2026
AUGUST

WINDSOR ESSEX COUNTY
REAL ESTATE MARKET REVIEW

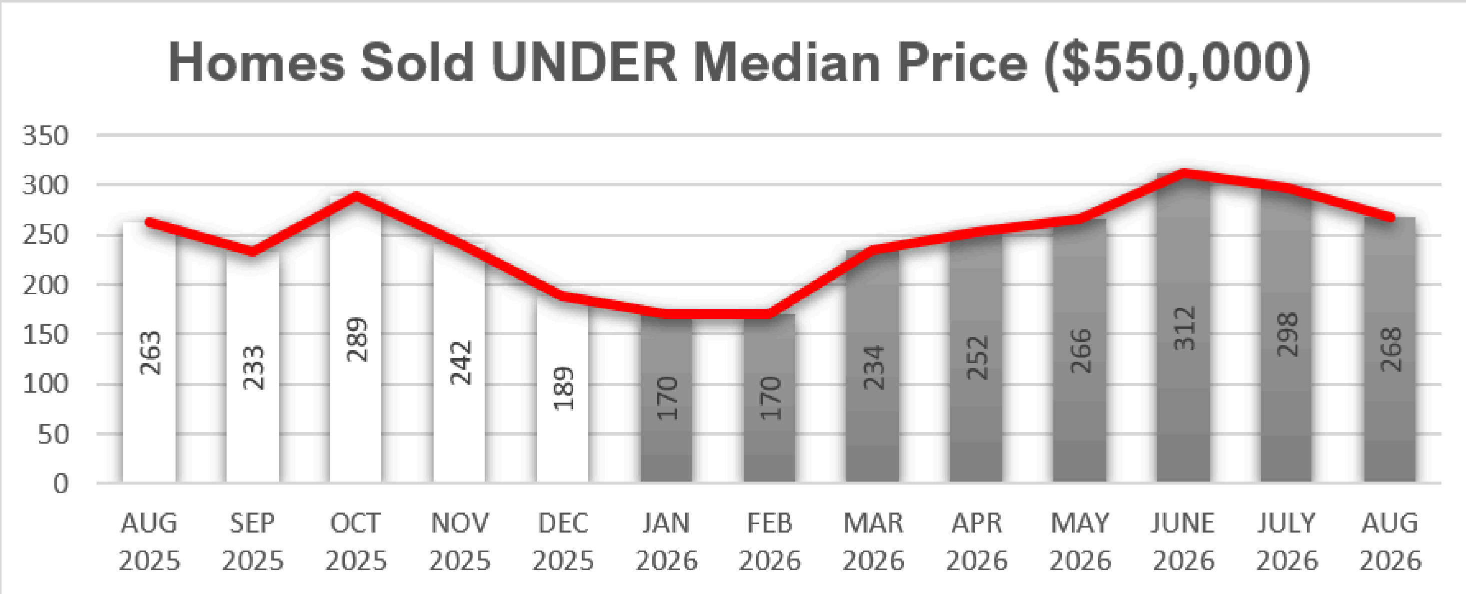
ROYAL LEPAGE
Binder Real Estate
Brokerage
INDEPENDENTLY OWNED AND OPERATED

