

GUELPH/ERAMOSA REAL ESTATE MARKET REPORT

FEBRUARY 2020

R-CITY | R-TEAM | R-NUMBERS



GUELPH/ERAMOSA OVERVIEW

SELLER'S MARKET

DUE TO SUCH A SMALL SAMPLE SIZE, THESE STATISTICS ARE SUBJECT TO LARGE FLUCTUATIONS. AS SUCH SALE PRICES DECREASED AND THERE WAS A SIGNIFICANT INCREASE IN SALES ACTIVITY AND EXPIRED LISTINGS.



YEAR-TO-DATE SALES VOLUME OF \$17,277,611

Up **22.71%** from 2019's \$14,080,500. Unit sales of **20** are up **25%** from 2019's **16**, with **39** new listings up **8.33%**, and a **51.28%** sales/listings ratio up **6.84%**.



FEBRUARY SALES VOLUME OF \$11,648,211

Up **91.71%** from 2019's \$6,076,000. Unit sales of **12** are up **71.43%** from last February's **7**, with **17** new listings up **6.25%**, and a **70.59%** sales/listings ratio up **26.84%**.



YEAR-TO-DATE AVERAGE SALE PRICE OF \$837,180

Down from **\$878,695** one year ago. Median sale price of **\$693,725** down from **\$852,500** one year ago. Average days-on-market of **74** is up **27.5** days from last year.



FEBRUARY NUMBERS

MEDIAN SALE PRICE -18.62%

\$693,725

SALES VOLUME +91.71%

\$11,648,211

UNIT SALES +71.43%

12

NEW LISTINGS +6.25%

17

EXPIRED LISTINGS +750%

17

UNIT SALES/LISTINGS RATIO +26.84%

70.59%

Year over year comparison
(February 2019 to February 2020)

*Year-to-date (YTD): is a period starting from the beginning of the current calendar year and continuing up to the present day (February - December 2020)

*Sales Volume: is the dollar volume of homes sold within a reporting period

*Unit Sales: represent the total number of sales in a given reporting period

*New Listings: units that have recently gone public and are for sale

*Expired Listings: listings expire when the listing contract expiration date has passed without the property being sold

*Unit Sales/ Listings Ratio: number of units sold compared to the number of units listed

*Average Price: average sale price can be volatile if one or more properties were sold at an extraordinarily high or low price, the average is skewed higher or lower as a result. This can be an unreliable stat, especially in smaller markets.

* Median Sale Price: exactly half of homes listed are above this price and exactly half are below

