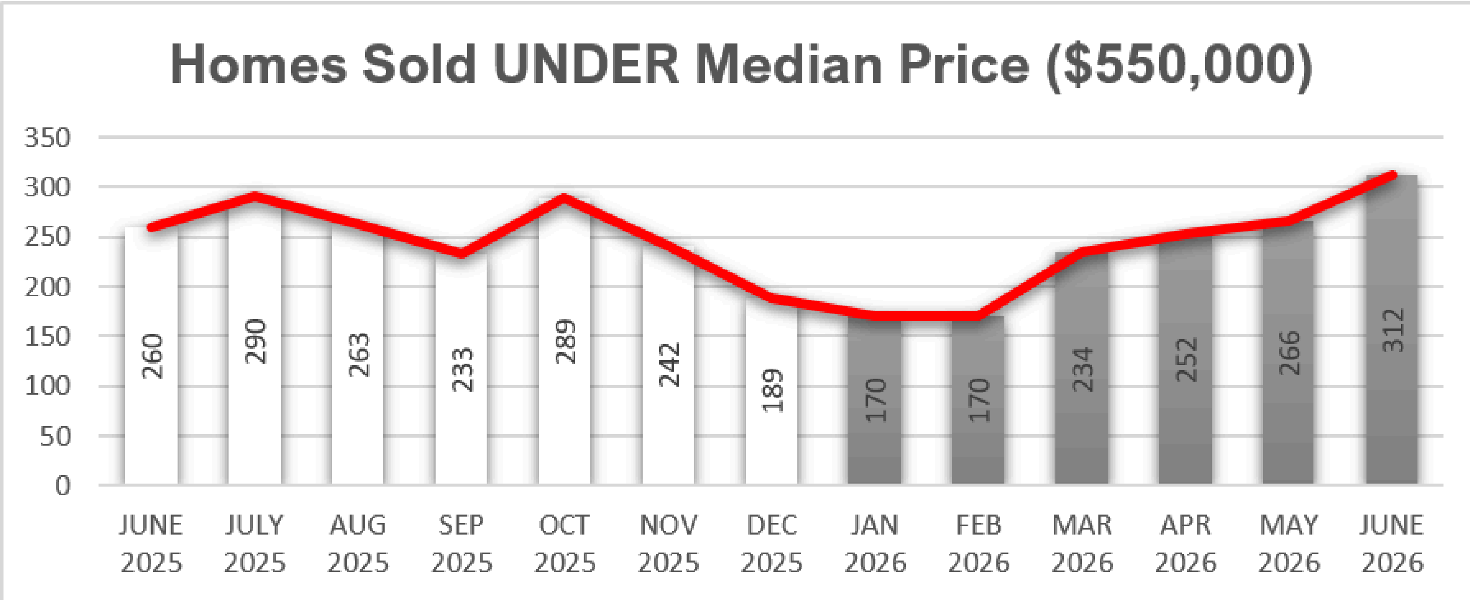
2026
JUNE
WINDSOR ESSEX COUNTY
REAL ESTATE MARKET REVIEW

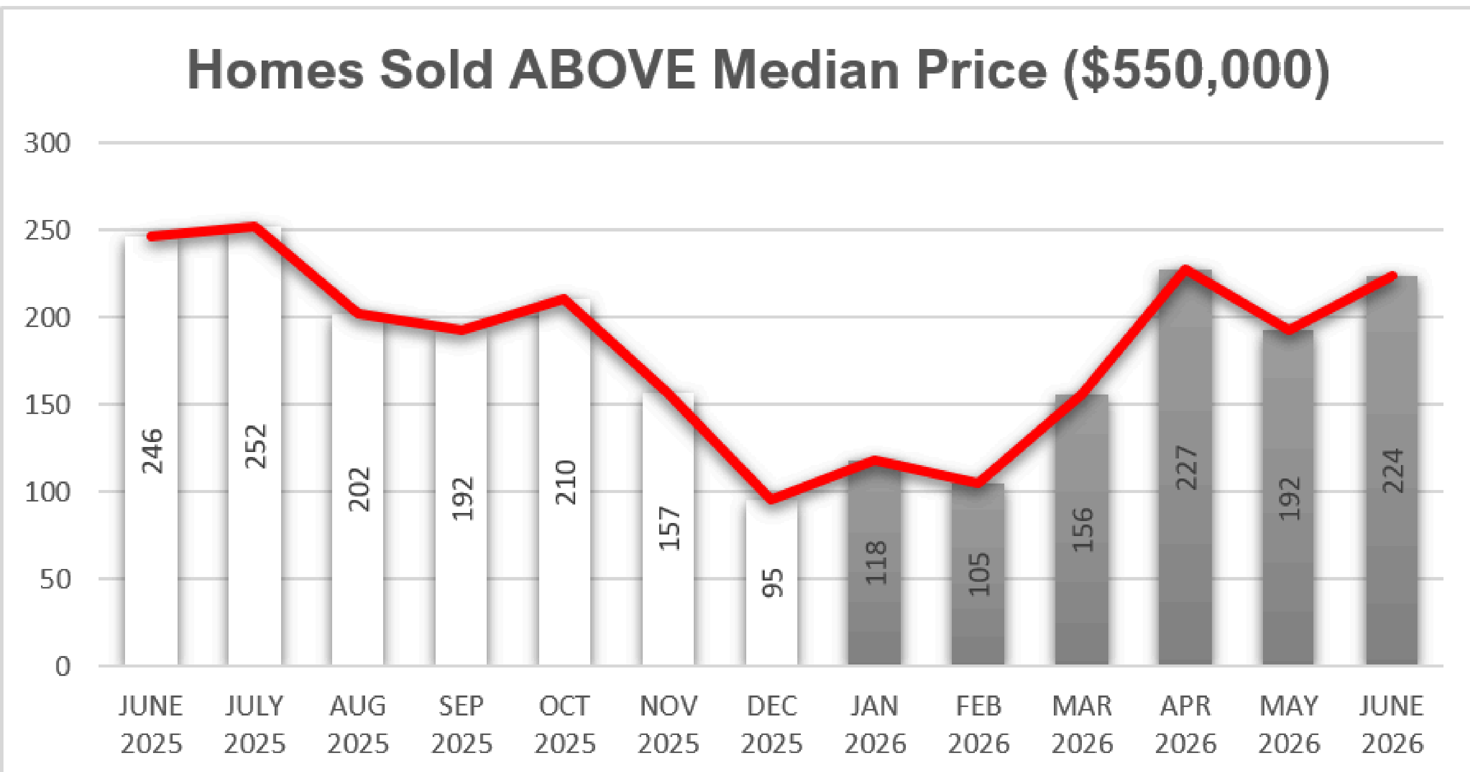
ROYAL LEPAGE
Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

SALES
JUNE 2026

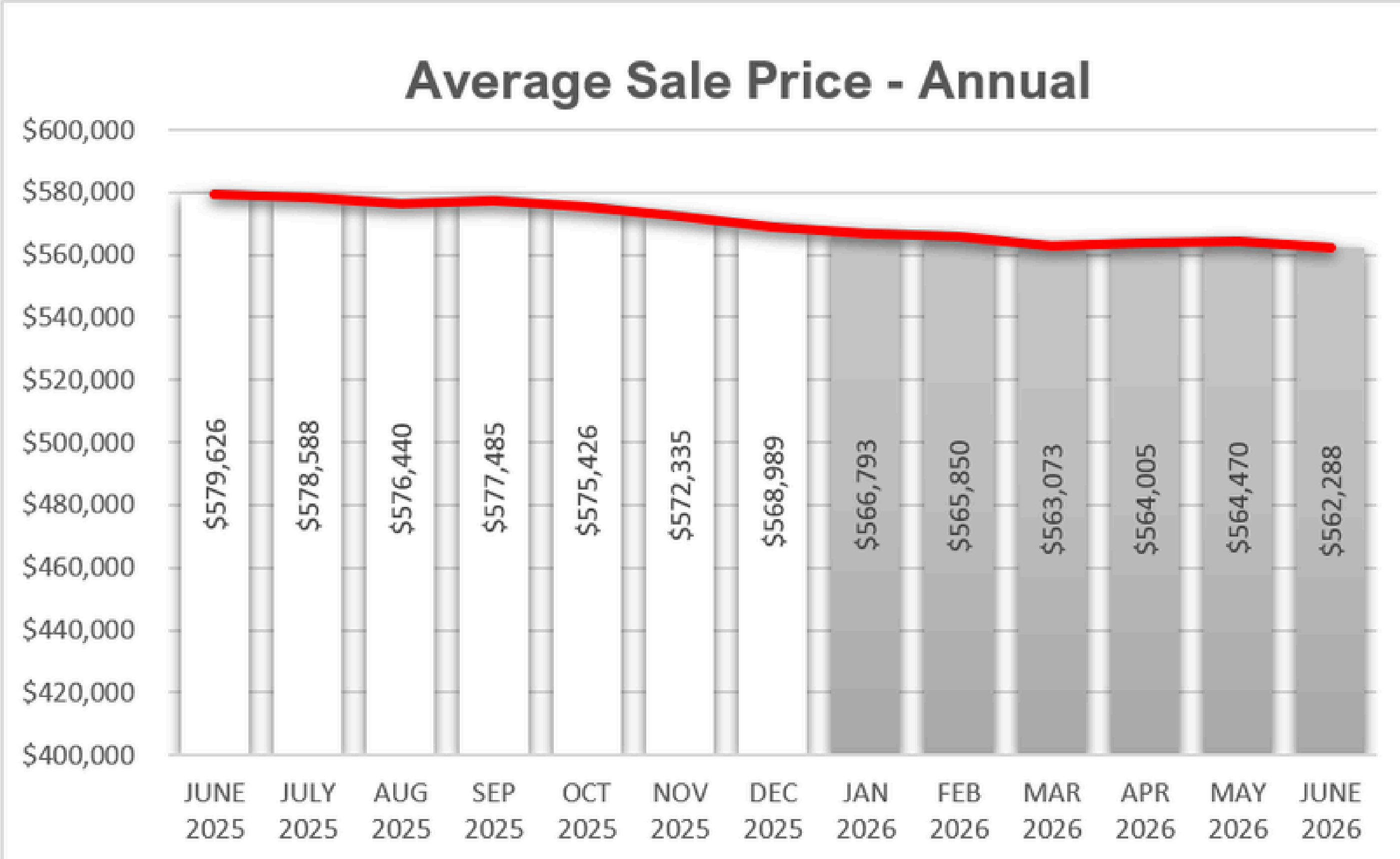
The Windsor-Essex housing market showed stronger momentum in June 2026, with increased sales activity and steady monthly home prices pointing to continued buyer engagement across the region. Inventory levels also remained elevated, giving buyers more choice and creating a competitive environment where pricing and presentation continue to play an important role for sellers.
Activity improved across multiple price ranges and property types, while homes continued to move through the market at a reasonable pace. Overall, June reflected an active but evolving market, with encouraging signs of momentum heading into the summer months and opportunities continuing to vary depending on individual circumstances, price point, and location.