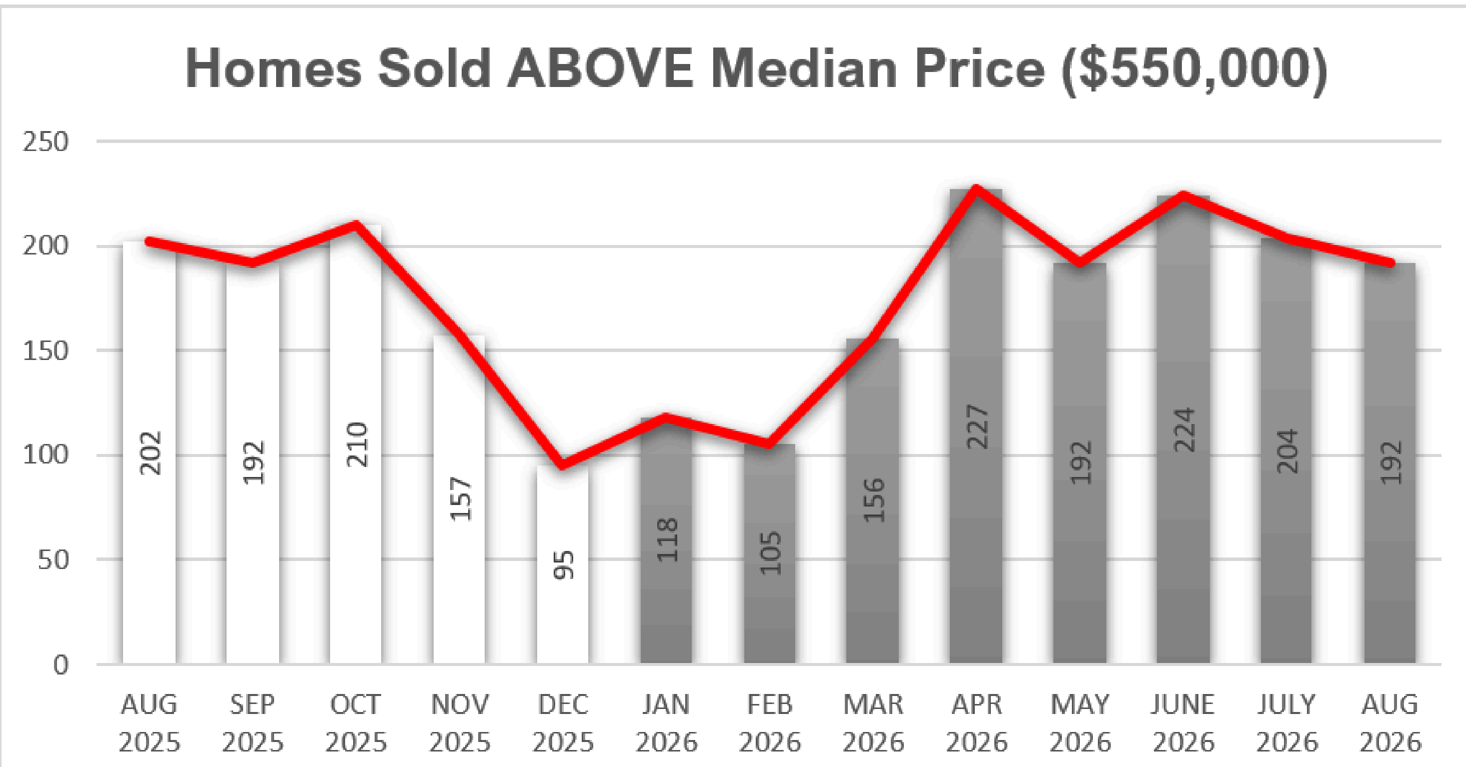
SALES
AUGUST 2026

The Windsor-Essex housing market experienced some moderation in August 2026 following a stronger start to the summer. Sales and new listings both declined from July, while inventory remained relatively high, continuing to give buyers plenty of choice. At the same time, the monthly average sale price rebounded and the sales-to-listings ratio edged higher, showing that buyer activity remains present in the market.

