings, prices aren't expected to rise soon. The condo market stayed stable, with slightly higher sales than last February. The market remains balanced, with strong mid-priced activity but cooling at higher price points.

Residential Sales

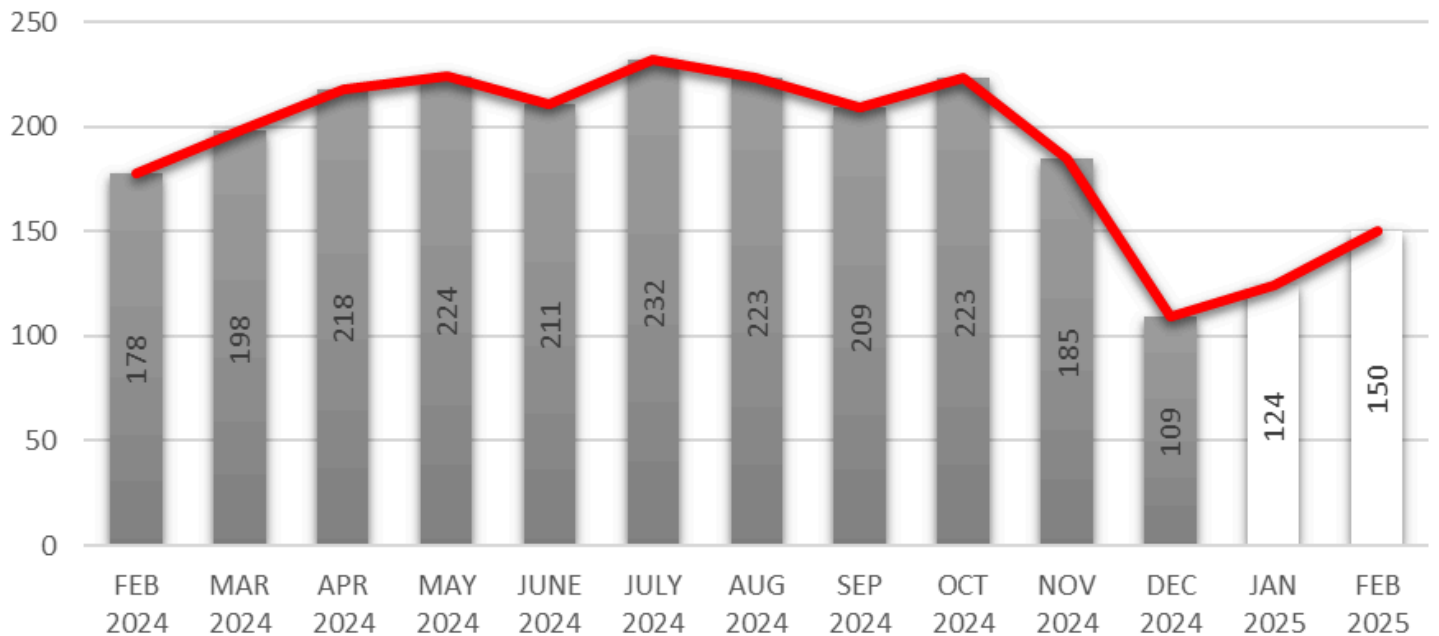


Residential Sales were up from last month but down 10% from last year. Still a strong start to 2025!

