



2022
MAY

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

The City of Guelph real estate market just barely dips into a balanced market as new listings this month increased and unit sales dropped compared to this time last year. We are continuing to see a consistent growth in median and average sales prices despite this, which shows sign of a strong foundation for this market.



May year-over-year sales volume of **\$173,852,441**

Down 22% from 2021's \$222,877,467 with unit sales of 205 down 28.07% from last May's 285. New listings of 456 are up 20.95% from a year ago, with the sales/listing ratio of 44.96% down 30.64%.



Year-to-date sales volume of **\$1,058,192,834**

Up 1.75% from 2021's \$1,040,028,970 with unit sales of 1,159 down 14.59% from 2021's 1,357. New listings of 1,924 are up 11.02% from a year ago, with the sales/listing ratio of 60.24% down 18.06%.



Year-to-date average sale price of **\$936,031**

Up from \$761,066 one year ago with median sale price of \$925,000 up from \$710,900 one year ago. Average days-on-market of 12.6 is up 1.8 days from last year.

MAY NUMBERS

Median Sale Price

\$845,000

+14.19%

Sales Volume

\$173,852,441

-22%

Unit Sales

205

-28.07%

New Listings

456

+20.95%

Expired Listings

28

+64.71%

Unit Sales/Listings Ratio

44.96%

-30.64%

*Year-over-year comparison
(May 2022 vs. May 2021)*

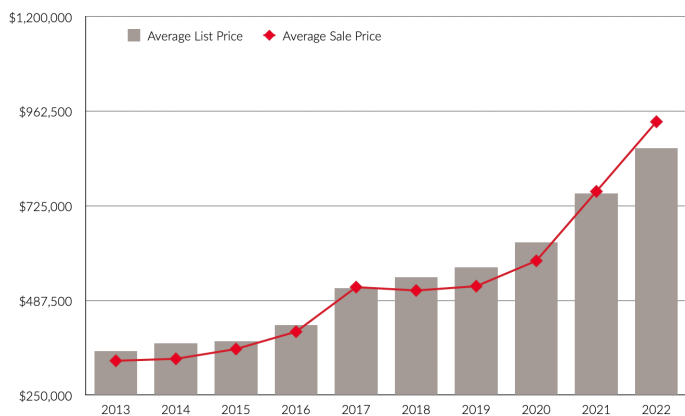


THE MARKET IN DETAIL

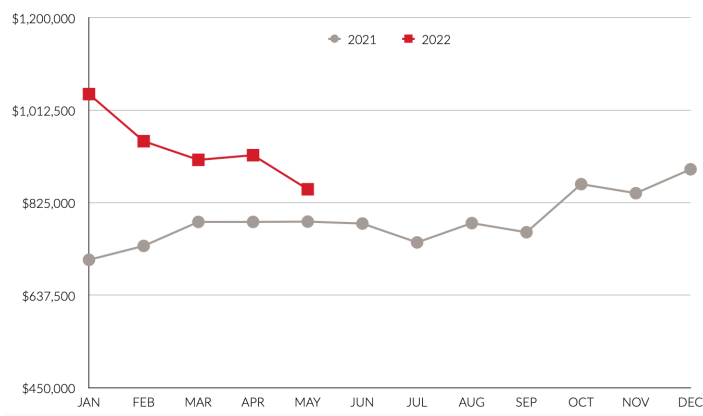
	2020	2021	2022	2021-2022
YTD Volume Sales	\$482,090,669	\$1,040,028,970	\$1,058,192,834	+1.75%
YTD Unit Sales	822	1357	1159	-14.59%
YTD New Listings	1177	1733	1924	+11.02%
YTD Sales/Listings Ratio	69.84%	78.3%	60.24%	-18.06%
YTD Expired Listings	73	42	82	+95.24%
May Volume Sales	\$91,064,318	\$222,877,467	\$173,852,441	-22%
May Unit Sales	158	285	205	-28.07%
May New Listings	231	377	456	+20.95%
May Sales/Listings Ratio	68.4%	75.6%	44.96%	-30.64%
May Expired Listings	22	17	28	+64.71%
YTD Sales: \$0-\$199K	3	2	84	Up from 2
YTD Sales: \$200K-\$349K	40	13	3	-67.5%
YTD Sales: \$350K-\$549K	347	238	58	-75.63%
YTD Sales: \$550K-\$749K	322	536	198	-63.06%
YTD Sales: \$750K-\$999K	88	412	424	+2.91%
YTD Sales: \$1M+	22	159	392	+146.5%
YTD Average Days-On-Market	20.60	10.80	12.60	+16.67%
YTD Average Sale Price	\$586,953	\$761,066	\$936,031	+22.99%
YTD Median Sale Price	\$569,450	\$710,900	\$925,000	+30.12t%

