



2022
MAY

GUELPH/ERAMOSA
Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

The real estate market in Guelph/Eramosa falls into a balanced market as inventory grows and sales fall short compared to this time last year. This market is known to fluctuate in a more volatile way due to its typically smaller inventory when compared to other markets. Median and average sales prices have consistently shown growth, meaning that this market still has a strong foundation.



May year-over-year sales volume of \$27,504,000

Up 48.57% from 2021's \$18,512,999 with unit sales of 11 down 31.25% from last May's 16. New listings of 39 are up from the 27 in 2021, with the sales/listing ratio of 28.21% down from 59.26% in 2021.



Year-to-date sales volume of \$123,415,574

Up 17.79% from 2021's \$104,772,046 with unit sales of 80 down 15.79% from last May's 95. New listings of 138 are up 2.99% from a year ago, with the sales/listing ratio of 57.97% down 12.92%.



Year-to-date average sale price of \$1,694,194

Up from \$1,067,965 one year ago with median sale price of \$1,221,000 up from \$1,026,000 one year ago. Average days-on-market of 28.83 is up 19.5 days from last year.

MAY NUMBERS

Median Sale Price

\$1,107,000

+2.74%

Sales Volume

\$27,504,000

+48.57%

Unit Sales

11

-31.25%

New Listings

39

+44.44%

Expired Listings

6

+200%

Unit Sales/Listings Ratio

28.21%

-31.05%

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



THE MARKET IN DETAIL

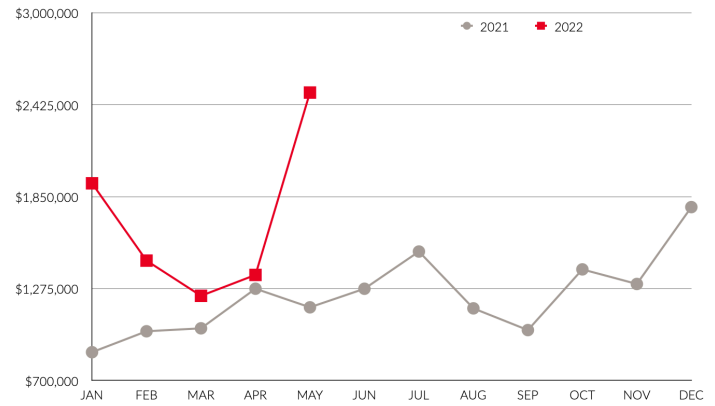
	2020	2021	2022	2021-2022
YTD Volume Sales	\$42,304,136	\$104,772,046	\$123,415,574	+17.79%
YTD Unit Sales	49	95	80	-15.79%
YTD New Listings	87	134	138	+2.99%
YTD Sales/Listings Ratio	56.34%	70.9%	57.97%	-12.92%
YTD Expired Listings	16	4	9	+125%
May Volume Sales	\$7,270,999	\$18,512,999	\$27,504,000	+48.57%
May Unit Sales	9	16	11	-31.25%
May New Listings	16	27	39	+44.44%
May Sales/Listings Ratio	56.25%	59.26%	28.21%	-31.05%
May Expired Listings	3	2	6	+200%
YTD Sales: \$0-\$199K	0	0	3	Up from 0
YTD Sales: \$200K-\$349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	8	4	1	-75%
YTD Sales: \$550K-\$749K	15	10	4	-60%
YTD Sales: \$750K-\$999K	17	26	15	-42.31%
YTD Sales: \$1M+	9	55	57	+3.64%
YTD Average Days-On-Market	42.5	9.33	28.83	+208.93%
YTD Average Sale Price	\$813,478	\$1,067,965	\$1,694,194	+58.64%
YTD Median Sale Price	\$704,250	\$1,026,000	\$1,221,000	+19.01%

