



2026

MAY

WINDSOR ESSEX COUNTY REAL ESTATE MARKET REVIEW



Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

SALES

MAY 2026

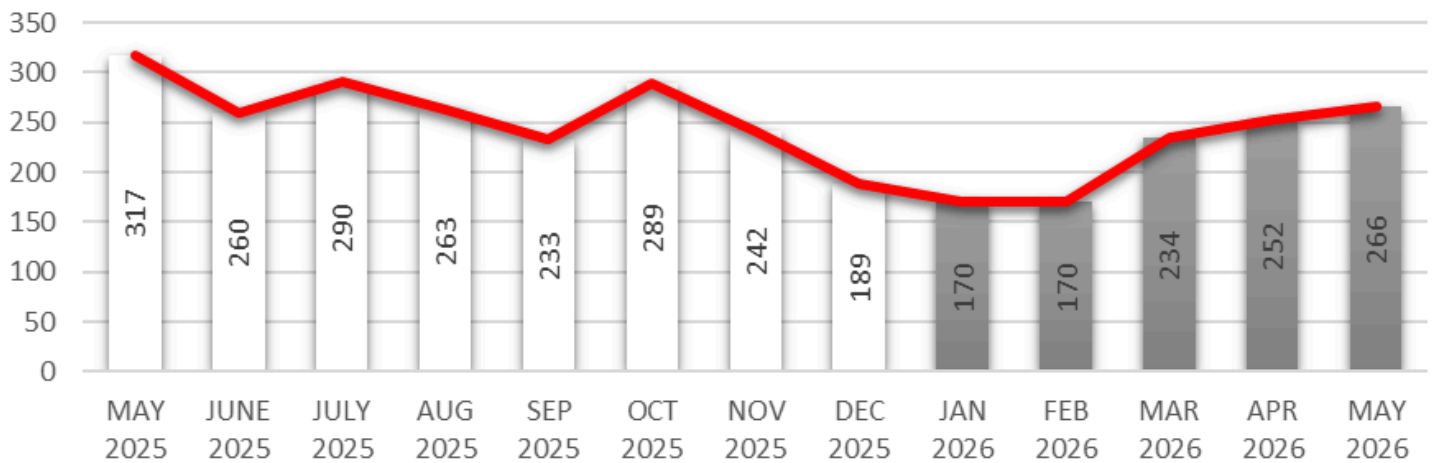
The Windsor-Essex housing market remained relatively stable throughout May 2026, with sales activity continuing to improve from the slower winter months and home prices holding steady. Inventory levels have continued to rise, giving buyers more choice and contributing to a more balanced market environment.

Market activity was supported across a variety of price points and property types, with buyers remaining active throughout much of the market. Homes are selling within a reasonable timeframe, condominium sales have shown renewed strength, and overall market conditions appear to be trending in a positive direction as we head into the summer season. While challenges remain, current indicators suggest a healthy level of activity and continued stability in the months ahead.