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

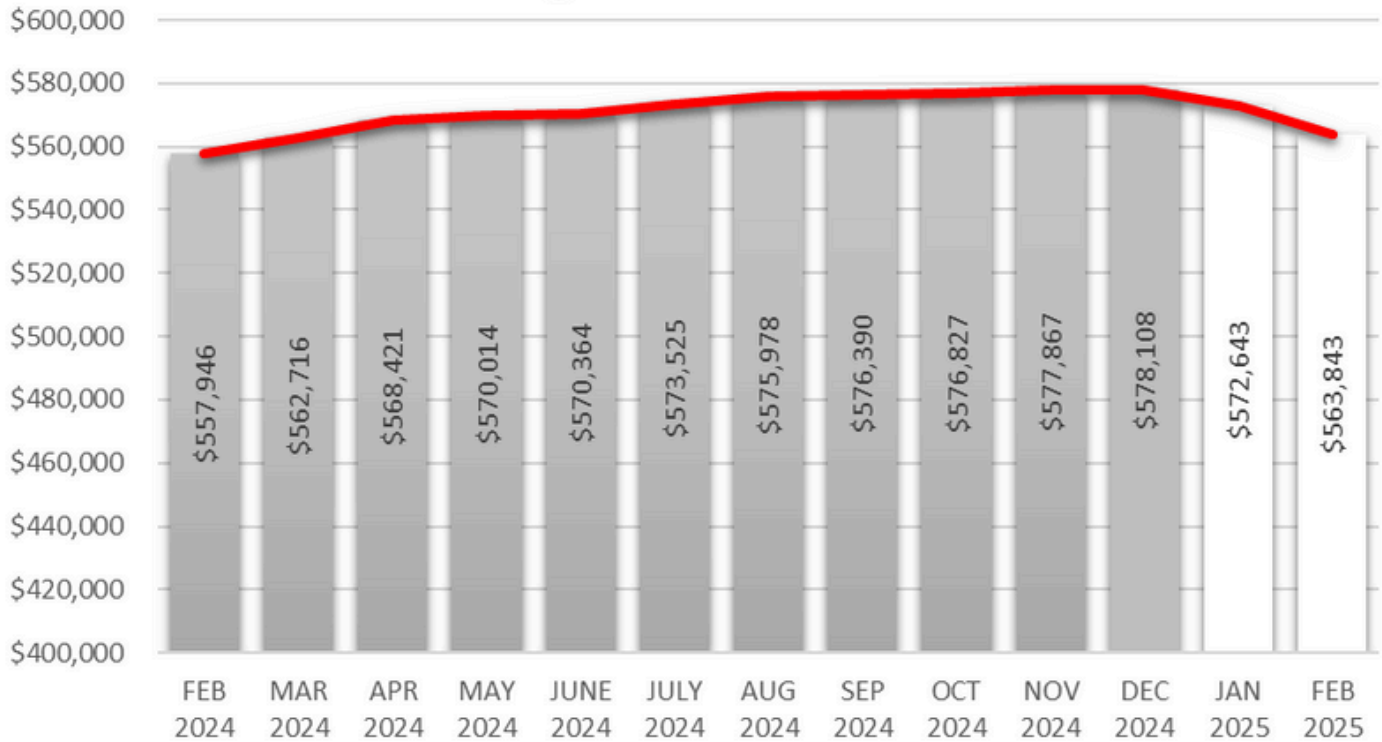


Homes Sold ABOVE Median Price (\$550,000)