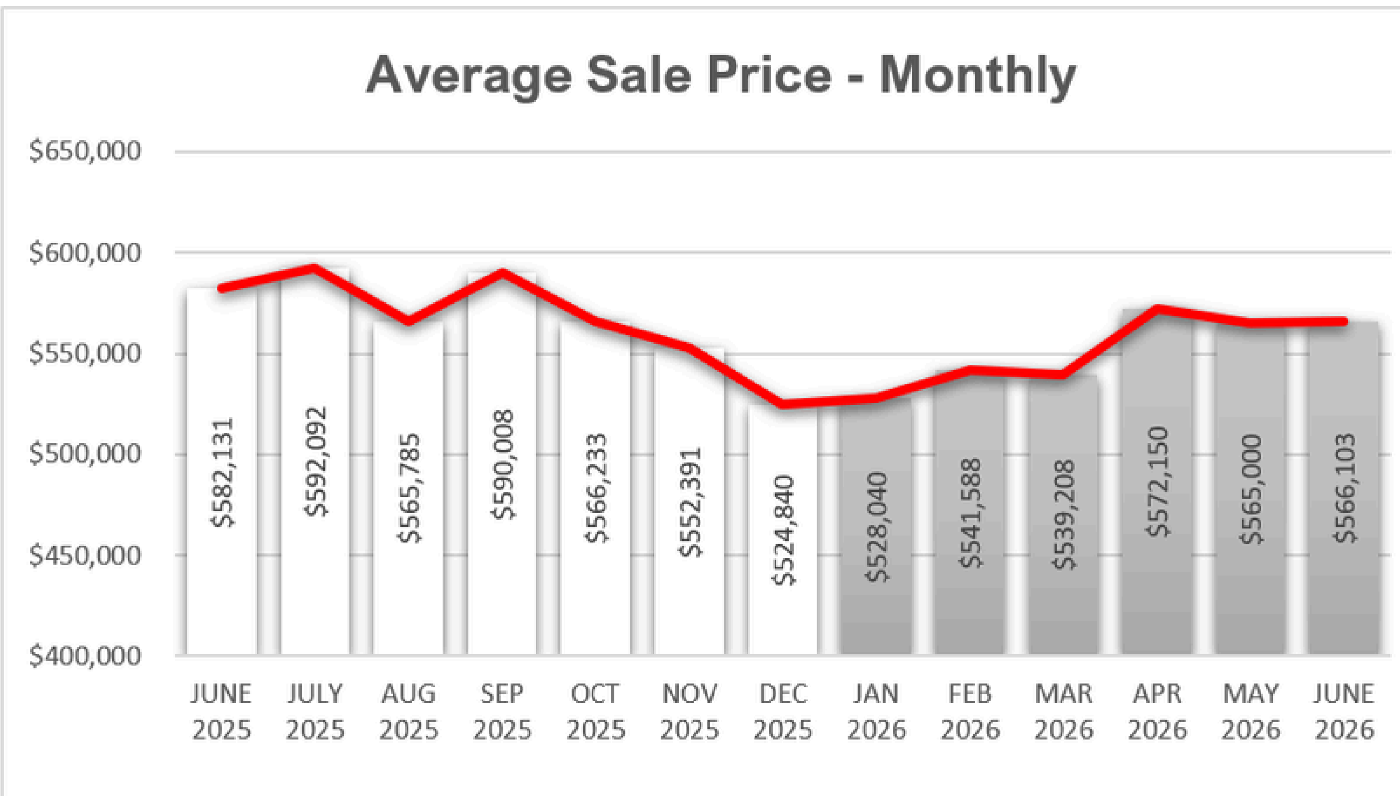
Residential sales increased to 476 in June 2026, up from 424 in May and representing one of the strongest sales months shown over the past year. The increase reflects solid early-summer activity and renewed momentum following the slower winter months.





