METRIX REALTY GROUP INC.

MARKET INSIGHT REPORT

Windsor/Essex County • Q3 2026

INDUSTRIAL

OFFICE

COMMERCIAL / RETAIL

MULTI-FAMILY

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EXECUTIVE SUMMARY

Sales fell in three of four segments in Q3 2026, and the 12-month median price eased in all four.

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Q3 2026 SALES VOLUME AND CHANGE VS Q2

Industrial

$18.3M

▼ 59% vs Q2

Sales fell after a Q2 lifted by one $30M deal. The median price eased to $144 PSF, and asking rents average $10.70 net.

Office

$4.4M

▼ 59% vs Q2

Four sales in a thin quarter. The median price held near $210 PSF, and asking rents average $13.54 net.

Commercial / Retail

$18.3M

▼ 58% vs Q2

Sales returned to Q4 and Q1 levels. The median price eased to $197 PSF, and asking rents lead all segments at $21.69 net.

Multi-Family

$6.1M

▲ 117% vs Q2

The only segment to grow, on 49 units across three sales. Two-bedroom units ask $1,893 a month.

A general market guide based on research of available sales, listing and market data. It is not an appraisal or opinion of value for any property.

MARKET INTELLIGENCE – Essex County

INDUSTRIAL MARKET

Q3 2026

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INDUSTRIAL MARKET SNAPSHOT

ESSEX COUNTY INDUSTRIAL Q3 2026

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Top 3 Sales

333 Gosfield Townline W	INDUSTRIAL | 48,469 SF	$5.00M
680 EC Row Ave	INDUSTRIAL | 33,430 SF	$4.50M
2050 Fasan Dr	INDUSTRIAL | 18,252 SF	$3.91M

Top 3 Asking Leases

1005 Walker Rd, Suite D	INDUSTRIAL | 1.5K SF	$18.00 PSF Net
444 Hanna St E	INDUSTRIAL | 10.5K SF	$15.00 PSF Net
6260 Hawthorne Dr	INDUSTRIAL | 3K SF	$15.00 PSF Net

SALES VOLUME
$18.3M
▼ 59% vs Q2
Arm's Length Total

CAP RATE RANGE
5.25 - 6.25%
— No change
Indicated Windsor-Essex range

MEDIAN SALE PSF (12 MO.)
$144.33
▼ 2.6% vs Q2
Trailing 12 Months

AVG. ASKING NET RENT
$10.70
Per Square Foot (25 listings)

BUILDING AREA SOLD
147,997 SF
Across 5 Q3 sales

AVAILABLE FOR LEASE
973,444 SF
Across 27 listings

SALES VOLUME, $M



MEDIAN PRICE PER SQ. FT., TRAILING 12 MO., $



QUARTERLY OBSERVATION

Sales slowed in Q3 after a Q2 lifted by a single $30.0M sale, and the 12-month median price has **eased for three straight quarters**. Supply for lease is concentrated: one building, 2855 Dodge Dr, holds **nearly a third of all available space**.

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MARKET INTELLIGENCE – Essex County

OFFICE MARKET

Q3 2026

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OFFICE MARKET SNAPSHOT

ESSEX COUNTY OFFICE Q3 2026

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Top 3 Sales

35 Sandwich St S OFFICE | 3,626 SF	$1.95M
8255 Anchor Dr OFFICE | 8,800 SF	$0.93M
232 Drouillard Rd OFFICE | 2,850 SF	$0.78M

Top 3 Asking Leases

1878-1918 Huron Church Rd OFFICE | 1.7K SF	$35.00 PSF Net
1561 Ouellette Ave OFFICE | 4.8K SF	$20.00 PSF Net
1585 Ouellette Ave OFFICE | 3.1K SF	$20.00 PSF Net

SALES VOLUME
$4.4M ▼ 59% vs Q2
Arm's Length Total

CAP RATE RANGE (Suburban)
5.50 - 7.00% — No change
Indicated Windsor-Essex range

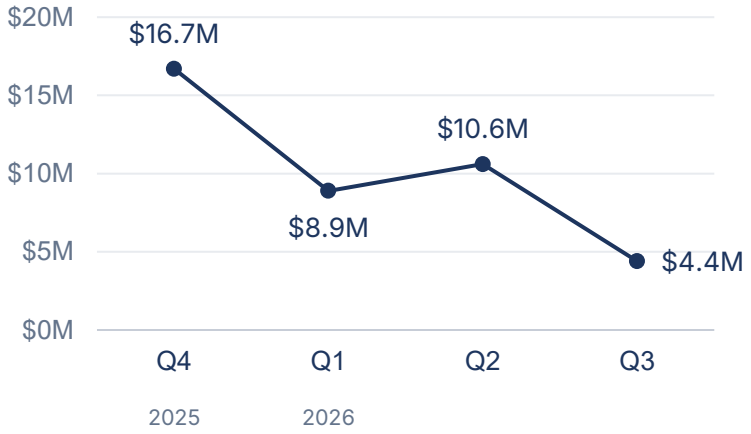
MEDIAN SALE PSF (12 MO.)
$209.96 ▼ 0.7% vs Q2
Trailing 12 Months

AVG. ASKING NET RENT
$13.54
Per Square Foot (46 listings)

BUILDING AREA SOLD
28,254 SF
Across 4 Q3 sales

AVAILABLE FOR LEASE
423,422 SF
Across 64 listings

SALES VOLUME, $M



MEDIAN PRICE PER SQ. FT., TRAILING 12 MO., $



QUARTERLY OBSERVATION

Office activity was thin in Q3, with **four sales totalling $4.4M**, the lowest of the past year. The 12-month median price has **held near $210 PSF since Q1**, although individual sale prices varied widely.