THE MARKET IN DETAIL



Table 1:
Guelph-Eramosa MLS Sales and Listing Summary
2018 vs. 2019 vs. 2020

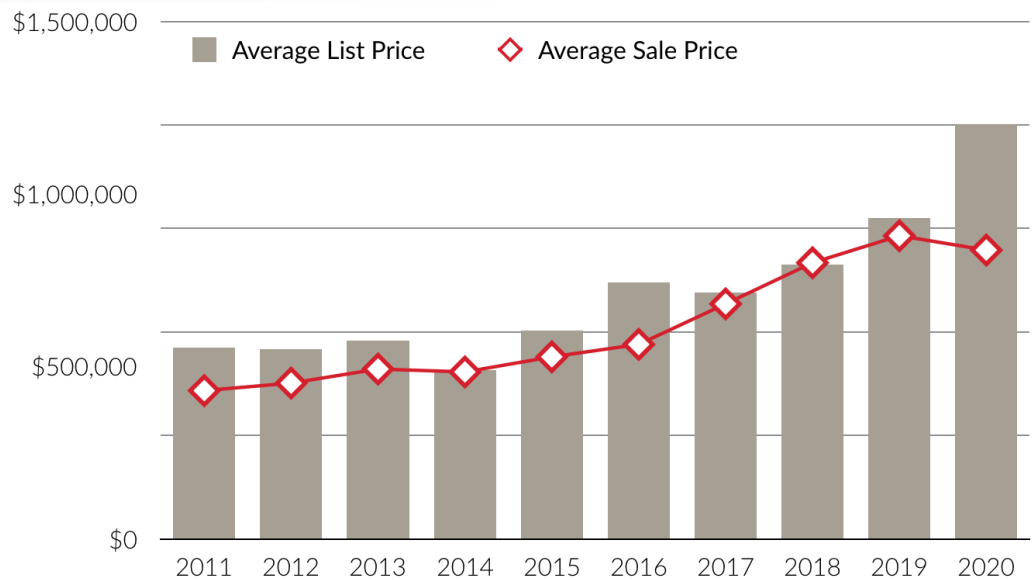
Year-Over-Year	2018	2019	2020	2019-2020
Year-To-Date (YTD) Volume Sales	\$8,740,600	\$14,080,500	\$17,277,611	+22.71%
YTD Unit Sales	11	16	20	+25%
YTD New Listings	41	36	39	+8.33%
YTD Sales/Listings Ratio	26.83%	44.44%	51.28%	+6.84%
YTD Expired Listings	3	9	23	+155.56%
February Volume Sales	\$5,453,900	\$6,076,000	\$11,648,211	+91.71%
February Unit Sales	7	7	12	+71.43%
February New Listings	23	16	17	+6.25%
February Sales/Listings Ratio	30.43%	43.75%	70.59%	+26.84%
February Expired Listings	2	2	17	+750%
YTD Sales: Under \$0-\$199K	0	0	0	No Change
YTD Sales: Under \$200K-\$349K	0	0	0	No Change
YTD Sales: Under \$350K-\$549K	3	2	4	+100%
YTD Sales: Under \$550K-\$749K	2	4	7	+75%
YTD Sales: Under \$750K-\$999K	4	6	3	-50%
YTD Sales: \$1M+	2	4	6	+50%
YTD Average Days-On-Market	43.5	46.5	74	+59.14%
YTD Average Sale Price	\$800,402	\$878,695	\$837,180	-4.72%
YTD Median Sale Price	\$731,250	\$852,500	\$693,725	-18.62%

NOTE: All MLS® sales data in this report comes from the Guelph District Association of REALTORS®.

