2026

JULY

WINDSOR ESSEX COUNTY

REAL ESTATE MARKET REVIEW

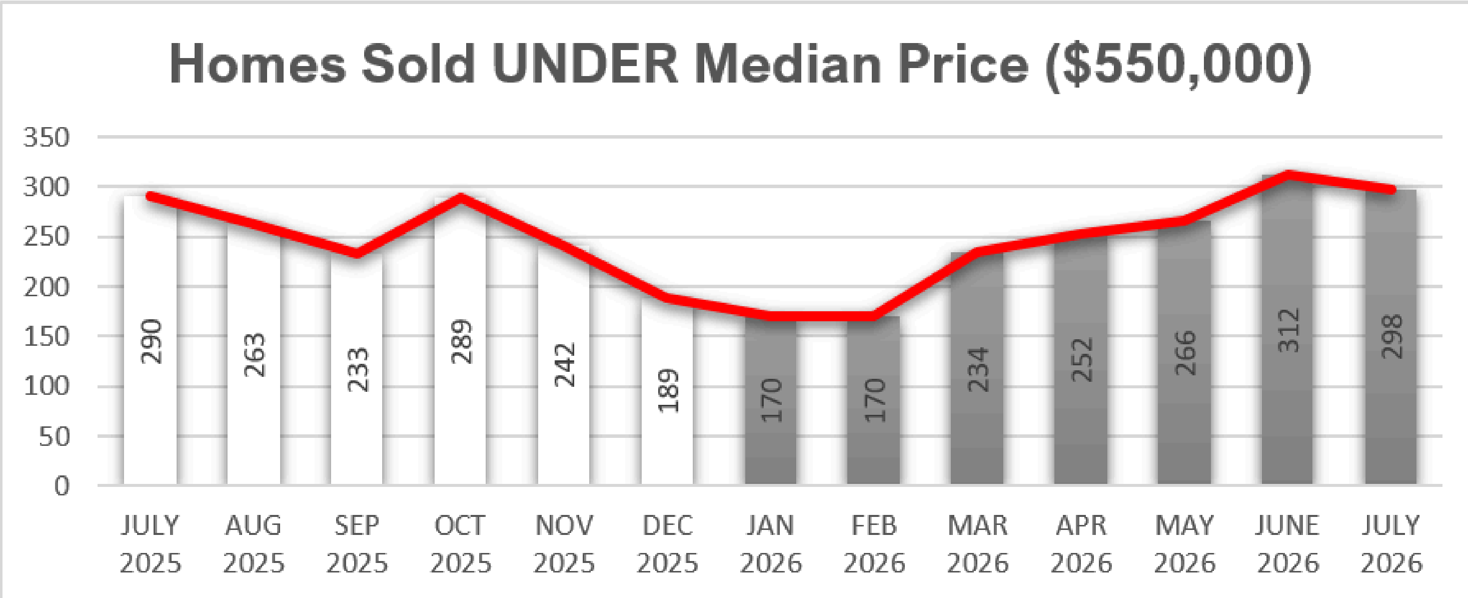