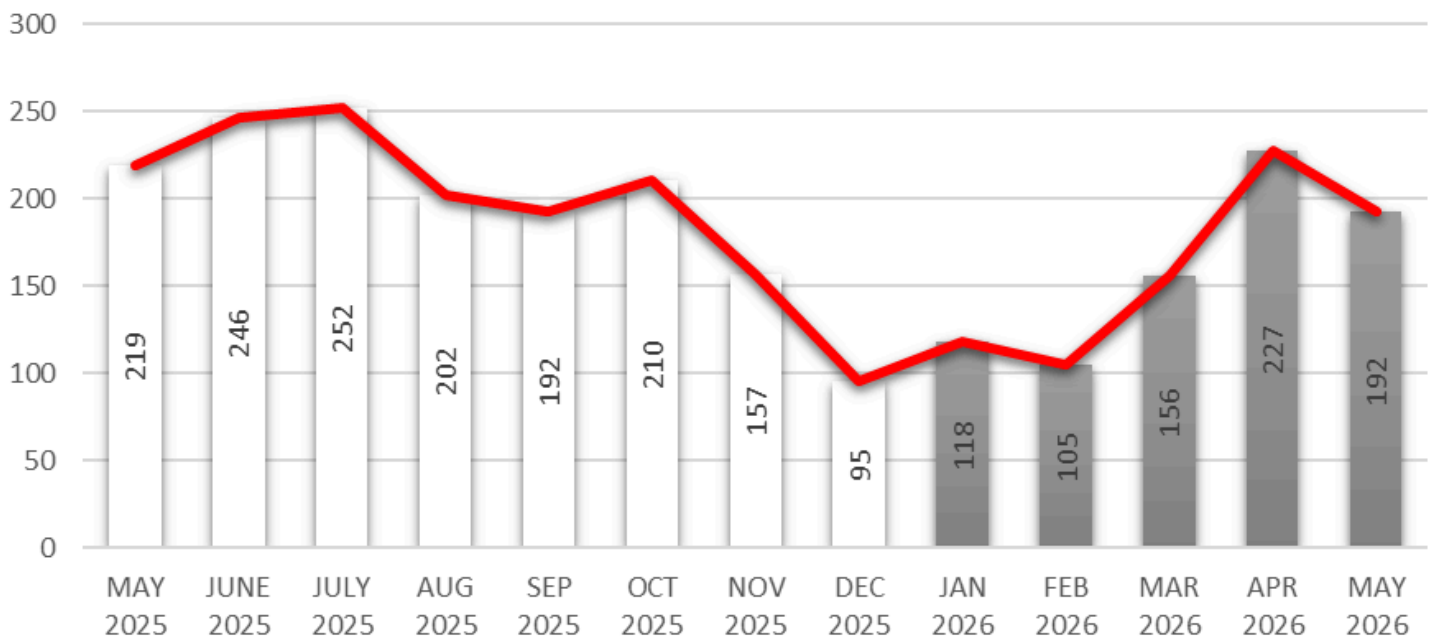


A total of 424 residential properties were sold in May 2026, slightly below April's 437 sales but significantly higher than the winter months. The market remains active as buyers continue to engage throughout the spring season.

