



2022 JUNE

CENTRE WELLINGTON Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

Centre Wellington remains has entered a balanced market this month. Though unit sales have dipped, lower inventory is keeping demand up. Despite this, average and median sales prices continue to rise year over year, up 21% since June of last year.



June year-over-year sales volume of \$31,772,250

Down 41.49% from 2021's \$54,304,324 with unit sales of 34 down 49.25% from last June. New listings of 86 are down 4.44% from a year ago, with the sales/listing ratio of 34.53% down 34.91%.



Year-to-date sales volume of \$298,261,403

Up 0.83% from 2021's \$295,813,797 with unit sales of 306 down 13.31% from last year's 353. New listings of 497 are up 16.39% from a year ago, with the sales/listing ratio of 61.57% down 21.1%.



Year-to-date average sale price of \$993,751

Up from \$833,606 one year ago with median sale price of \$981,250 up from \$768,850 one year ago. Average days-on-market of 17.67 is up 0.67 days from last year.

JUNE NUMBERS

Median Sale Price

\$925,000

+21.28%

Sales Volume

\$31,772,250

-41.49%

Unit Sales

34

-49.25%

New Listings

86

-4.44%

Expired Listings

4

-20%

Unit Sales/Listings Ratio

39.53%

-34.91%

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

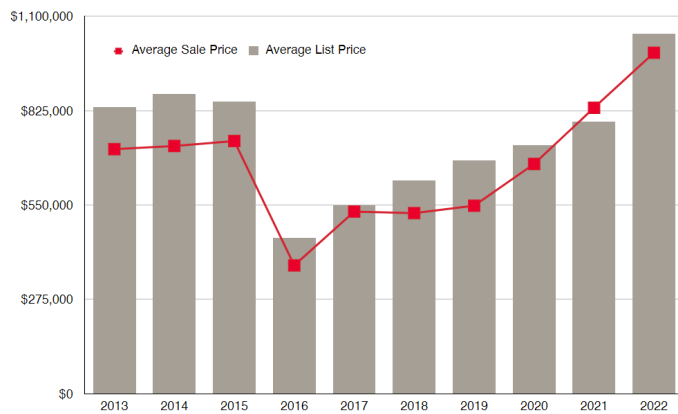


THE MARKET IN DETAIL

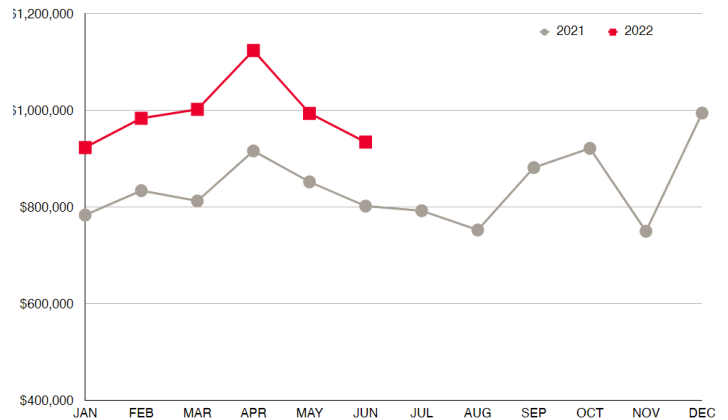
	2020	2021	2022	2021-2022
YTD Volume Sales	\$135,310,727	\$295,813,797	\$298,261,406	+0.83%
YTD Unit Sales	205	353	306	-13.31%
YTD New Listings	319	427	497	+16.39%
YTD Sales/Listings Ratio	64.26%	82.67%	61.57%	-21.1%
YTD Expired Listings	34	25	19	-24%
June Volume Sales	\$40,505,680	\$54,304,324	\$31,772,250	-41.49%
June Unit Sales	60	67	34	-49.25%
June New Listings	72	90	86	-4.44%
June Sales/Listings Ratio	83.33%	74.44%	61.57%	-34.91%
June Expired Listings	5	5	4	-20%
YTD Sales: \$0-\$199K	6	5	18	+260%
YTD Sales: \$200K-\$349K	10	1	10	Up from 1
YTD Sales: \$350K-\$549K	64	36	7	-80.56%
YTD Sales: \$550K-\$749K	72	121	45	-62.81%
YTD Sales: \$750K-\$999K	28	119	94	-21.01%
YTD Sales: \$1M+	25	70	133	+90%
YTD Average Days-On-Market	31.67	17	17.67	+3.92%
YTD Average Sale Price	\$669,711	\$833,606	\$993,751	+19.2%
YTD Median Sale Price	\$595,000	\$768,850	\$981,250	+27.63%

