June 2026 Residential Real Estate Market Report
Windsor/Essex County

The June 2026 residential real estate market statistics are now in from WECAR (The Windsor/Essex County Association of Realtors). Let's break it down!

The average sale price for June 2026 was $566,103 which is down -2.88% from this time last year but up just slightly from last month by 0.20%. Listings in June were down at 1,318 which is a -2.66% decrease compared to a year ago but were up +7.50% compared to last month. Sales were down at 476 which is a -4.99% decrease compared to a year ago but up substantially from last month at +12.26%.

Average days on market held steady at 17 days in June (up slightly from last month's 16 days). Months of inventory came in at 3.9 months (down from last month's 4.6 months). The Sales to New Listings Ratio (SNLR) came in at 38.8% (up from last month's 34.7%). This metric indicates that we are currently in a **"Buyer's Market"**.

Current headlines:

- The BoC held its target for the overnight rate at 2.25% at its June 10th meeting (no meeting in May).
- Inflation climbed to 3.2% in May (from 2.8% in April).
- The unemployment rate for Windsor came in at 8.2% in May (up slightly from 8.1% in April and still considerably higher than the declining national rate which was at 6.6% in May).
- The federal and Ontario governments have eliminated the HST tax from new homes for ALL buyers (not just first-time buyers) for a period of one year * *(conditions apply).*
- The municipalities of Lakeshore and Kingsville are working towards cutting development charges by 50% based on the federal/provincial Development Charge Reduction Program (DCRP). Windsor has opted to cut by 70% and LaSalle is looking to cut development charges by 100%. Amherstburg has decided to opt out of the DCRP program.
- Shaun Cathcart, CREA's Senior Economist commented on the National Housing Market *"While it was just the first month in 2026 to see any meaningful upward momentum in headline demand, under the surface conditions have been improving for some time. Sellers' and buyers' expectations are increasingly aligned, as evidenced by tightening sale-to-list price ratios and shorter periods between listing and sale dates. As a result, prices have largely stabilized following some softness earlier in the year."*

Keep in mind that market conditions vary greatly depending on what price point you are in etc. so it's never been more important to hire a REALTOR® who understands the market and can offer you the best advice possible! Take care!

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*Not intended to solicit current agency agreements

MLS® data courtesy of WECAR (Windsor Essex County Association of Realtors)

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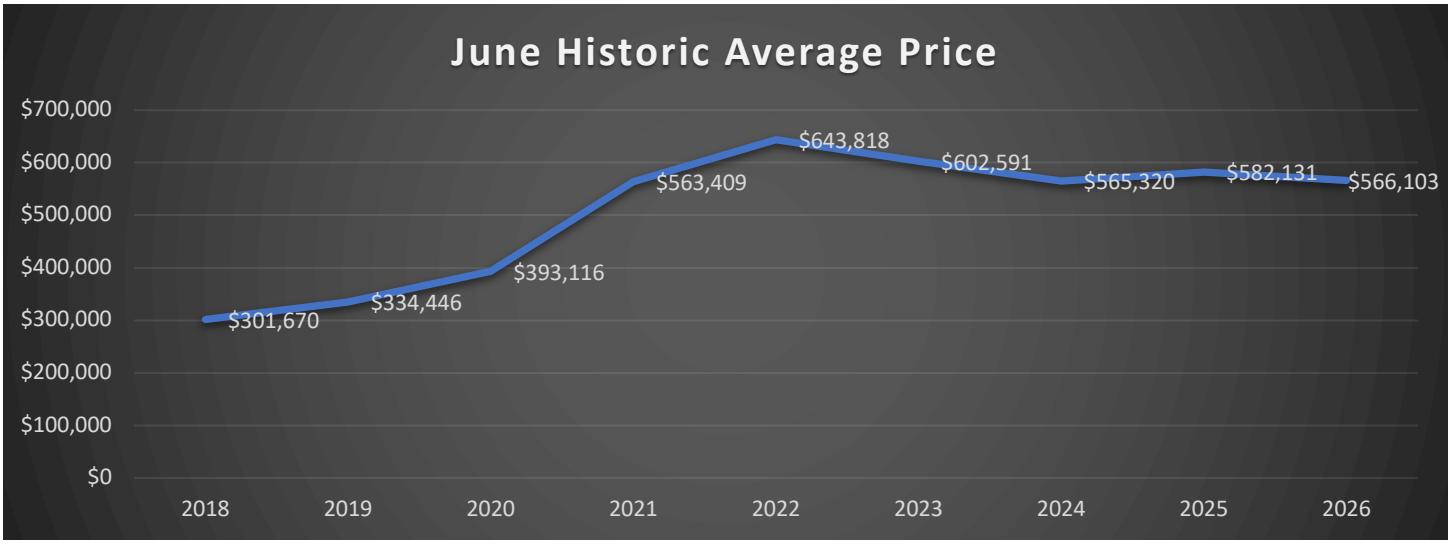
AVERAGE SALE PRICE