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

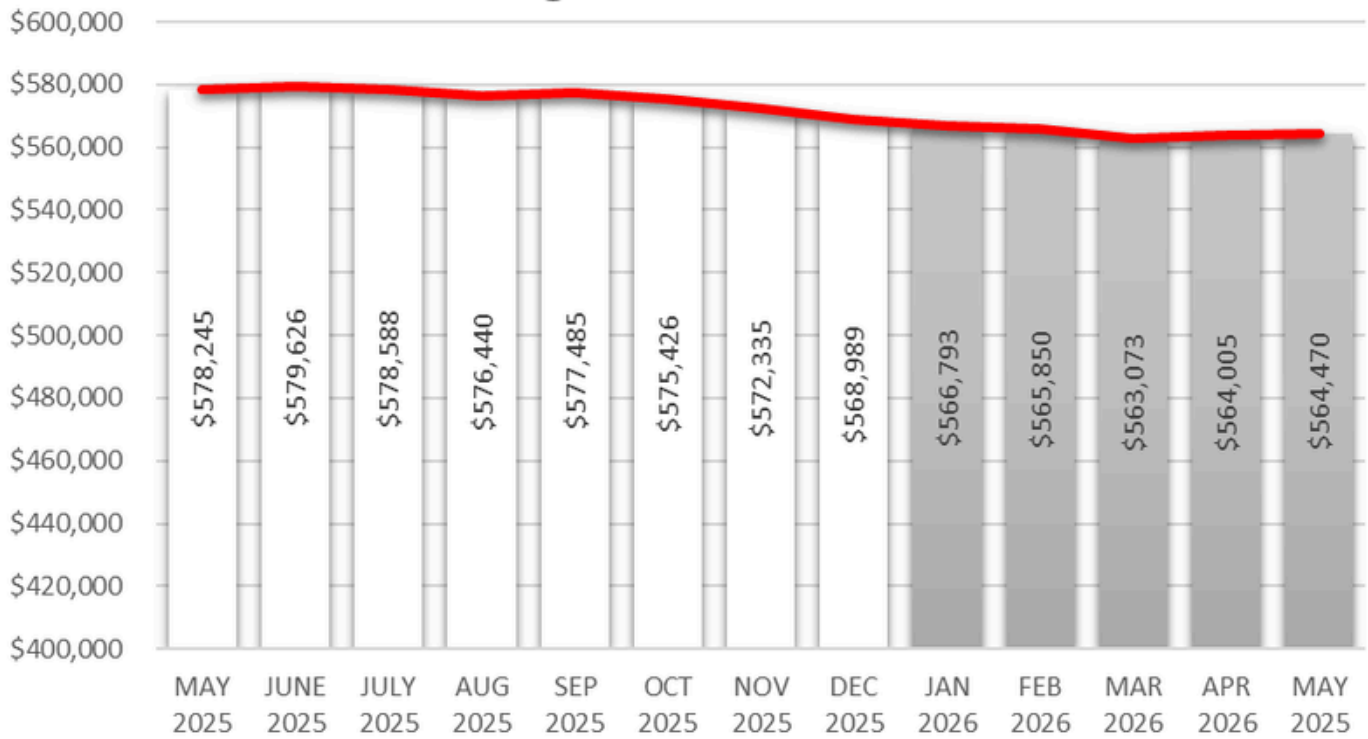


Homes Sold ABOVE Median Price (\$550,000)

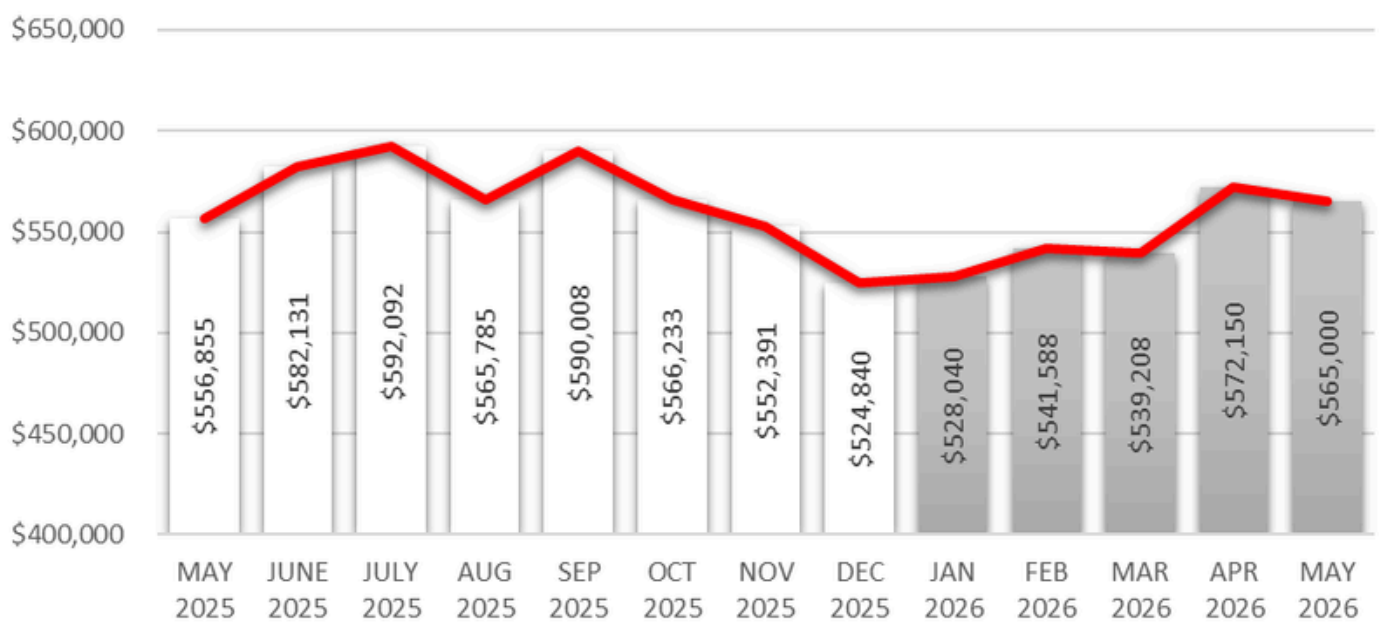


Sales activity remained healthy across all price ranges in May 2026, with 458 homes sold throughout Windsor-Essex. Properties priced below the median value of \$550,000 continued to account for the majority of sales, while higher-priced homes also maintained strong activity levels. This balanced demand demonstrates continued buyer confidence across multiple segments of the market and highlights the broad appeal of Windsor-Essex real estate.

