



Windsor-Essex County
Residential Market Activity and
MLS® Home Price Index Report
November 2022





### **Windsor-Essex County MLS® Residential Market Activity**



		Compared to °					
Actual	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	387	-46.6%	-35.3%	-25.9%	-26.7%	-26.0%	0.8%
Dollar Volume	\$193,805,660	-51.7%	-21.5%	11.4%	40.9%	90.9%	205.7%
New Listings	794	-15.8%	14.9%	29.5%	30.0%	29.5%	16.6%
Active Listings	1,218	94.3%	90.3%	20.6%	9.7%	-29.8%	-53.6%
Sales to New Listings Ratio 1	48.7	76.9	86.5	85.2	86.4	85.3	56.4
Months of Inventory 2	3.1	0.9	1.1	1.9	2.1	3.3	6.8
Average Price	\$500,790	-9.4%	21.3%	50.3%	92.2%	158.0%	203.3%
Median Price	\$470,000	-6.0%	23.7%	56.7%	99.4%	179.8%	224.1%
Sale to List Price Ratio <sup>3</sup>	102.0	126.9	115.8	105.6	99.9	96.3	94.7
Median Days on Market	17.0	9.0	9.0	13.0	15.0	28.0	43.0

		Compared to <sup>8</sup>					
Year-to-date	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	5,969	-22.8%	-10.3%	-10.2%	-15.3%	-4.8%	16.6%
Dollar Volume	\$3,637,429,645	-12.2%	36.6%	65.7%	99.7%	194.5%	314.1%
New Listings	11,897	12.9%	33.1%	23.2%	30.8%	32.5%	30.1%
Active Listings ⁴	1,092	74.7%	23.8%	0.2%	-9.0%	-47.8%	-61.3%
Sales to New Listings Ratio 5	50.2	73.4	74.5	68.9	77.5	69.9	56.0
Months of Inventory 6	2.0	0.9	1.5	1.8	1.9	3.7	6.1
Average Price	\$609,387	13.7%	52.3%	84.6%	135.9%	209.4%	255.2%
Median Price	\$550,000	13.4%	48.6%	83.3%	138.8%	216.1%	261.8%
Sale to List Price Ratio 7	124.3	127.8	111.1	106.8	101.6	96.2	94.9
Median Days on Market	10.0	9.0	10.0	11.0	14.0	30.0	46.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.
<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

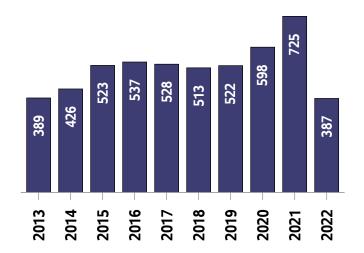
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



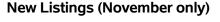
### Windsor-Essex County MLS® Residential Market Activity