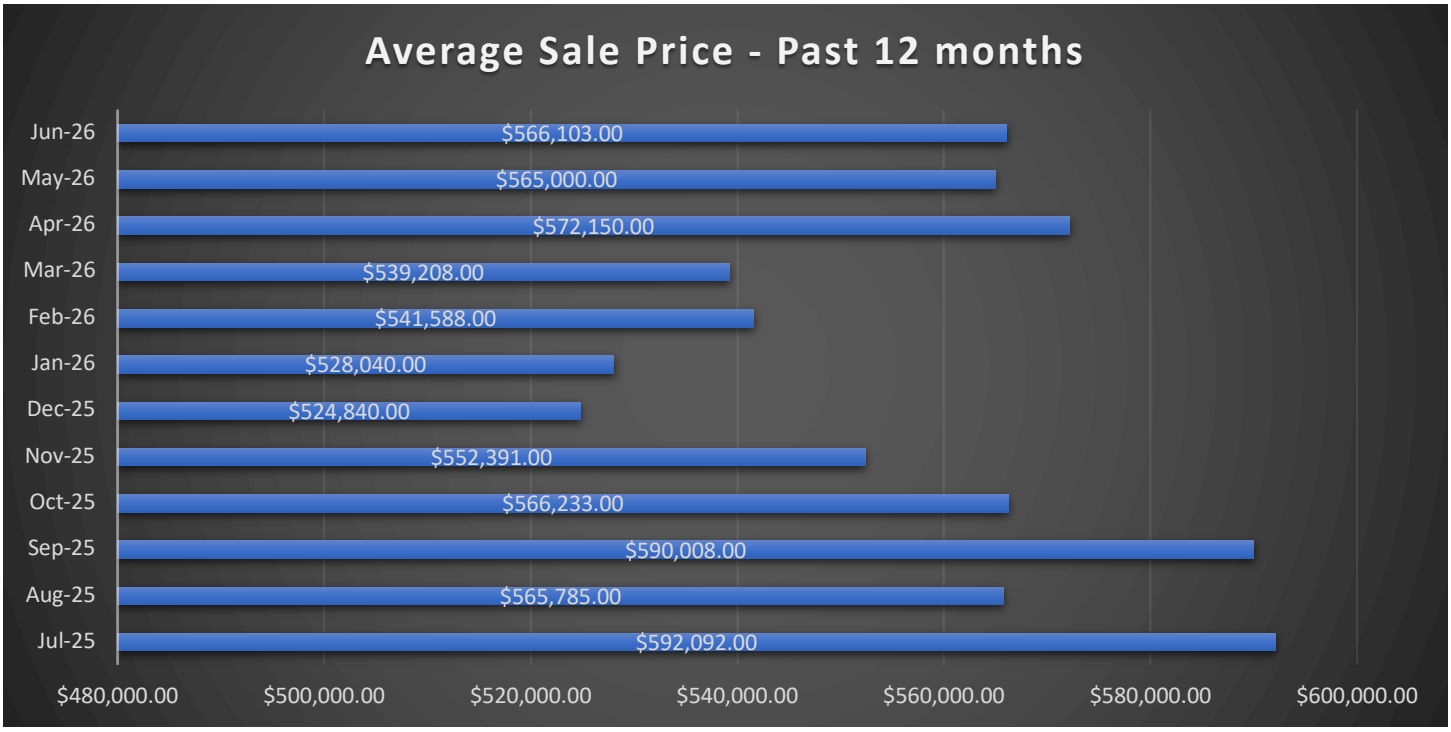
June 2026 Average Sale Price: $566,103 (-2.88% decrease y/y)

June 2026 median sale price is: $520,250 (-4.54% decrease y/y)

May 2026 average sale price: $565,000 (+0.20% increase m/m)

**Median Sales Price is when you take all of the sale prices listed in numerical order and pick the price in the exact middle of the list, if there is an even number of sales, it is the average of the two middle prices.*





New Listings and Sales

June 2026

NEW LISTINGS

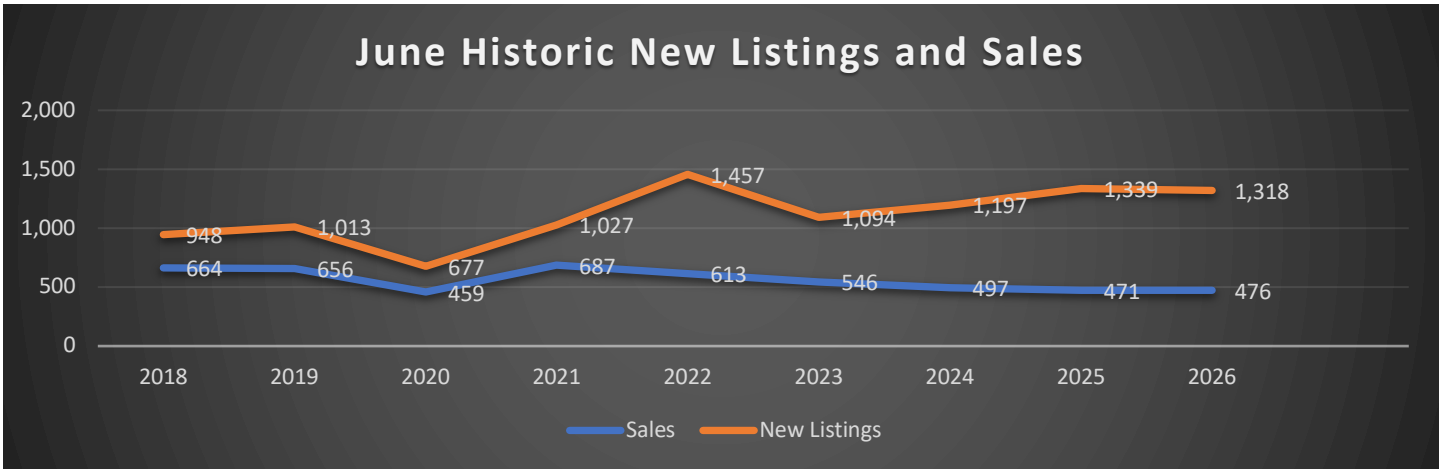
June 2026 New Listings: 1,318
(-2.66% decrease y/y)