Guelph/Eramosa MLS Sales and Listing Summary
2020 vs. 2021 vs. 2022

AVERAGE SALE PRICE

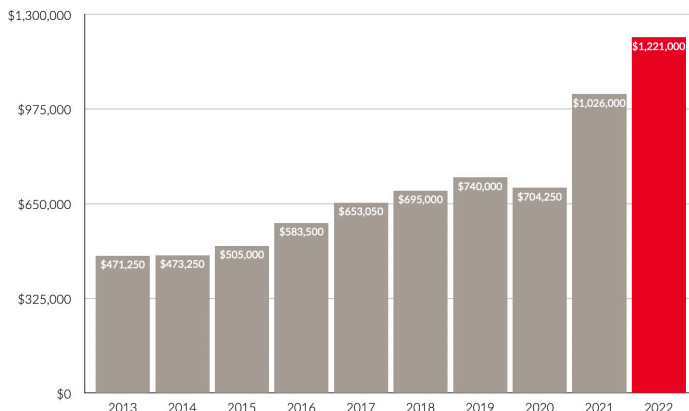


Year-Over-Year

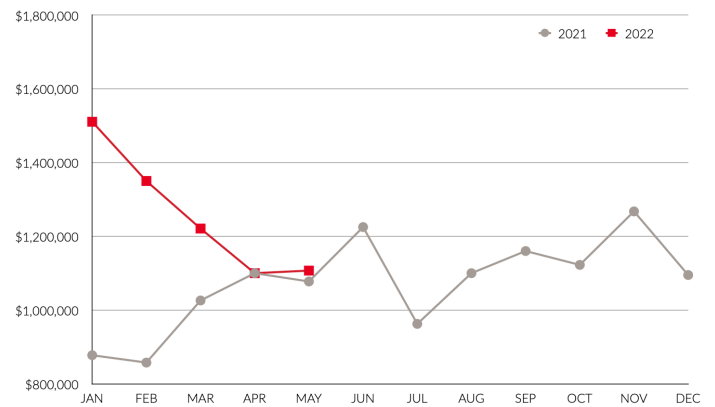