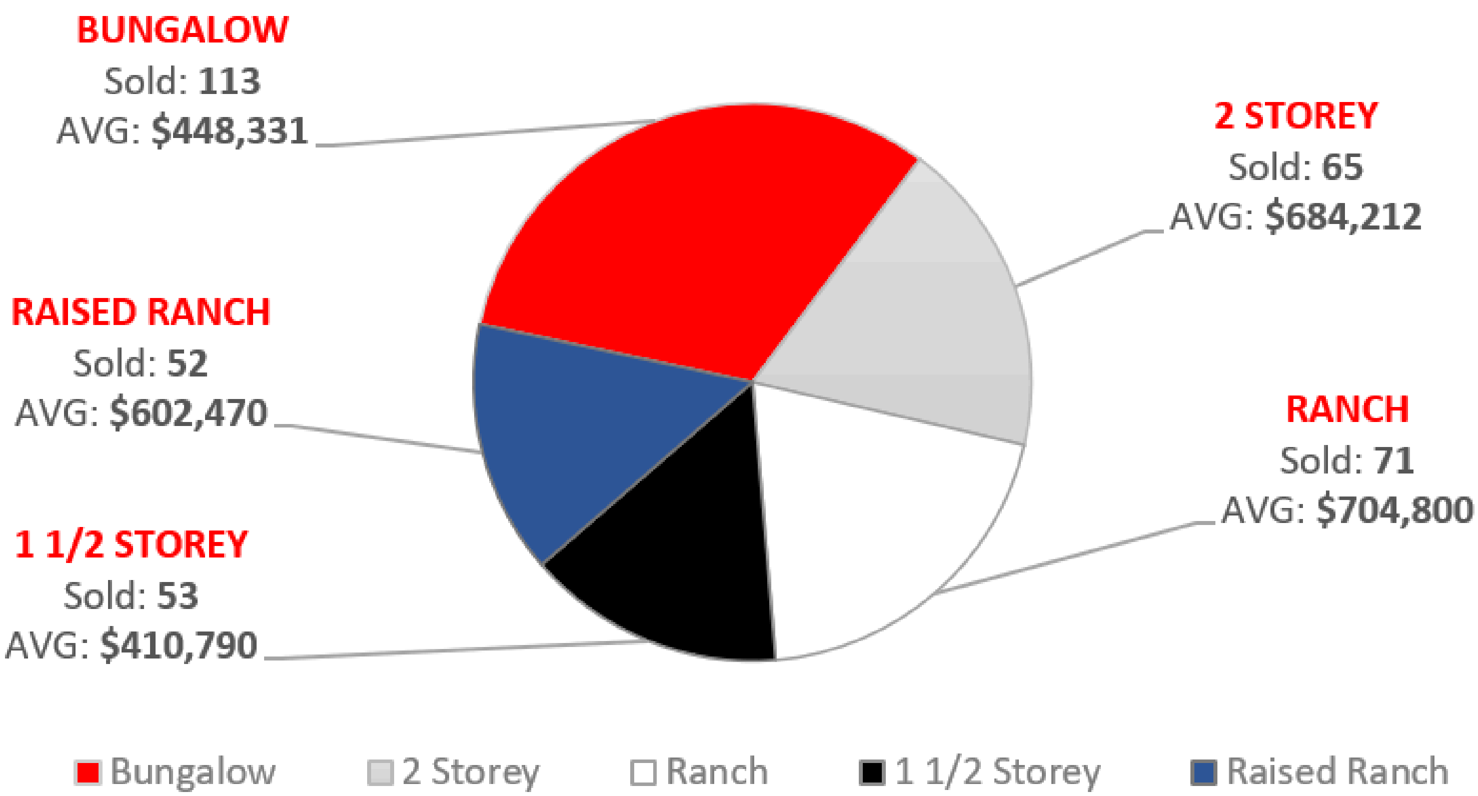
Sales activity strengthened across both sides of the $550,000 median price point in June 2026. A total of 312 homes sold below the median, up from 266 in May, while 224 homes sold above the median, increasing from 192 the previous month. The gains across both price segments point to broader buyer activity throughout the Windsor-Essex market.