Centre Wellington MLS Sales and Listing Summary
2020 vs. 2021 vs. 2022

AVERAGE SALE PRICE

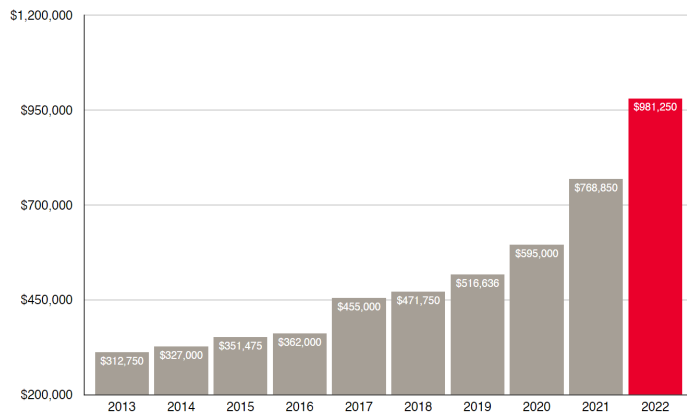


Year-Over-Year

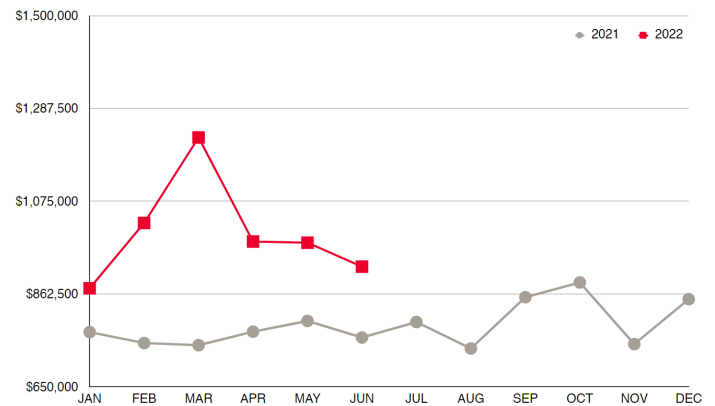