City of Guelph MLS Sales and Listing Summary
2020 vs. 2021 vs. 2022

AVERAGE SALE PRICE

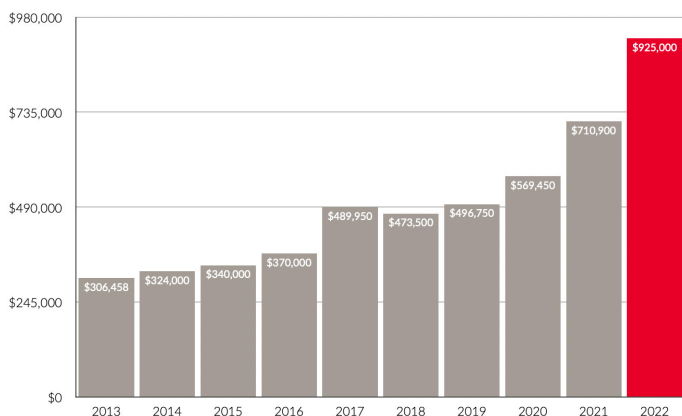


Year-Over-Year

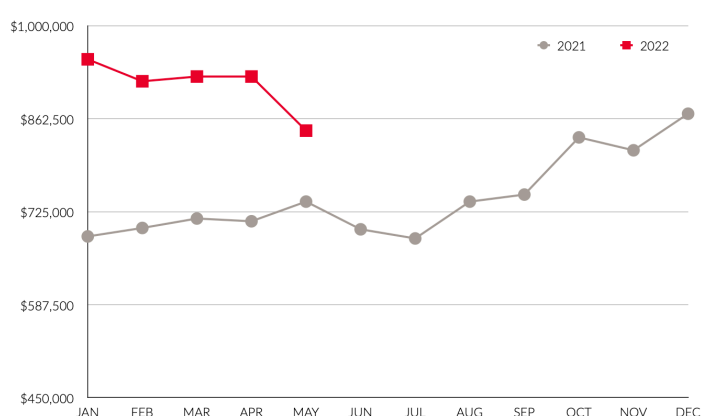