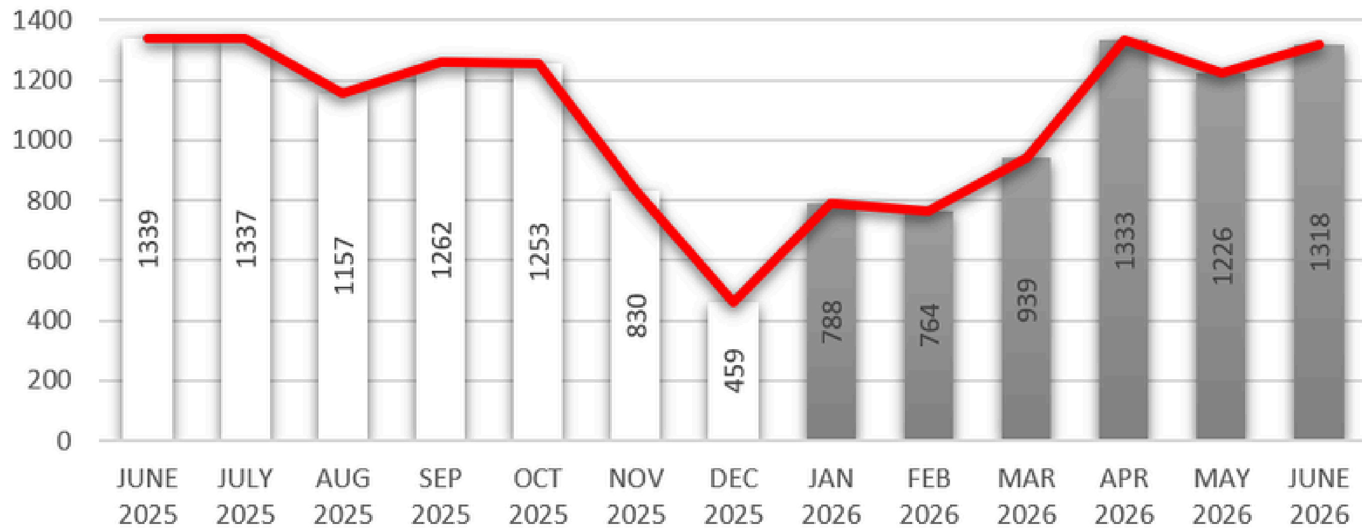
Home values remained relatively steady in June 2026, with the monthly average sale price reaching $566,103 and the annual average sitting at $562,288. While pricing has experienced some fluctuations over the past year, the close alignment between the monthly and annual figures suggests a relatively stable pricing environment, with home values continuing to hold within a consistent range across Windsor-Essex.

