GEOGRAPHIC · INTELLIGENCE

n°. *06106*
MMXXVI

TerraSignal™

Neighbourhood *demand & opportunity*

A STUDY FOR

3100 Howard Ave

WINDSOR · ON N8X 3Y7 · CANADA

DISTRICT	ISSUED	EXTENT
Devonshire	*21 April 2026*	*Eight folios*
Neighbourhood tier	First edition	Bound report

Geographic Insights for Smarter Real Estate Decisions

Contents

in eight folios

EIGHT SECTIONS
TWENTY MINUTES TO READ

Neighborhood Demand & Opportunity Report

Prepared for: **3100 Howard Ave, Windsor, ON N8X 3Y7, Canada**

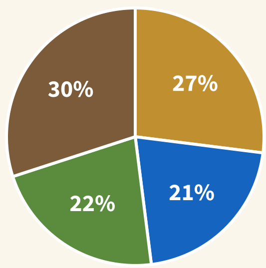
District: **Devonshire** · Pop. 11,389 · 4,949 dwellings · 885 buildings/km²

Generated April 21, 2026 · Data: StatCan 2021, CREA/WECAR

OVERVIEW

- **Devonshire** has 885 buildings/km² (city avg: 840).
- Demand density is **5% above** city average.
- Est. 15.2 listings per 1,000 homes vs. city avg 16.0.
- Windsor CMA gained **+3,515** net migrants (2021).
- HPI benchmark: **$576K** composite (Feb 2026).

BUYER ORIGIN INSIGHTS



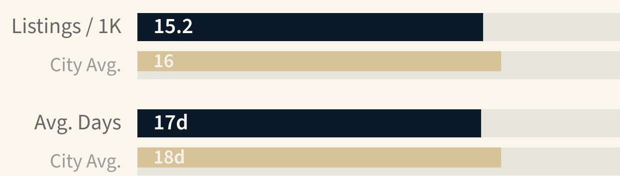
- 27% Roseland
- 21% South Walkerville
- 22% Within Ontario (other)
- 30% International

Based on StatCan 2021 Census migration (Table 98-10-0380)

DEMAND HEATMAP — DEVONSHIRE

District: 17d avg DOM | City: 18d avg | HPI: $576K

UNDERSERVED ZONE ANALYSIS



- **5%** fewer listings per 1,000 homes vs city
- Listings sell **6%** faster than city average

MARKET TRENDS SUMMARY

- **Moderate Demand:** Density 5% above city average.
- **Supply:** 5% fewer listings than city avg.
- **Turnover:** Properties selling 6% faster.

STRATEGIC RECOMMENDATIONS

- ✔ *Target marketing towards **Roseland** and **South Walkerville** buyers.*
- ✔ *Low inventory creates pricing power — position competitively to attract multiple offers.*
- ✔ *Emphasize Devonshire's growth potential and relative affordability.*
- ✔ *Windsor CMA attracted 10,685 new residents — 31% international. Demand is structurally supported.*

Demographic & Housing Profile

District: **Devonshire** · 3100 Howard Ave, Windsor, ON N8X 3Y7, Canada

Source: StatCan Census 2021 · Spatial estimates by planning district

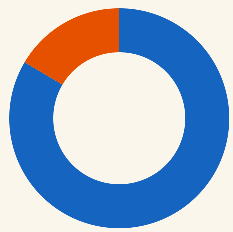
HOUSEHOLD INCOME

Median Household Income

Devonshire	$88,500
City Avg	$83,926

5% above city median. Higher purchasing power supports premium listings.

HOUSING TENURE



- **83.5%** Owners
- **16.5%** Renters

City avg: 71.1% / 28.9%

Owner-dominated — stable, long-term residents. Focus on move-up and downsizer segments.

DWELLING TYPES

89% | 10%

- Detached (89%)
- Attached (10%)
- Apartment (2%)

Detached

Devonshire	89%
City Avg	60%

Apartment

Devonshire	2%
City Avg	13%

AGE DEMOGRAPHICS

34 median age (city: 40)

Children (0–14)	24%
Youth (15–24)	21%
Working Age (25–44)	21%
Established (45–64)	23%
Seniors (65+)	10%

Balanced age mix — diverse housing needs across segments.

HOUSING STOCK AGE

16% | 19% | 42% | 23%

- Pre-1960 (16%)
- 1960–1980 (19%)
- 1981–2000 (42%)
- Post-2000 (23%)

Mixed-era housing stock — range of price points and conditions across the district.

COMMUTE PROFILE

- **90%** Drive
- **0%** Transit
- **1%** Walk/Bike
- **0%** WFH

Top Industry: Manufacturing

Car-dependent — parking and garage access are key selling features.