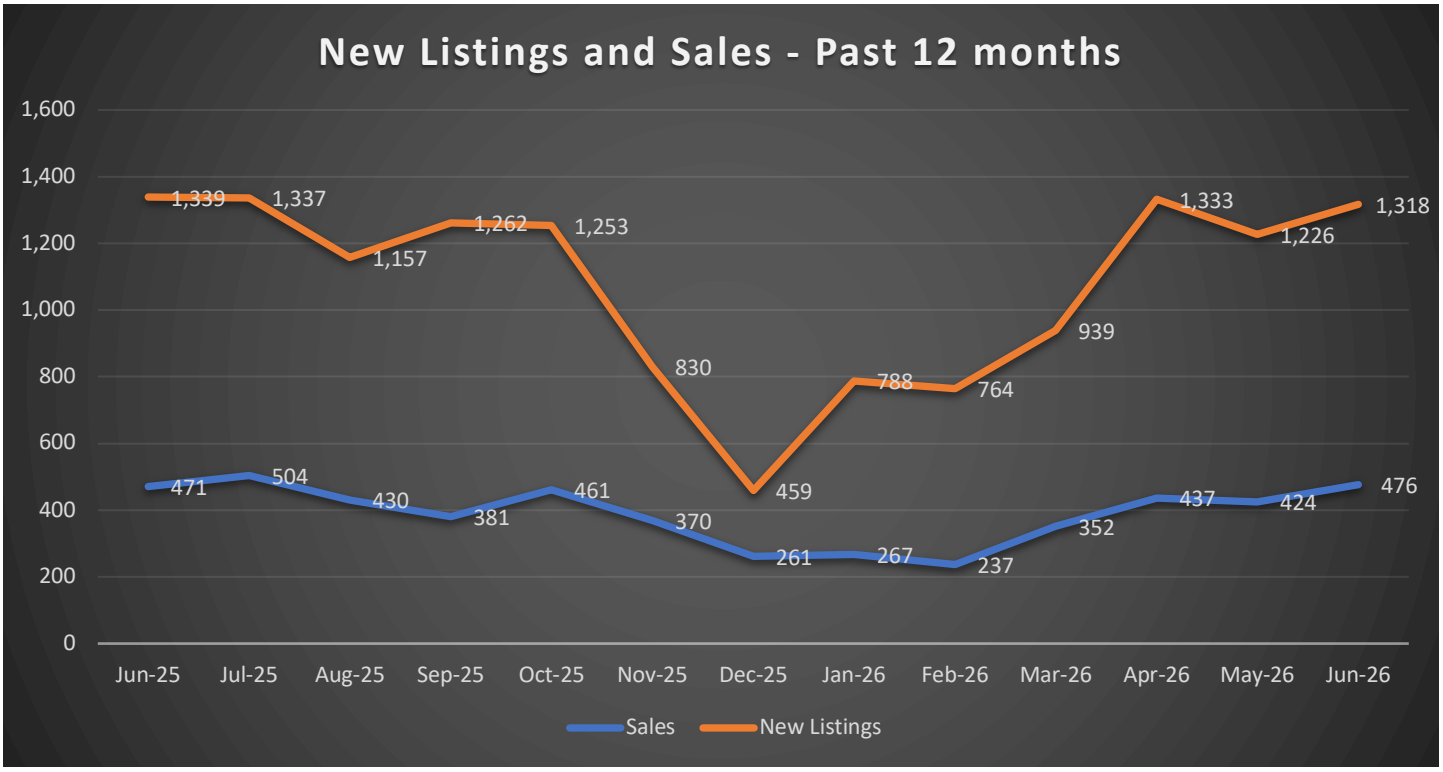
May 2026 New Listings: **1,226**
(+7.50% increase m/m)

SALES

June 2026 Sales: 476
(-4.99% decrease y/y)

May 2026 Sales: 424
(+12.26% increase m/m)