Month-Over-Month 2021 vs. 2022

MEDIAN SALE PRICE



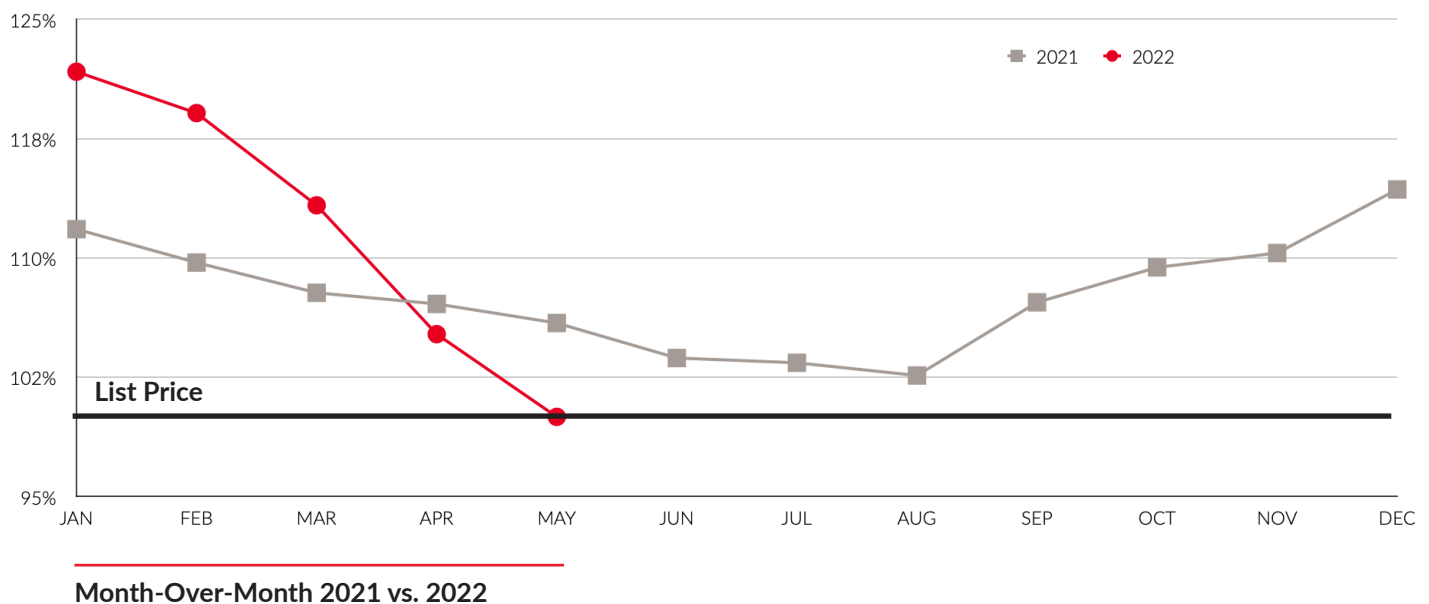
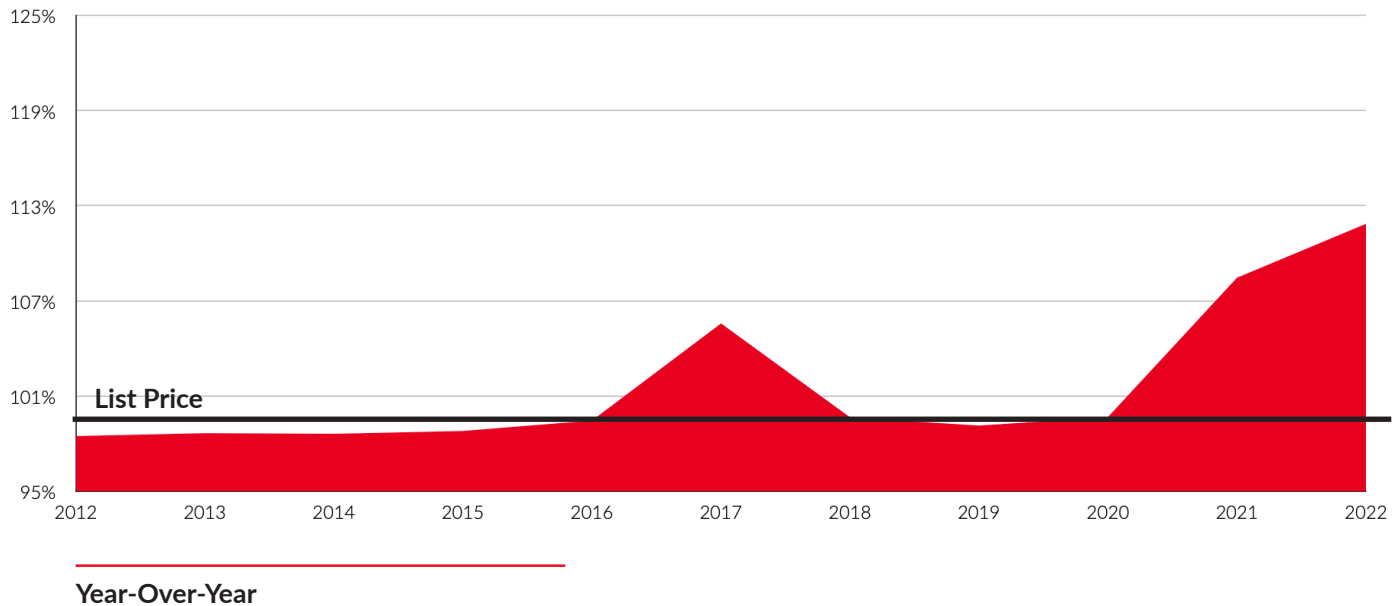
Year-Over-Year