Average Sale Price - Annual



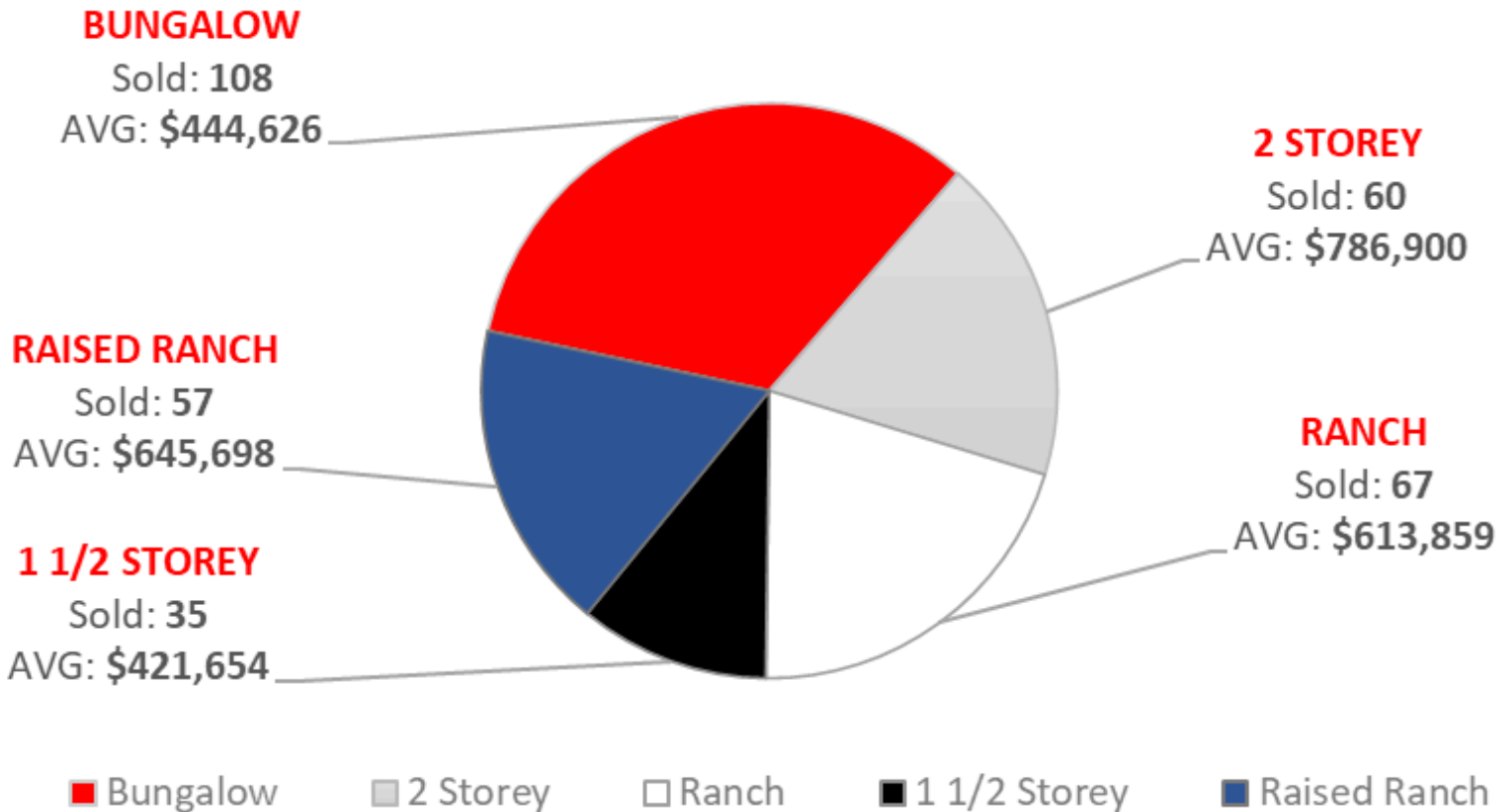
Average Sale Price - Monthly



Home values remained stable throughout May 2026, with the monthly average sale price coming in at \$565,000 and the annual average reaching \$564,470. While monthly prices experienced some fluctuations over the past year, the overall trend continues to demonstrate a resilient Windsor-Essex market with home values holding firm despite changing market conditions.