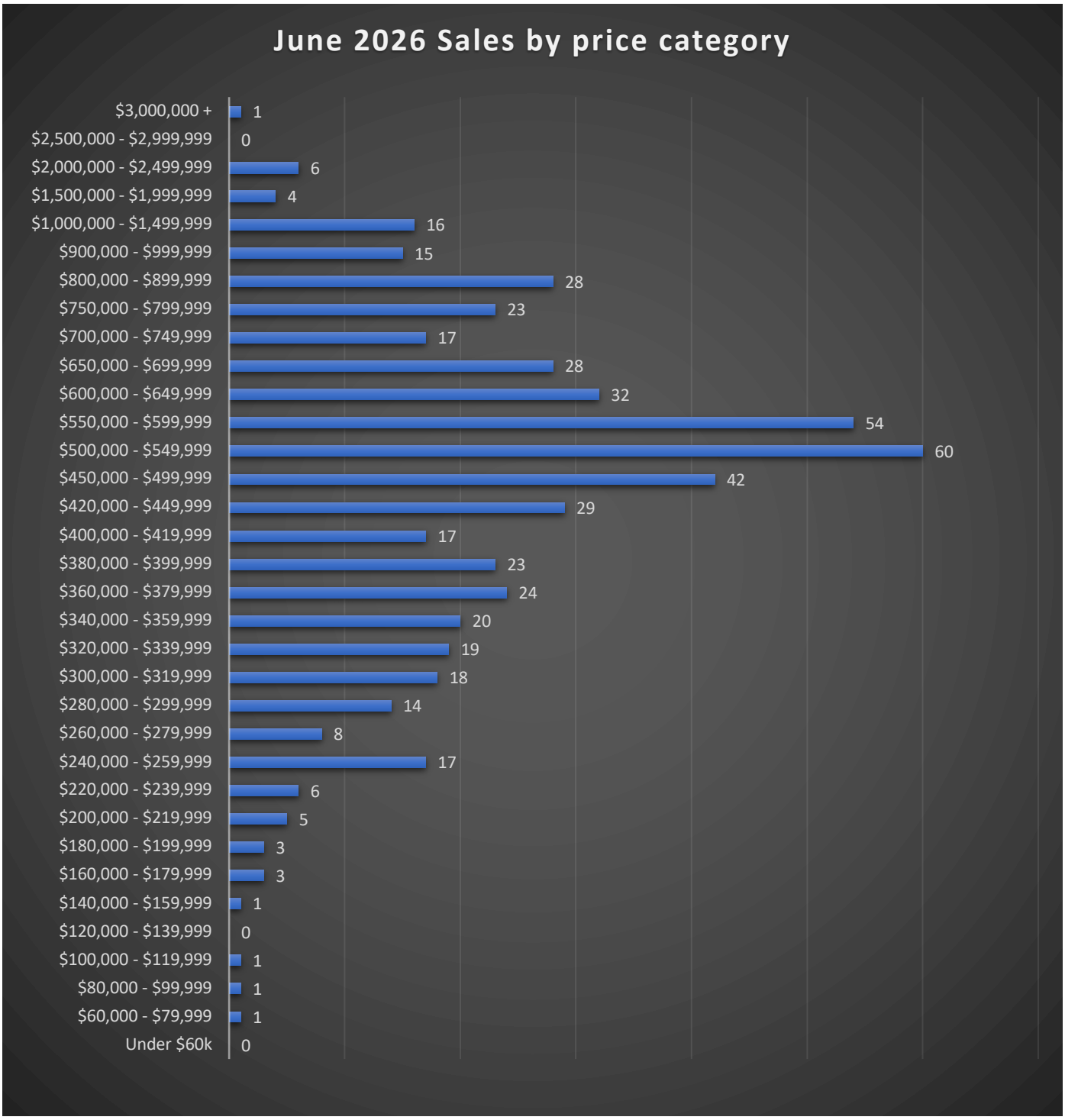




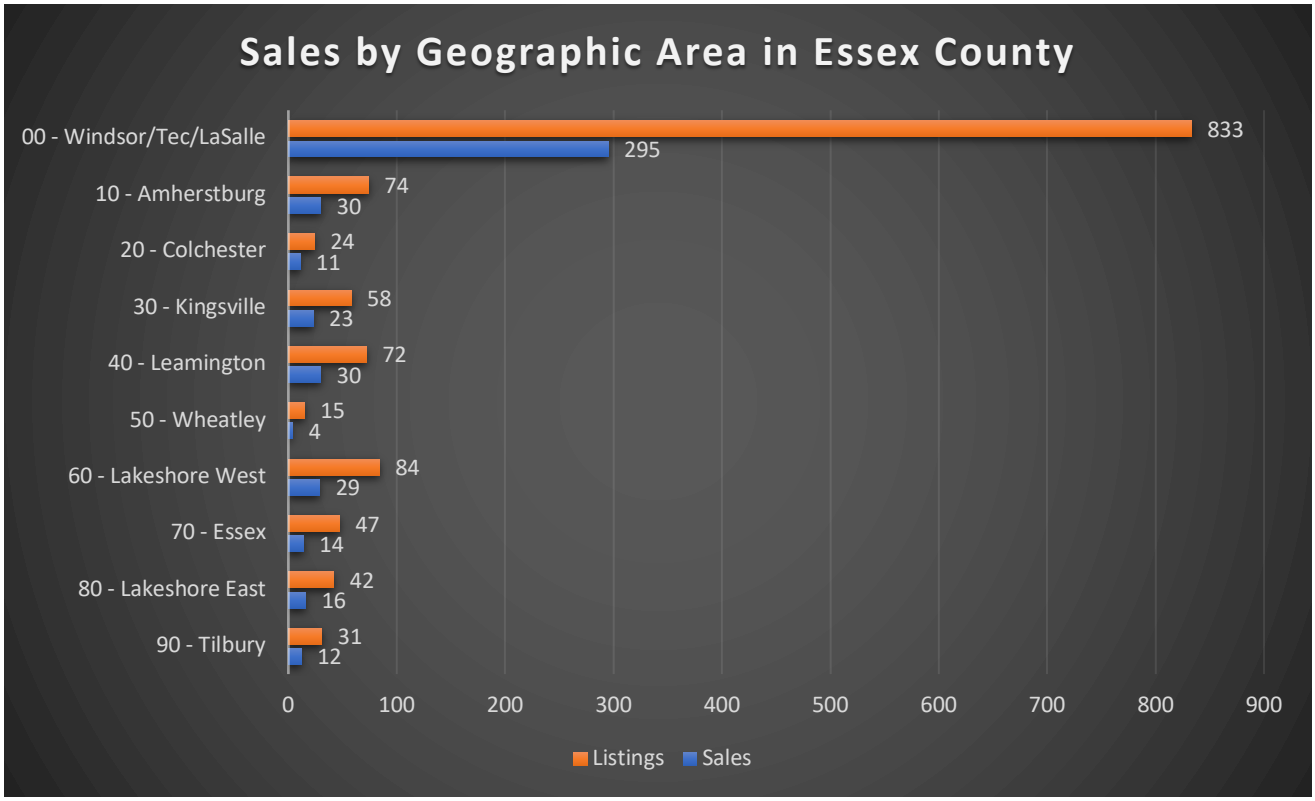
Sales by Price Category

June 2026

By breaking down the local real estate monthly sales data by price category, we can see the activity level of each segment. This provides valuable insight into how busy your particular segment has been and to help anticipate the amount of expect activity in the near future.