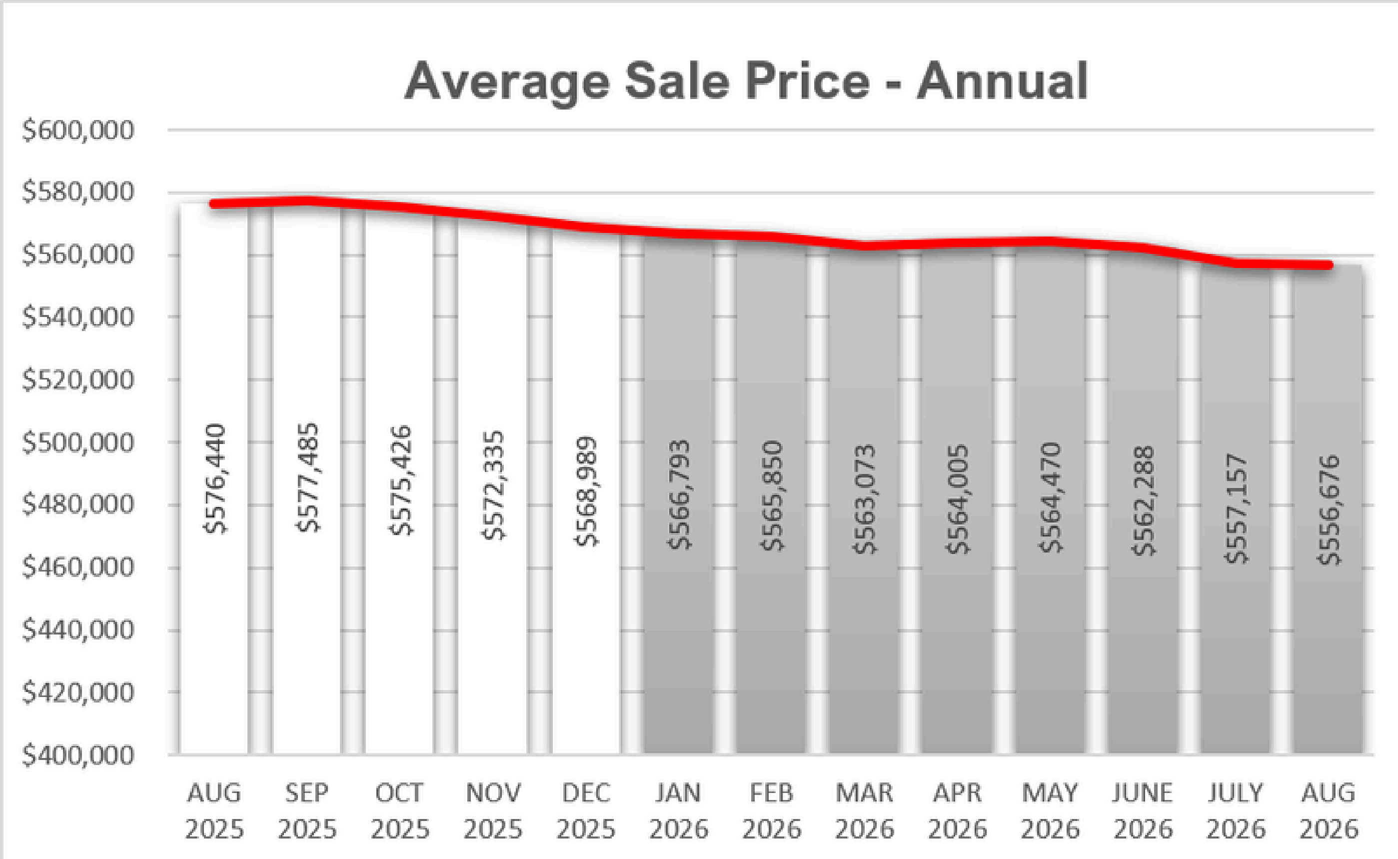
Overall, August reflects a market that continues to move, but at a more measured pace. Buyers have opportunities to be selective, while sellers can still find success by paying close attention to pricing, presentation, and current conditions in their specific area and price range.