Month-Over-Month 2021 vs. 2022

MEDIAN SALE PRICE



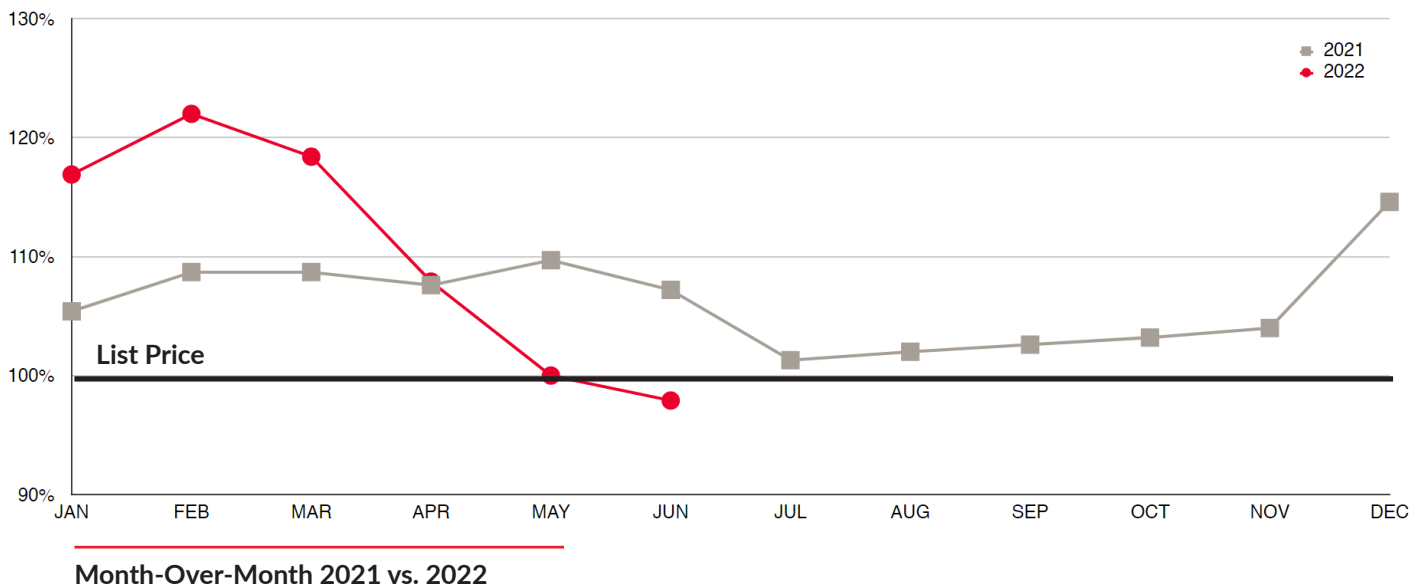
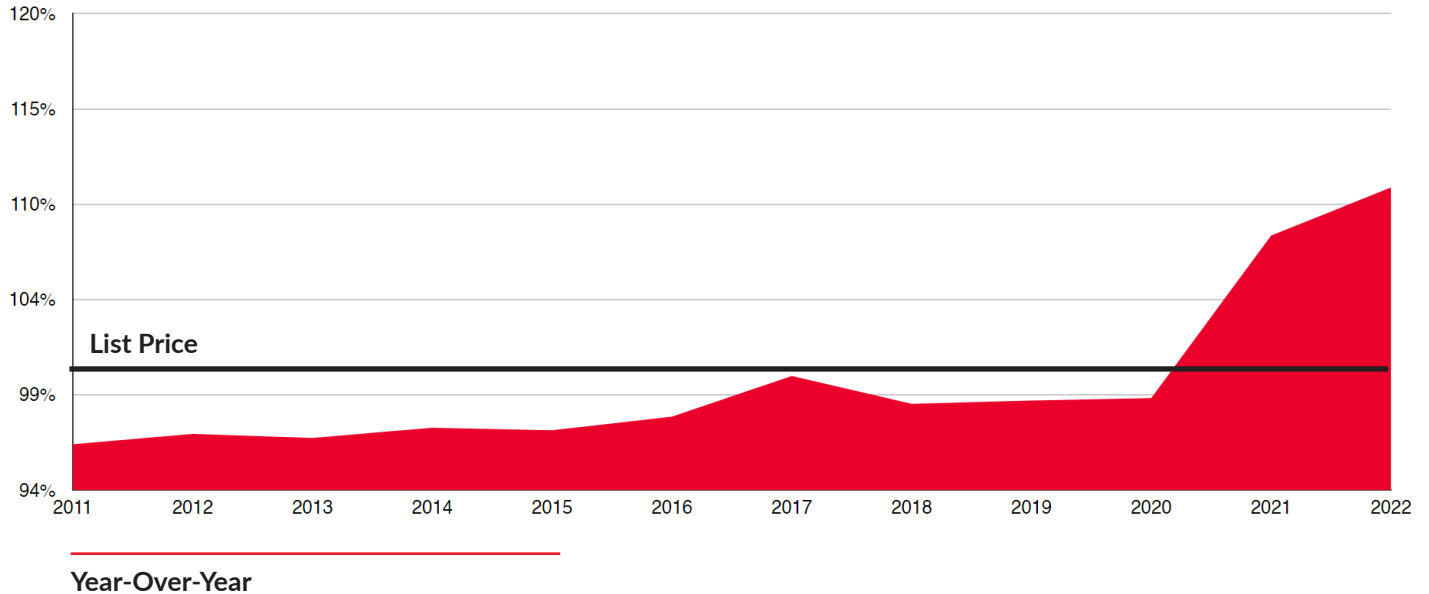
Year-Over-Year