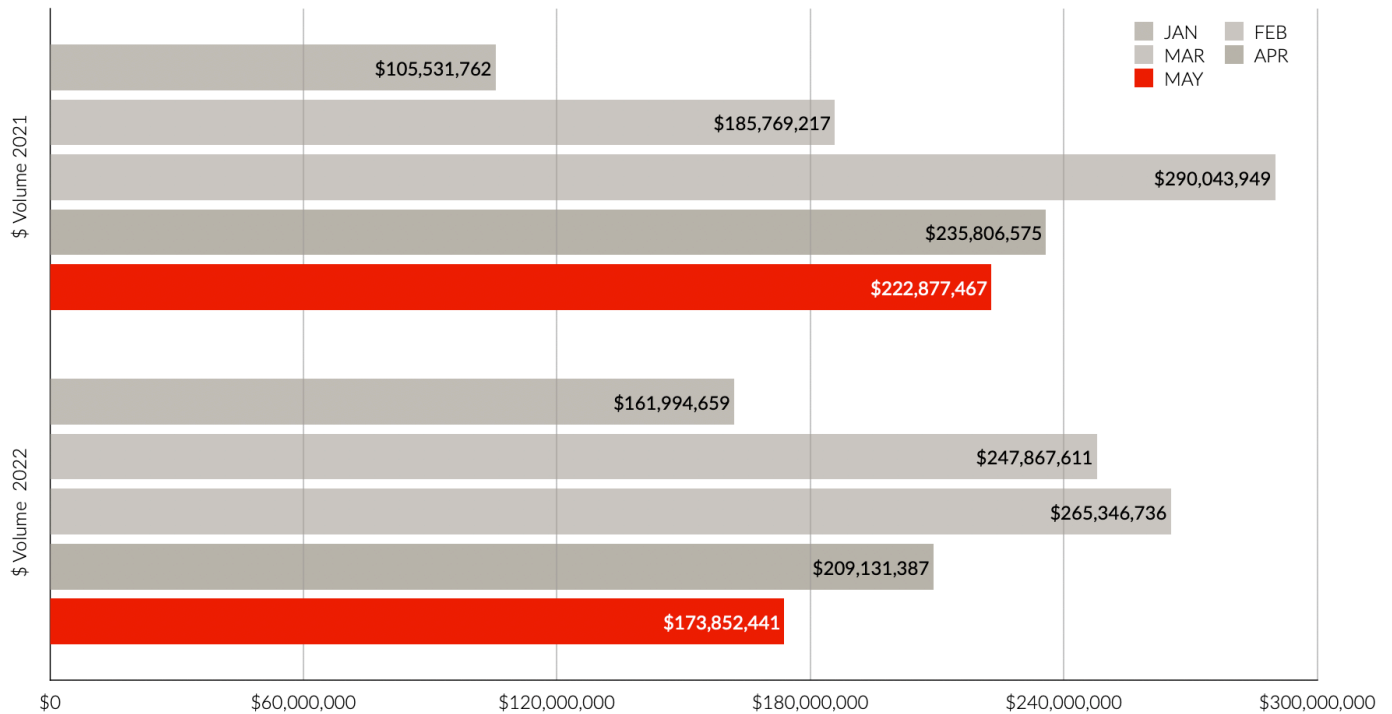
Month-Over-Month 2021 vs. 2022

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

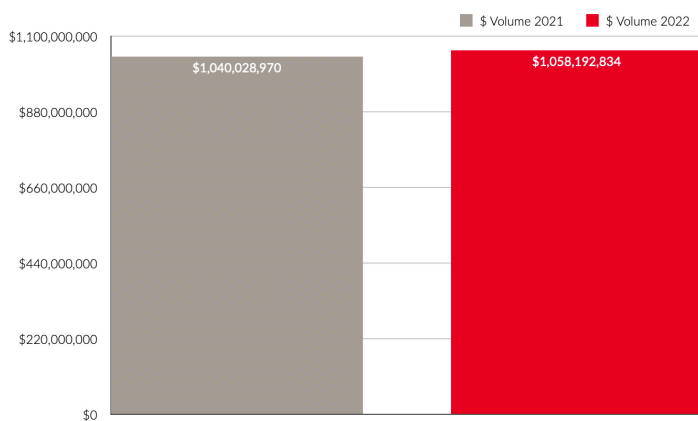
SALE PRICE VS. LIST PRICE RATIO



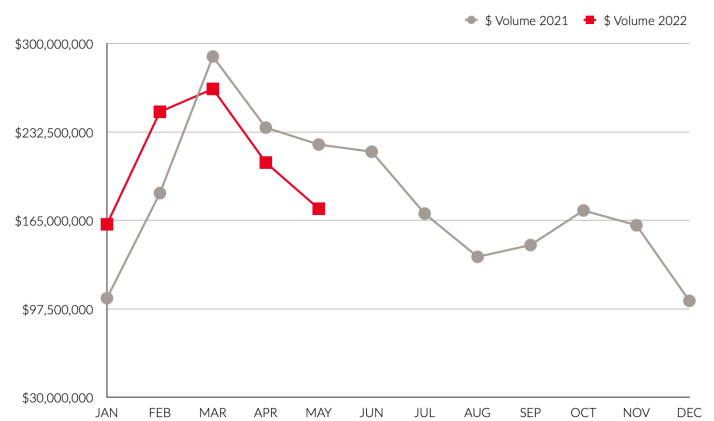
DOLLAR VOLUME SALES



Monthly Comparison 2021 vs. 2022