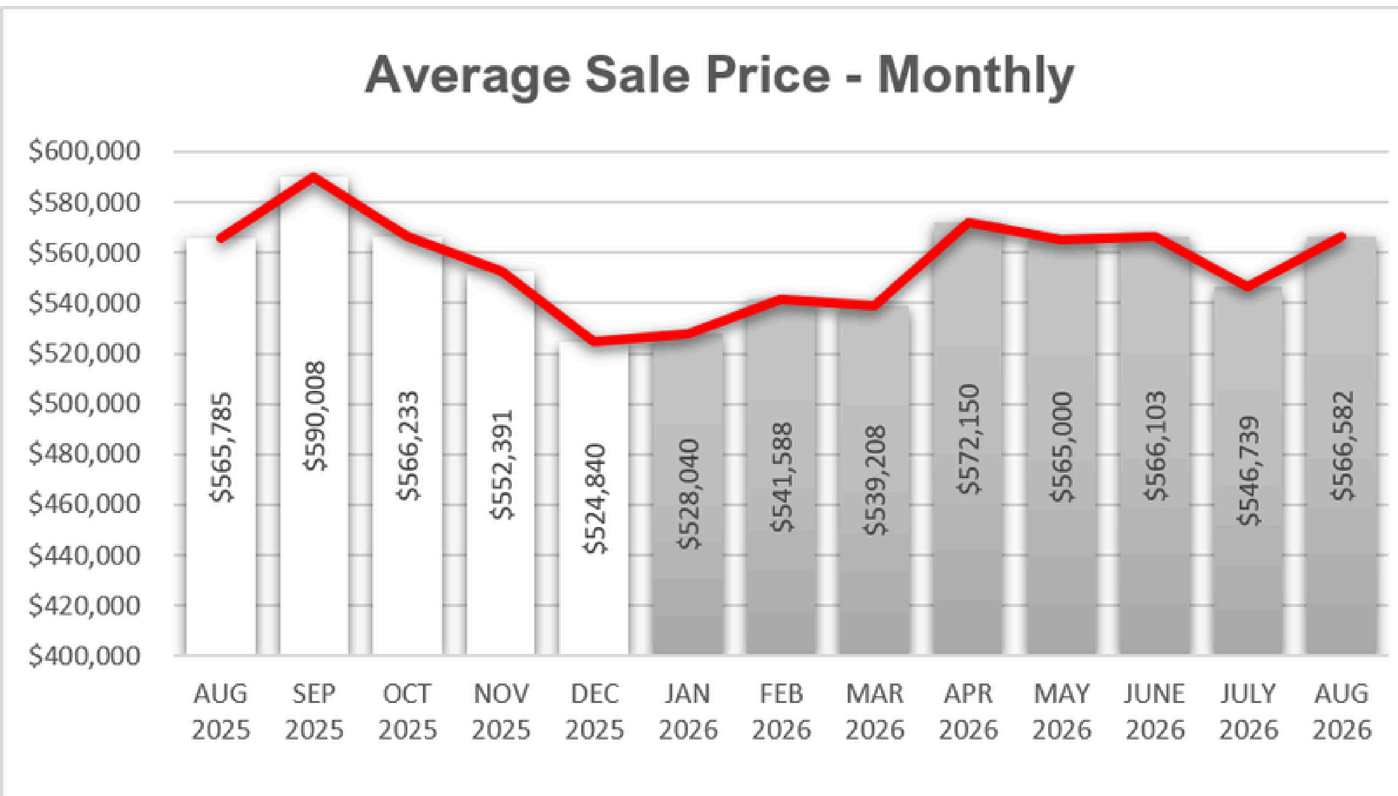
Residential sales totalled 428 in August 2026, down from 470 in July and 476 in June. The decline reflects some moderation following stronger activity earlier in the summer, while sales remain well above the slower levels experienced during the winter months.