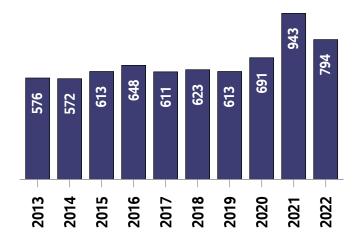


### Sales Activity (November only)

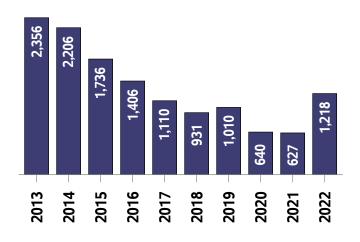


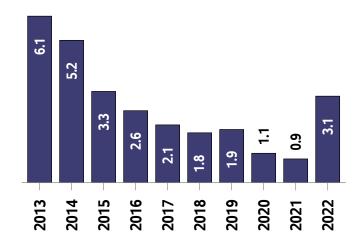
**Active Listings (November only)** 



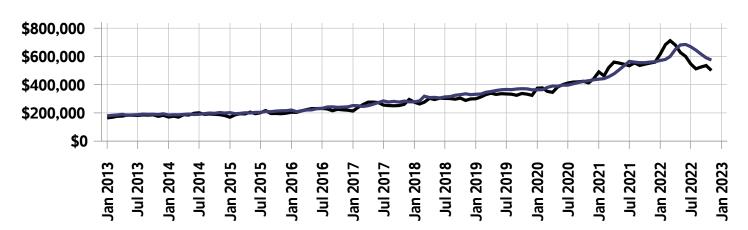


**Months of Inventory (November only)** 





MLS® HPI Composite Benchmark Price and Average Price

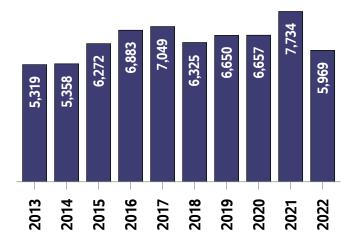




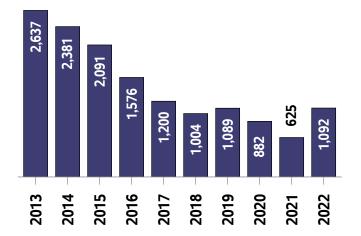
## Windsor-Essex County MLS® Residential Market Activity

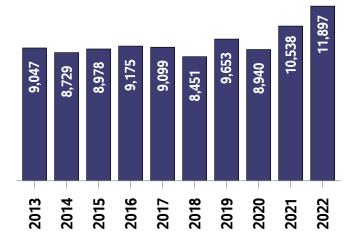


#### Sales Activity (November Year-to-date)

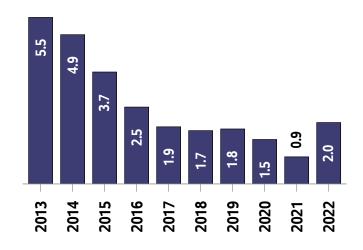


**Active Listings** ¹(November Year-to-date)





**Months of Inventory** <sup>2</sup>(November Year-to-date)



<sup>&</sup>lt;sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



### **Windsor-Essex County MLS® Single Family Market Activity**



		Compared to °					
Actual	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	340	-47.0%	-36.4%	-27.7%	-29.0%	-28.3%	28.3%
Dollar Volume	\$176,793,675	-52.4%	-22.1%	9.3%	39.9%	88.0%	292.7%
New Listings	677	-18.5%	11.7%	20.5%	23.1%	21.5%	48.5%
Active Listings	1,060	88.6%	101.9%	14.3%	5.5%	-31.1%	-41.3%
Sales to New Listings Ratio 1	50.2	77.1	88.3	83.6	87.1	85.1	58.1
Months of Inventory 2	3.1	0.9	1.0	2.0	2.1	3.2	6.8
Average Price	\$519,981	-10.3%	22.6%	51.1%	97.0%	162.1%	206.1%
Median Price	\$483,000	-8.9%	23.8%	53.3%	101.3%	184.1%	233.1%
Sale to List Price Ratio <sup>3</sup>	102.6	127.9	116.3	105.8	99.8	96.4	94.3
Median Days on Market	17.0	9.0	9.0	12.0	15.0	28.5	49.0

		Compared to <sup>8</sup>					
Year-to-date	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	5,332	-22.9%	-12.3%	-10.7%	-16.1%	-5.0%	47.2%
Dollar Volume	\$3,368,810,257	-12.6%	34.8%	66.0%	99.3%	194.7%	435.0%
New Listings	10,628	12.8%	32.5%	22.0%	28.3%	31.1%	61.7%
Active Listings 4	971	80.4%	26.5%	-0.6%	-10.3%	-47.0%	-51.3%
Sales to New Listings Ratio 5	50.2	73.5	75.8	68.6	76.7	69.2	55.1
Months of Inventory 6	2.0	0.9	1.4	1.8	1.9	3.6	6.1
Average Price	\$631,810	13.4%	53.6%	85.9%	137.6%	210.3%	263.4%
Median Price	\$575,000	13.9%	51.3%	85.5%	139.7%	221.2%	271.0%
Sale to List Price Ratio <sup>7</sup>	125.5	129.0	111.6	107.1	101.8	96.3	94.7
Median Days on Market	10.0	9.0	10.0	11.0	13.0	29.0	46.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.
<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

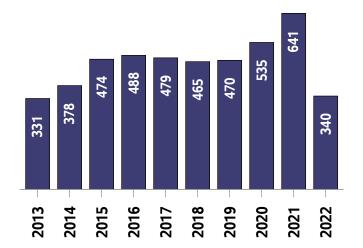
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



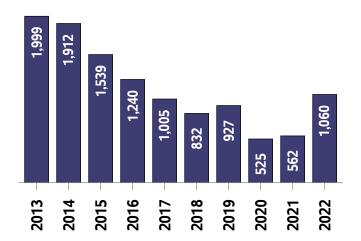
## Windsor-Essex County MLS® Single Family Market Activity