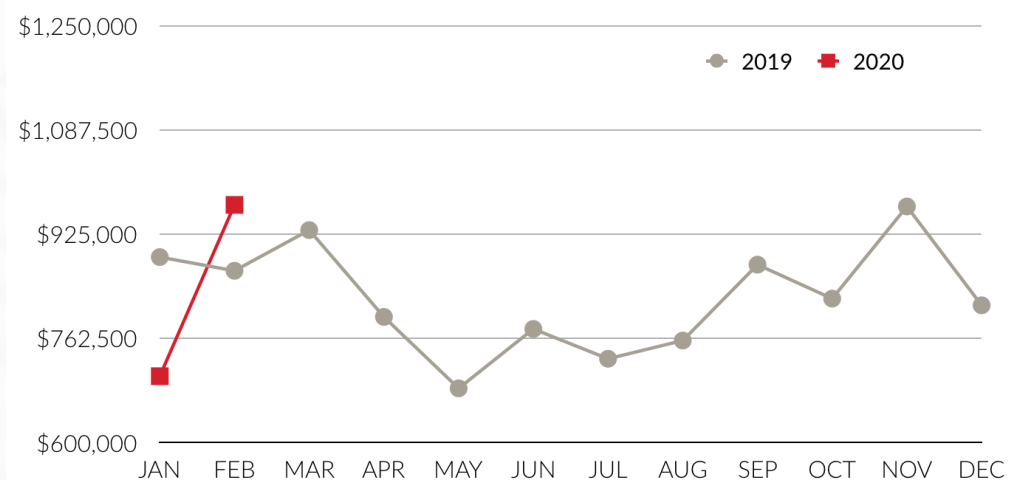
AVERAGE SALE PRICE

GUELPH ERAMOSA

YEAR OVER YEAR



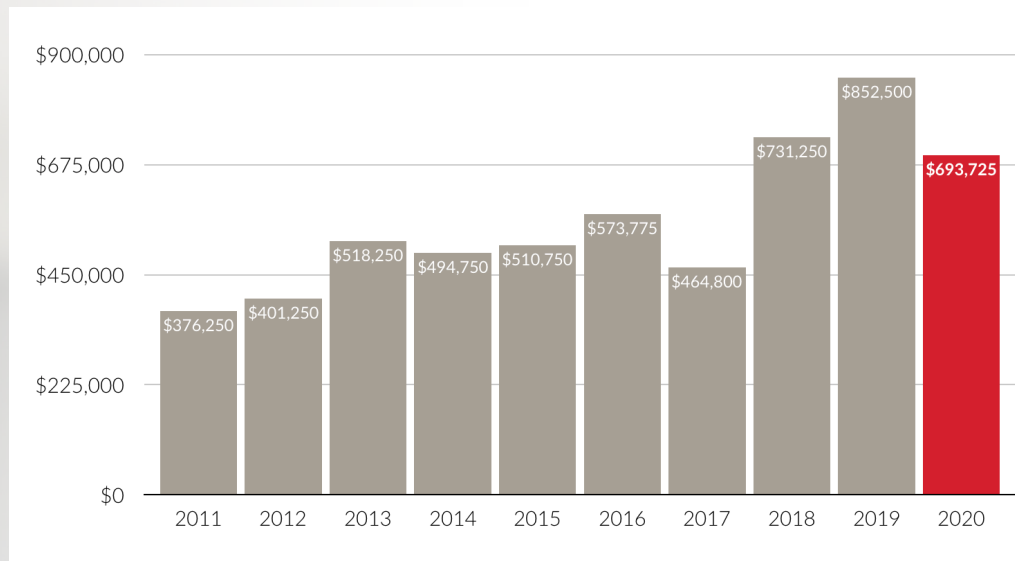
MONTH OVER MONTH 2019 VS. 2020



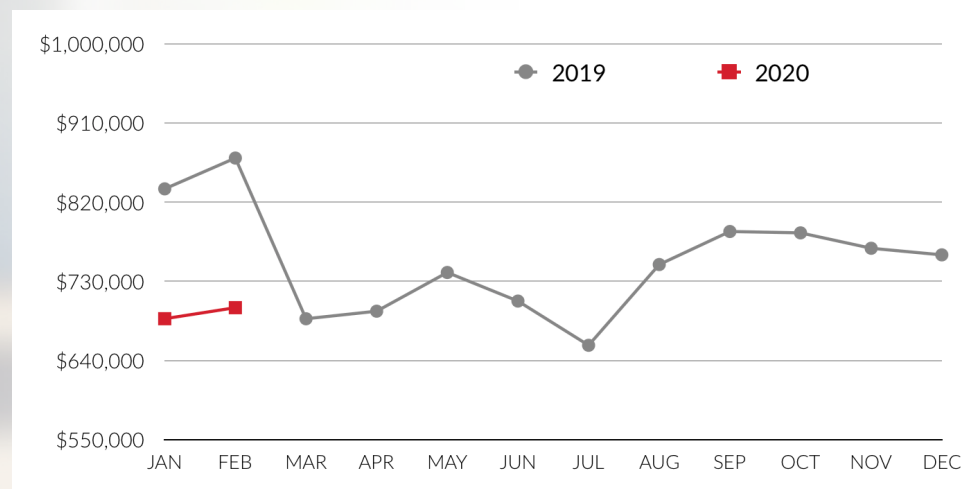