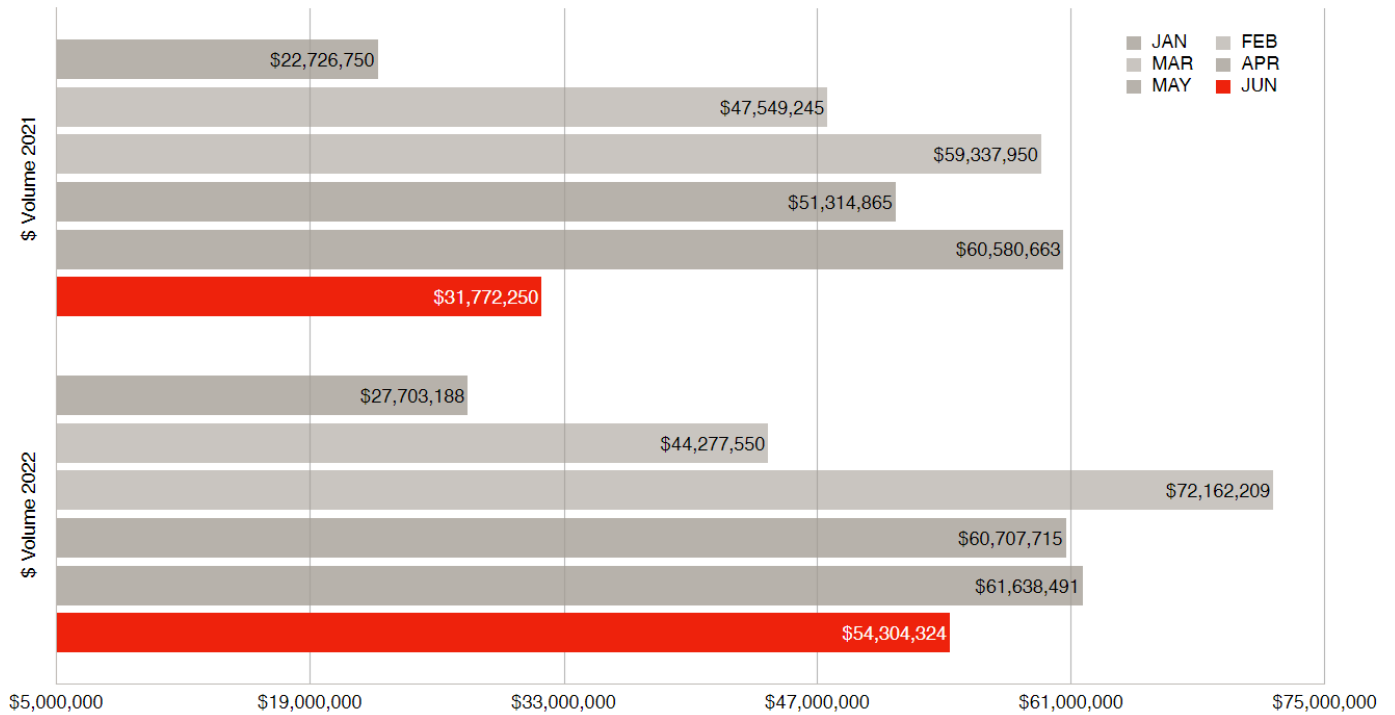
Month-Over-Month 2021 vs. 2022

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

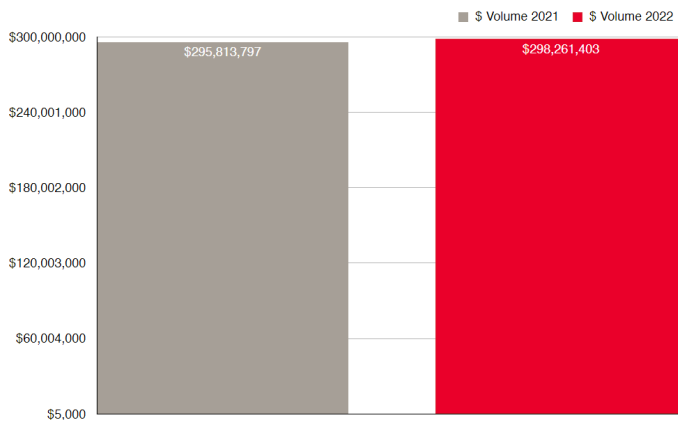
SALE PRICE VS. LIST PRICE RATIO



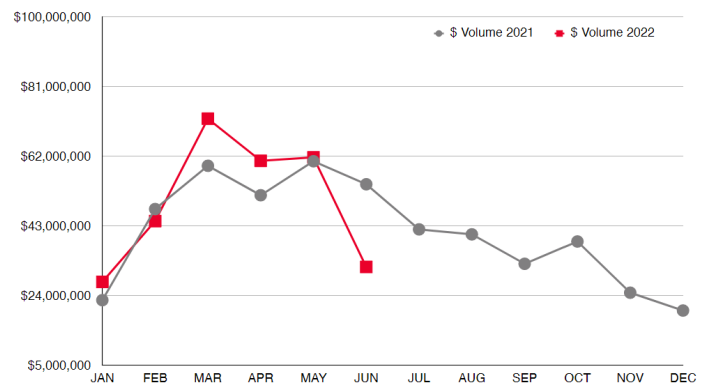
DOLLAR VOLUME SALES