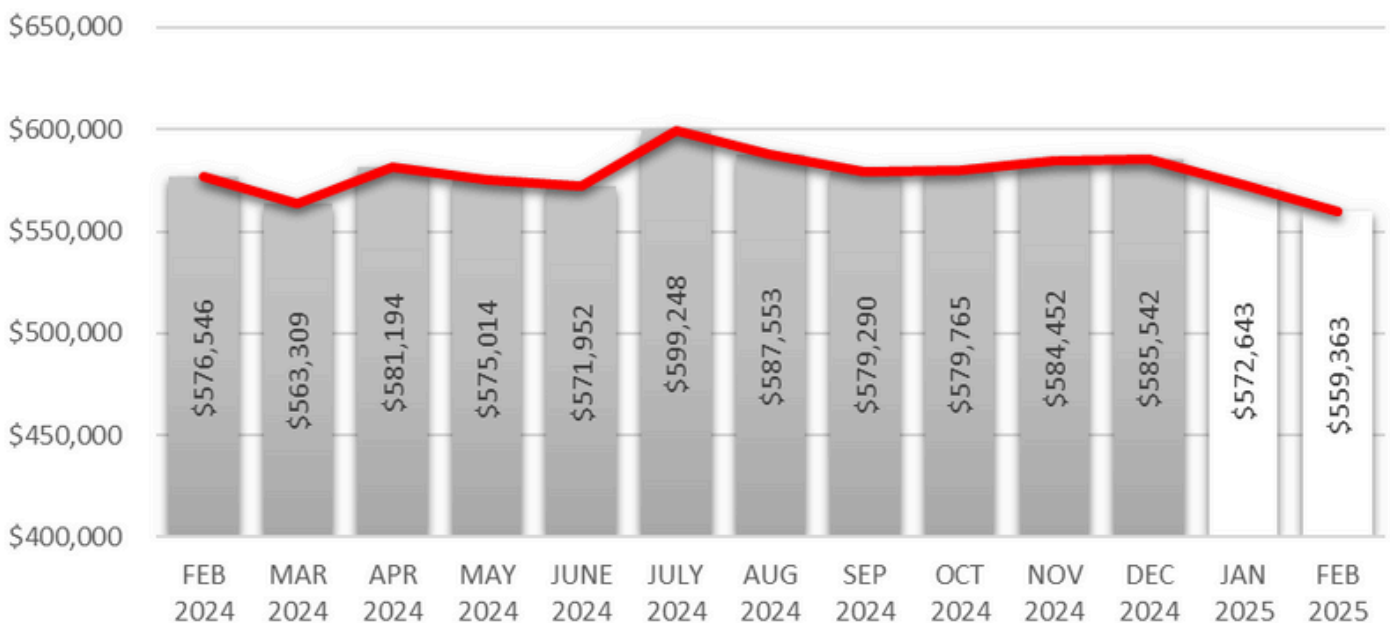


Home sold under \$550,000 still dominates sales with the "sweet spot" being \$450,000 to \$500,000 while the upper market has softened.