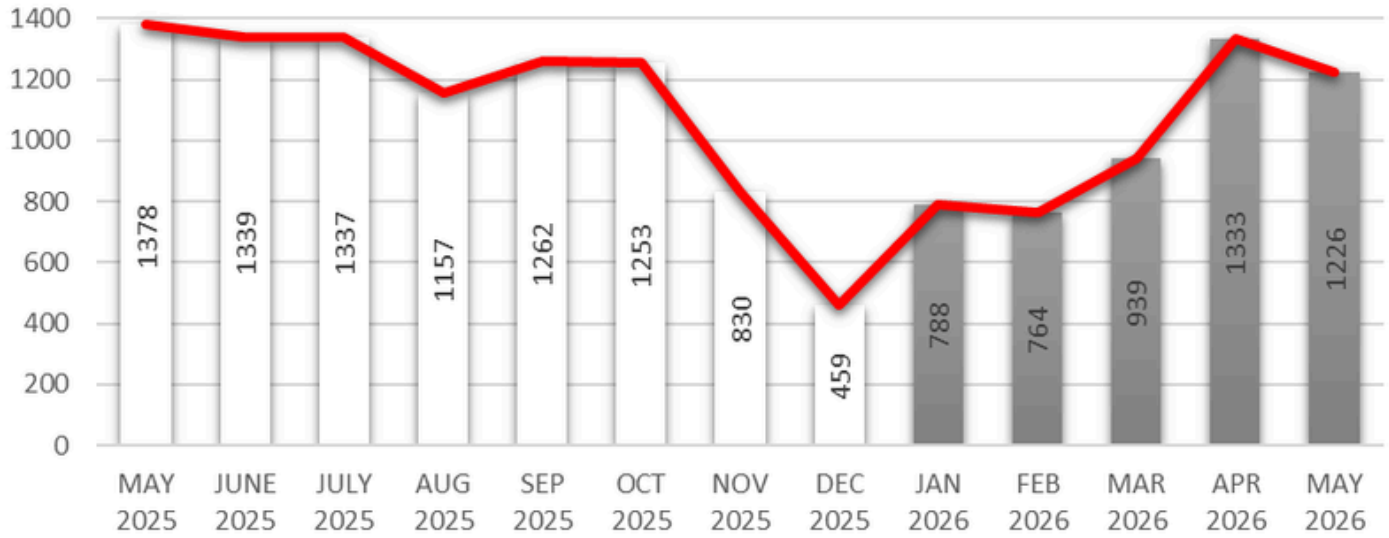
MOST POPULAR STYLE OF HOME



Bungalows continued to dominate the Windsor-Essex market in May 2026, accounting for 108 sales and remaining the preferred choice among homebuyers. Their popularity is likely driven by their affordability, practical single-level living, and broad appeal to first-time buyers, families, and downsizers alike. Ranches followed with 67 sales, while two-storey homes (60), raised ranches (57), and one-and-a-half-storey homes (35) rounded out the top-selling property styles. Notably, bungalows also offered the most affordable average sale price among the five most popular home styles, highlighting the strong demand for accessible housing options across the region.