WINDSOR
LASALLE
TECUMSEH
ESSEX
LAKESHORE
TILBURY
KINGSVILLE
AMHERSTBURG
LEAMINGTON
WHEATLEY
COLCHESTER
Tecumseh Rd
County Rd 22
County Rd 42
Highway 401
Highway 401 W
Highway 401 E
County Rd 46
County Rd 8
County Rd 10
County Rd 12
County Rd 14
County Rd 18
County Rd 20
County Rd 34
County Rd 50
Highway 3
Highway 77
Alma St
Mersea Rd 1


Sales by Geographic Area in Essex County
00 - Windsor/Tec/LaSalle 833 295
10 - Amherstburg 74 30
20 - Colchester 24 11
30 - Kingsville 58 23
40 - Leamington 72 30
50 - Wheatley 15 4
60 - Lakeshore West 84 29
70 - Essex 47 14
80 - Lakeshore East 42 16
90 - Tilbury 31 12
0 100 200 300 400 500 600 700 800 900
Listings Sales

Most Popular Home Styles

June 2026

#1

Bungalow

Sales: 113
Average price. $448,331

#2

Ranch

Sales: 71
Average price. $704,800

#3

2 Storey

Sales: 65
Average price. $684,212

#4

1.5 storey

Sales: 53
Average price. $410,790

#5

Raised-Ranch

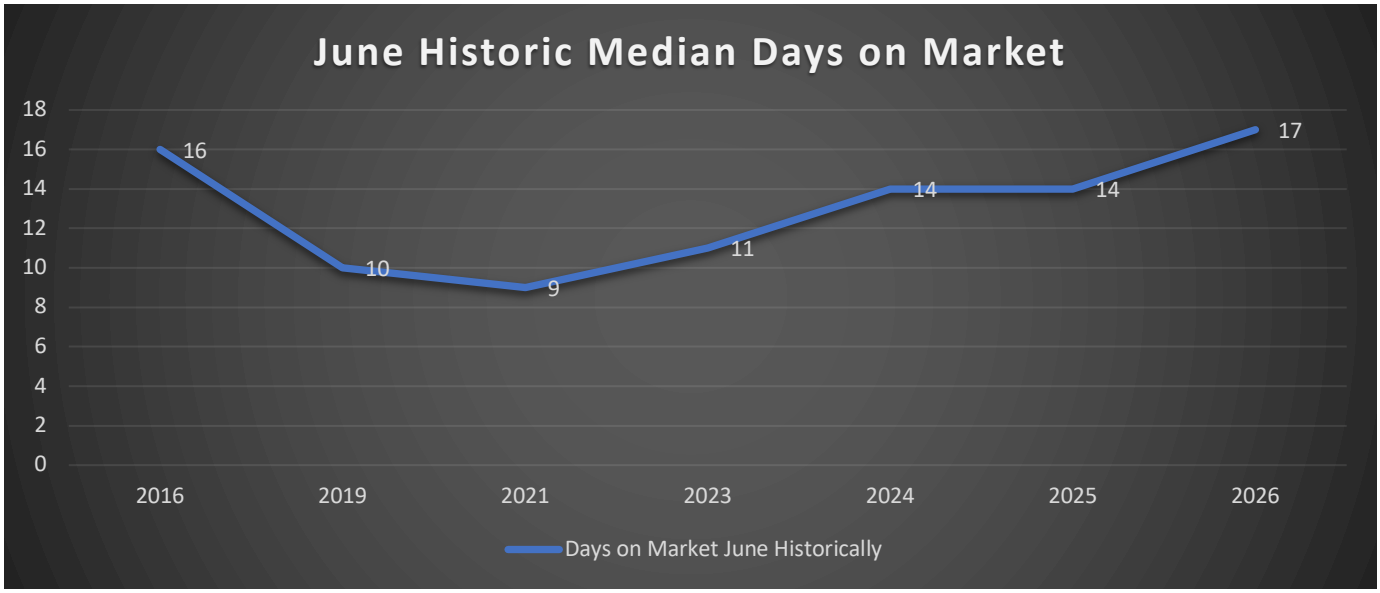
Sales: 52
Average price. $602,470

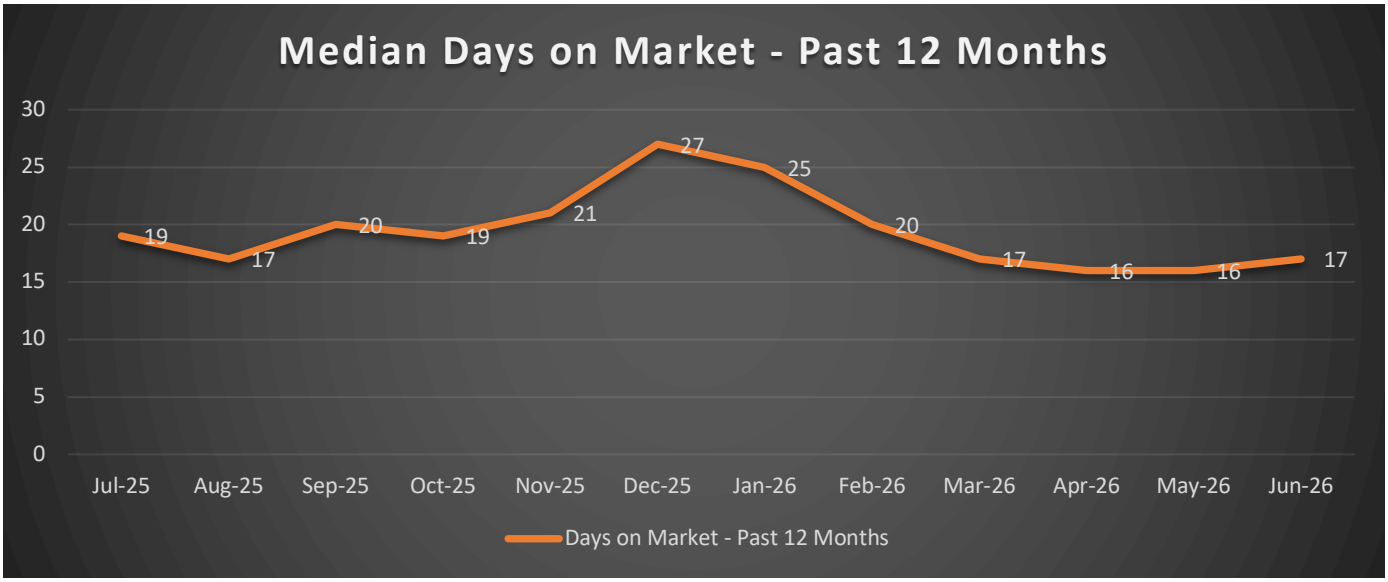
Days on Market

June 2026

Days on Market or "DOM" is a crucial statistic used to understand real estate activity in a particular area.

DOM measures the number of days between a property's initial listing and the date it either sold or was taken off the market. A decreasing DOM means a market becomes more competitive (like in a Seller's market), while the opposite is true with an increasing DOM (like in a Buyer's market). It is used to compare locations and also to predict trends.