MOST POPULAR STYLE OF HOME

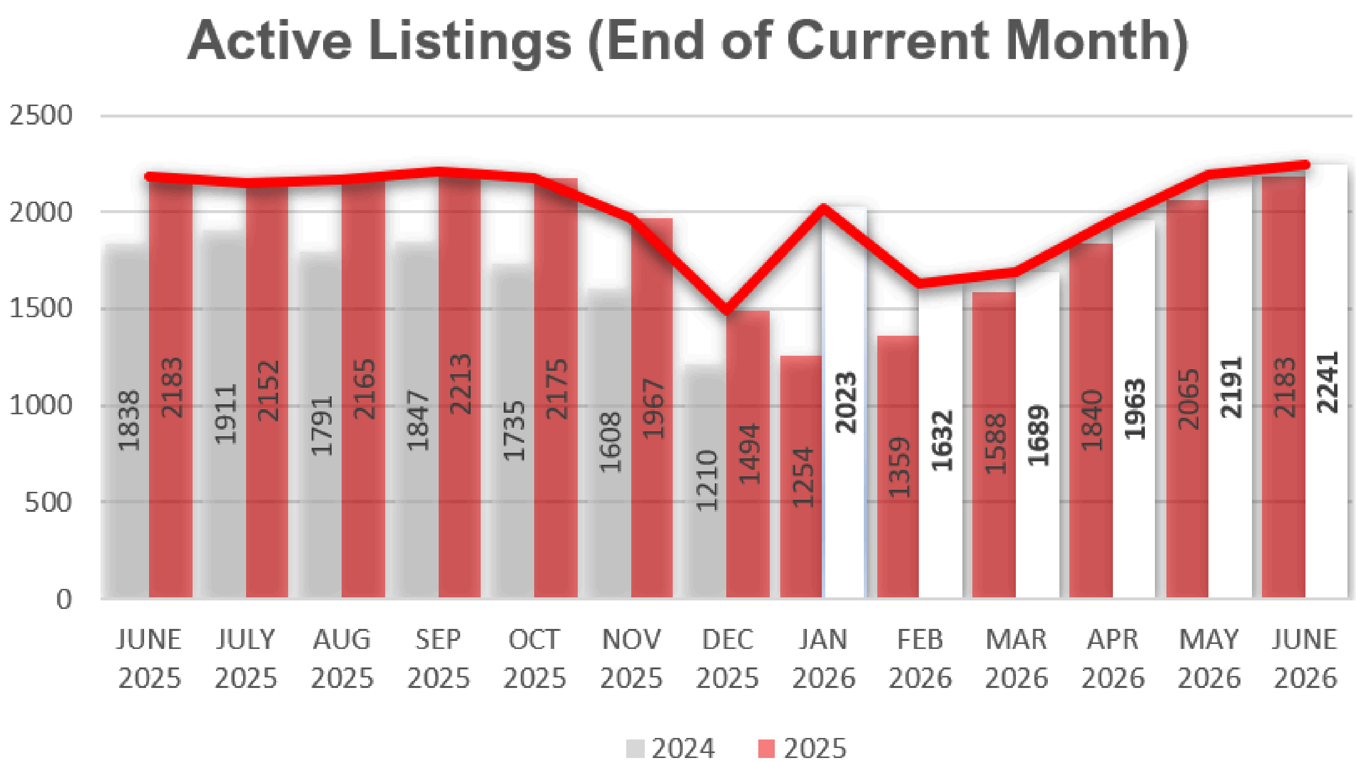


Bungalows continued to lead the Windsor-Essex market in June 2026, accounting for 113 sales and remaining the most popular home style among buyers. Ranches followed with 71 sales, while two-storey homes recorded 65 sales, one-and-a-half-storey homes reached 53, and raised ranches recorded 52. With an average sale price of $448,331, bungalows continued to offer broad appeal, while one-and-a-half-storey homes represented the most affordable average price point among the five leading styles at $410,790.