DEMOGRAPHIC INSIGHTS

Livability & Green Environment

District: **Devonshire** · 3100 Howard Ave, Windsor, ON N8X 3Y7, Canada

Source: City of Windsor Open Data · Urban Forestry · WalkScore.com

D

42/100

Green Livability Score: Fair

3,238 trees · 8 parks · 469 trees/km² · Avg trunk 26.5cm

🚶 WALKABILITY & MOBILITY SCORES

🚶 Walk	🚌 Transit	🚴 Bike
31 /100	32 /100	47 /100
City: 42	City: 38	City: 52

Devonshire is rated **"Car-Dependent"** with a Walk Score of 31. Some errands require a car. Parking and garage access matter to buyers here.

Source: WalkScore.com · City avg: Walk 42 · Transit 38 · Bike 52

🌳 URBAN FOREST CANOPY

3,238	469	26.5
Total Trees	per km²	avg DBH (cm)

Tree Density vs City Average (776/km²)

Devonshire 469

City Avg 776

Street vs Park Trees

2,819 street | 419 park

Top Species

🏞️ PARKS & GREEN SPACES

8	17
Parks	City Avg

Notable Parks & Green Spaces

- 🌳 Shinglecreek
- 🌳 Devonshire Heights
- 🌳 Walker Homesite Biketrail

TerraSignal™

Nearby Amenities & Services

Within 1 km of: **3100 Howard Ave, Windsor, ON N8X 3Y7, Canada**

Source: OpenStreetMap Overpass API · Real-time data

C

60 nearby

Amenity Access: Moderate Access

9 schools · 0 grocery · 20 restaurants · 6 healthcare · 2 bus stops

🏫 Schools — 9 found

#	Name	Distance
1	Our Lady of Perpetual Help Catholic School	852m
2	St. Christopher Catholic School	966m
3	École secondaire catholique E.J. Lajeunesse	1.4km
4	Central Public School	1.5km
5	J.A. McWilliam Public School	1.5km

+ 4 more within 2 km

🛒 Grocery & Convenience — None within 1-2 km

🏥 Healthcare — 6 found

#	Name	Type	Distance
1	FYI Doctors	Clinic	378m
2	Mattiuz Dentistry	Dentist	770m
3	Urgent Dental	Dentist	846m
	West Grand Pharmacy		

🍽️ Restaurants & Cafés — 20 found

#	Name	Type	Distance
1	The Canadian Brewhouse	american	92m
2	Starbucks	Café	208m
3	Tim Hortons	Café	261m
4	Mandarin	chinese	266m
5	Moxie's	bar_and_grill	350m

+ 15 more within 1 km

🚌 Bus Stops — 2 found

#	Name	Distance
1	Bus Stop	253m
2	Bus Stop	258m

🏦 Banks — 5 found

#	Name	Distance
1	CIBC	60m

Market Outlook & Forecast

Windsor-Essex Real Estate Intelligence · **2026 Outlook**

Source: WECAR, CREA, CMHC, Bank of Canada, StatCan · Updated April 2026

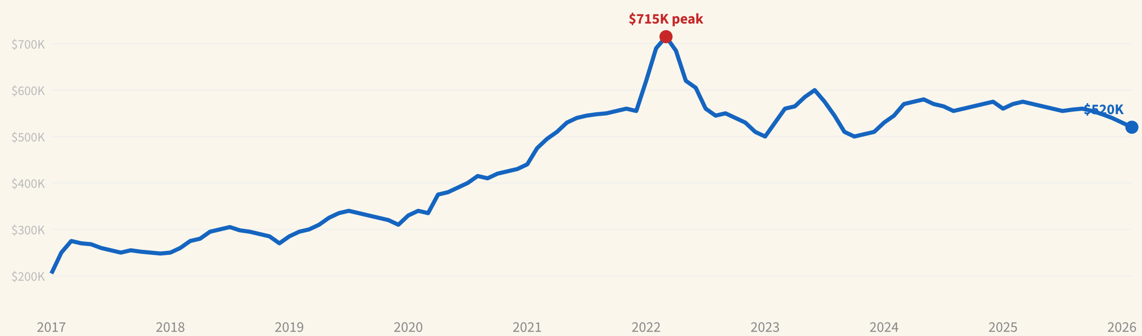
MARKET DIRECTION · 2026

Balanced → Buyer-Leaning

Sales-to-new-listings ratio 37% · Inventory at 10-year high

Seller's | **Here** | Buyer's

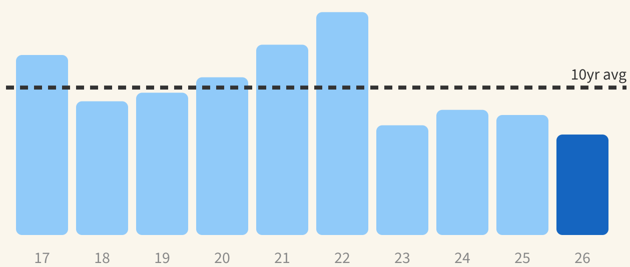
📈 AVERAGE PRICE TREND (2017–2026)