Monthly Comparison 2021 vs. 2022

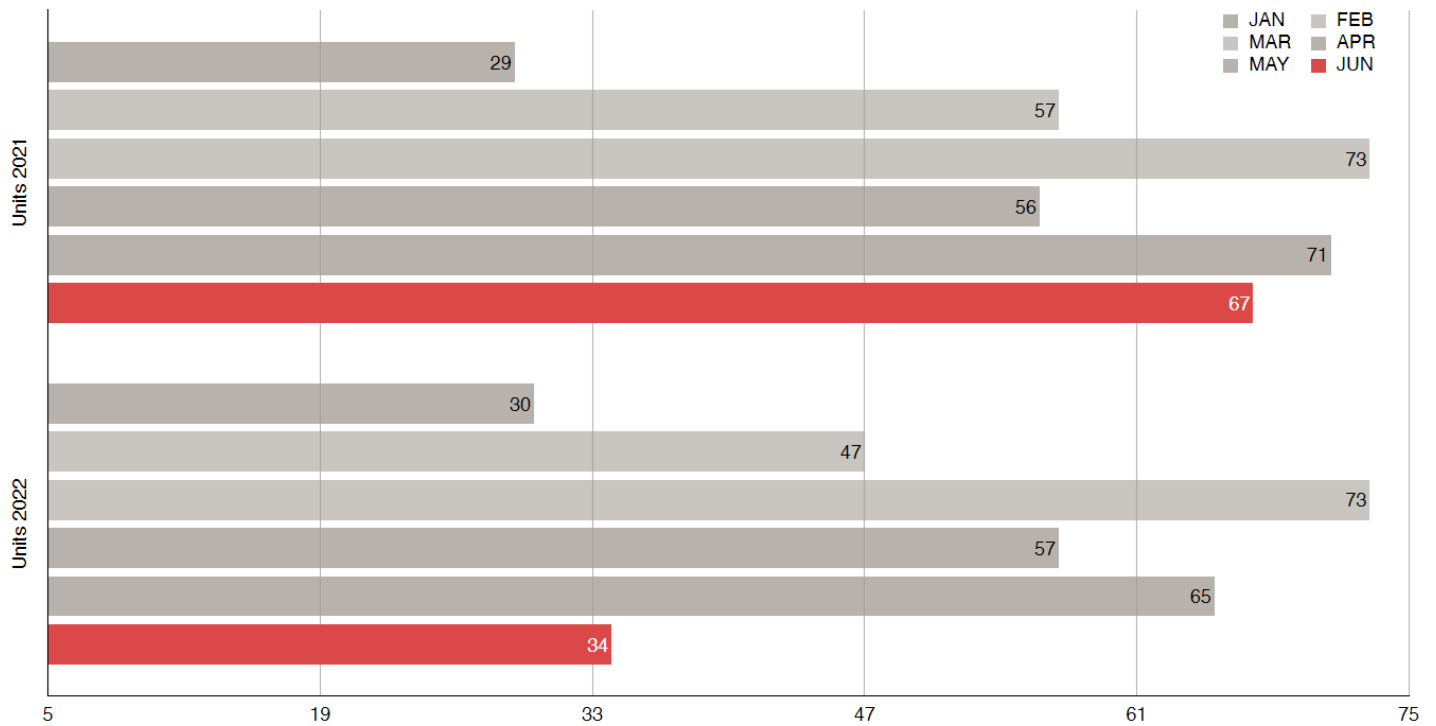


Yearly Totals 2021 vs. 2022

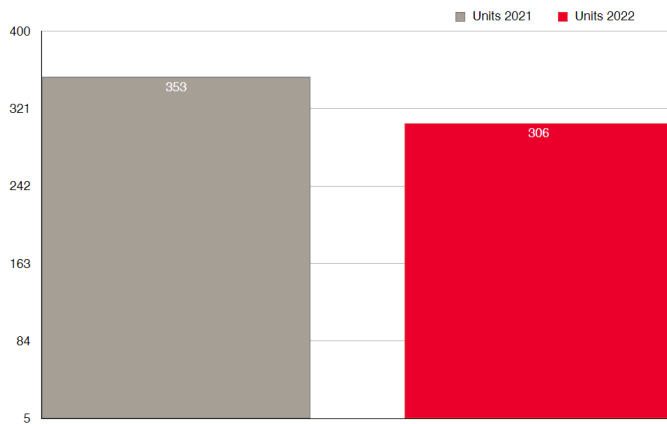


Month vs. Month 2021 vs. 2022

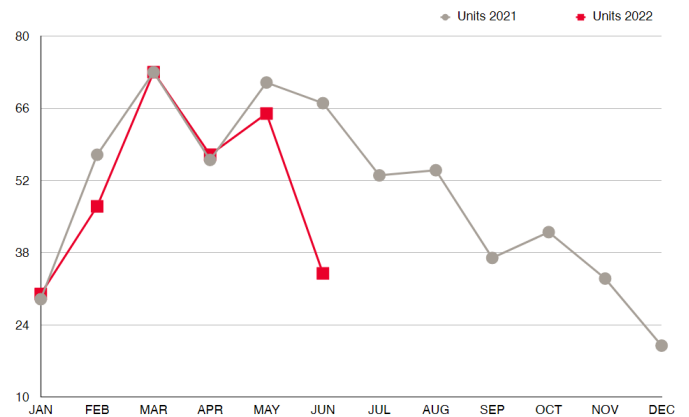
UNIT SALES



Monthly Comparison 2021 vs. 2022