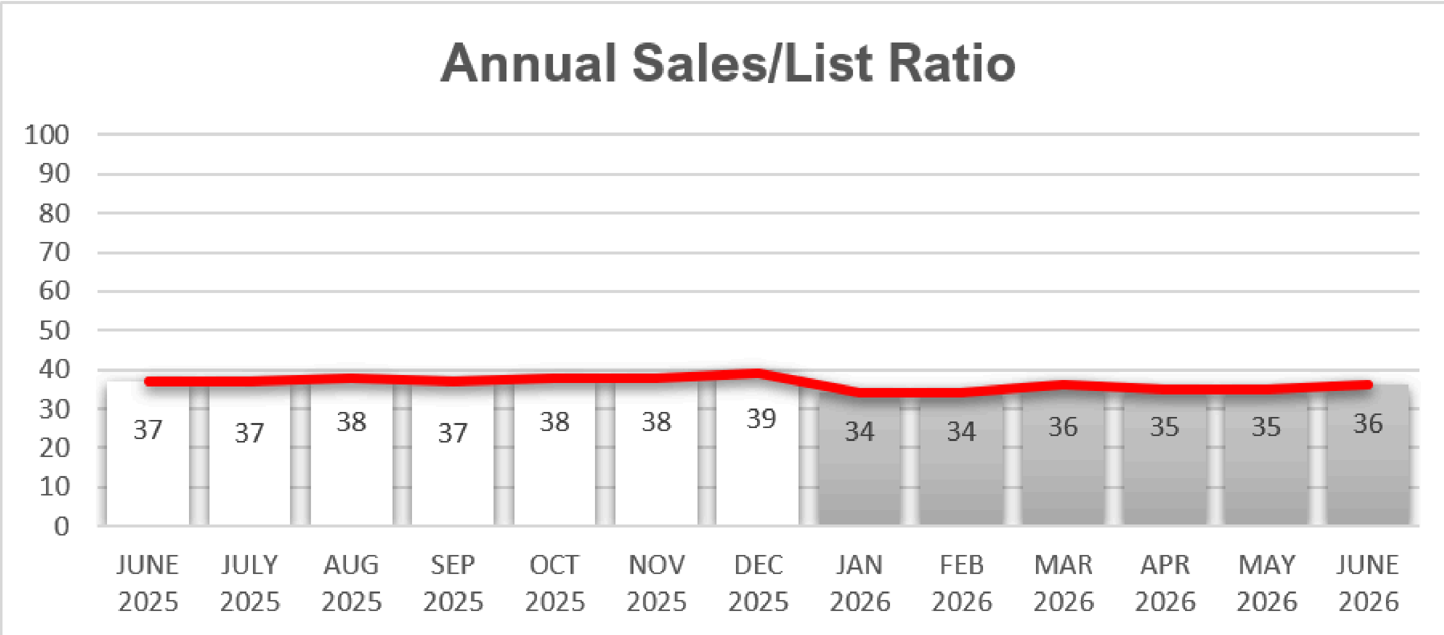
LISTINGS
JUNE 2026

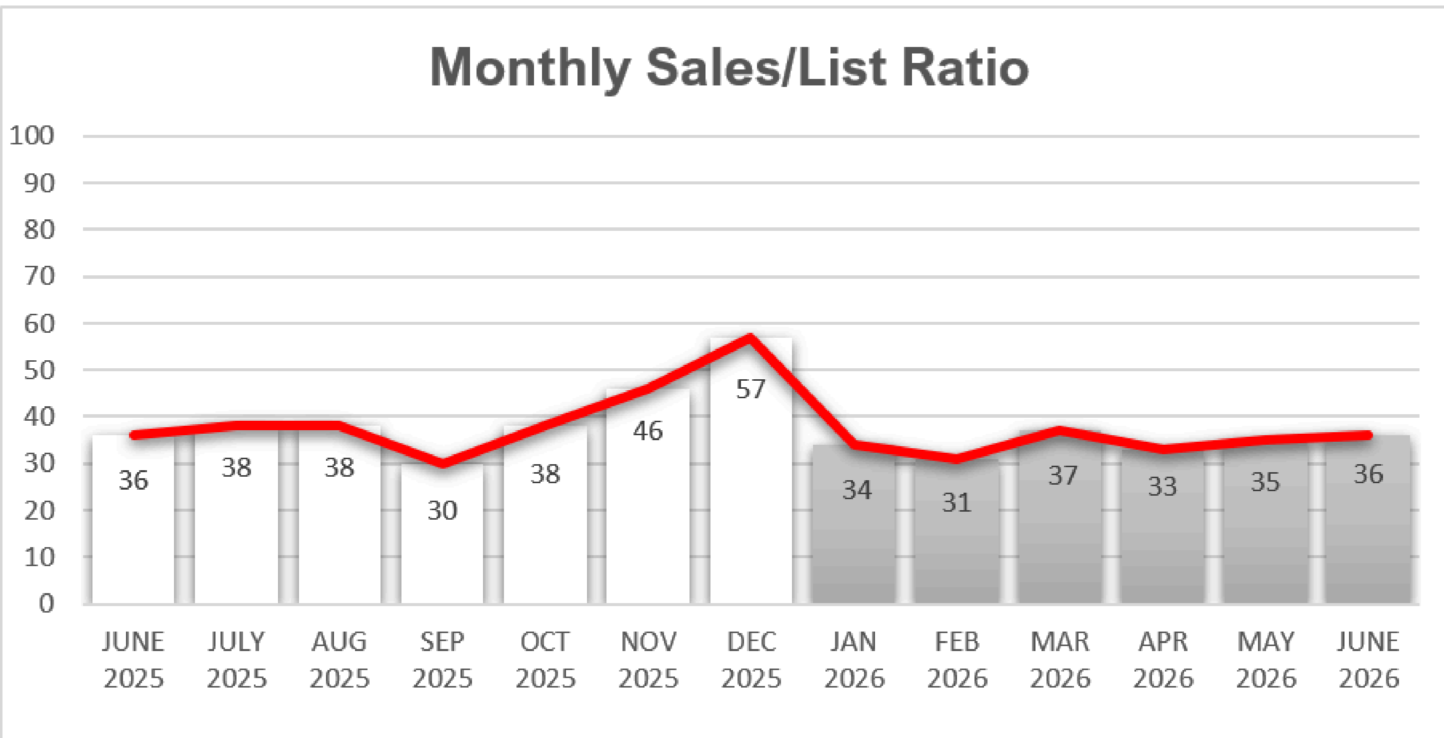


New residential listings increased to 1,318 in June 2026, up from 1,226 in May. Listing activity remains elevated, adding further choice for buyers while continuing to create a competitive environment for sellers across Windsor-Essex.



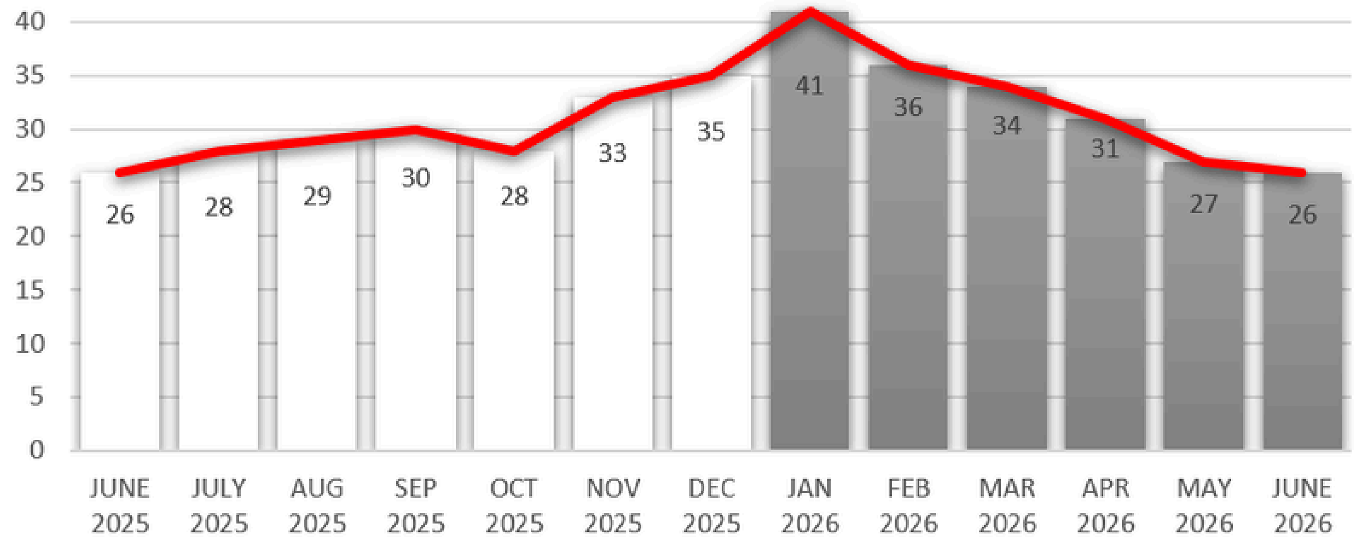
Active listings climbed to 2,241 at the end of June 2026, up from 2,191 in May and marking the highest inventory level shown over the past year. The continued increase in available homes provides buyers with greater selection and more opportunity to compare properties, while creating a more competitive environment for sellers.