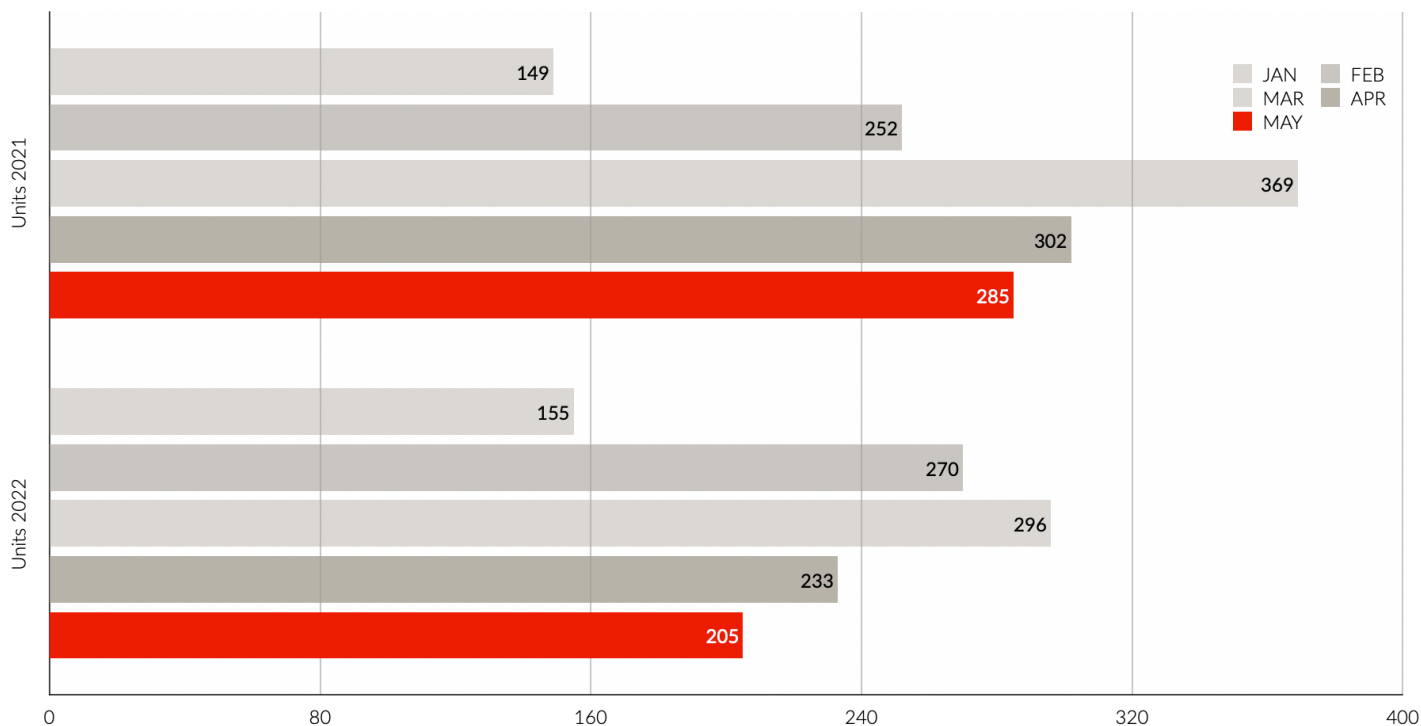


Yearly Totals 2021 vs. 2022

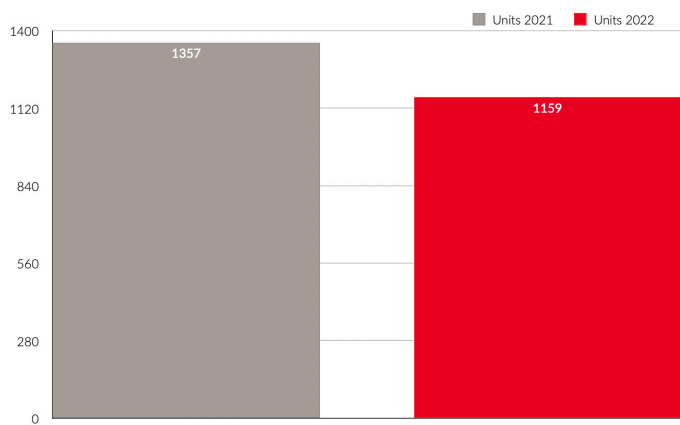


Month vs. Month 2021 vs. 2022

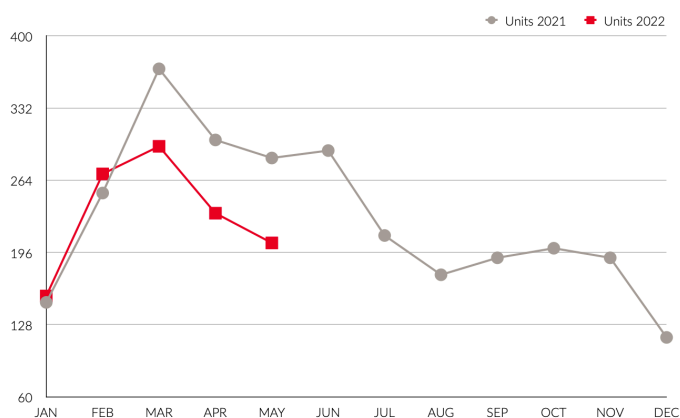
UNIT SALES



Monthly Comparison 2021 vs. 2022



Yearly Totals 2021 vs. 2022