Month-Over-Month 2021 vs. 2022

MEDIAN SALE PRICE



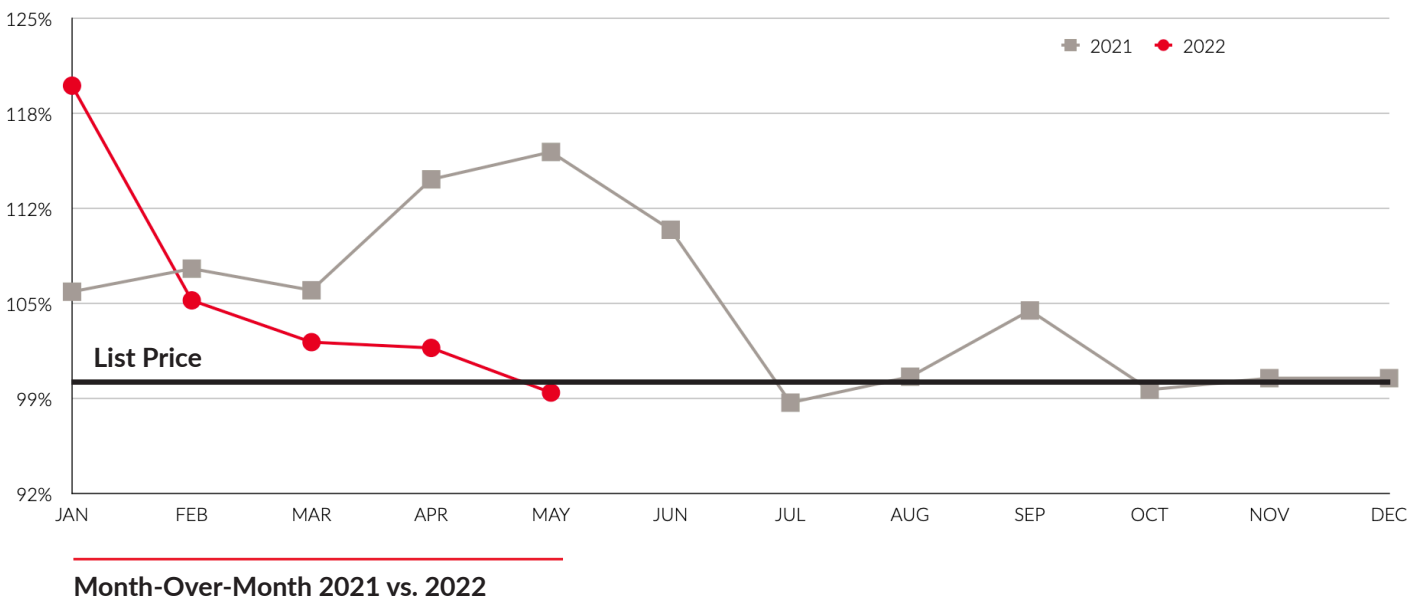
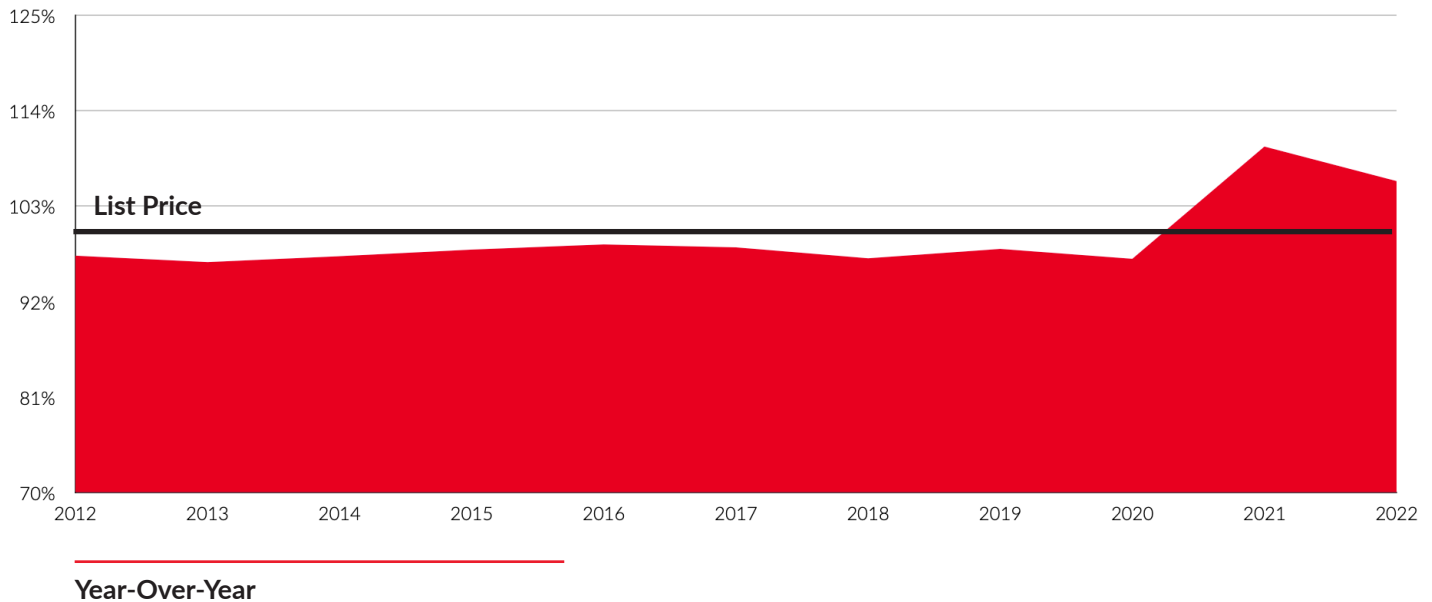
Year-Over-Year