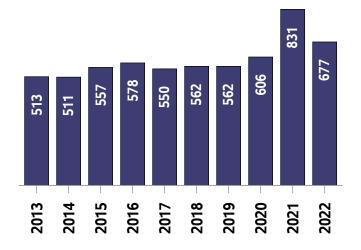
Sales Activity (November only)



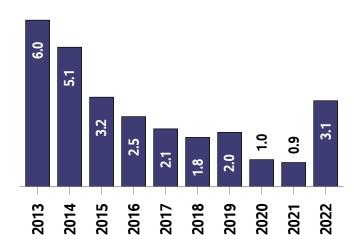
**Active Listings (November only)** 



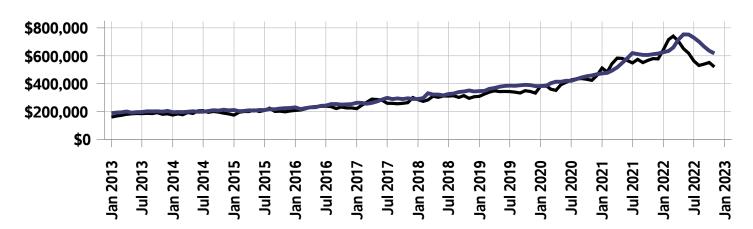
**New Listings (November only)** 



**Months of Inventory (November only)** 



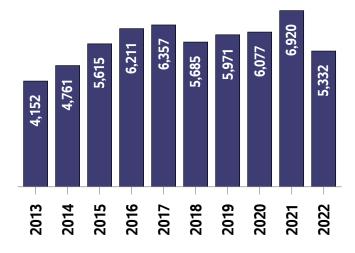
MLS® HPI Single Family Benchmark Price and Average Price



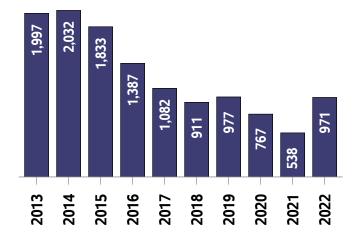


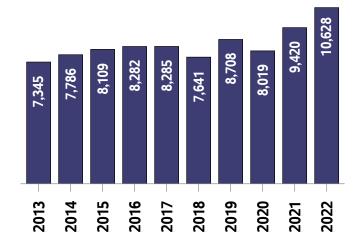
# Windsor-Essex County MLS® Single Family Market Activity



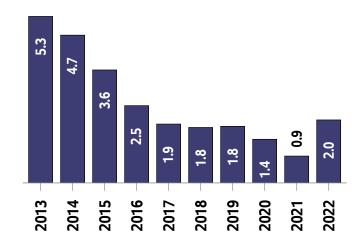


**Active Listings** ¹(November Year-to-date)





Months of Inventory <sup>2</sup>(November Year-to-date)



<sup>&</sup>lt;sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



### **Windsor-Essex County MLS® Townhouse Market Activity**



		Compared to °					
Actual	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	7	-66.7%	-50.0%	-41.7%	-46.2%	-50.0%	-70.8%
Dollar Volume	\$2,636,900	-68.4%	-51.9%	-9.6%	-10.5%	22.2%	-27.1%
New Listings	21	-30.0%	0.0%	61.5%	110.0%	90.9%	-61.1%
Active Listings	25	127.3%	47.1%	78.6%	-34.2%	-59.0%	-83.4%
Sales to New Listings Ratio 1	33.3	70.0	66.7	92.3	130.0	127.3	44.4
Months of Inventory 2	3.6	0.5	1.2	1.2	2.9	4.4	6.3
Average Price	\$376,700	-5.2%	-3.8%	54.9%	66.3%	144.4%	150.0%
Median Price	\$330,000	1.5%	-20.1%	37.5%	46.7%	229.2%	131.6%
Sale to List Price Ratio <sup>3</sup>	101.5	127.7	111.5	103.5	97.8	96.3	96.4
Median Days on Market	17.0	8.0	8.0	29.0	75.0	34.5	34.5