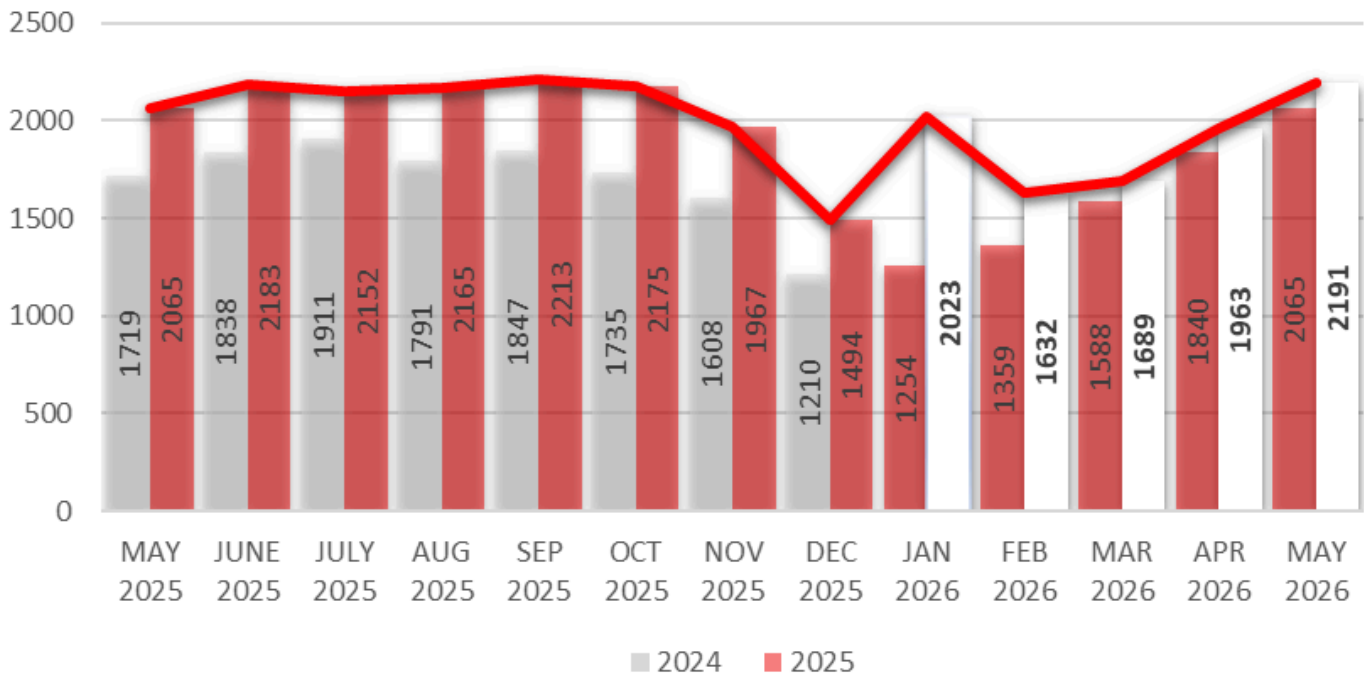
LISTINGS

MARCH 2026



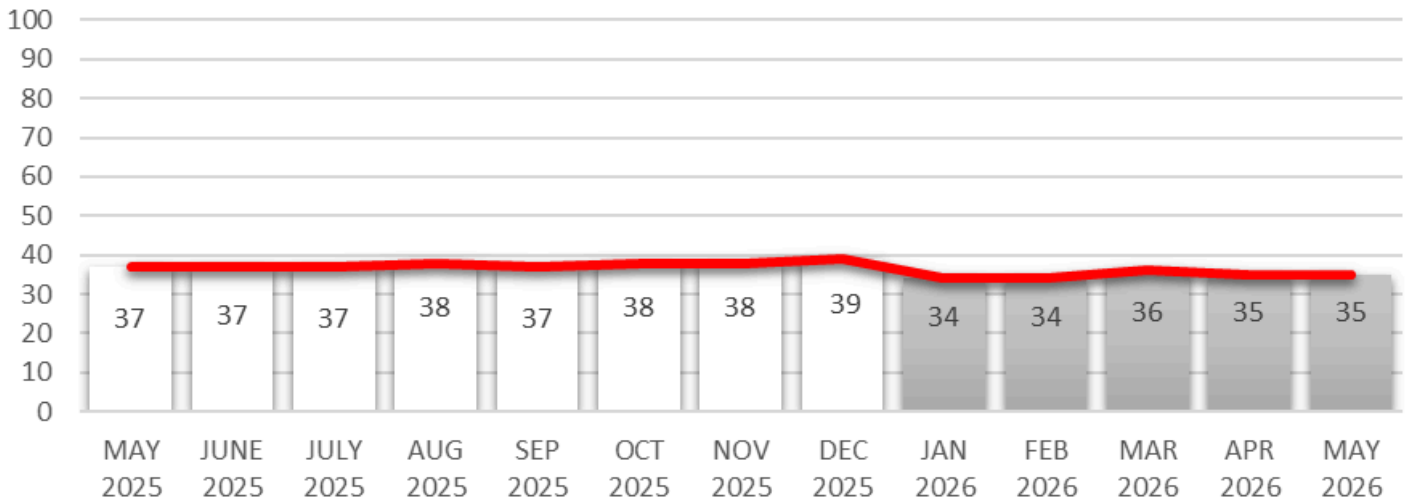
New residential listings totalled 1,226 in May 2026. While slightly lower than April, listing activity remains elevated compared to the beginning of the year, helping maintain a healthy supply of homes for prospective buyers.