MEDIAN SALE PRICE

GUELPH ERAMOSA

YEAR OVER YEAR



MONTH OVER MONTH 2019 VS. 2020

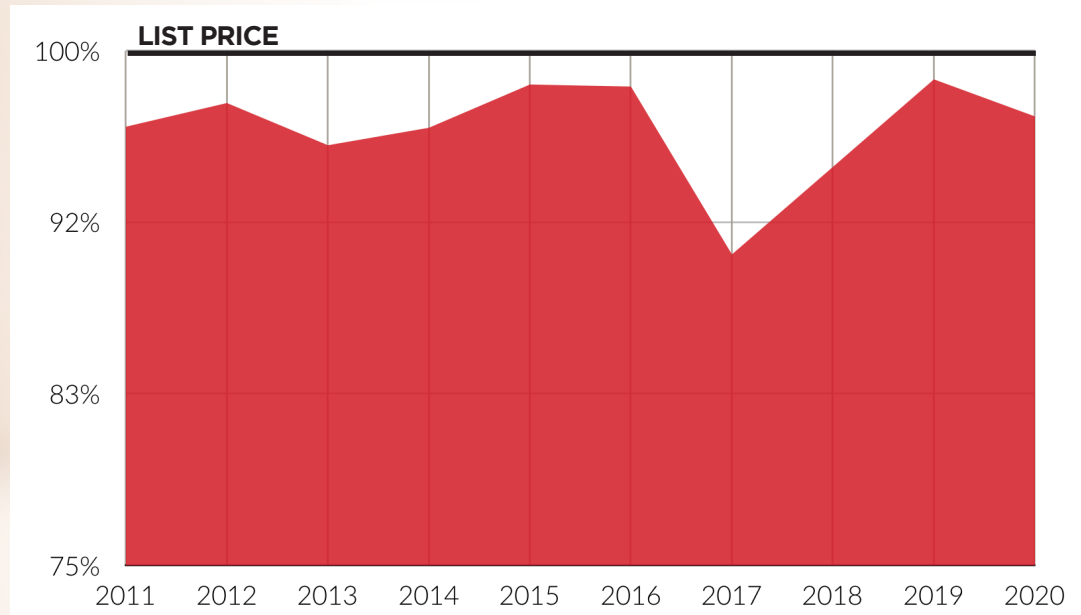


* Median sale price is based on residential sales (including freehold and condominiums).