Average Sale Price - Annual



Average Sale Price - Monthly

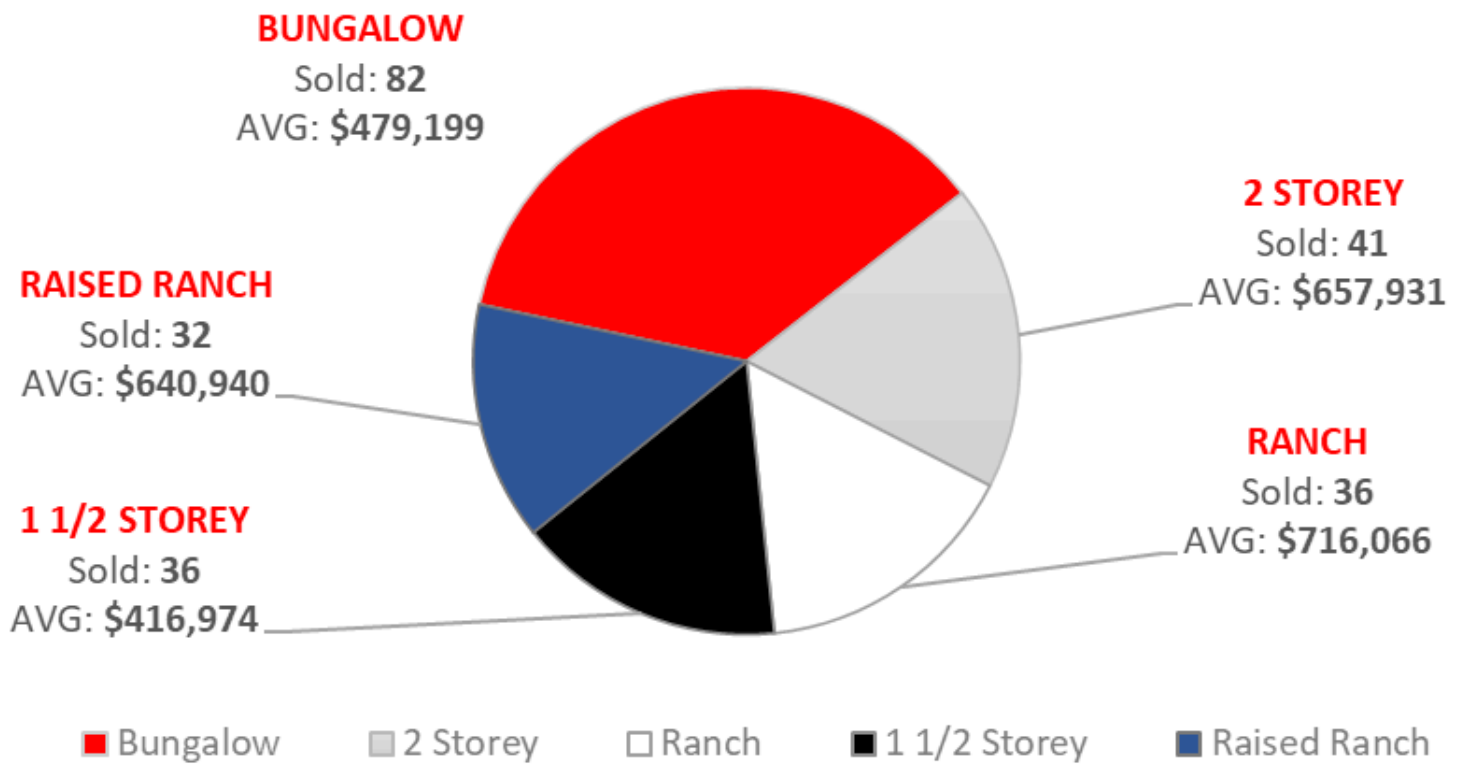


This is the second month in a row that the Average Sales Price for both monthly and annual have dropped. Due to uncertainty in the market prices are unlikely to rise in the short term.