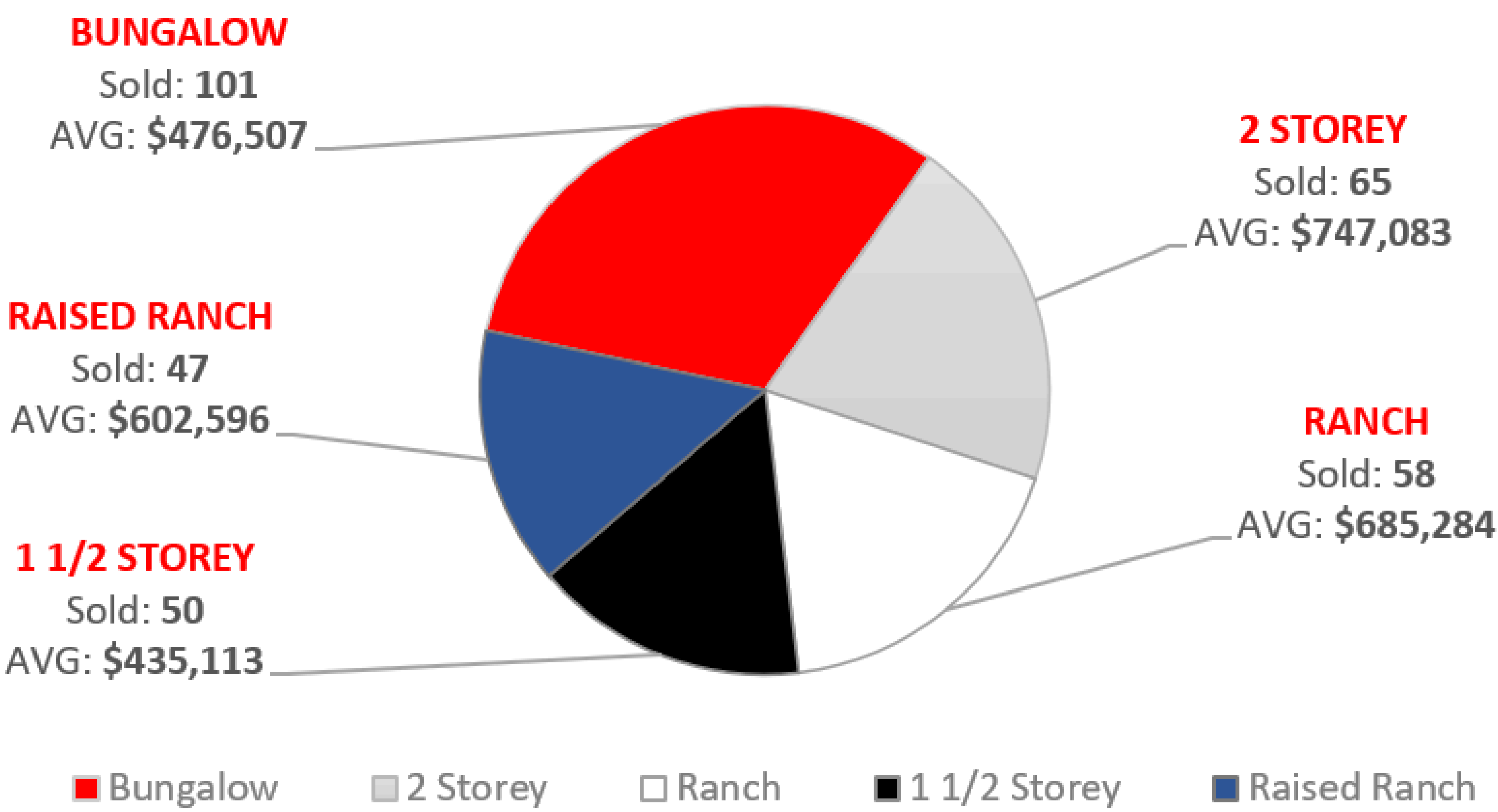
Sales activity eased across both sides of the $550,000 median price point in August 2026. A total of 268 homes sold below the median, compared to 298 in July, while 192 homes sold above the median, down from 204. Despite the month-over-month decline, buyers remained active across a range of price points throughout the Windsor-Essex market.