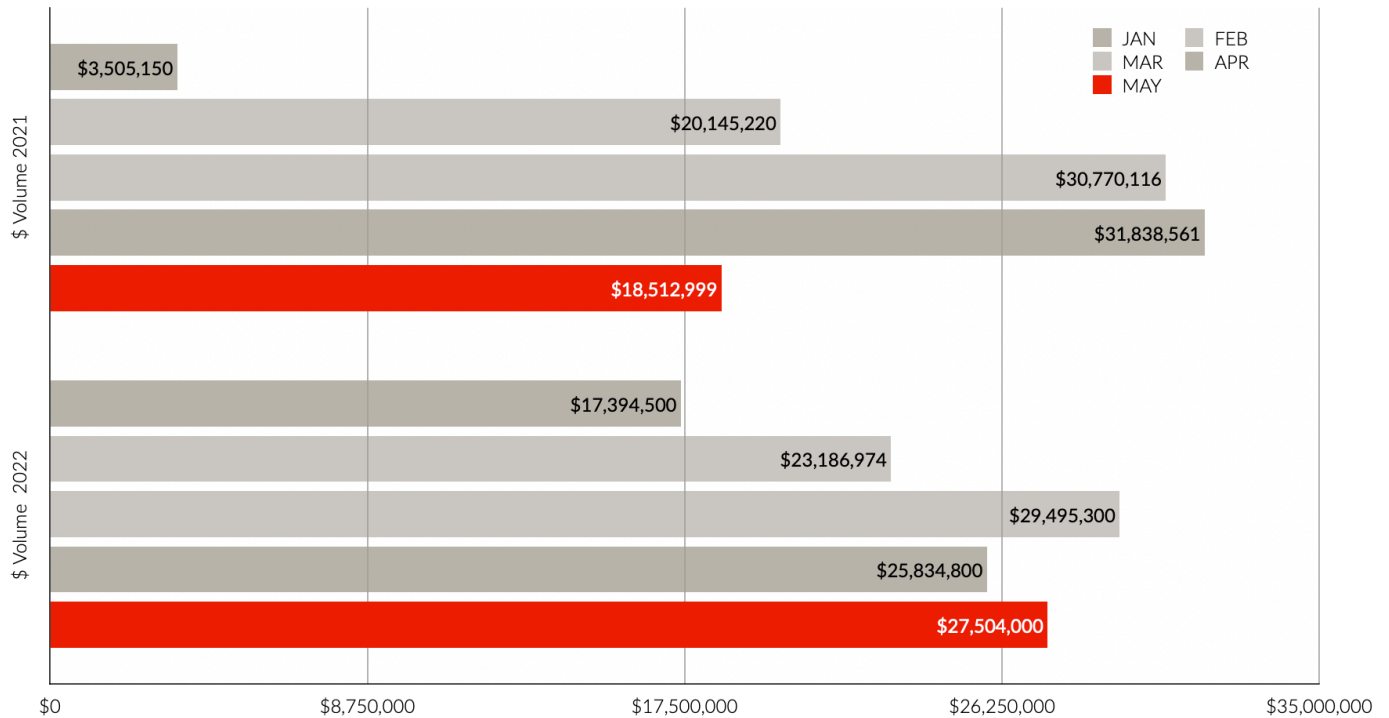
Month-Over-Month 2021 vs. 2022

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

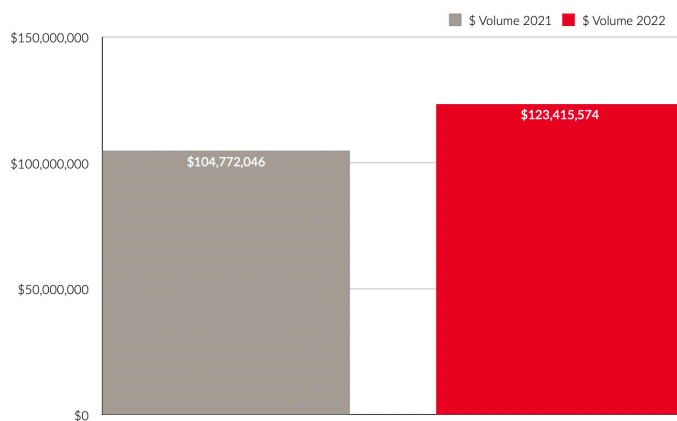
SALE PRICE VS. LIST PRICE RATIO



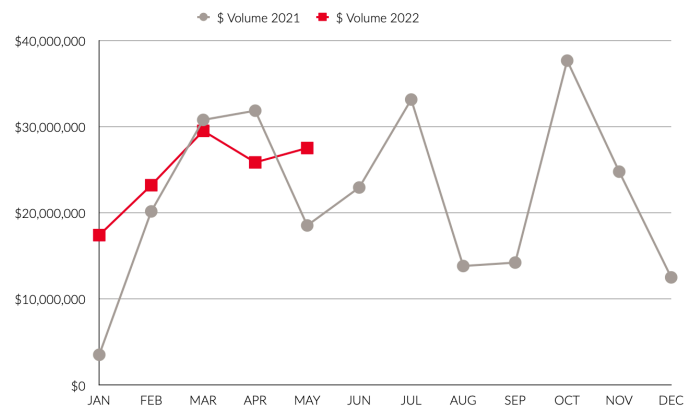
DOLLAR VOLUME SALES