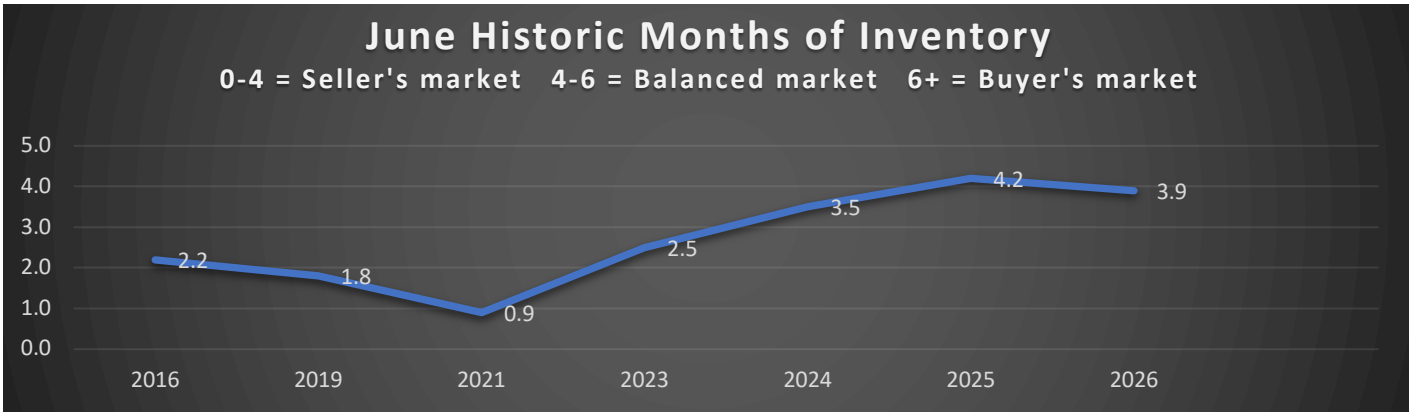


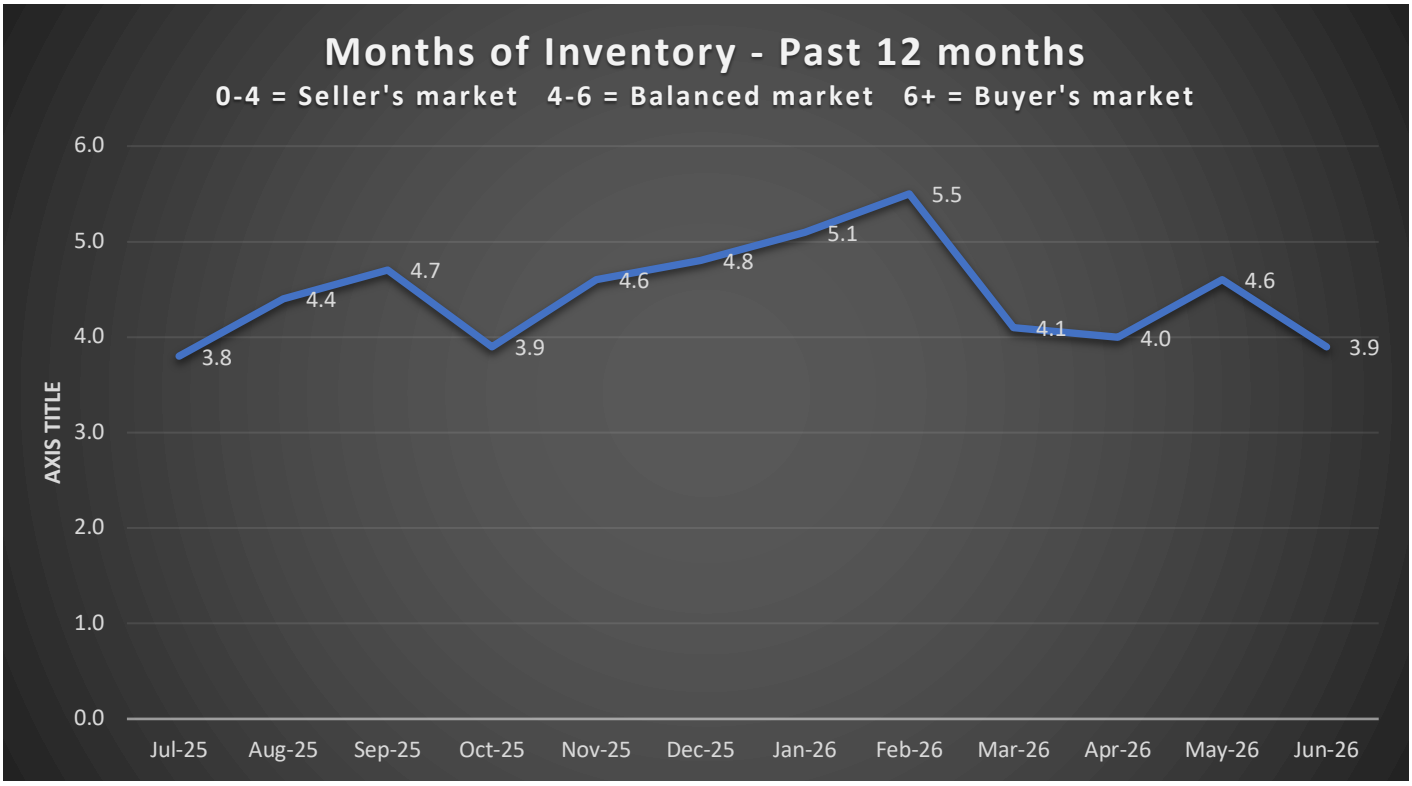


Months of Inventory

June 2026

The Months of Inventory metric tells us how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Four to five months of supply is average. A lower number means that Buyers are dominating the market and there are relatively few Sellers; a higher number means there are more Sellers than Buyers.