Yearly Totals 2021 vs. 2022



Month vs. Month 2021 vs. 2022

SALES BY TYPE


















FREEHOLD



CONDOMINIUM



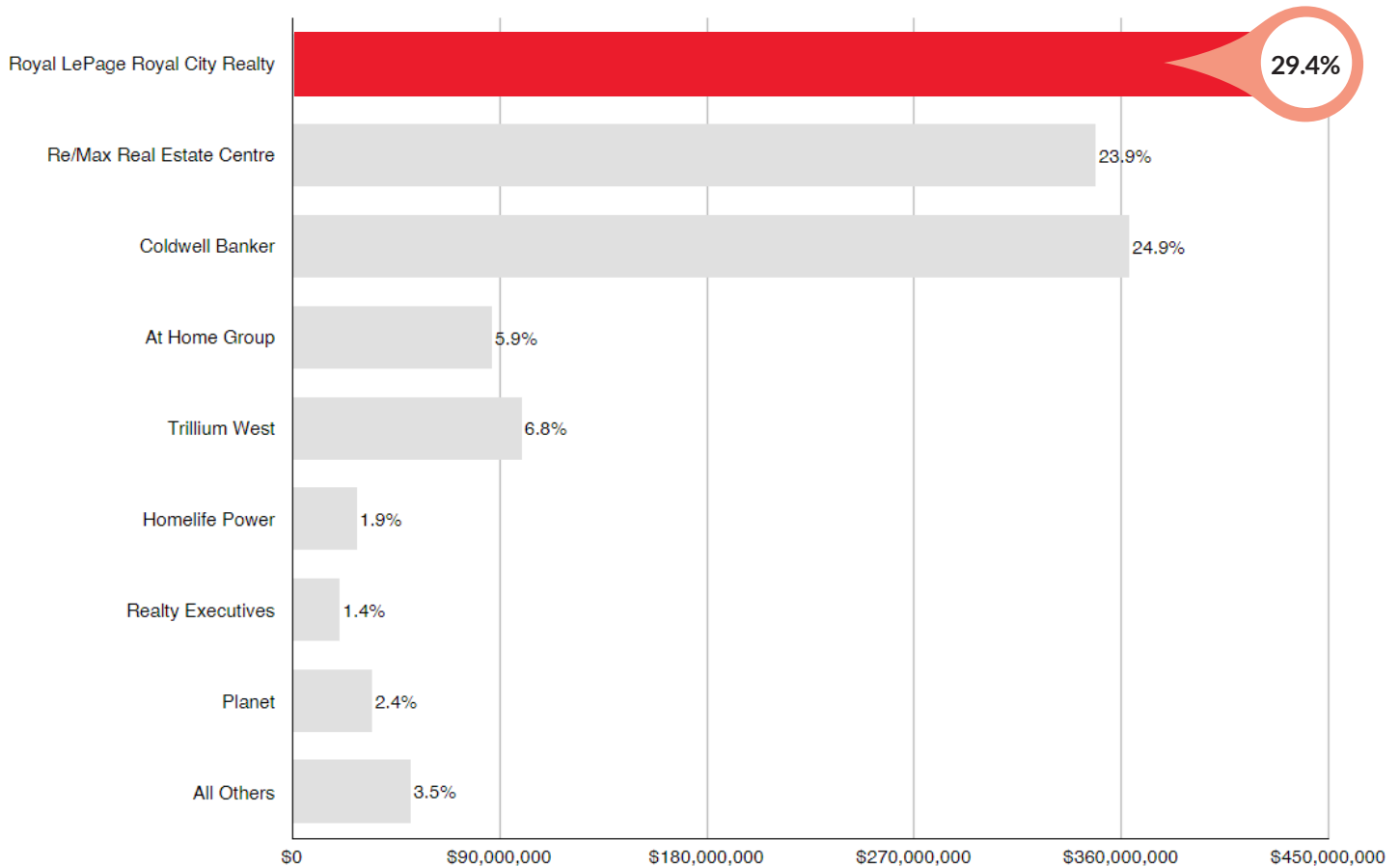
VACANT LAND

YTD Sales Volume	 \$196,210,705 -23.37%	 \$18,570,600 -17.54%	 \$3,640,100 -34.2%
YTD Unit Sales	 173 -40.34%	 27 -32.5%	 5 +25%
YTD Average Sale Price	 \$1,134,166 +28.45%	 \$687,800 +22.17%	 \$728,020 -47.4%
June Sales Volume	 \$28,143,000 -39.1%	 \$1,210,000 -79.4%	 \$611,100 Up From \$0
June Unit Sales	 28 -46.15%	 2 -80%	 1 Up From 0