Monthly Comparison 2021 vs. 2022

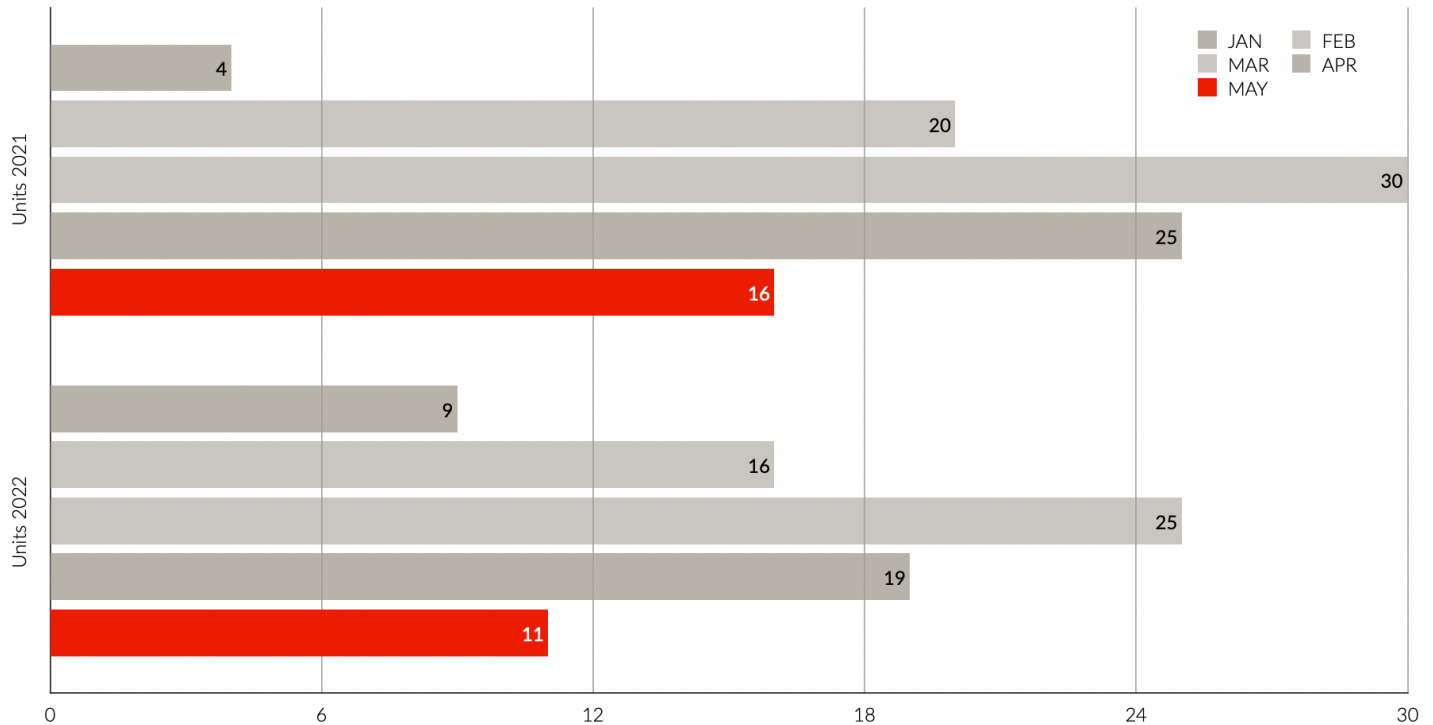


Yearly Totals 2021 vs. 2022

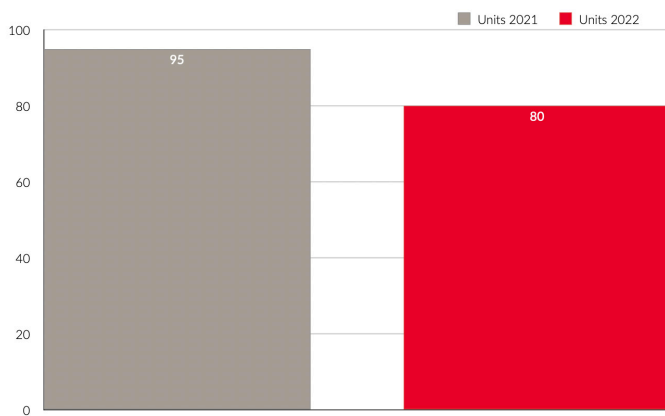


Month vs. Month 2021 vs. 2022

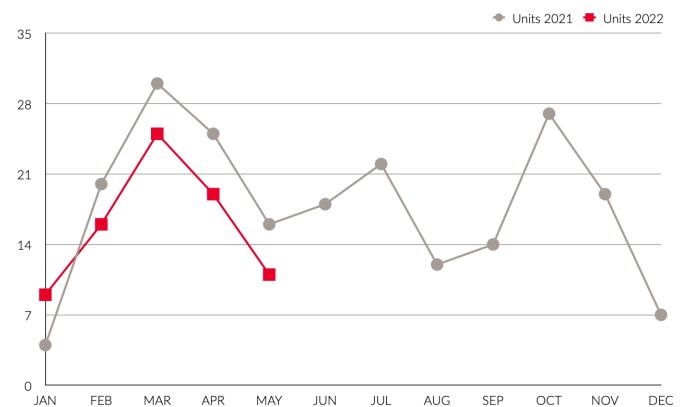
UNIT SALES



Monthly Comparison 2021 vs. 2022