Sales to New Listings Ratio

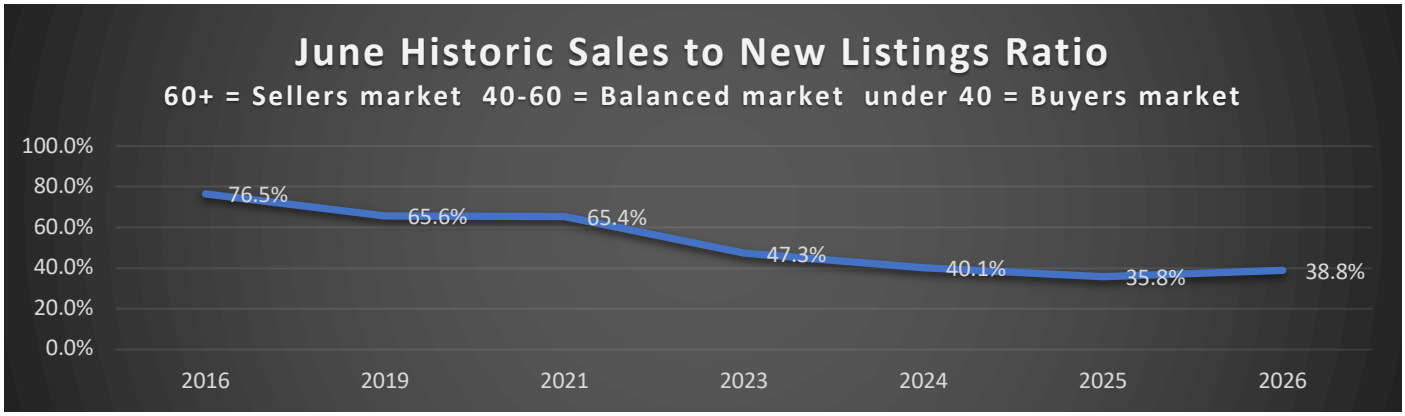
June 2026

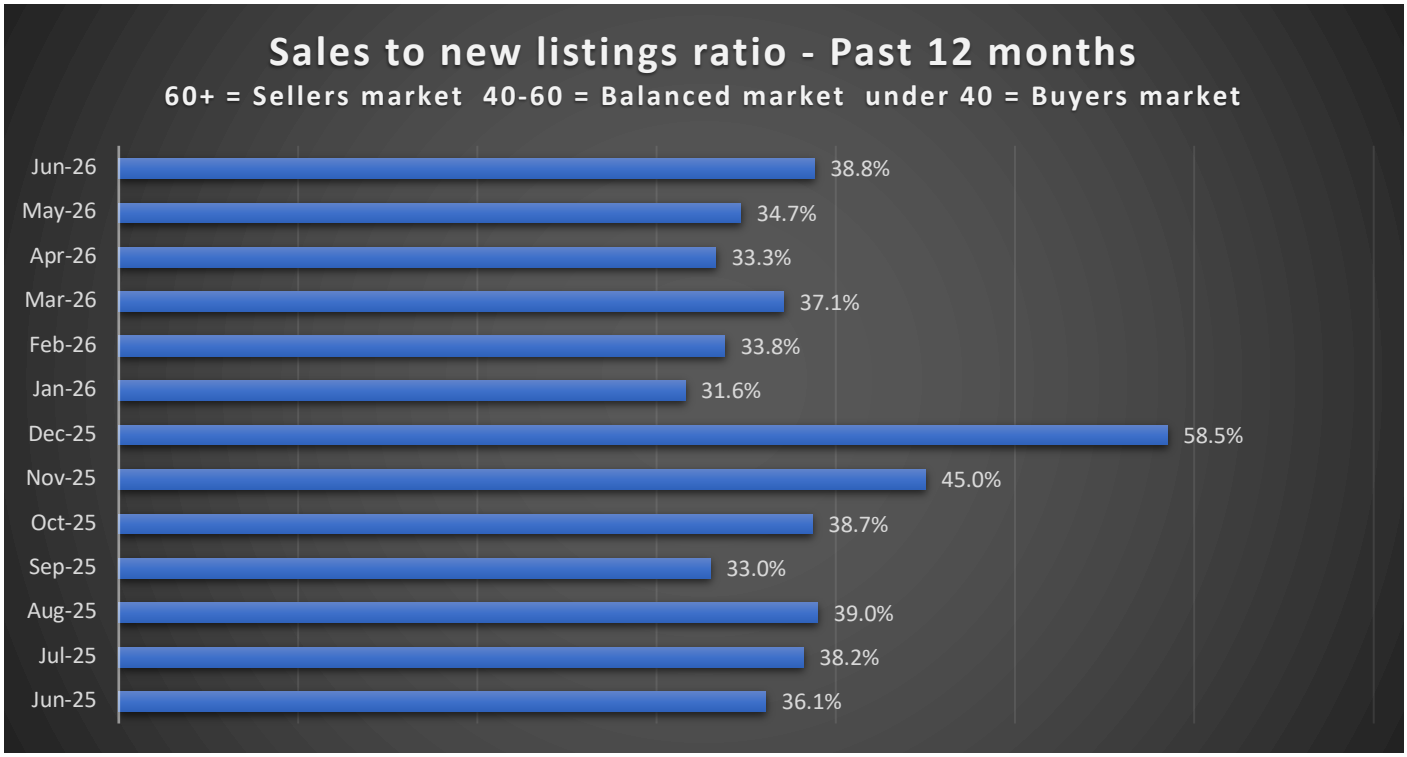
The Sales-to-New-Listings Ratio (SNLR) is used to measure the balance of supply and demand in a housing market, with higher percentages above 60% indicating a seller's market and lower percentages below 40% showing a buyer's market.

