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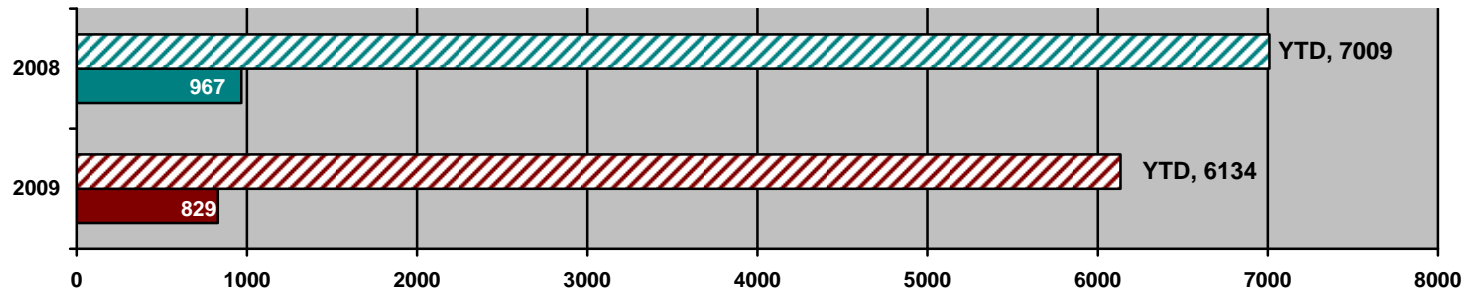
The Windsor-Essex
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THE WINDSOR-ESSEX COUNTY REAL ESTATE BOARD RESIDENTIAL STATISTICS FOR THE MONTH OF JULY 2009

Market Activity:

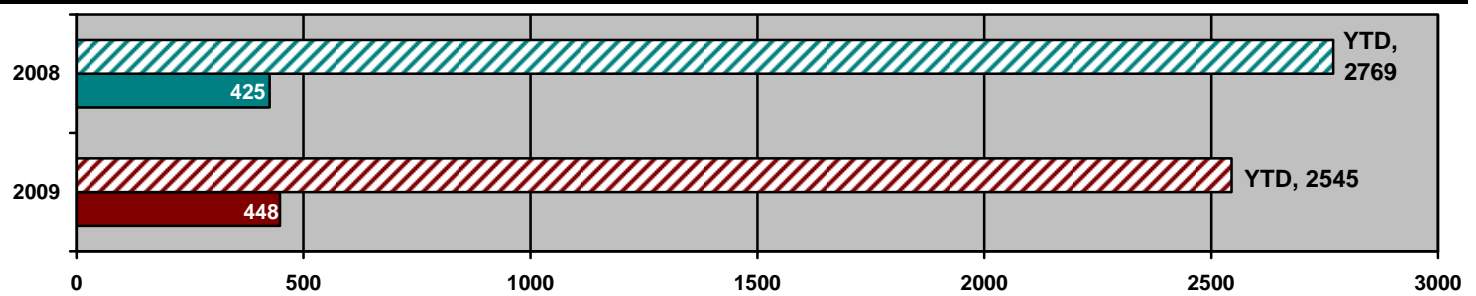
July: ↓ 14.27%
YTD: ↓ 12.48%

Available Listings
(at time of report):
3829



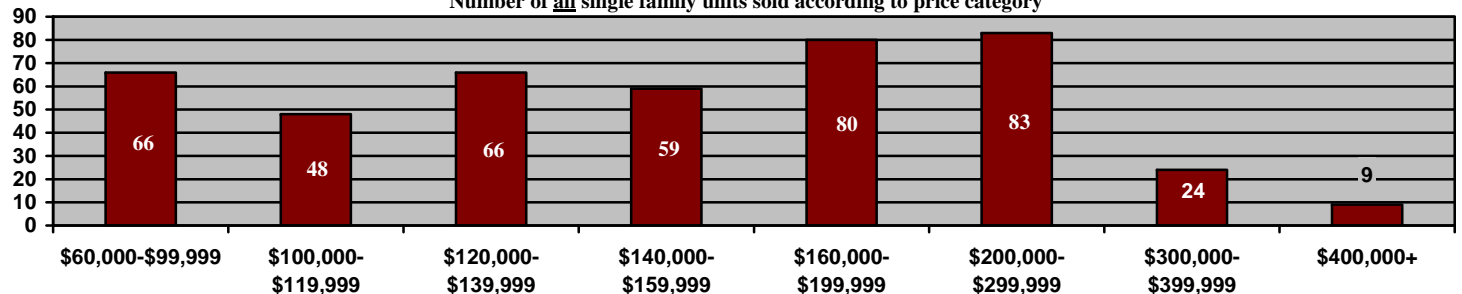
Sales:

July: ↑ 5.41%
YTD: ↓ 8.09%



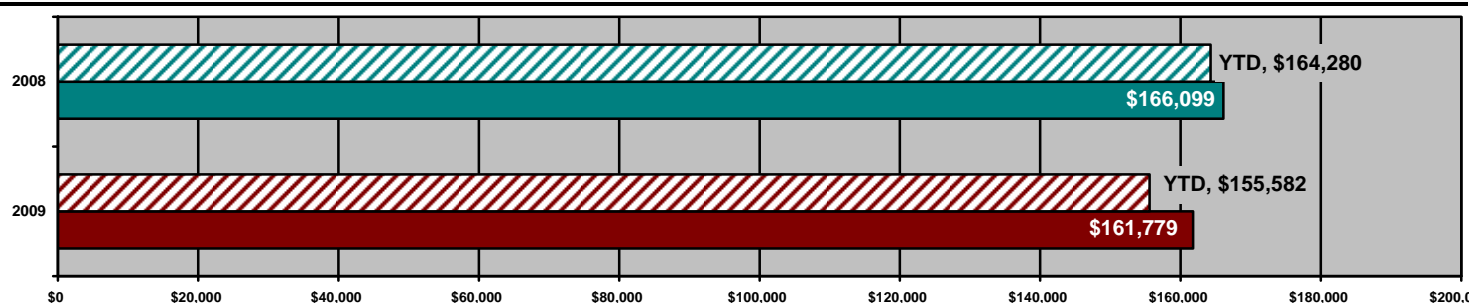
Prices:

Number of all single family units sold according to price category

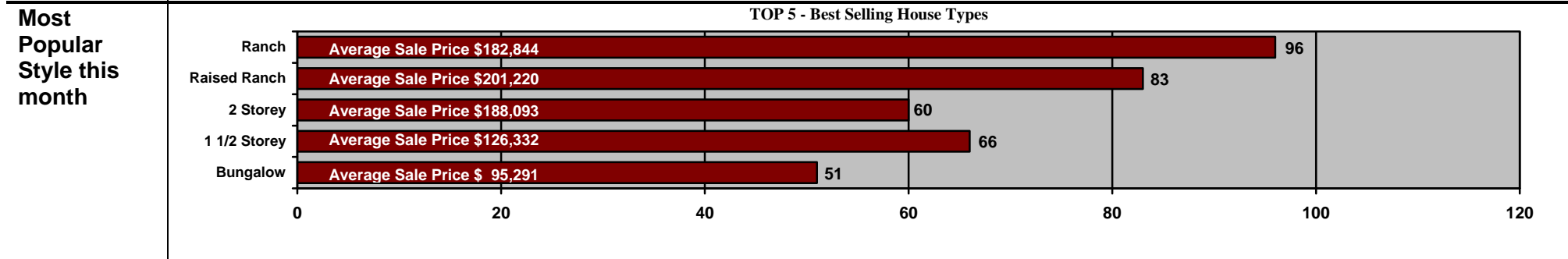


Average Price:

July: ↓ 2.60%
YTD: ↓ 5.29%



Most Popular Areas this month	City - Highest Listings		County - Highest Listings	
	Area 8 – South Windsor	113	LaSalle & Leamington	59
	Area 3 – Central Windsor/Downtown	102	Lakeshore	57
	Area 4 – East Windsor	80	Amherstburg	52
	City - Highest Sales		County - Highest Sales	
	Area 3 – Central Windsor/Downtown	55	Lakeshore	49
Area 8 – South Windsor	54	LaSalle	33	
Area 4 – East Windsor	50	Leamington	31	



CMHC Report

Declining new home demand has dampened inflationary pressures in the new home market. Single detached home prices grew at a slower rate relative to price growth in the final quarter of 2008. Similarly, the Ontario new home price index which captures price changes of constant quality homes grew at a rate significantly below inflation during the first months of this year. This combined with further increases in lower density construction costs continued to dampen earnings in the housing industry and is another factor weighing on new home construction.

Source: CMHC

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