ROYAL LEPAGE

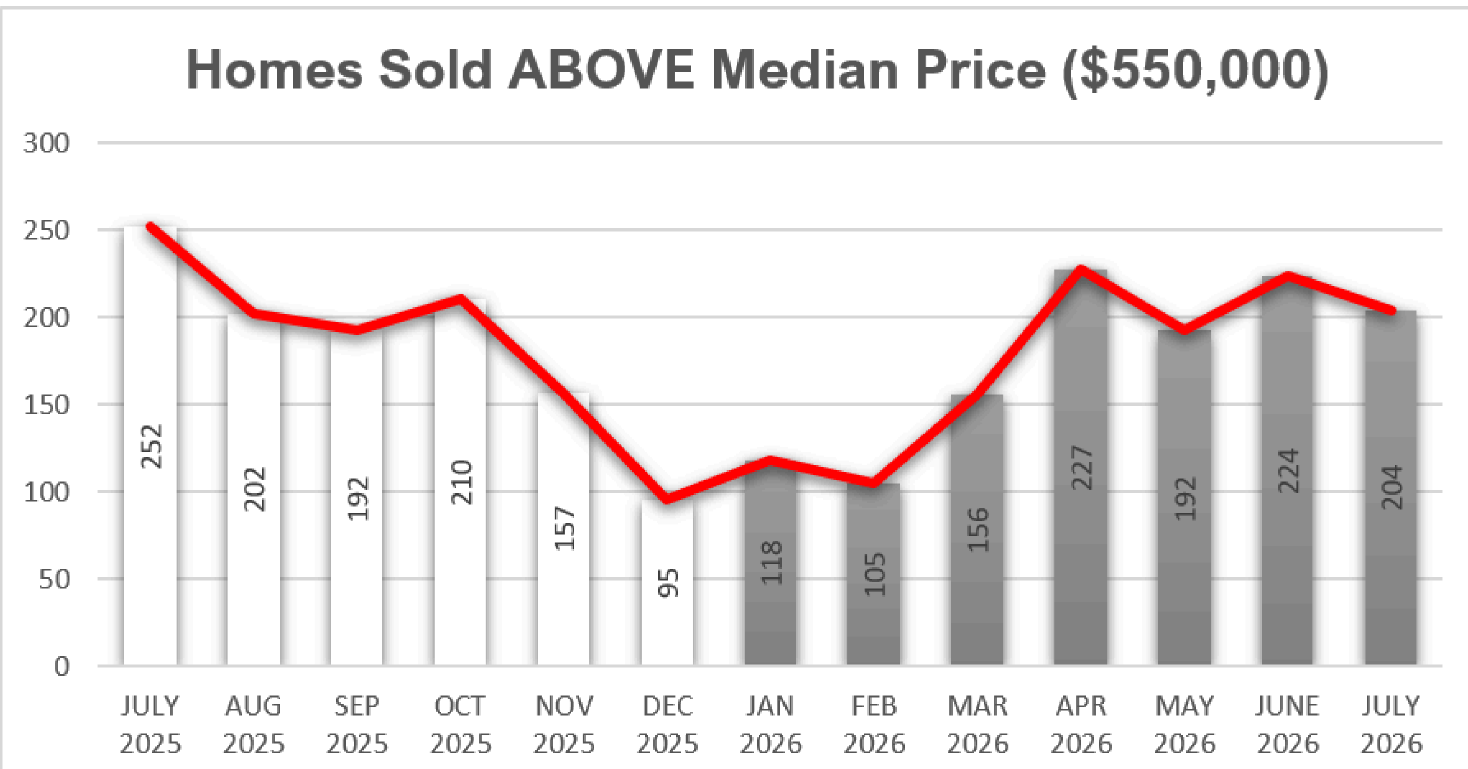
Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