Month vs. Month 2021 vs. 2022

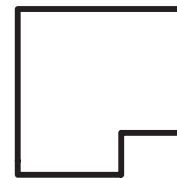
SALES BY TYPE


















FREEHOLD



CONDOMINIUM



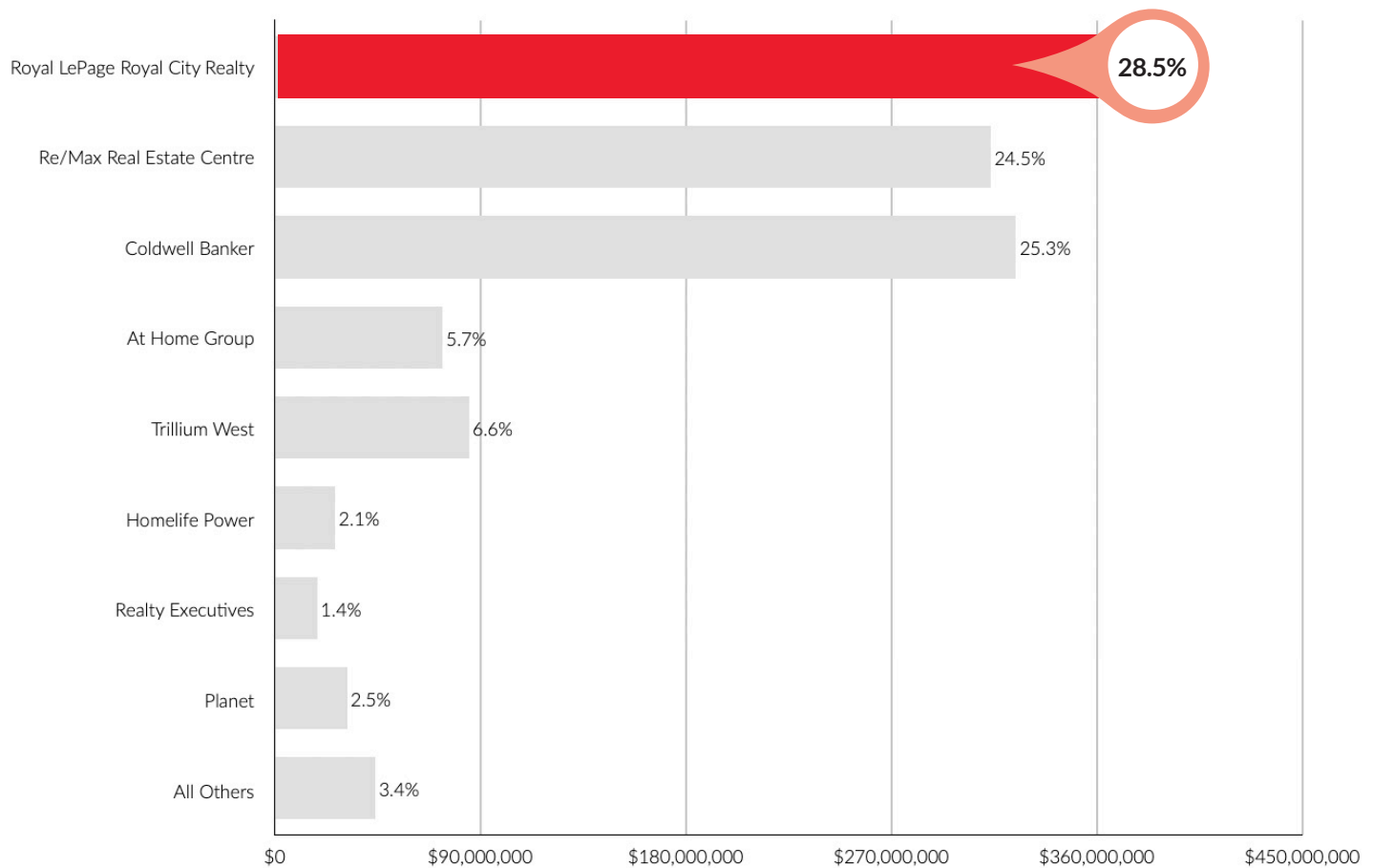
VACANT LAND

YTD Sales Volume	 \$745,877,827 +5%	 \$242,531,875 -8.12%	 \$420,000 -91.1%
YTD Unit Sales	 690 -17.86%	 338 -27.62%	 1 -85.7%
YTD Average Sale Price	 \$1,080,982 +27.82%	 \$717,550 +26.94%	 \$420,000 -37.55%
May Sales Volume	 \$133,367,188 -18.11%	 \$33,403,199 -35.14%	 \$0 Down From \$542,500
May Unit Sales	 134 -27.96%	 53 -40.45%	 0 Down From 1

Year-Over-Year Comparison (2022 vs. 2021)