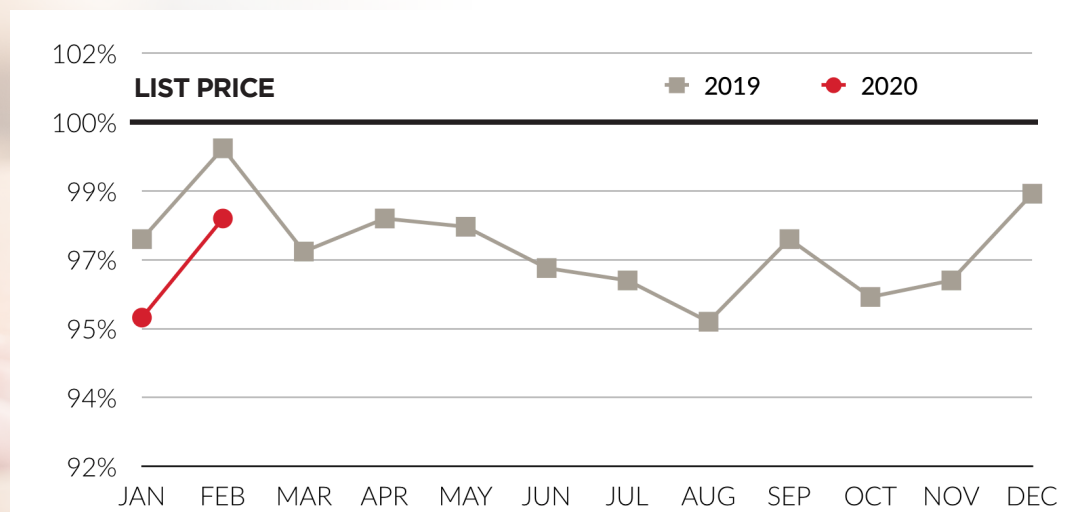
SALE PRICE vs. LIST PRICE RATIO

GUELPH ERAMOSA

YEAR OVER YEAR



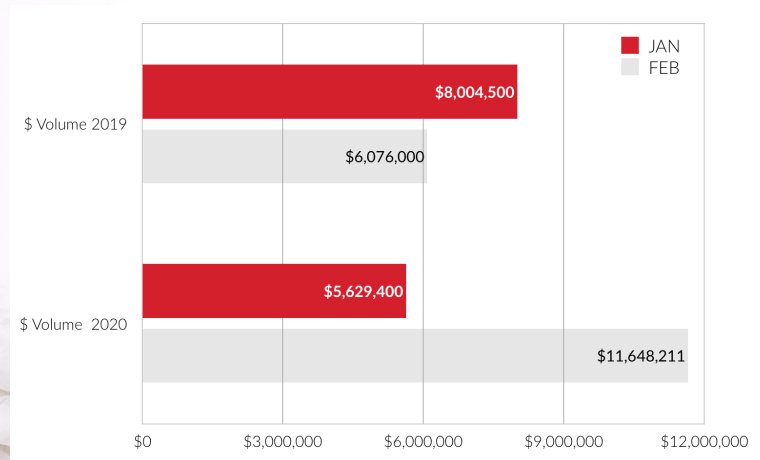
MONTH OVER MONTH 2019 VS. 2020



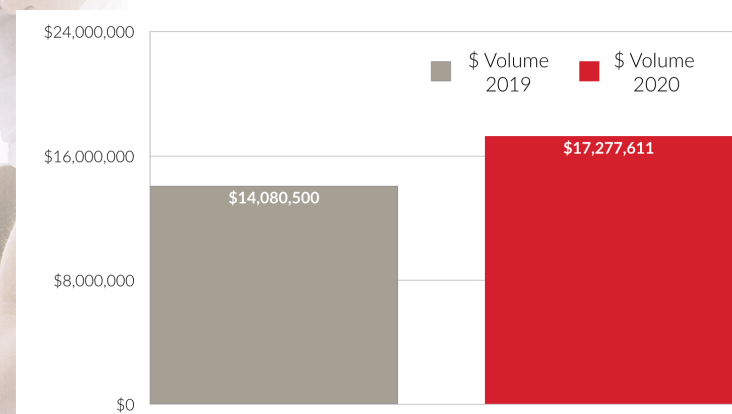
\$ VOLUME SALES

GUELPH ERAMOS

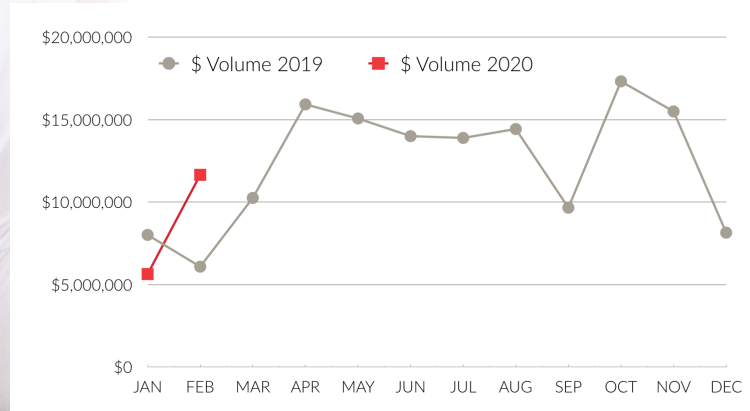
Monthly Comparison 2019 vs. 2020



Yearly Totals 2019 vs. 2020



Month vs. Month 2019 vs. 2020

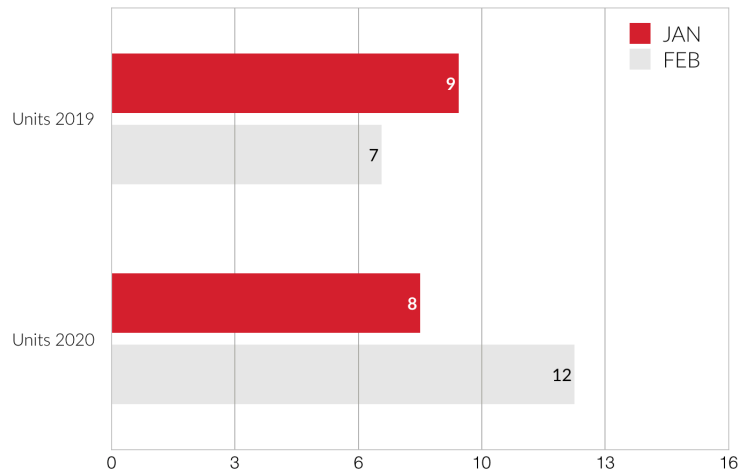




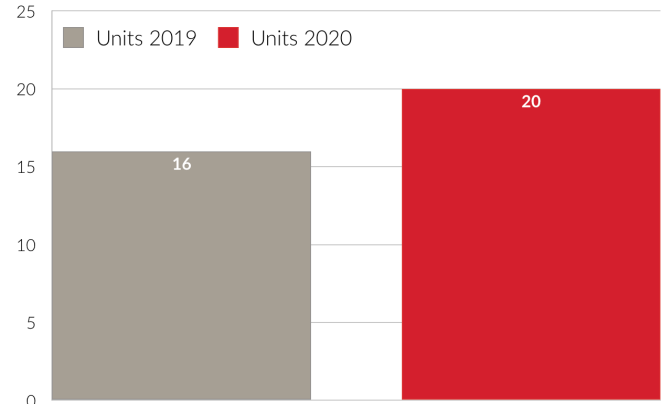
UNIT SALES

GUELPH ERAMOS

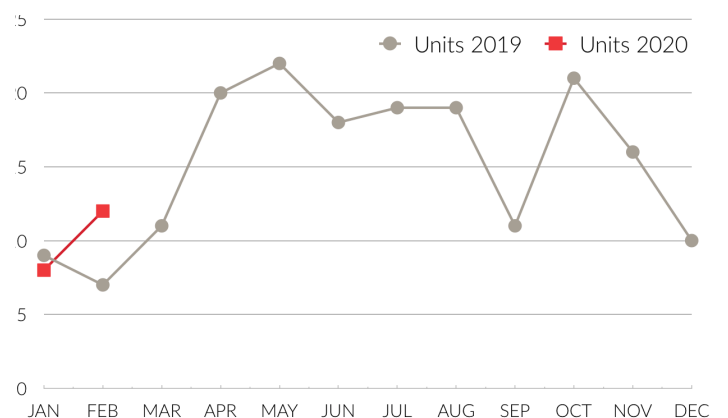
Monthly Comparison 2019 vs. 2020



Yearly Totals 2019 vs. 2020



Month vs. Month 2019 vs. 2020



SALES BY PRICE BRACKET

GUELPH ERAMOSA



SALES BY TYPE

GUELPH ERAMOSIA - YEAR TO DATE

FREEHOLD HOME SALES

+15.46%

YTD
SALES VOLUME
\$11,910,611

+8.33%

YTD
UNIT SALES
13

+6.58%

YTD AVERAGE
SALE PRICE
\$916,201

+34.78%

FEBRUARY
SALES VOLUME
\$8,189,211

+14.29%

FEBRUARY
UNIT SALES
8

CONDOMINIUM HOME SALES

+482.64%

YTD
SALES VOLUME
\$2,182,000

+300%

YTD
UNIT SALES
4

+45.66%

YTD AVERAGE
SALE PRICE
\$545,500

THERE WERE NO SALES IN FEB 2019.