SALES
JULY 2026

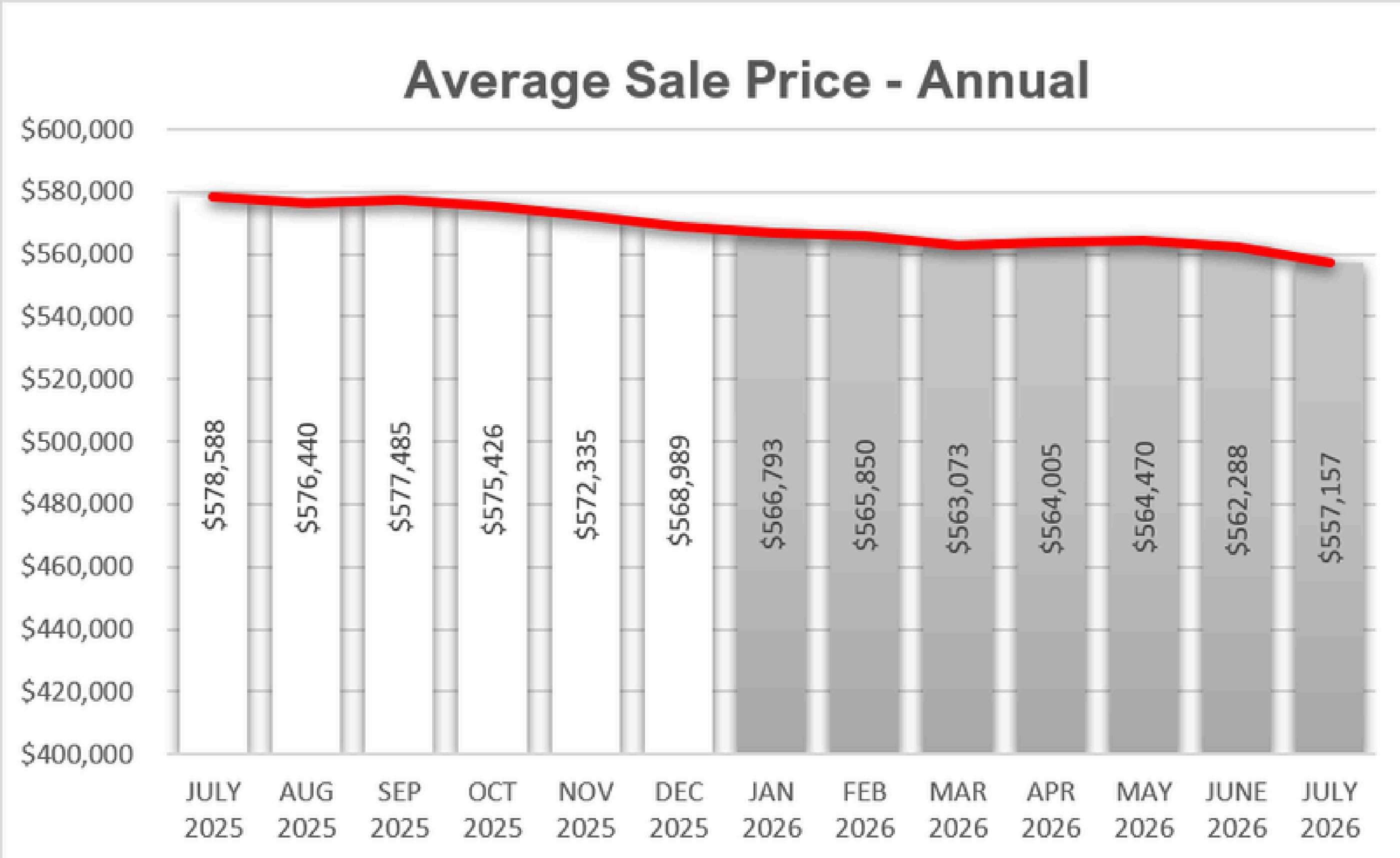
The Windsor-Essex housing market remained active throughout July 2026, with strong sales, elevated inventory, and continued buyer activity across a variety of property types and price ranges. While monthly home prices softened and some market indicators eased slightly from June's highs, overall conditions remain balanced, with buyers benefiting from increased choice and sellers continuing to see success when homes are priced and presented competitively. As the market moves through the summer season, activity continues to reflect a stable and healthy real estate environment.