		Compared to <sup>8</sup>					
Year-to-date	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	134	-29.5%	6.3%	-32.3%	-39.9%	-34.0%	-42.5%
Dollar Volume	\$59,361,651	-20.7%	55.8%	13.9%	26.7%	79.2%	65.9%
New Listings	274	1.1%	37.7%	4.2%	5.4%	1.5%	-30.6%
Active Listings ⁴	25	100.0%	25.6%	-10.6%	-45.0%	-68.1%	-82.0%
Sales to New Listings Ratio 5	48.9	70.1	63.3	75.3	85.8	75.2	59.0
Months of Inventory 6	2.0	0.7	1.7	1.5	2.2	4.2	6.5
Average Price	\$442,997	12.4%	46.5%	68.2%	110.8%	171.5%	188.4%
Median Price	\$420,000	19.6%	71.3%	75.0%	96.3%	168.4%	156.9%
Sale to List Price Ratio 7	120.5	128.6	108.2	105.2	101.0	96.2	96.2
Median Days on Market	11.5	9.0	11.0	10.5	17.0	40.0	57.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.
<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

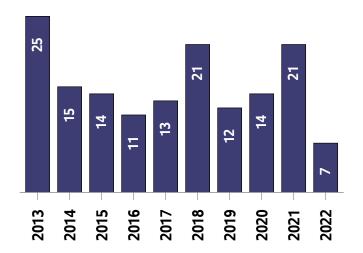
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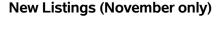
### Windsor-Essex County MLS® Townhouse Market Activity

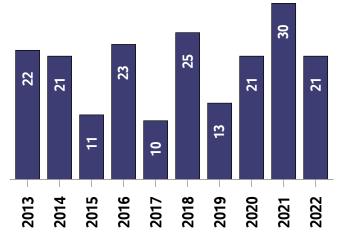


#### **Sales Activity (November only)**

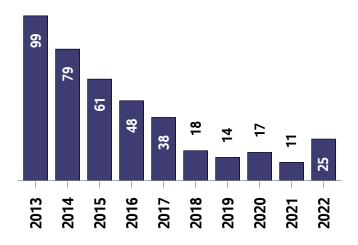


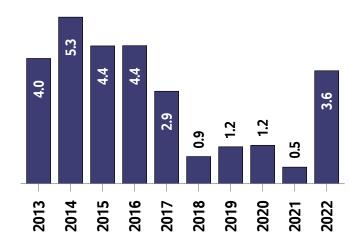
**Active Listings (November only)** 



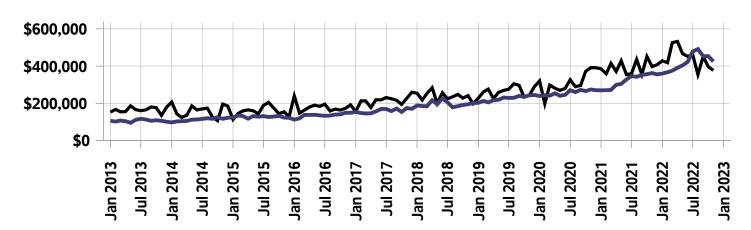


**Months of Inventory (November only)** 





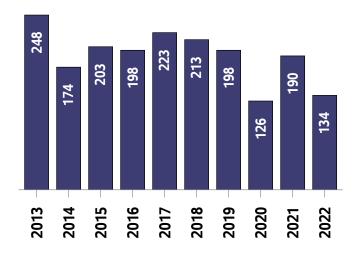
MLS® HPI Townhouse Benchmark Price and Average Price



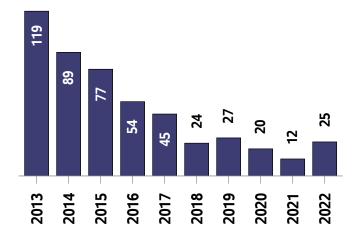


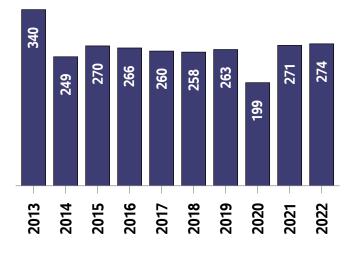
## Windsor-Essex County MLS® Townhouse Market Activity