FEBRUARY
SALES VOLUME
\$1,764,000

FEBRUARY
UNIT SALES
3

VACANT LAND SALES

DOWN FROM
\$390,000 IN 2019

YTD
SALES VOLUME
\$0

DOWN FROM 1
IN 2019

YTD
UNIT SALES
0

DOWN FROM
\$390,000

YTD AVERAGE
SALE PRICE
\$0

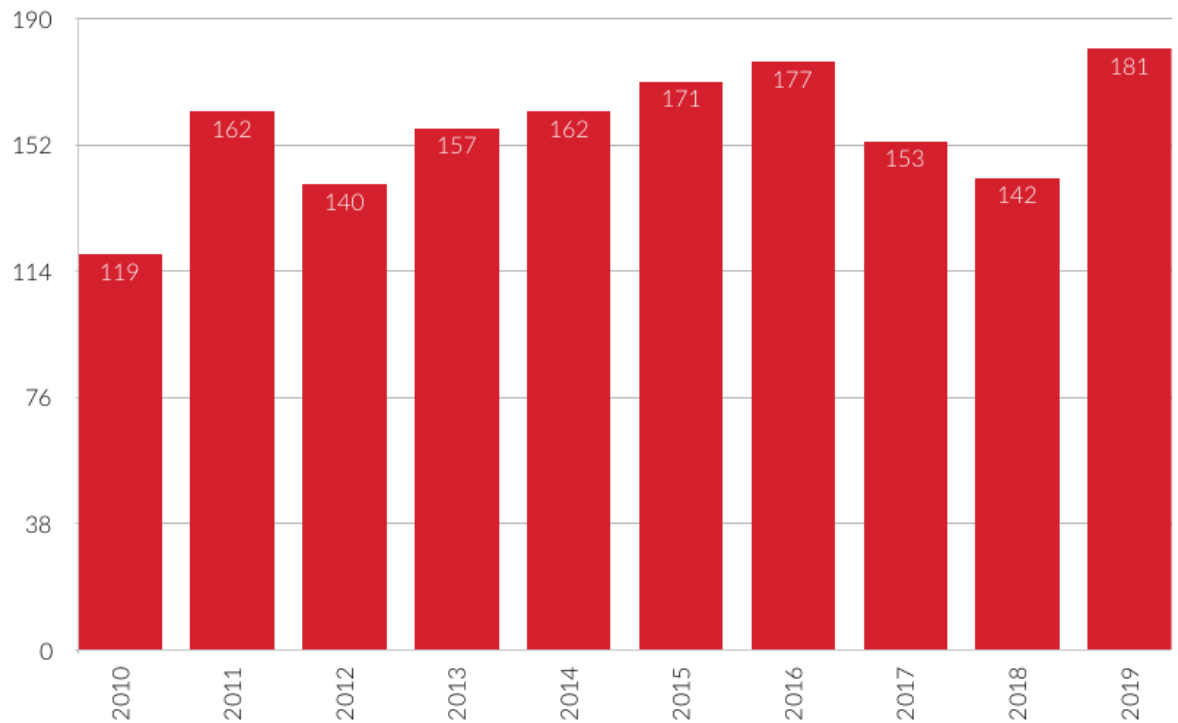
THERE WERE NO SALES IN FEB 2019.

FEBRUARY
SALES VOLUME
\$0

FEBRUARY
UNIT SALES
0

10 YEAR MARKET ANALYSIS

GUELPH ERAMOSA - UNITS SOLD

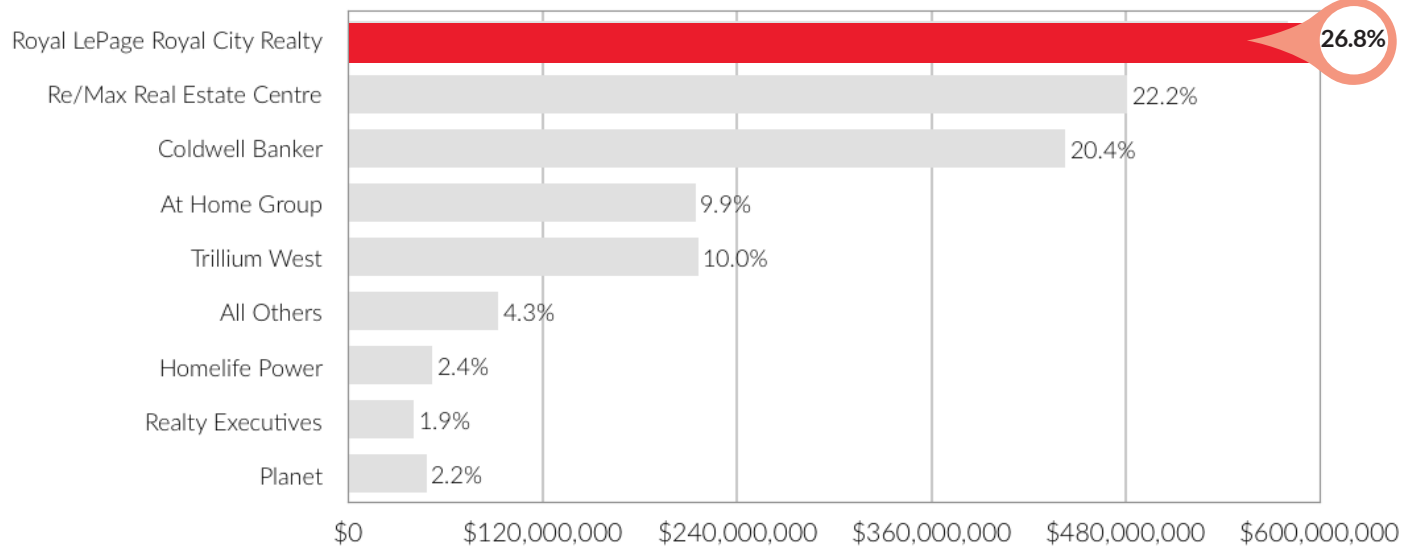


MARKET DOMINANCE

WELLINGTON COUNTY'S #1 BROKERAGE!