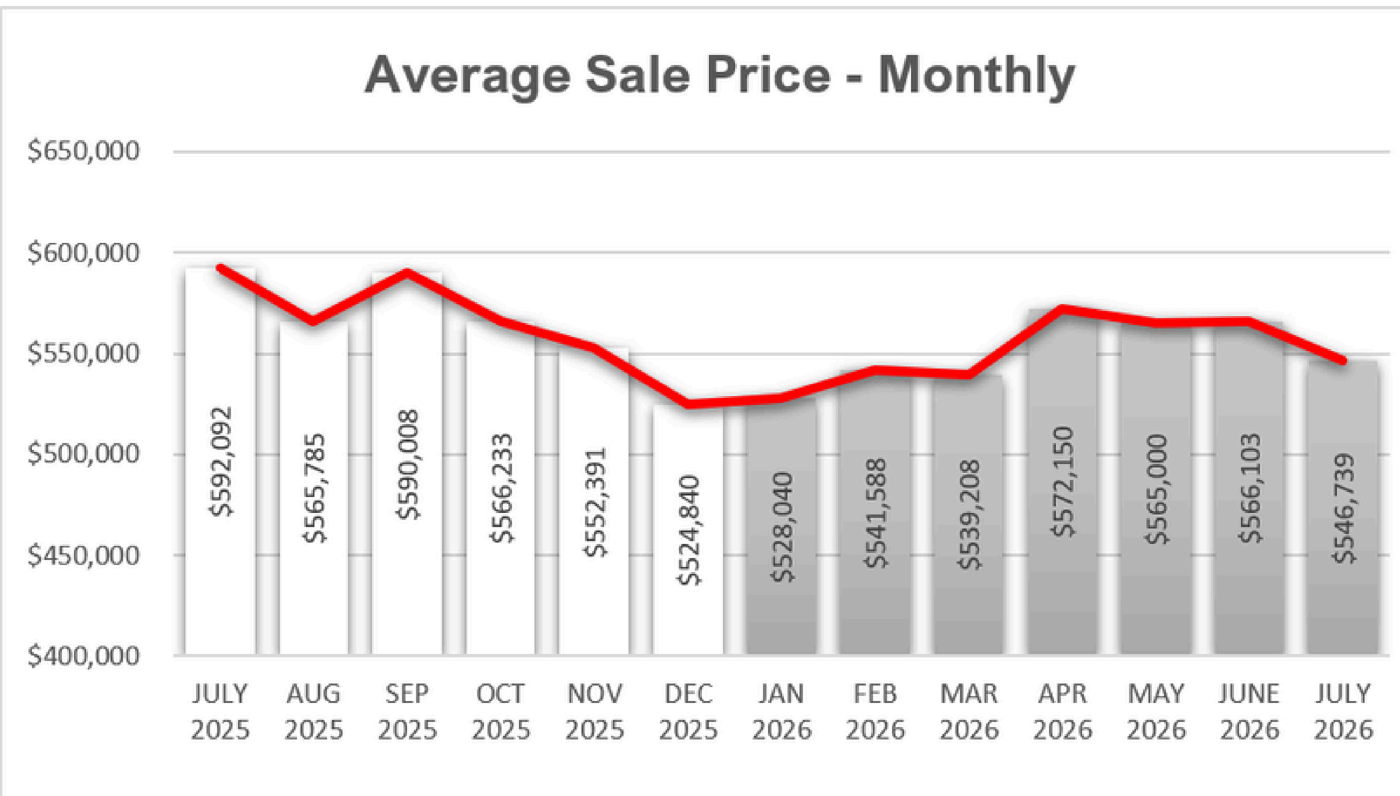
Residential sales totalled 470 in July 2026, a slight decrease from 476 in June but still one of the strongest monthly totals over the past year. The market continues to experience healthy summer activity, with sales remaining well above levels seen during the winter months.