Home prices rebounded in August 2026, with the monthly average sale price rising to $566,582, up from $546,739 in July. The annual average sale price came in at $556,676, continuing a gradual downward trend over the past year. While longer-term pricing has softened, the increase in the monthly figure demonstrates that values can continue to fluctuate depending on the mix of homes sold in any given month.

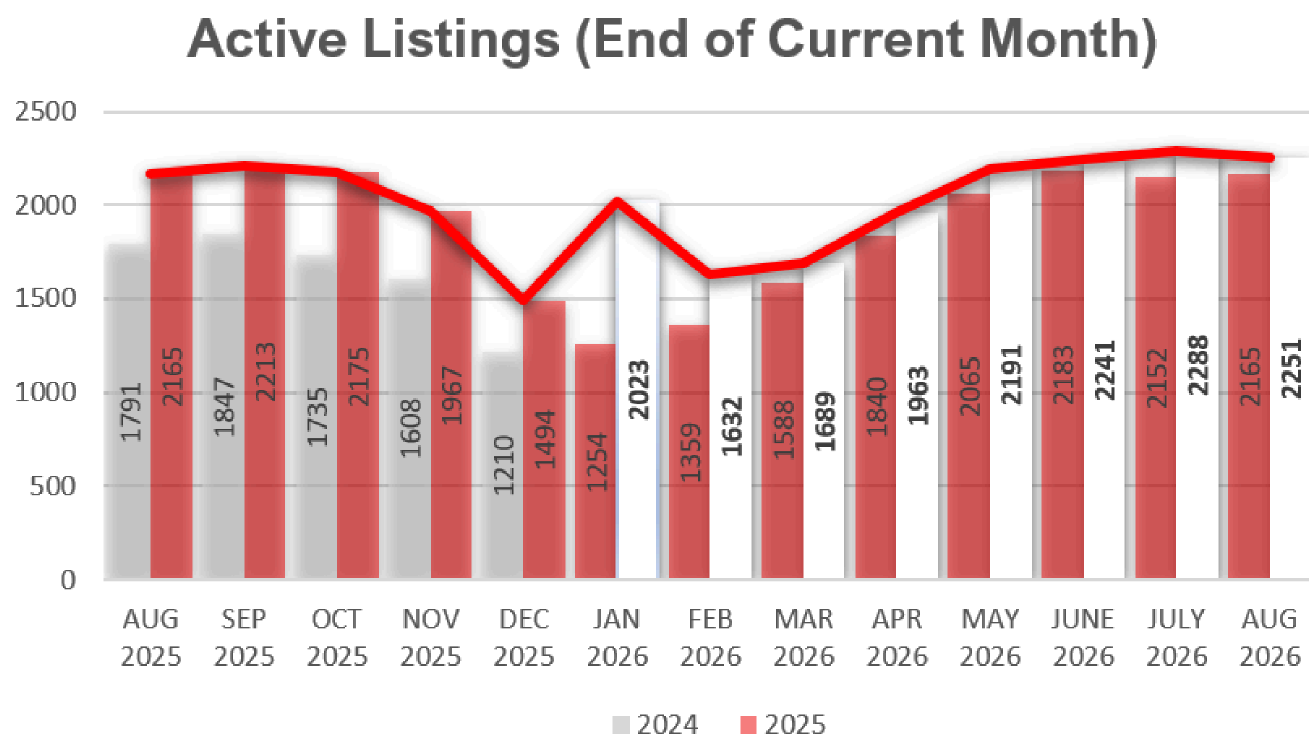
MOST
POPULAR STYLE OF HOME



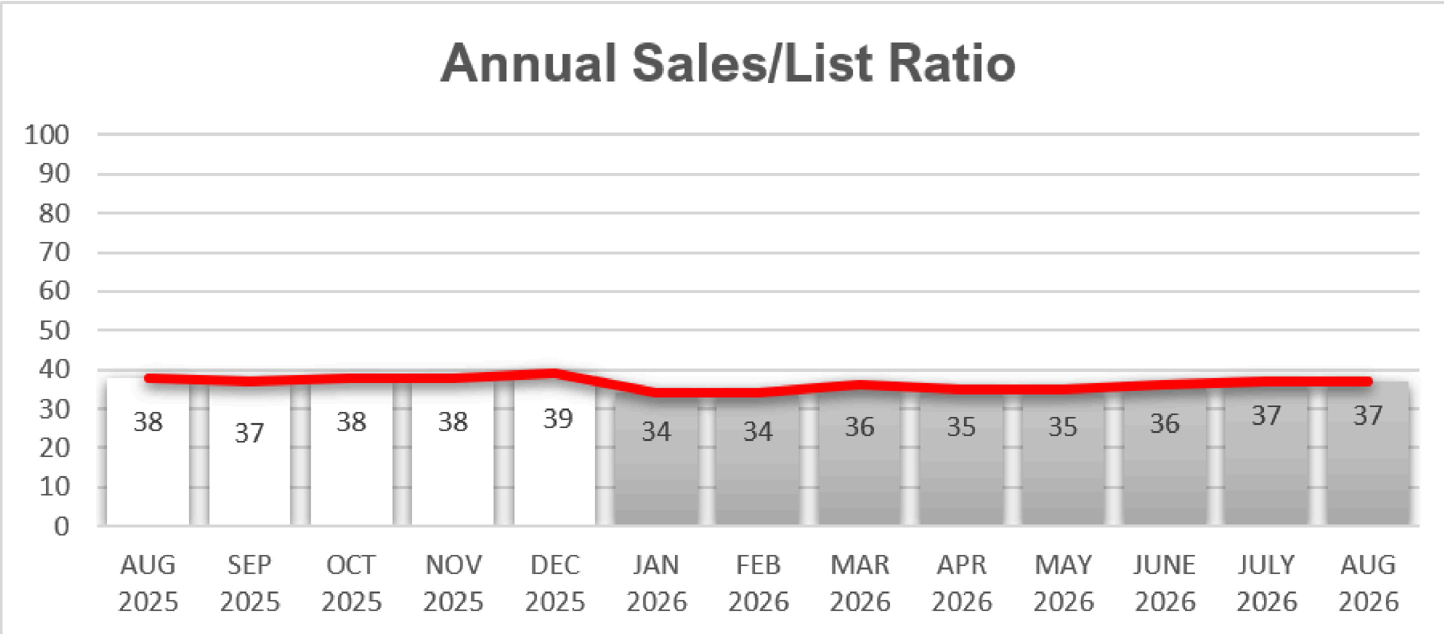
Bungalows remained the most popular home style in August 2026, recording 101 sales at an average price of $476,507. Two-storey homes followed with 65 sales, while ranches recorded 58, one-and-a-half-storey homes reached 50, and raised ranches recorded 47. One-and-a-half-storey homes offered the lowest average sale price among the five leading styles at $435,113, while bungalows continued to provide a popular option at a comparatively accessible price point.