#### **Sales Activity (November Year-to-date)**

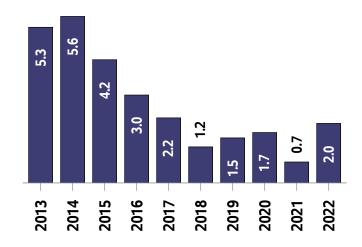


**Active Listings** ¹(November Year-to-date)





**Months of Inventory** <sup>2</sup>(**November Year-to-date**)



<sup>&</sup>lt;sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



### **Windsor-Essex County MLS® Apartment Market Activity**



		Compared to °					
Actual	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	31	-34.0%	-6.1%	6.9%	47.6%	40.9%	82.4%
Dollar Volume	\$11,938,329	-24.0%	22.1%	64.1%	122.1%	198.4%	451.3%
New Listings	70	32.1%	84.2%	112.1%	218.2%	204.3%	125.8%
Active Listings	99	219.4%	35.6%	70.7%	167.6%	13.8%	-19.5%
Sales to New Listings Ratio 1	44.3	88.7	86.8	87.9	95.5	95.7	54.8
Months of Inventory 2	3.2	0.7	2.2	2.0	1.8	4.0	7.2
Average Price	\$385,107	15.2%	29.9%	53.5%	50.5%	111.8%	202.3%
Median Price	\$370,000	19.4%	32.1%	46.8%	94.7%	151.1%	208.3%
Sale to List Price Ratio <sup>3</sup>	97.9	113.7	107.2	105.4	104.8	95.3	95.8
Median Days on Market	17.0	10.0	13.0	22.0	13.0	20.0	26.0

		Compared to <sup>8</sup>					
Year-to-date	November 2022	November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	366	-20.8%	11.9%	14.4%	18.4%	22.0%	26.6%
Dollar Volume	\$155,500,429	-5.0%	64.2%	88.3%	161.8%	243.5%	314.0%
New Listings	702	25.1%	32.0%	45.9%	101.7%	84.3%	59.5%
Active Listings ⁴	69	29.9%	-10.2%	5.5%	43.0%	-39.2%	-51.4%
Sales to New Listings Ratio 5	52.1	82.4	61.5	66.5	88.8	78.7	65.7
Months of Inventory 6	2.1	1.3	2.6	2.3	1.7	4.2	5.4
Average Price	\$424,865	19.9%	46.7%	64.6%	121.0%	181.6%	226.9%
Median Price	\$401,500	14.7%	53.8%	67.3%	149.4%	197.4%	247.6%
Sale to List Price Ratio <sup>7</sup>	112.5	111.9	102.9	103.5	101.0	95.6	95.0
Median Days on Market	12.0	12.0	16.0	15.0	16.0	32.5	49.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.
<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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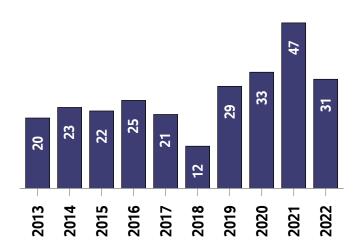
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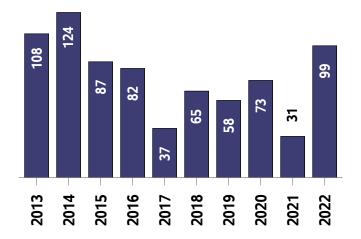
### Windsor-Essex County MLS® Apartment Market Activity



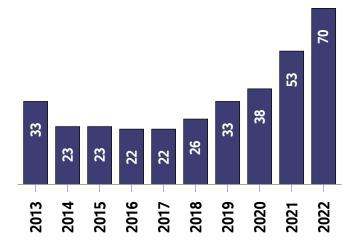
### Sales Activity (November only)