MARKET DOMINANCE

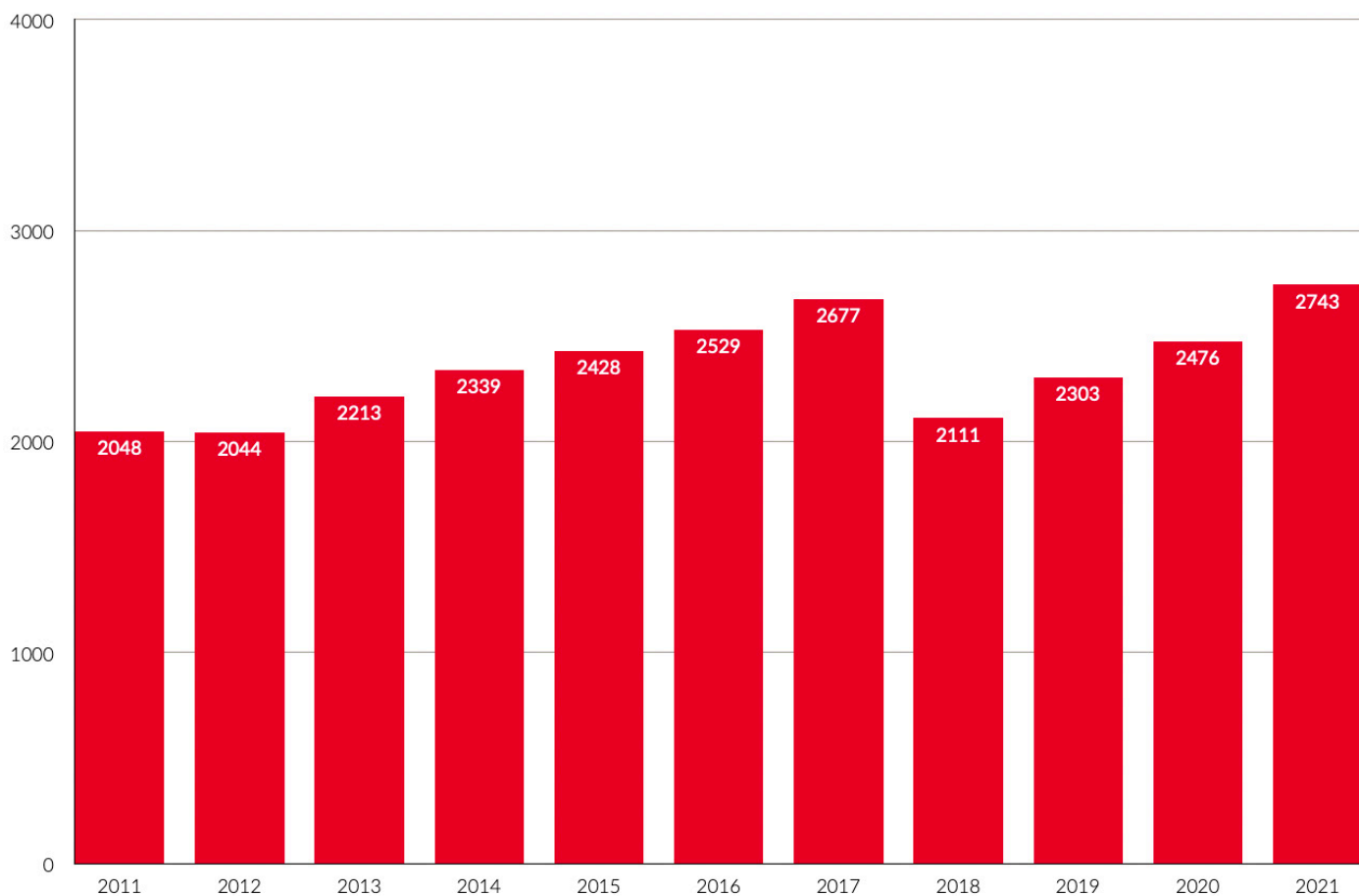


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
May 2022



10 YEAR MARKET ANALYSIS



Units Sold



OUR LOCATIONS



ELORA

519-846-1365
9 Mill Street East, Elora



FERGUS

519-843-1365
162 St. Andrew Street East, Fergus



GUELPH

519-824-9050
848 Gordon Street Unit 101, Guelph



GUELPH

519-821-6191
214 Speedvale Ave W., Guelph



GUELPH (COMMERCIAL)

519-836-8060
1467 Gordon Street Unit L1, Guelph



ROCKWOOD

519-856-9922
118 Main Street S., Rockwood



/RoyaLePageRoyaCity



/RoyaCityRealty



/RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at royalcity.com/market-update/