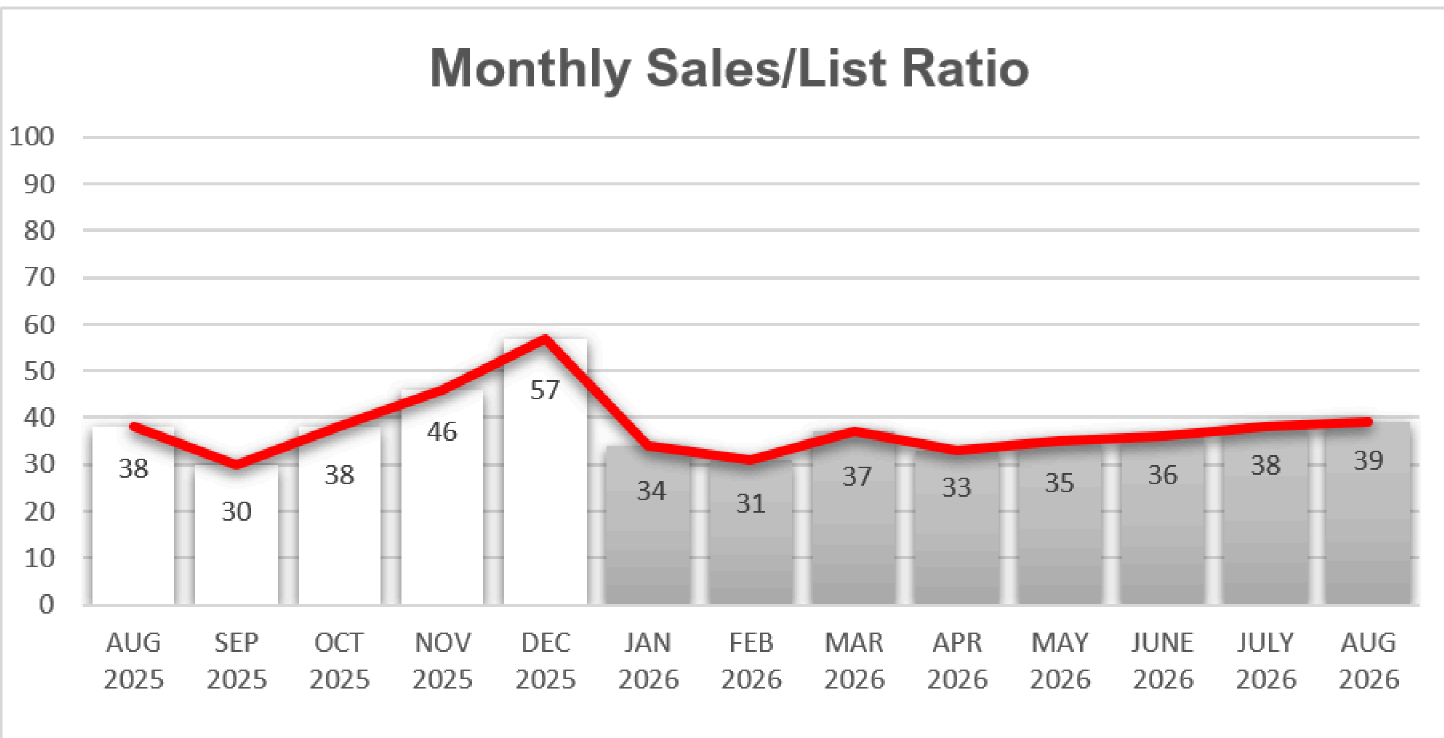
LISTINGS
AUGUST 2026

New residential listings decreased to 1,127 in August 2026, down from 1,228 in July. While fewer new properties entered the market during the month, overall inventory remains high, meaning buyers continue to have a good selection of homes to consider across Windsor-Essex.



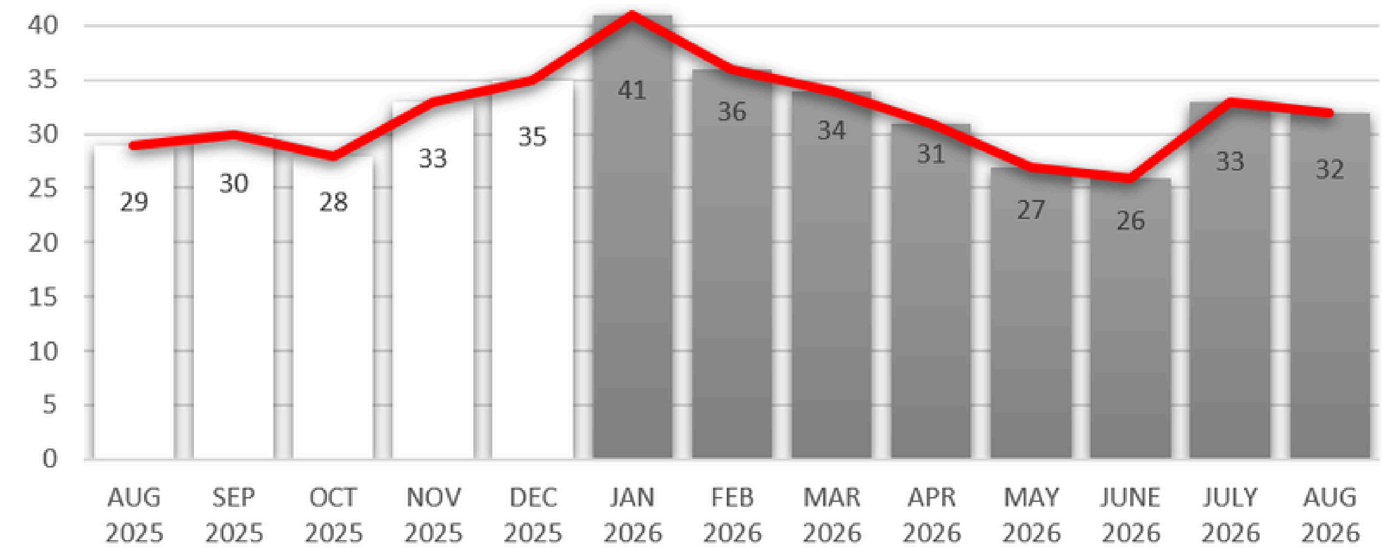
Active listings eased slightly in August 2026, ending the month at 2,251 compared to 2,288 in July. Despite the small decline, inventory remains elevated compared to earlier in the year, continuing to provide buyers with a strong selection of available properties. For sellers, the higher level of competition means appropriate pricing and effective marketing remain especially important.