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MARKET INTELLIGENCE – Essex County

COMMERCIAL / RETAIL MARKET

Q3 2026

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COMMERCIAL / RETAIL MARKET SNAPSHOT

ESSEX COUNTY COMMERCIAL / RETAIL Q3 2026

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Top 3 Sales

40 Amy Croft Dr	COMMERCIAL | 15,712 SF	$4.40M
2444 County Rd 20 W	COMMERCIAL | 17,878 SF	$3.00M
1140 Lauzon Rd	COMMERCIAL | 3,738 SF	$2.79M

Top 3 Asking Leases

131-135 Sandwich St S	RETAIL | 1.5K SF	$50.00 PSF Net
1030 Walker Rd	RETAIL | 2.4K SF	$47.00 PSF Net
1878-1918 Huron Church Rd	RETAIL | 3.1K SF	$45.00 PSF Net

SALES VOLUME
$18.3M ▼ 58% vs Q2
Arm's Length Total

CAP RATE RANGE (Suburban)
5.50 - 6.50% — No change
Indicated Windsor-Essex range

MEDIAN SALE PSF (12 MO.)
$197.01 ▼ 2.4% vs Q2
Trailing 12 Months

AVG. ASKING NET RENT
$21.69
Per Square Foot (50 listings)

BUILDING AREA SOLD
64,262 SF
8 of 9 Q3 sales reporting size

AVAILABLE FOR LEASE
516,073 SF
Across 89 listings

SALES VOLUME, $M



MEDIAN PRICE PER SQ. FT., TRAILING 12 MO., $



QUARTERLY OBSERVATION

Q3 sales returned to the level of Q4 and Q1 after a Q2 lifted by two deals over $7M each. Pricing has **softened gradually through the year**, while asking rents remain **the highest of any segment**.

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MULTI-FAMILY MARKET

Q3 2026

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MULTI-FAMILY MARKET SNAPSHOT

ESSEX COUNTY MULTI-FAMILY Q3 2026

Top 3 Sales

581 Cataraqui St	MULTI-FAMILY | 18 UNITS	$2.10M
120-140 Kael Cres	MULTI-FAMILY | 16 UNITS	$2.10M
147 Janette Ave	MULTI-FAMILY | 15 UNITS	$1.88M

Top 3 Asking Leases

215 Lesperance Rd, #201	TECUMSEH | 2 BED, 2 BATH	$3,350 Per Month
15 Renaud St, #206	AMHERSTBURG | 2 BED, 2 BATH	$2,550 Per Month
207 Brock St, #117	AMHERSTBURG | 2 BED, 2 BATH	$2,525 Per Month

SALES VOLUME
$6.1M ▲ 117% vs Q2
Arm's Length Total

CAP RATE RANGE (Suburban)
5.00 - 6.00% — No change
Indicated Windsor-Essex range

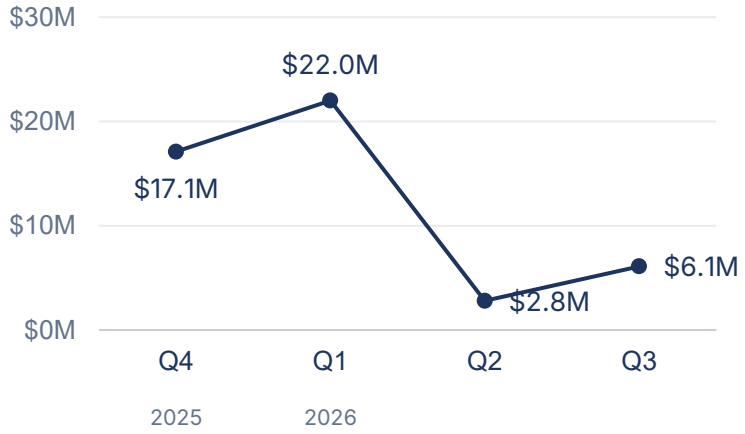
MEDIAN PRICE PER UNIT (12 MO.)
$151,852 ▼ 3.1% vs Q2
Trailing 12 Months

AVG. 2-BEDROOM ASKING RENT
$1,893
Per month (60 MLS listings)

UNITS SOLD
49
Across 3 Q3 sales

AVG. DEAL SIZE
$2.03M
Across 3 Q3 sales

SALES VOLUME, $M



MEDIAN PRICE PER UNIT, TRAILING 12 MO., $K



QUARTERLY OBSERVATION

Multi-family was **the only segment to grow in Q3**, with sales more than doubling from Q2. All three buildings sold below the 12-month median price per unit, **pulling the median down slightly**.

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