MOST POPULAR STYLE OF HOME

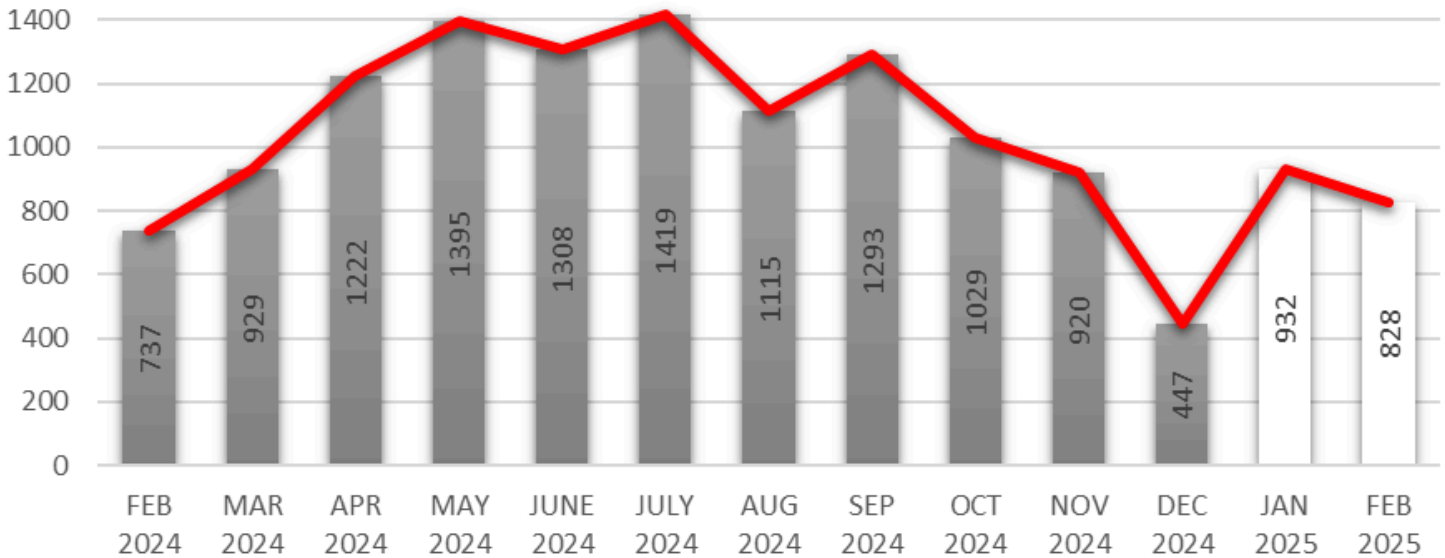
Most Popular Style of Home



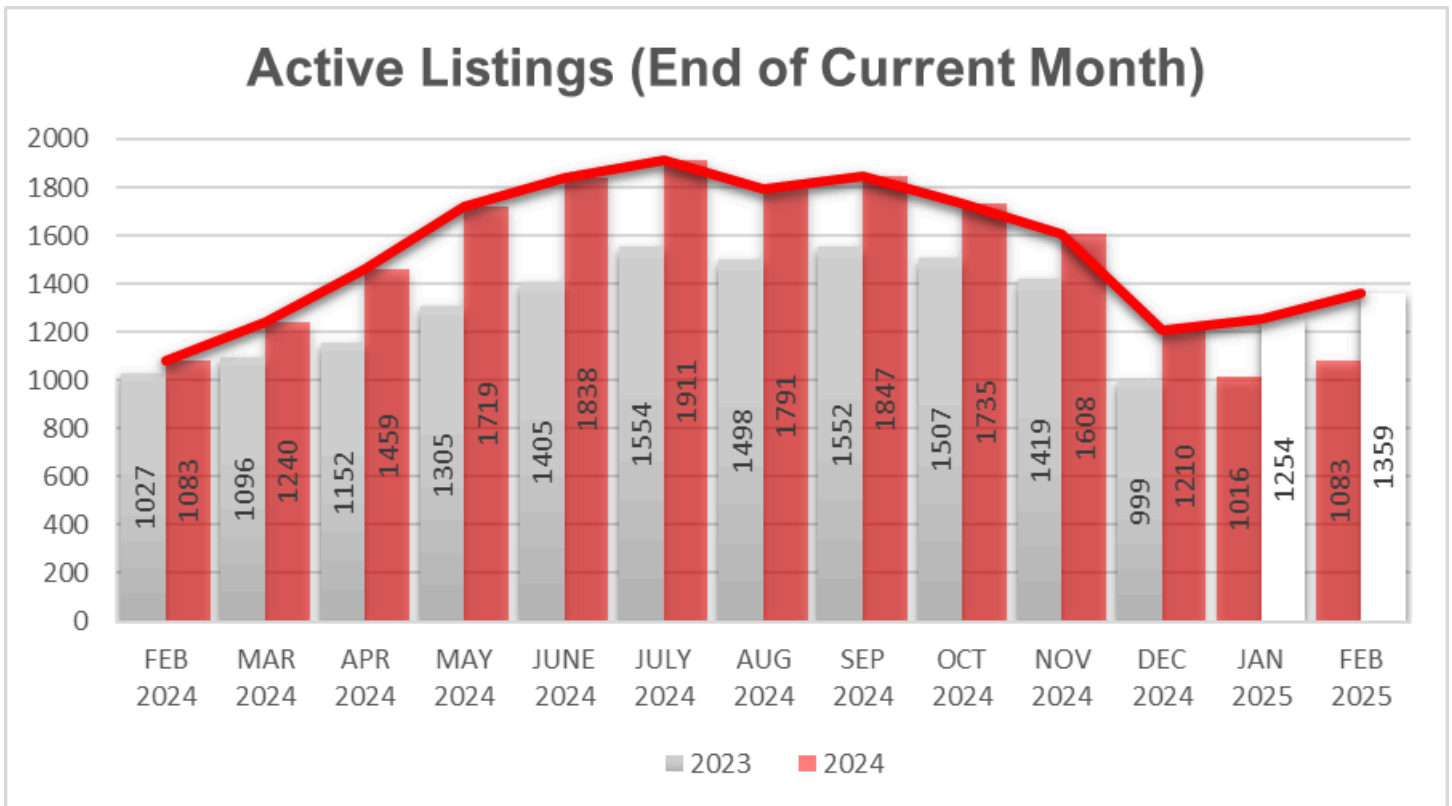
Bungalows really dominated sales this month as their average price point is in the sweet spot. Most prices dropped except for ranches.