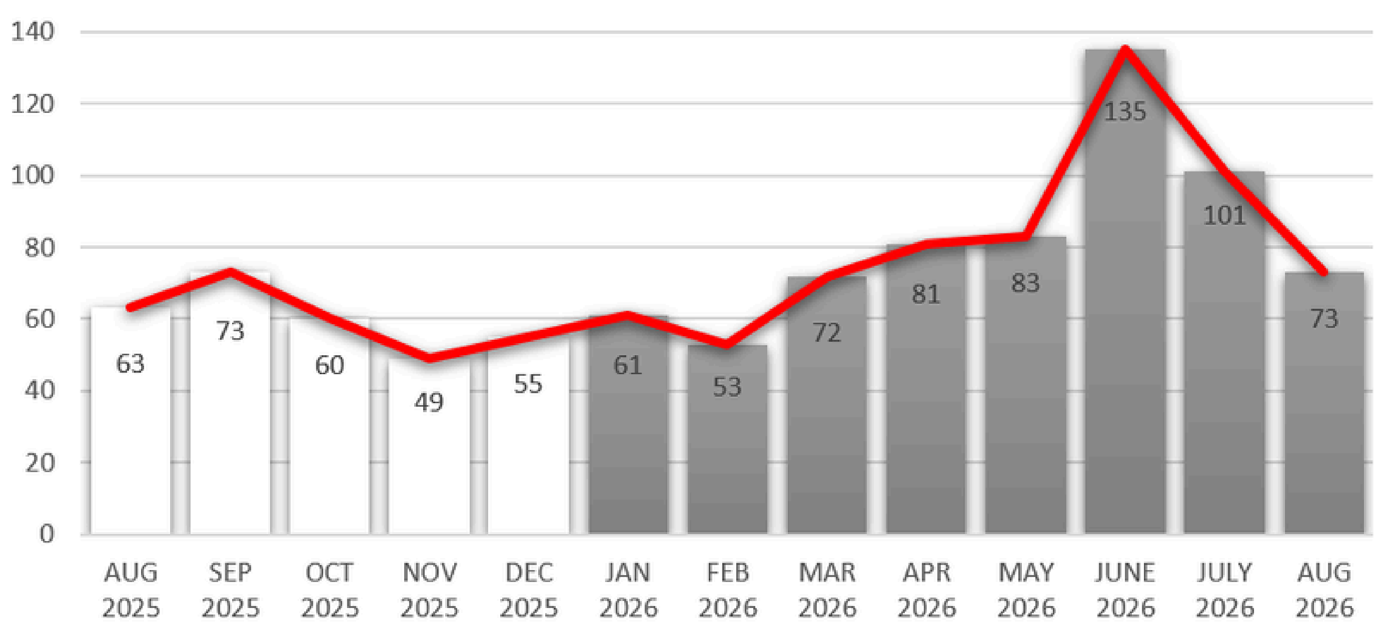
The Windsor-Essex market remained relatively balanced in August 2026, with the monthly sales-to-listings ratio increasing slightly to 39%, while the annual ratio held steady at 37%. Although inventory remains elevated, the gradual improvement in the monthly ratio suggests that buyer activity is continuing to keep pace with new listings. Buyers still have plenty of choice, while sellers need to remain mindful of pricing and presentation in a competitive market.

DAYS ON MARKET



Homes spent an average of 32 days on the market in August 2026, improving slightly from 33 days in July. While properties are taking longer to sell than they did earlier in the summer, the relatively steady month-over-month figure suggests that appropriately priced homes continue to attract buyer interest.

CONDO SALES



Condominium sales declined to 73 units in August 2026, following 101 sales in July and the significant spike of 135 in June. While activity has cooled from those stronger summer months, August condo sales remained above several of the monthly totals recorded throughout late 2025 and early 2026

*ALL DATA COLLECTED FROM MLS DETAILED SHEETS PROVIDED BY WECAR