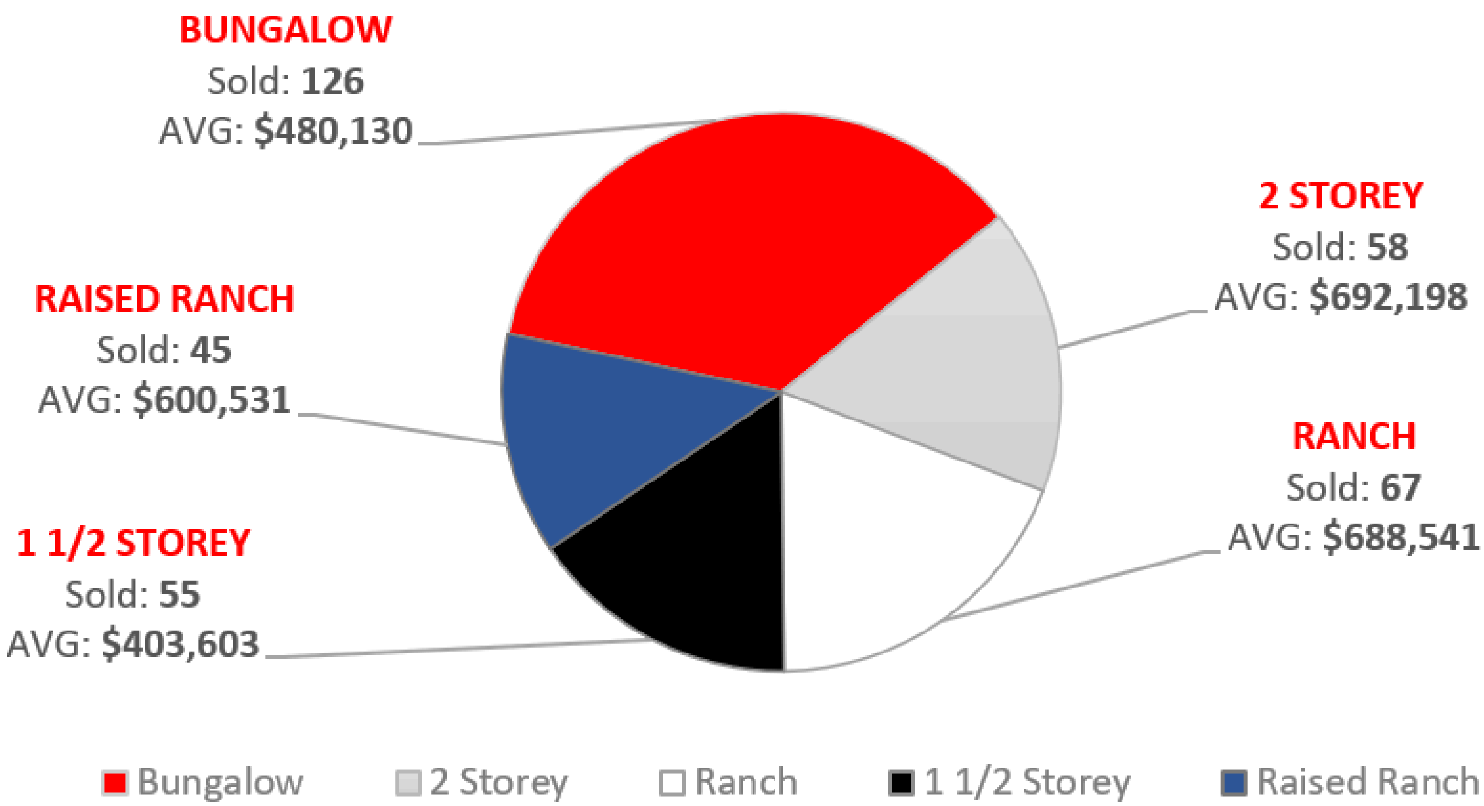
Sales remained active across both sides of the $550,000 median price point in July 2026. A total of 298 homes sold below the median price, while 204 sold above it. Although both segments saw a slight decline compared to June, activity remained healthy across a broad range of price points, reflecting continued buyer participation throughout the market.