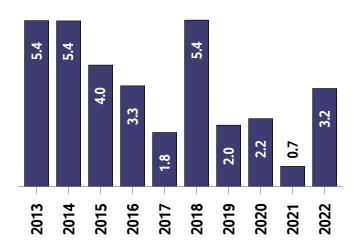
**Active Listings (November only)** 



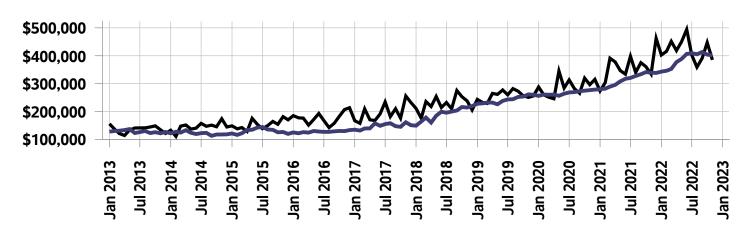
**New Listings (November only)** 



**Months of Inventory (November only)** 



MLS® HPI Apartment Benchmark Price and Average Price

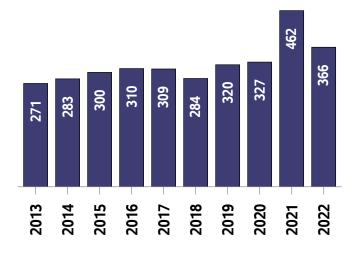




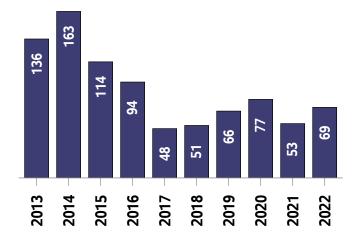
## Windsor-Essex County MLS® Apartment Market Activity

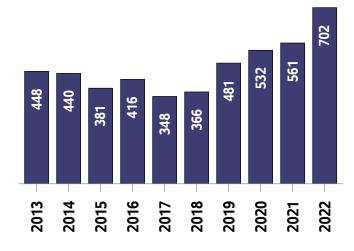


#### Sales Activity (November Year-to-date)

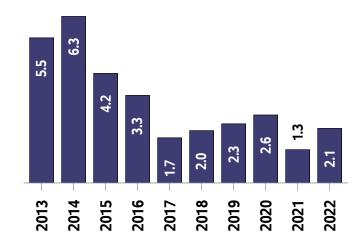


**Active Listings** <sup>1</sup>(November Year-to-date)





**Months of Inventory** <sup>2</sup>(**November Year-to-date**)



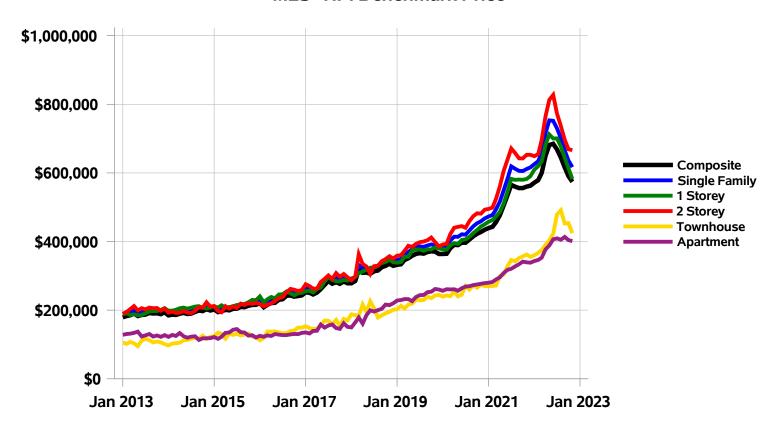
<sup>&</sup>lt;sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	November 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$574,000	-2.8	-11.0	-15.8	2.5	55.0	102.4	
Single Family	\$616,800	-3.0	-12.1	-18.1	0.9	58.3	108.8	
One Storey	\$582,200	-5.1	-14.1	-18.2	-0.0	51.9	102.2	
Two Storey	\$666,500	-0.4	-9.5	-18.0	2.1	67.3	118.3	
Townhouse	\$424,500	-6.4	-13.6	5.2	17.2	74.8	143.4	
Apartment	\$401,200	-0.7	-1.0	3.3	18.2	53.3	148.0	

### MLS® HPI Benchmark Price





# Windsor-Essex County MLS® HPI Benchmark Descriptions





Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1377
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Concrete blocs
Wastewater Disposal	Municipal sewers
Year Built	1995

### Single Family ♠ **m**

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Double width
Gross Living Area (Above Ground; in sq. ft.)	1450
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6751
Number of Fireplaces	1
Total Number Of Rooms	7
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1995



# Windsor-Essex County MLS® HPI Benchmark Descriptions



### 1 Storey 🏤

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Double width
Gross Living Area (Above Ground; in sq. ft.)	1374
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7067
Number of Fireplaces	1
Total Number Of Rooms	7
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1997

### 2 Storey 🏦

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1780
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7002
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1987



# Windsor-Essex County MLS® HPI Benchmark Descriptions



### Townhouse #



Features	Value
Above Ground Bedrooms	2
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1200
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Concrete blocs
Wastewater Disposal	Municipal sewers
Year Built	1995

## Apartment |



Features	Value
Above Ground Bedrooms	2
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1058
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	5
Wastewater Disposal	Municipal sewers
Year Built	1996