LISTINGS

FEBRUARY 2025

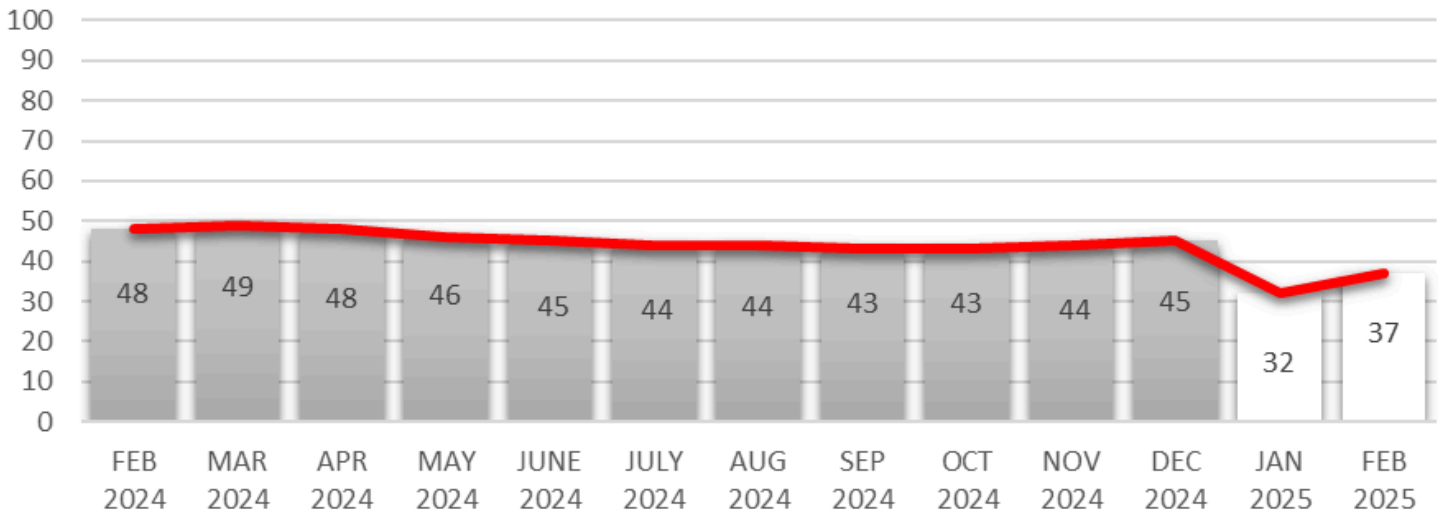


While February listings eased a bit overall listing were up a whopping 18.41% putting pressure on average price sustainability.