Active Listings (End of Current Month)

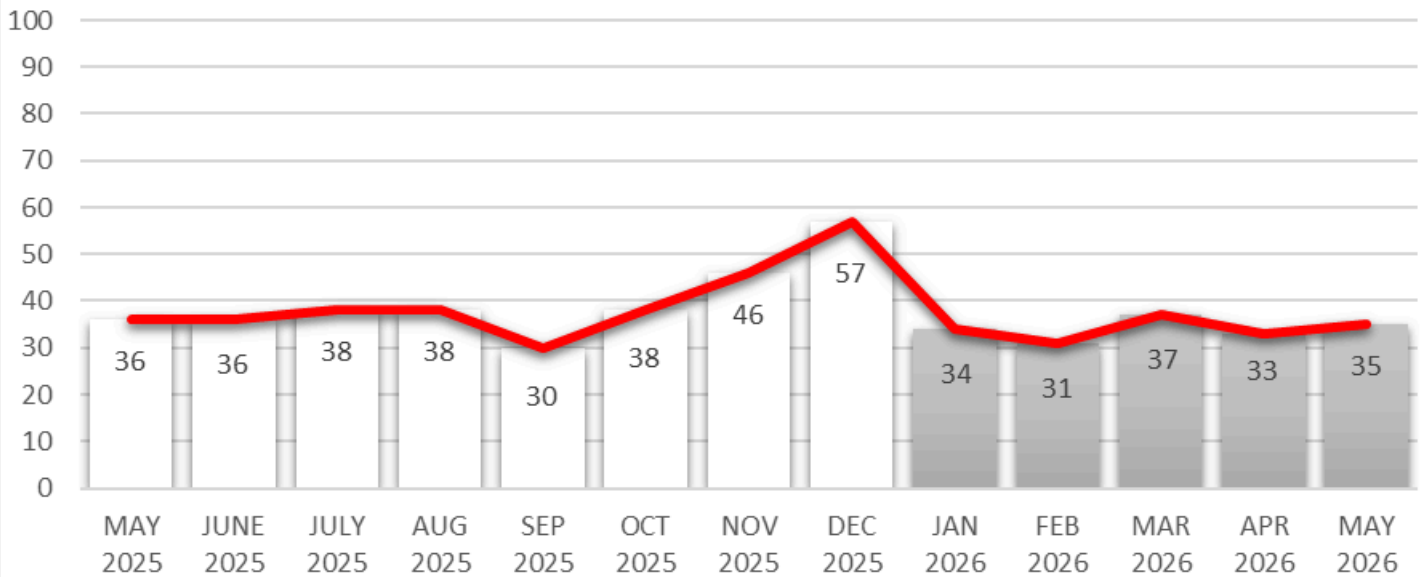


Active listings climbed to 2,191 at the end of May 2026, representing the highest inventory level seen over the past year. The increase in available homes continues to provide buyers with greater selection and negotiating opportunities.