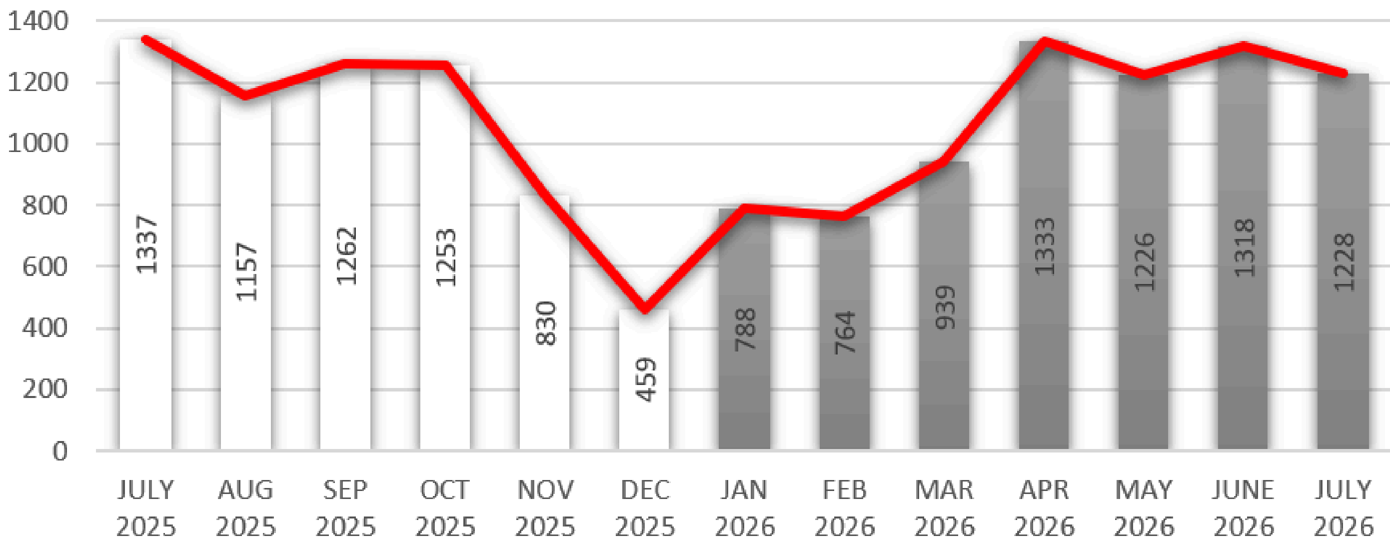
Home values softened slightly in July 2026, with the monthly average sale price coming in at $546,739 and the annual average reaching $557,157. Although monthly prices experienced a dip from June, the overall market continues to demonstrate long-term stability, with annual values remaining relatively consistent throughout the past year.