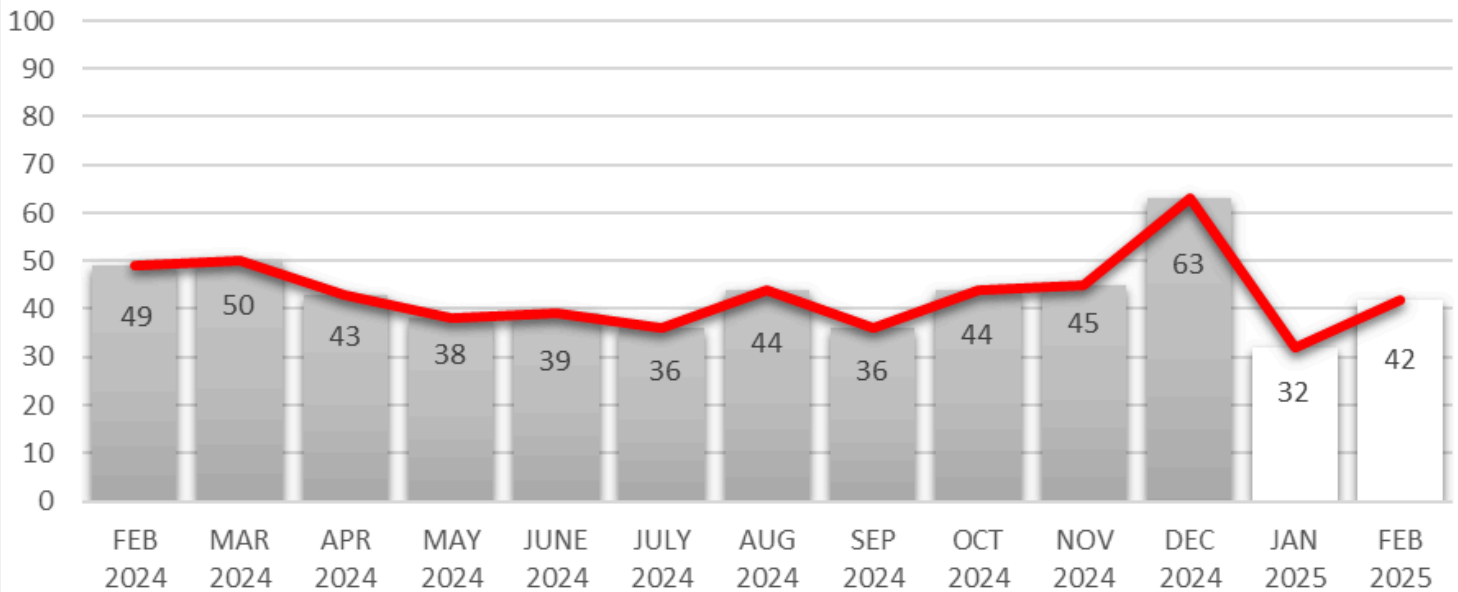


With a greater number of listings on the market the active listing inventory increased to 1359 homes which represents a 3-month supply. Windsor is following the greater supply trend in Ontario.