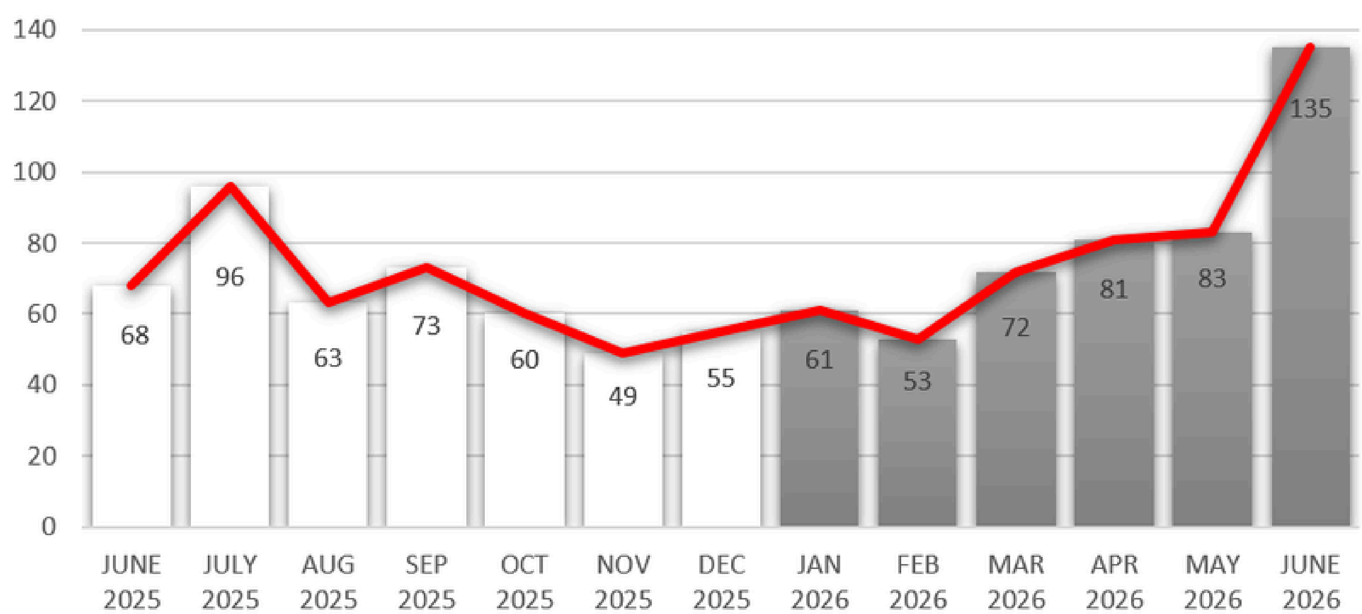
The Windsor-Essex market remained relatively balanced in June 2026, with both the monthly and annual sales-to-listings ratios sitting at 36%. While inventory levels continue to remain elevated relative to sales activity, both ratios edged up from 35% in May, pointing to a modest improvement in market activity. Buyers continue to benefit from strong selection, while sellers can still find success with strategic pricing and effective marketing.

DAYS ON MARKET



Homes sold in an average of 26 days in June 2026, down slightly from 27 days in May and continuing a steady decline from the winter peak of 41 days in January. This suggests that despite higher inventory levels, properties that are positioned appropriately are still attracting buyers and moving through the market at a reasonable pace.

CONDO SALES



Condominium sales rose sharply to 135 units in June 2026, up from 83 in May and marking the strongest month shown on the chart. The significant increase points to strong activity in the condominium segment, with buyers continuing to explore a wider range of housing options across Windsor-Essex.

*ALL DATA COLLECTED FROM MLS DETAILED SHEETS PROVIDED BY WECAR