Annual Sales/List Ratio

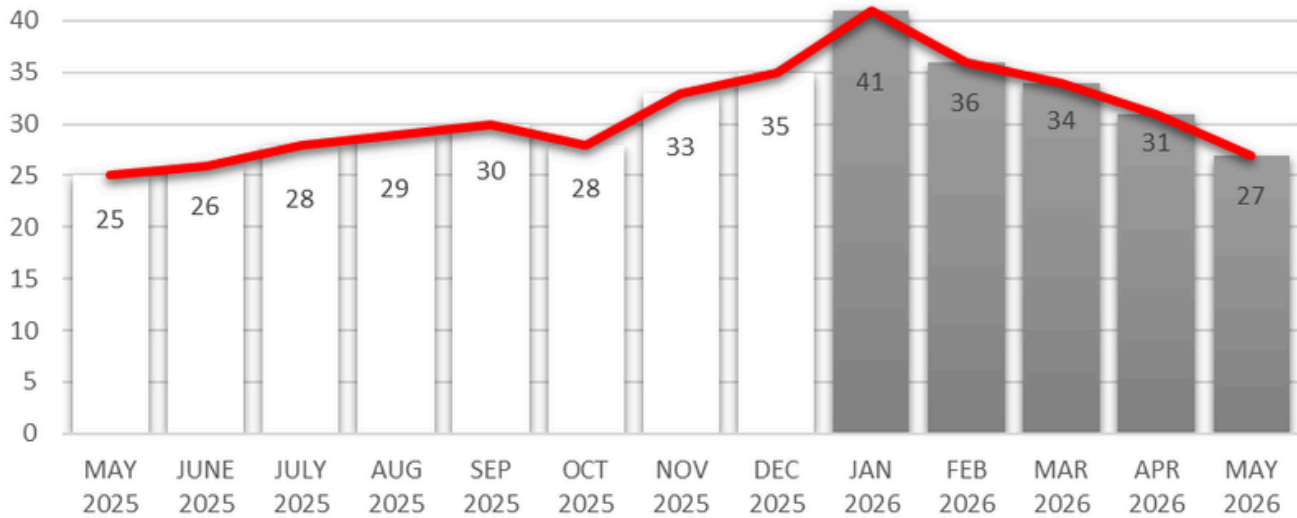


Monthly Sales/List Ratio



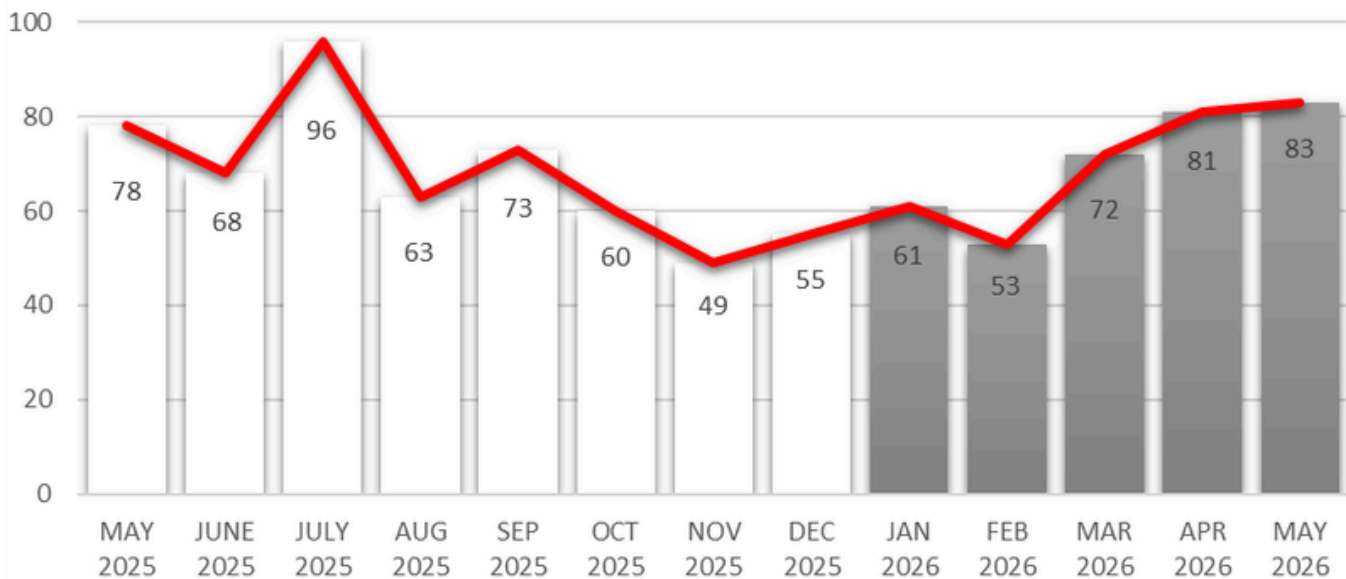
The Windsor-Essex market maintained a steady sales-to-listings ratio throughout the past year, with both the monthly and annual ratios sitting at 35% in May 2026. While sales activity has strengthened compared to the slower winter months, inventory levels continue to outpace demand, creating a more balanced market environment. This healthy supply of available homes provides buyers with greater choice while allowing sellers to remain competitive through strategic pricing and effective marketing.

DAYS ON MARKET



Homes sold in an average of 27 days during May 2026, down from 31 days in April. This decrease indicates that well-priced properties are continuing to attract buyer interest and move through the market more quickly.

CONDO SALES



Condominium sales reached 83 units in May 2026, marking the strongest condo sales month of the past year. The increase highlights growing demand within the condominium sector as buyers seek affordable ownership opportunities and downsizing options.

*ALL DATA COLLECTED FROM MLS DETAILED SHEETS PROVIDED BY WECAR