Annual Sales/List Ratio

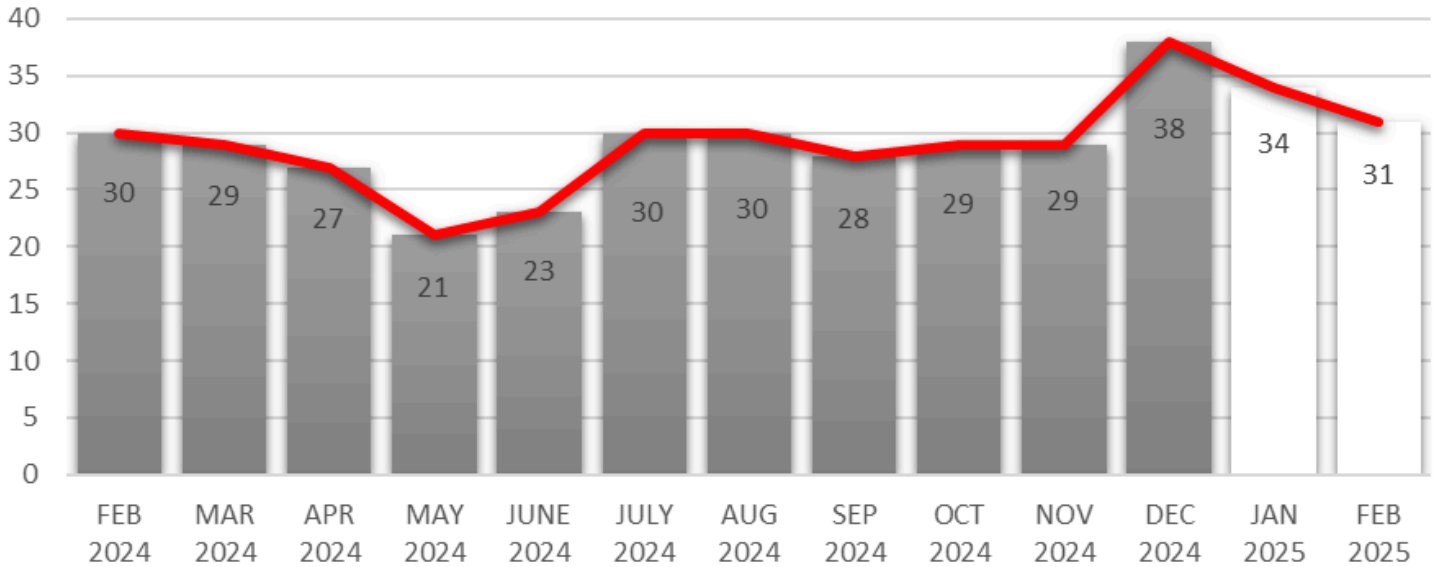


Monthly Sales/List Ratio



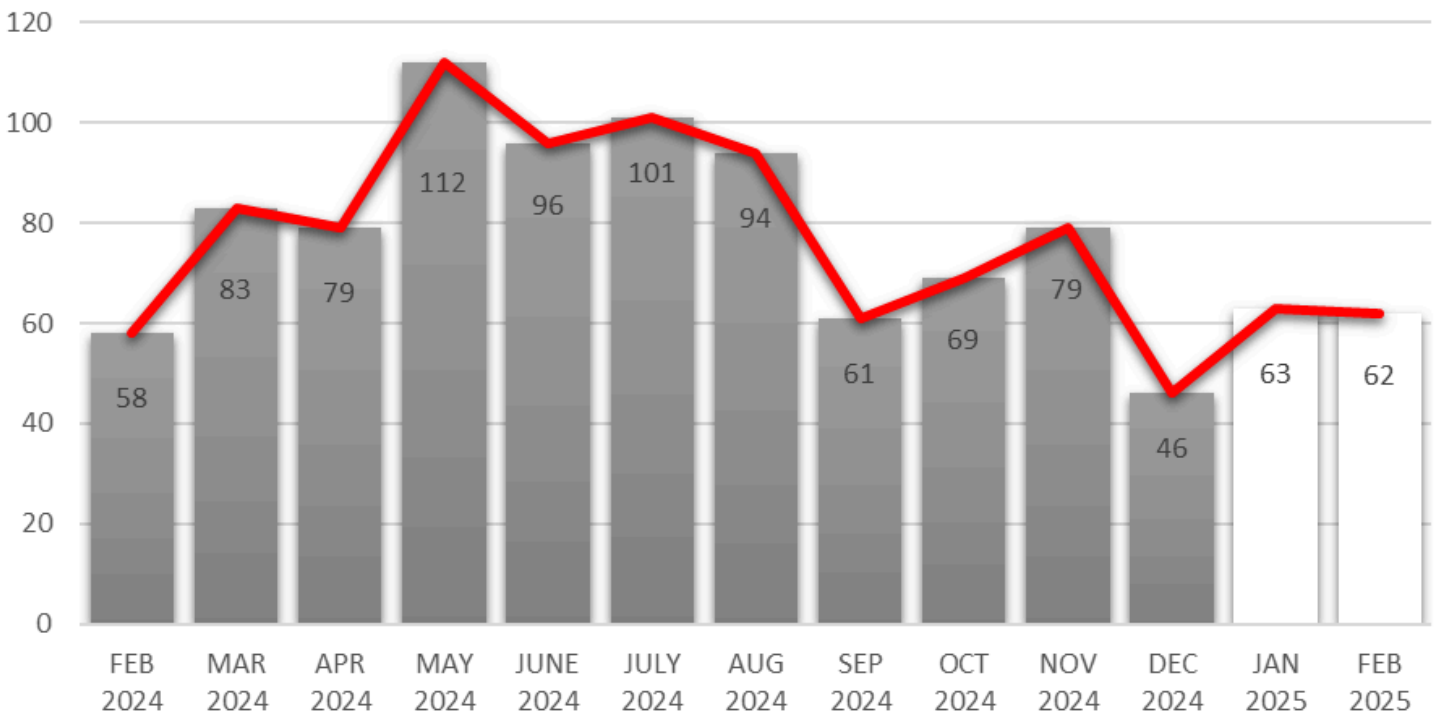
With many more homes for sale and fewer buyers its predictable that the Annual Sales/List Ratio was lower but still close to February's average.

DAYS ON MARKET



Despite increased supply, the average days on market dropped to 31 days which is closer to the norm of last year.

CONDO SALES



Monthly condominium sales mirrored last months sales, slightly up from last February.

*ALL DATA COLLECTED FROM MLS DETAILED SHEET PROVIDED BY WECAR