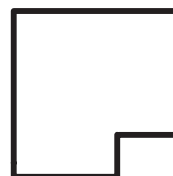

















Yearly Totals 2021 vs. 2022



Month vs. Month 2021 vs. 2022

SALES BY TYPE

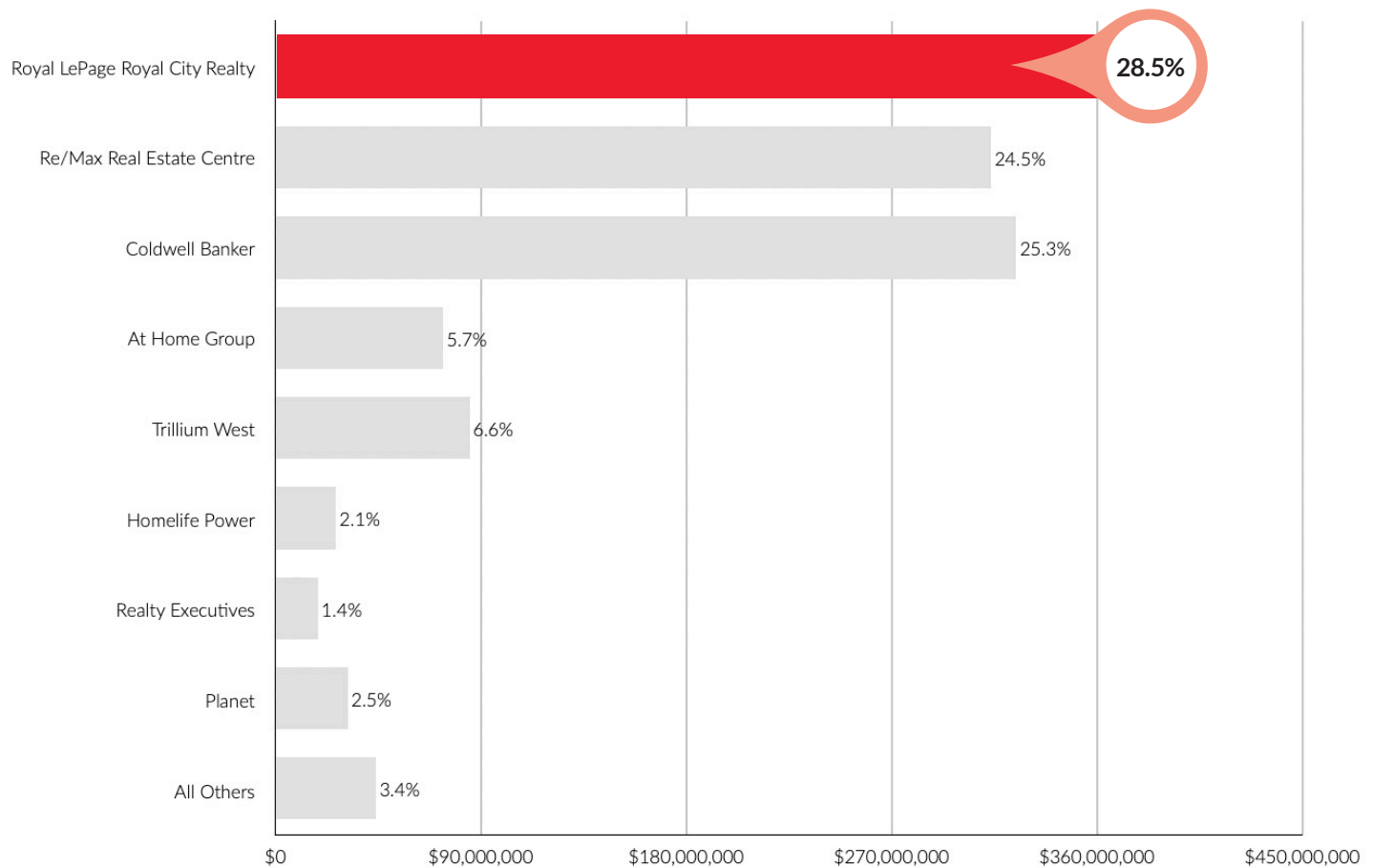


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$91,209,624 -5.26%	 \$2,187,800 -67.08%	 \$20,307,000 Up from \$0
YTD Unit Sales	 65 -21.69%	 3 -72.73%	 4 Up from 0
YTD Average Sale Price	 \$1,403,225 +20.98%	 \$729,267 +20.7%	 \$5,076,750 Up from \$0
May Sales Volume	 \$8,812,000 -51.03%	 \$650,000 +25%	 \$18,042,000 Up From \$0
May Unit Sales	 8 -46.67%	 1 No Change	 2 Up from 0