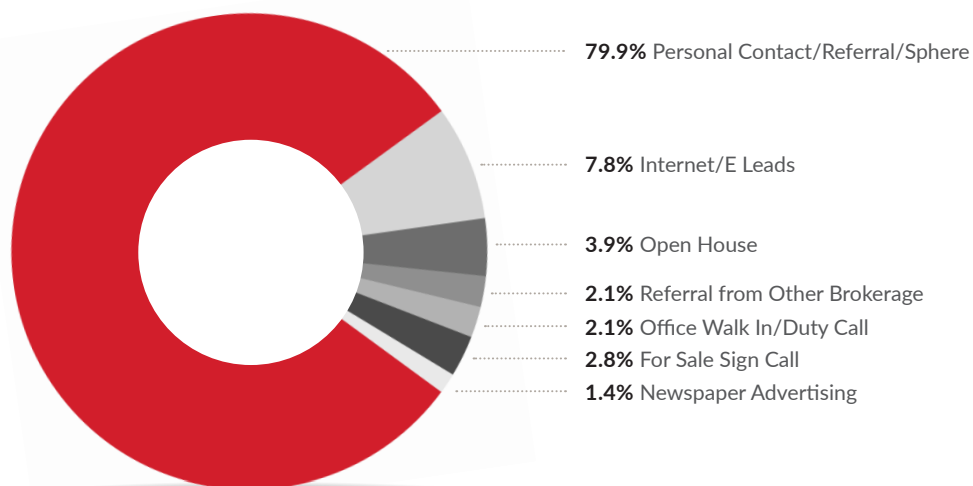
MARKET SHARE BY \$VOLUME

Listing Selling Ends Combined for GUELPH BASED COMPANIES
January - December 2019

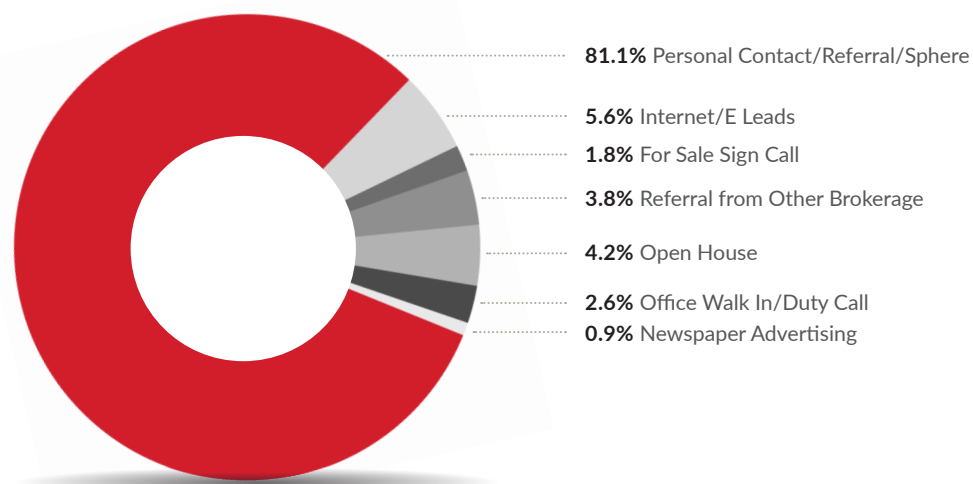


SOURCE OF BUSINESS

SOURCE OF BUYERS 2019 HOW WE'LL FIND YOUR BUYER



SOURCE OF LISTINGS 2019 WHERE OUR LISTINGS COME FROM



OUR LOCATIONS

FIVE CONVENIENT LOCATIONS TO SERVE YOU



FERGUS

T. 519.843.1365

840 Tower Street S., Fergus



GUELPH

T. 519.824.9050

848 Gordon Street, Suite 101, Guelph



ROCKWOOD

T. 519.856.9922

118 Main Street S., Rockwood



GUELPH

T. 519.821.6191

214 Speedvale Ave W., Guelph



GUELPH (COMMERCIAL)

T. 519.821.6191

1467 Gordon Street Unit L1, Guelph