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MEMBER  
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The Windsor-Essex  
County Real Estate Board  
Working for You!

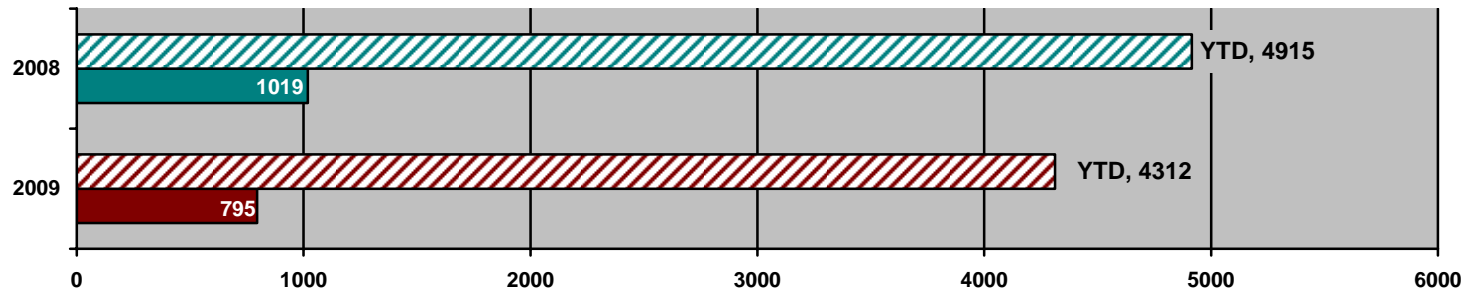
# THE WINDSOR-ESSEX COUNTY REAL ESTATE BOARD

## RESIDENTIAL STATISTICS FOR THE MONTH OF MAY 2009

### Market Activity:

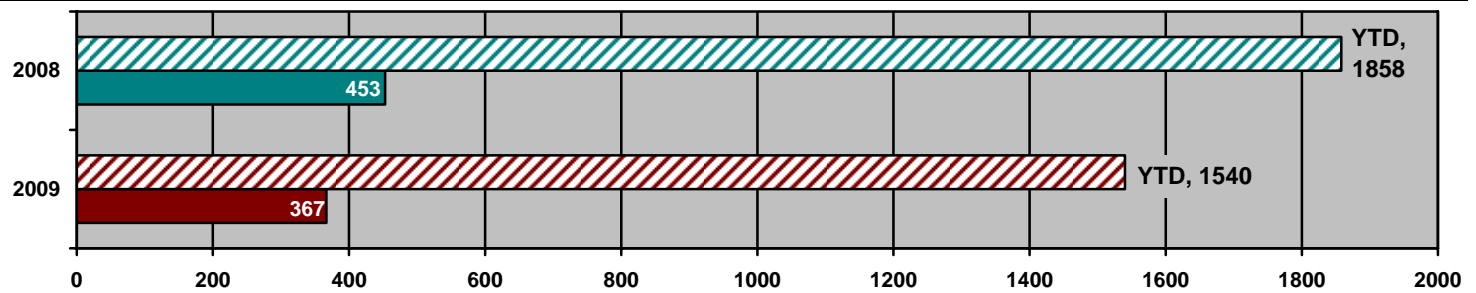
May: ↓ 21.98%  
YTD: ↓ 12.27%

Available Listings  
(at time of report):  
3914



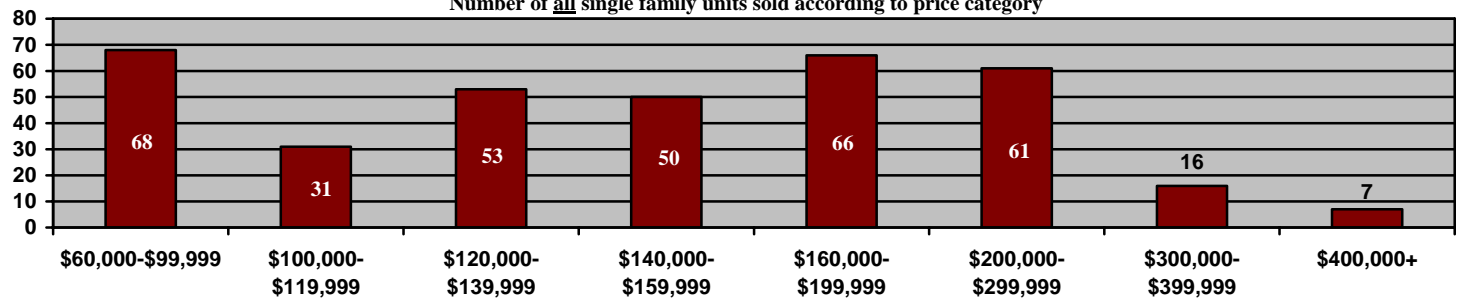
### Sales:

May: ↓ 18.98%  
YTD: ↓ 17.12%



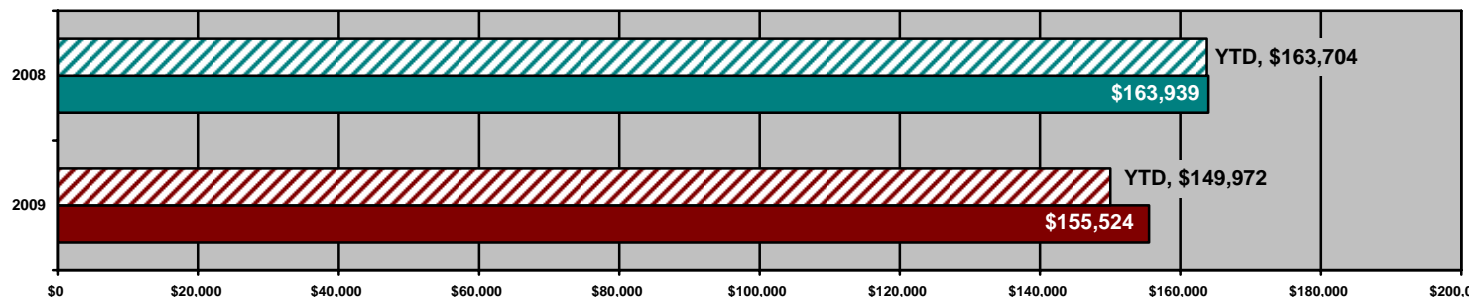
### Prices:

Number of all single family units sold according to price category

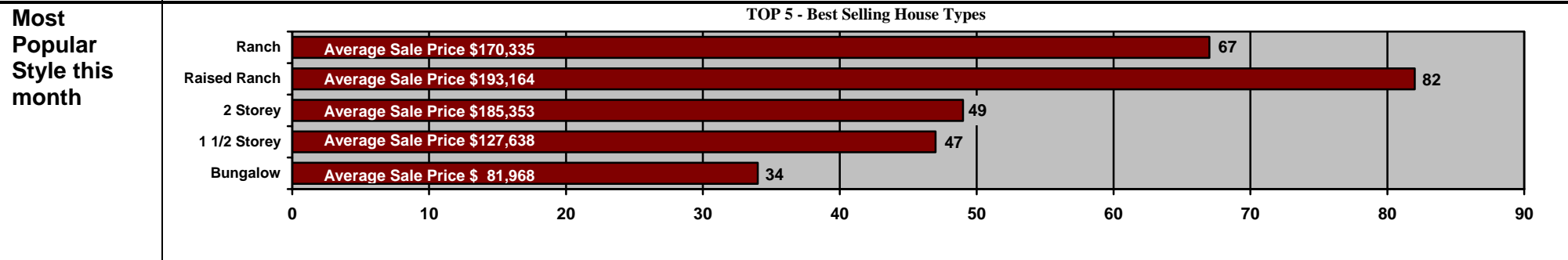


### Average Price:

May: ↓ 5.13%  
YTD: ↓ 8.39%



<b>Most Popular Areas this month</b>	<b>City - Highest Listings</b>		<b>County - Highest Listings</b>	
	Area 8 – South Windsor	102	Lakeshore	70
	Area 3 – Central Windsor/Downtown	95	LaSalle	58
	Area 4 – East Windsor	78	Leamington	49
	<b>City - Highest Sales</b>		<b>County - Highest Sales</b>	
	Area 8 – South Windsor	52	Lakeshore & Leamington	26
Area 4 – East Windsor	46	Kingsville	24	
Area 3 – Central Windsor/Downtown	42	LaSalle	22	



**CMHC Report**

**Resale to Cool in 2009**

“Existing home sales in Windsor-Essex will maintain its decline in 2009. Employment losses and uncertainty regarding the economy will retard sales to 3,600 units. A modest pickup in the second half of 2010 will result in annual sales approaching the 4,000 unit level. Low mortgage rates and affordable prices will be the main attraction for first-time buyers with a down payment and employment security. The Windsor CMA is considered the most affordable homeownership market of any major metropolitan market in Ontario. The gap between the incomes required to carry the mortgage on an average-priced home to actual household income received on average by homeowners in the Windsor CMA has been expanding over the past several years.”

Source: CMHC

**Contact** Please contact Mark Imeson, President @ 519-966-6432 for further comments regarding this month's statistics.