Peak: **$715K** (Mar 2022) Current: **$520K** (Feb 2026) Forecast: **$540K–$575K**

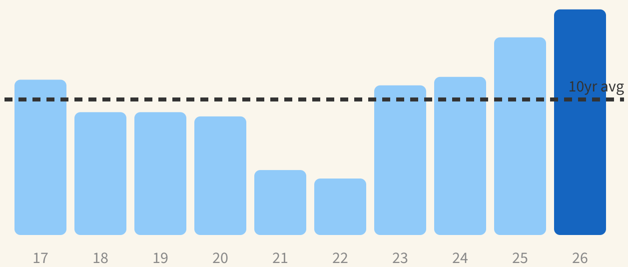
Detroit-Windsor CMA monthly average transaction price · WECAR.

📊 SALES ACTIVITY (FEB, YEAR-OVER-YEAR)



Feb 2026: 293 sales — lowest in 10 years. 32% below 10-year average. Buyers have leverage.

📋 ACTIVE LISTINGS (FEB, YEAR-OVER-YEAR)



Feb 2026: 1,598 active — highest in 10 years. 67% above 10-year average. Most choice for buyers since 2017.

🏠 MONTHS OF INVENTORY

🔑 NEW LISTINGS

Methodology

& data sources

PRIMARY DATA SOURCES

- Census & demographic data: StatCan Census 2021 · Spatial estimates by planning district
- Market intelligence: WECAR, CREA, CMHC, Bank of Canada, StatCan · Updatedcurrent
- Green environment: City of Windsor Open Data · Urban Forestry · WalkScore.com
- Amenities & accessibility: OpenStreetMap Overpass API (real-time)
- Migration & buyer origin: Based on StatCan 2021 Census migration (Table 98-10-0380)

SPATIAL METHODOLOGY

District assignment is computed by point-in-polygon intersection of the subject address against TerraSignal's curated neighbourhood boundaries. Where the address falls on a boundary edge, the nearest-centroid tie-break is applied.

Demand scoring combines three factors: population density relative to the regional mean, listings-per-thousand-dwellings against the city baseline, and average days-on-market normalised to the regional distribution. The resulting index is scaled such that 100 represents the regional average.

LIMITATIONS & CAVEATS

All forecasts are probabilistic. Market outlooks reflect the most recent data available at time of issue and should not be interpreted as binding predictions. Rental yields are estimated from prevailing asking prices and may diverge from actual transacted rents.

Where a specific field is marked as unavailable or pending partner validation, readers should treat the absence of that field as a deliberate disclosure of data gap rather than an oversight.

Analyst’s read

closing narrative

THE SHAPE OF DEVONSHIRE

Devonshire reads as a detached-home district inside Windsor CMA, and 3100 Howard Ave sits inside that logic. At 885 buildings per square kilometre against a regional average near 840, the district runs denser than Windsor CMA overall while remaining overwhelmingly single-family: 89% detached housing versus 60% regionally. This is a neighbourhood whose physical form does most of the explanatory work for the numbers that follow.

Ownership sits at 83.5% — 12.4 points above the regional rate. In housing-market terms this shapes how Devonshire behaves over a market cycle. The district's 17-day average days-on-market runs 6% faster than Windsor CMA as a whole, and estimated listings per thousand dwellings come in 5% below the regional baseline. The arithmetic is classic low-inventory pressure — not dramatic, but structurally present.

WHO IS ACTUALLY BUYING HERE

The 31% international share of buyer origin is the most strategically important figure in this report. It signals a district that sits on the landing path of incoming migration, where detached supply exists at price points that remain legible to professional households arriving from abroad.

Median household income of $88,500 runs 5% above the regional median. The resulting buyer profile is sharply defined: dual-income households with the purchasing power to anchor the district's detached supply against regional price pressure.

THE MARKET MOMENT

Windsor CMA is in the middle of a measurable shift in negotiating conditions. But Devonshire's district-level figures do not necessarily reflect that shift symmetrically, which is typical behaviour for high-ownership districts where supply is structurally thin. The practical read: regional buyers may gain leverage at the broader level, but a well-priced Devonshire listing will still transact quickly because the comparable inventory simply is not there.

THE THREE-SENTENCE VERDICT

Devonshire is a detached-housing district serving Windsor CMA's family-formation and international-migration demand, with faster turnover than the regional average when listings appear. At the current market moment, the district has more pricing stability than Windsor CMA overall because its supply constraint is structural rather than cyclical. For 3100 Howard Ave specifically, the right narrative to a buyer is "scarce detached supply in a district the region's growth is flowing into" — a story the numbers in the preceding folios actually support.

Disclosures

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PURPOSE

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