MOST POPULAR STYLE OF HOME

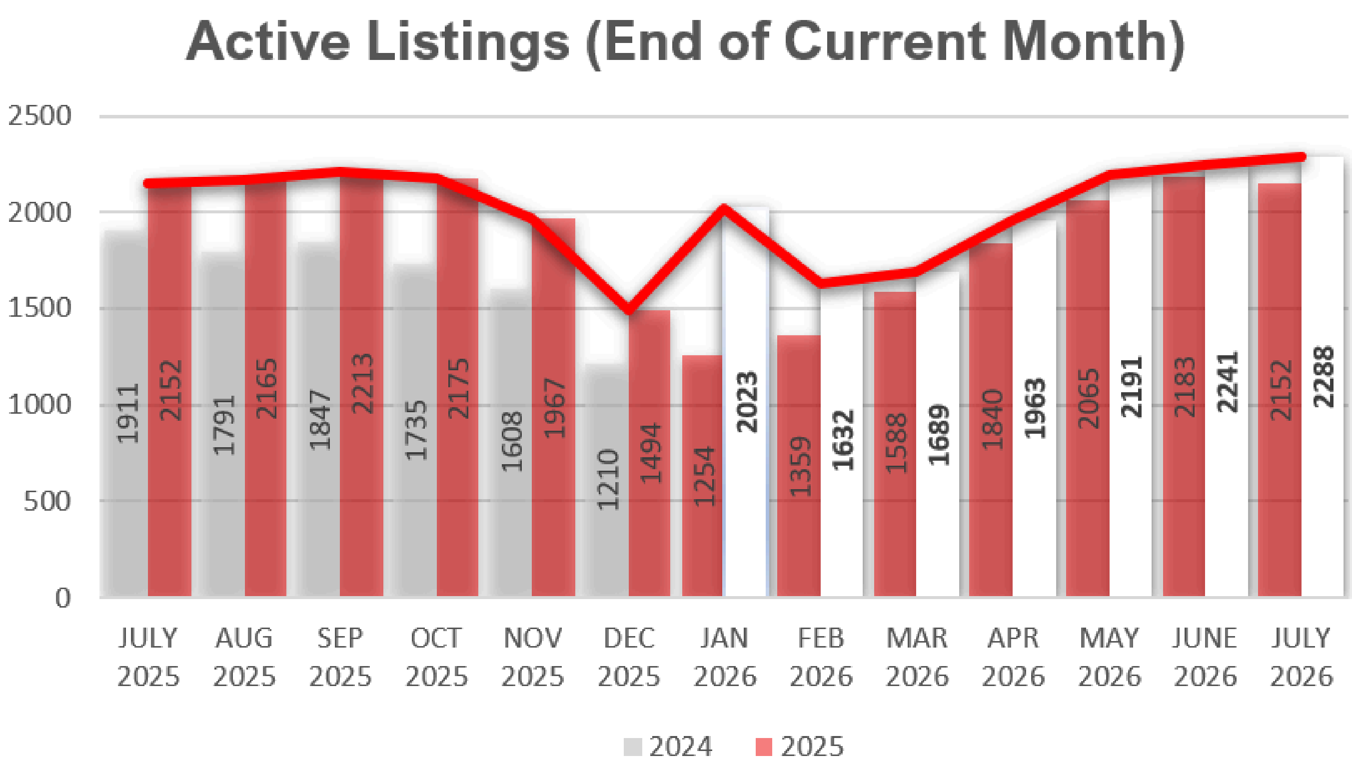


Bungalows remained the most sought-after home style in July 2026, accounting for 126 sales and continuing to appeal to a wide range of buyers. Ranches followed with 67 sales, while two-storey homes recorded 58 sales, 1 ½ storey homes reached 55, and raised ranches totalled 45 sales. 1 ½ storey homes offered the most affordable average sale price at $403,603, while bungalows continued to provide an attractive balance of affordability and demand with an average sale price of $480,130.

LISTINGS
JULY 2026



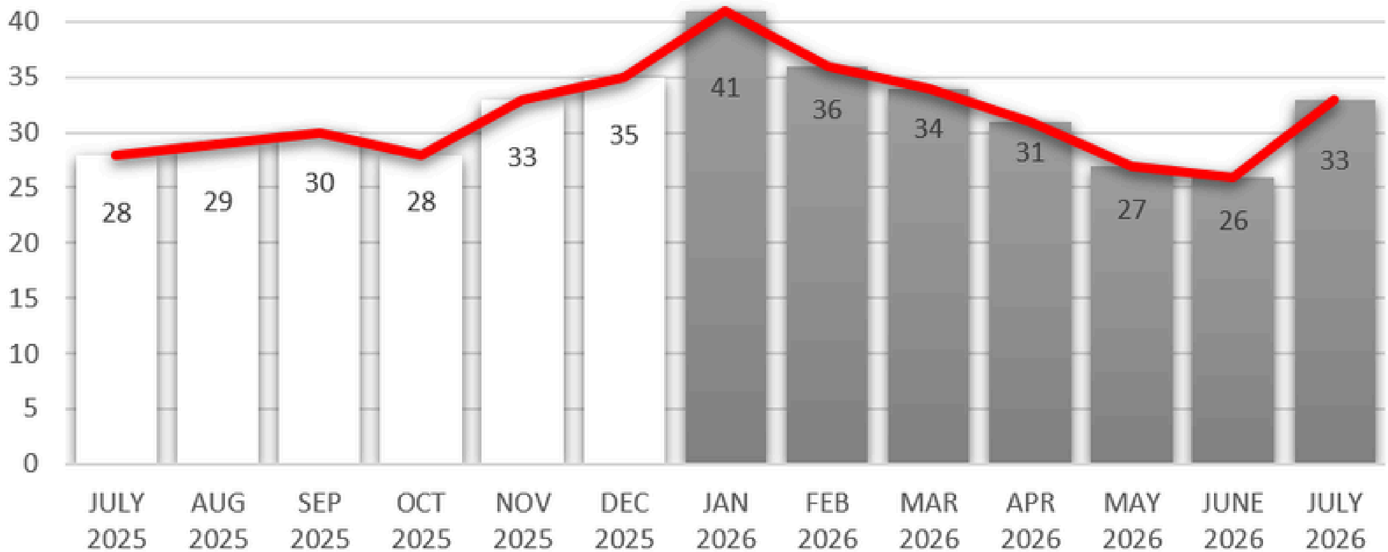
New residential listings totalled 1,228 in July 2026, down modestly from 1,318 in June. Despite the monthly decline, listing activity remains elevated compared to earlier in the year, continuing to provide buyers with a strong selection of available homes.