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



MARKET DOMINANCE

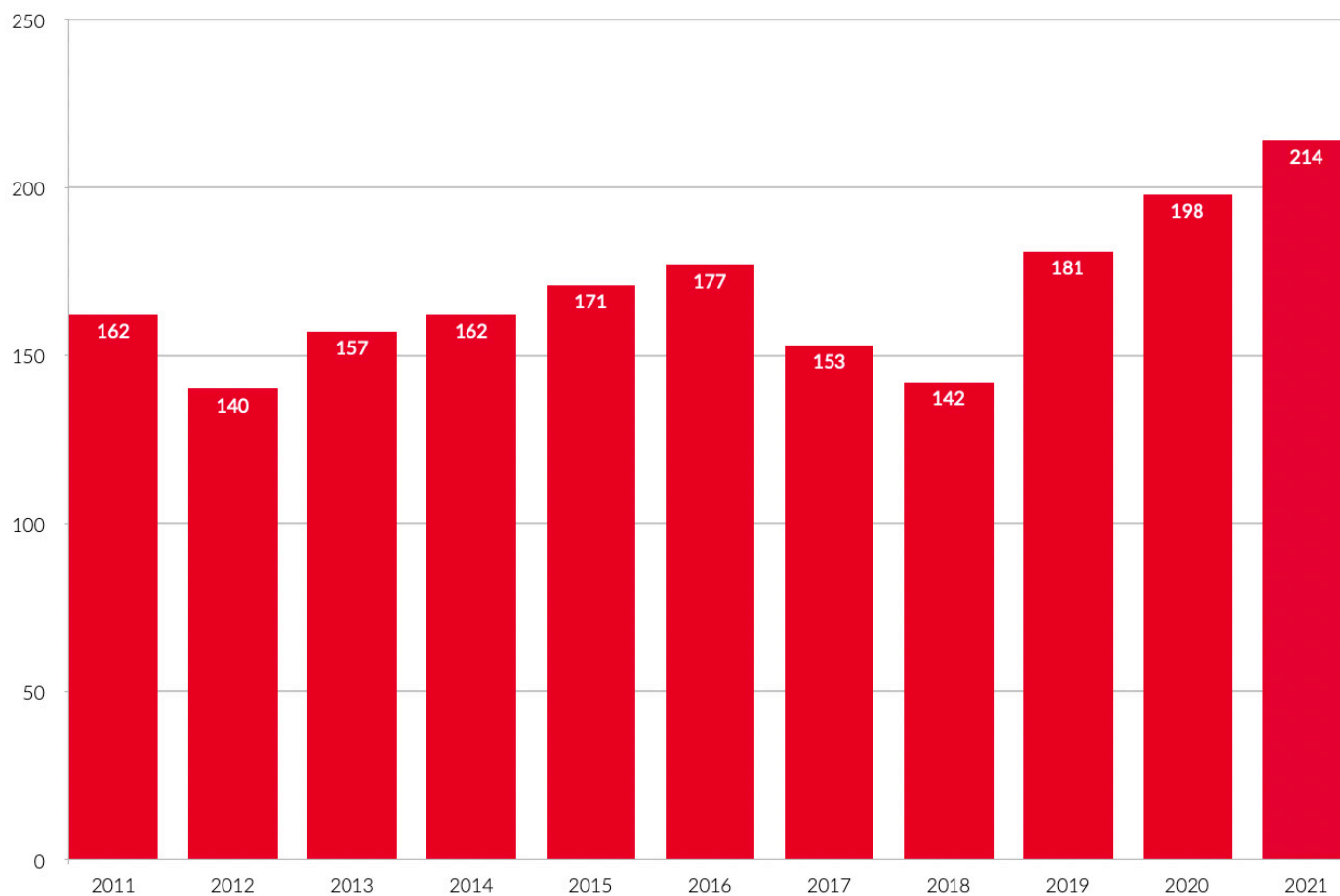


Market Share by Dollar Volume

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



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