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



MARKET DOMINANCE

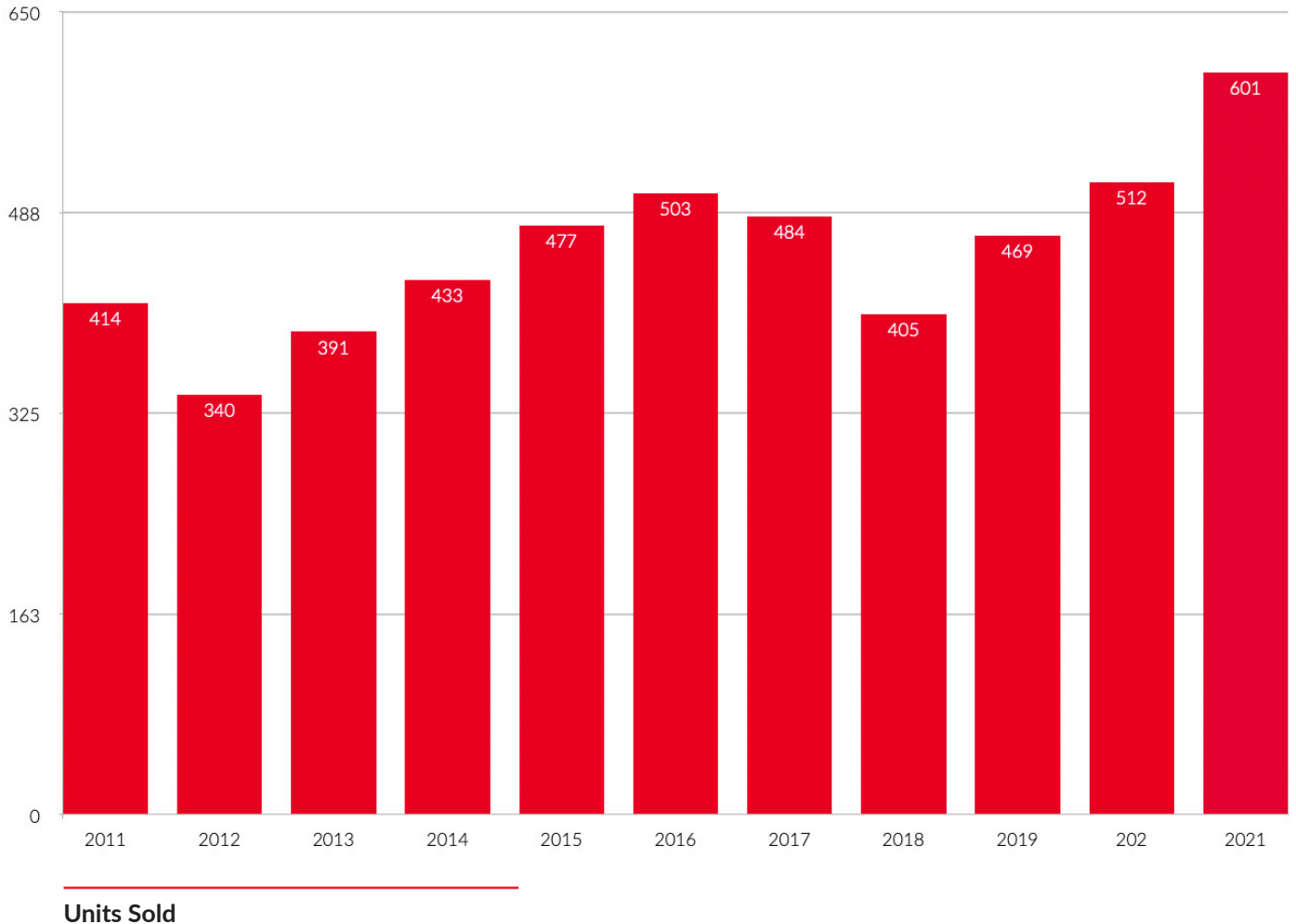


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
June 2022



10 YEAR MARKET ANALYSIS



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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