Active listings increased again in July 2026, reaching 2,288 properties by month-end, the highest inventory level shown over the past year. The continued growth in available homes provides buyers with even greater selection while creating a competitive environment that encourages sellers to price and market their homes strategically.

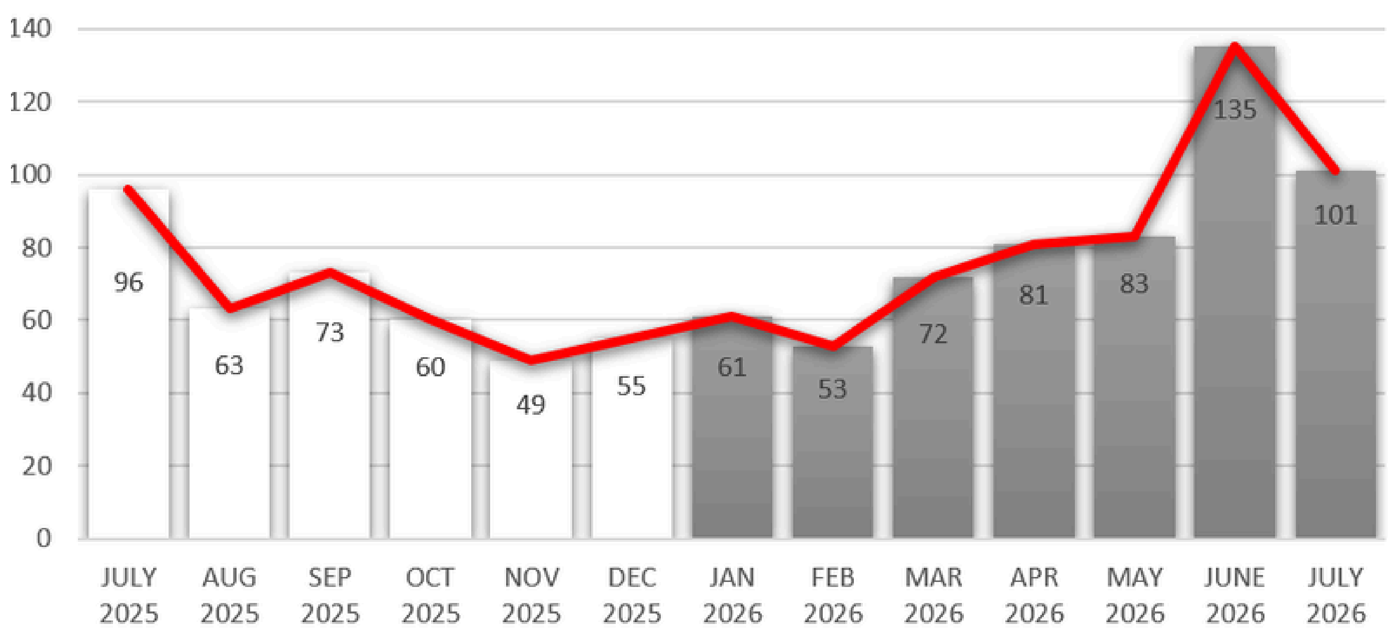
The Windsor-Essex market remained balanced in July 2026, with the monthly sales-to-listings ratio increasing to 38% and the annual ratio reaching 37%. While inventory levels continue to provide buyers with plenty of choice, the improving ratios suggest demand strengthened slightly during the month. Sellers continue to benefit from well-priced, well-marketed properties attracting steady buyer interest.

DAYS ON MARKET



Homes spent an average of 33 days on the market in July 2026, up from 26 days in June. While properties are taking slightly longer to sell, the average remains relatively healthy given the increased inventory and competitive market conditions.

CONDO SALES



Condominium sales remained strong in July 2026 with 101 units sold. While this represents a decline from June's exceptional total of 135 sales, condominium activity continues to outperform many previous months, demonstrating sustained interest in this segment of the Windsor-Essex housing market.

*ALL DATA COLLECTED FROM MLS DETAILED SHEETS PROVIDED BY WECAR