SNLR is calculated by dividing the number of homes sold in a period by the total number of new listings added to the market, multiplied by 100 to get a percentage.

In a buyer's market, there is an oversupply of homes relative to demand which can lead to lower home prices and increased negotiating power for buyers.

In a seller's market, high demand and low supply lead to more buyers competing for fewer homes, increased home prices, and sellers having more control over negotiations.





CANADIAN INFLATION ANNOUNCEMENTS

(Target 2%)

2026	
May 2026	(3.2%)
April 2026	(2.8%)
March 2026	(2.4%)
February 2026	(1.8%)
January 2026	(2.3%)
2025	
December 2025	(2.4%)
November 2025	(2.2%)
October 2025	(2.2%)
September 2025	(2.4%)
August 2025	(1.9%)
July 2025	(1.7%)
June 2025	(1.9%)
May 2025	(1.7%)
April 2025	(1.7%)
March 2025	(2.3%)
February 2025	(2.6%)
January 2025	(1.9%)
2024	
December 2024	(1.8%)
November 2024	(1.9%)
October 2024	(2.0%)
September 2024	(1.6%)
August 2024	(2.0%)
July 2024	(2.5%)
June 2024	(2.7%)
May 2024	(2.9%)
April 2024	(2.7%)
March 2024	(2.9%)
February 2024	(2.8%)
January 2024	(2.9%)
2023	
December 2023	(3.4%)
November 2023	(3.1%)
October 2023	(3.1%)
September 2023	(3.8%)
August 2023	(4.0%)
July 2023	(3.3%)
June 2023	(2.8%)
May 2023	(3.4%)
April 2023	(4.4%)

CANADIAN BANK OF CANADA INTEREST RATE ANNOUNCEMENTS

2026		
June 10, 2026	(Target 2.25%)	(no change)
April 29, 2026	(Target 2.25%)	(no change)
March 18, 2026	(Target 2.25%)	(no change)
January 28, 2026	(Target 2.25%)	(no change)
2025		
December 10, 2025	(Target 2.25%)	(no change)
October 29, 2025	(Target 2.25%)	(-0.25%)
September 17, 2025	(Target 2.50%)	(-0.25%)
July 30, 2025	(Target 2.75%)	(no change)
June 4, 2025	(Target 2.75%)	(no change)
April 16, 2025	(Target 2.75%)	(no change)
March 12, 2025	(Target 2.75%)	(-0.25%)
January 29, 2025	(Target 3.00%)	(-0.25%)
2024		
December 11, 2024	(Target 3.25%)	(-0.50%)
October 23, 2024	(Target 3.75%)	(-0.50%)
September 4, 2024	(Target 4.25%)	(-0.25%)
July 24, 2024	(Target 4.50%)	(-0.25%)
June 5, 2024	(Target 4.75%)	(-0.25%)
April 10, 2024	(Target 5%)	(no change)
March 6, 2024	(Target 5%)	(no change)
January 24, 2024	(Target 5%)	(no change)
2023		
December 6, 2023	(Target 5%)	(no change)
October 25, 2023	(Target 5%)	(no change)
September 6, 2023	(Target 5%)	(no change)
July 12, 2023	(Target 5%)	(+0.25%)
June 7, 2023	(Target 4.75%)	(+0.25%)
April 12, 2023	(Target 4.50%)	(no change)
March 8, 2023	(Target 4.50%)	(no change)
January 25, 2023	(Target 4.50%)	(+0.25%)
2022		
December 7, 2022	(Target 4.25%)	(+0.50%)
October 26, 2022	(Target 3.75%)	(+0.50%)
September 7, 2022	(Target 3.25%)	(+0.75%)
July 13, 2022	(Target 2.50%)	(+1.00%)
June 1, 2022	(Target 1.50%)	(+0.50%)