



2022  
**JUNE**

**CITY OF GUELPH**

Real Estate Market Report



# OVERVIEW

## BALANCED MARKET

The City of Guelph real estate market remains in a balanced market after dipping last month. This is caused by the increase in new listings this month and drop in unit sales compared to this time last year. There is consistent growth in median and average sales prices despite this, which shows sign of a strong foundation for this market.



**June year-over-year sales volume of \$146,811,506**

Down 32.46% from 2021's \$217,379,595 with unit sales of 207 down 29.11% from last June's 292. New listings of 443 are up 29.15% from a year ago, with the sales/listing ratio of 46.73% down 38.4%.



**Year-to-date sales volume of \$1,205,004,340**

Down 4.17% from 2021's \$1,257,408,565 with unit sales of 1,366 down 17.16% from 2021's 1,649. New listings of 2,367 are up 14.02% from a year ago, with the sales/listing ratio of 57.71% down 21.72%.



**Year-to-date average sale price of \$901,761**

Up from \$764,676 one year ago with median sale price of \$921,500 up from \$705,950 one year ago. Average days-on-market of 13.33 is up 2.16 days from last year.

## JUNE NUMBERS

Median Sale Price

**\$795,000**

+13.73%

Sales Volume

**\$146,811,506**

-32.46%

Unit Sales

**207**

-29.11%

New Listings

**443**

+29.15%

Expired Listings

**27**

+125%

Unit Sales/Listings Ratio

**46.73%**

-38.4%

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



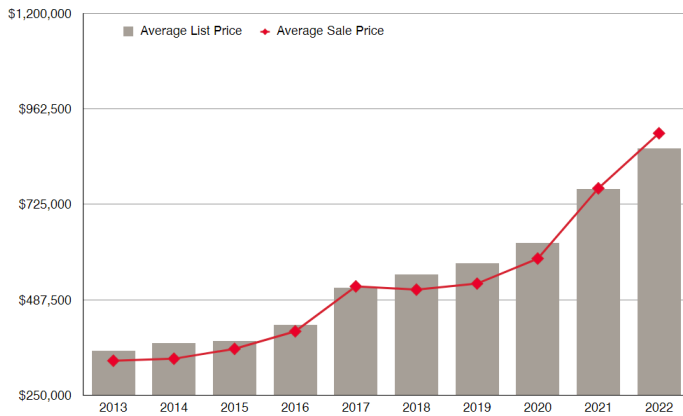
# THE MARKET IN DETAIL

	2020	2021	2022	2021-2022
<b>YTD Volume Sales</b>	\$636,848,490	\$1,257,408,565	\$1,205,004,340	-4.17%
<b>YTD Unit Sales</b>	256	292	207	-17.16%
<b>YTD New Listings</b>	1,513	2,076	2,367	+29.15%
<b>YTD Sales/Listings Ratio</b>	71.25%	79.43%	57.71%	-21.72%
<b>YTD Expired Listings</b>	95	54	109	+101.85%
<b>June Volume Sales</b>	\$154,757,821	\$217,379,595	\$146,811,506	-32.46%
<b>June Unit Sales</b>	256	292	207	-29.11%
<b>June New Listings</b>	336	343	443	+29.15%
<b>June Sales/Listings Ratio</b>	76.19%	85.13%	46.73%	-38.4%
<b>June Expired Listings</b>	22	12	27	+125%
<b>YTD Sales: \$0-\$199K</b>	3	3	114	Up from 3
<b>YTD Sales: \$200K-\$349K</b>	50	13	5	-61.54%
<b>YTD Sales: \$350K-\$549K</b>	445	297	69	-76.77%
<b>YTD Sales: \$550K-\$749K</b>	424	649	257	-60.4%
<b>YTD Sales: \$750K-\$999K</b>	128	495	501	+1.21%
<b>YTD Sales: \$1M+</b>	28	192	420	+118.8%
<b>YTD Average Days-On-Market</b>	20.5	11.17	13.33	+19.4%
<b>YTD Average Sale Price</b>	\$589,882	\$764,676	\$901,761	+17.93%
<b>YTD Median Sale Price</b>	\$570,225	\$705,950	\$921,500	+30.53%

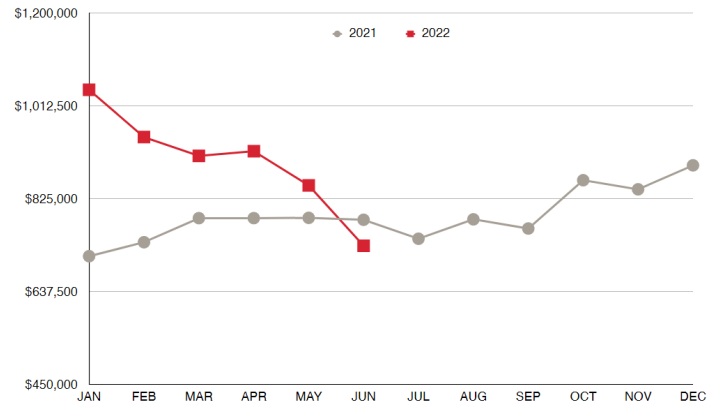
City of Guelph MLS Sales and Listing Summary  
2020 vs. 2021 vs. 2022



# AVERAGE SALE PRICE

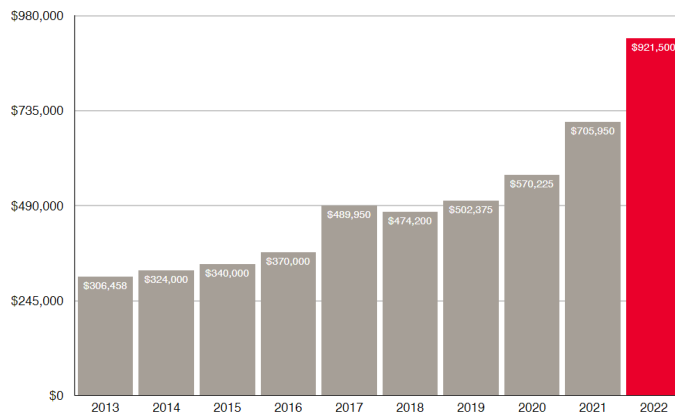


Year-Over-Year

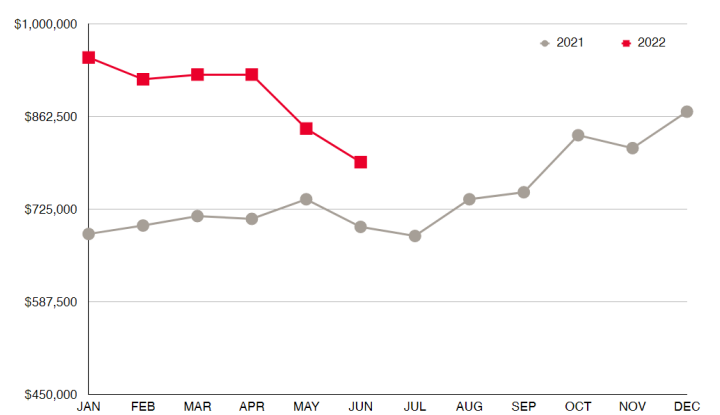


Month-Over-Month 2021 vs. 2022

# MEDIAN SALE PRICE



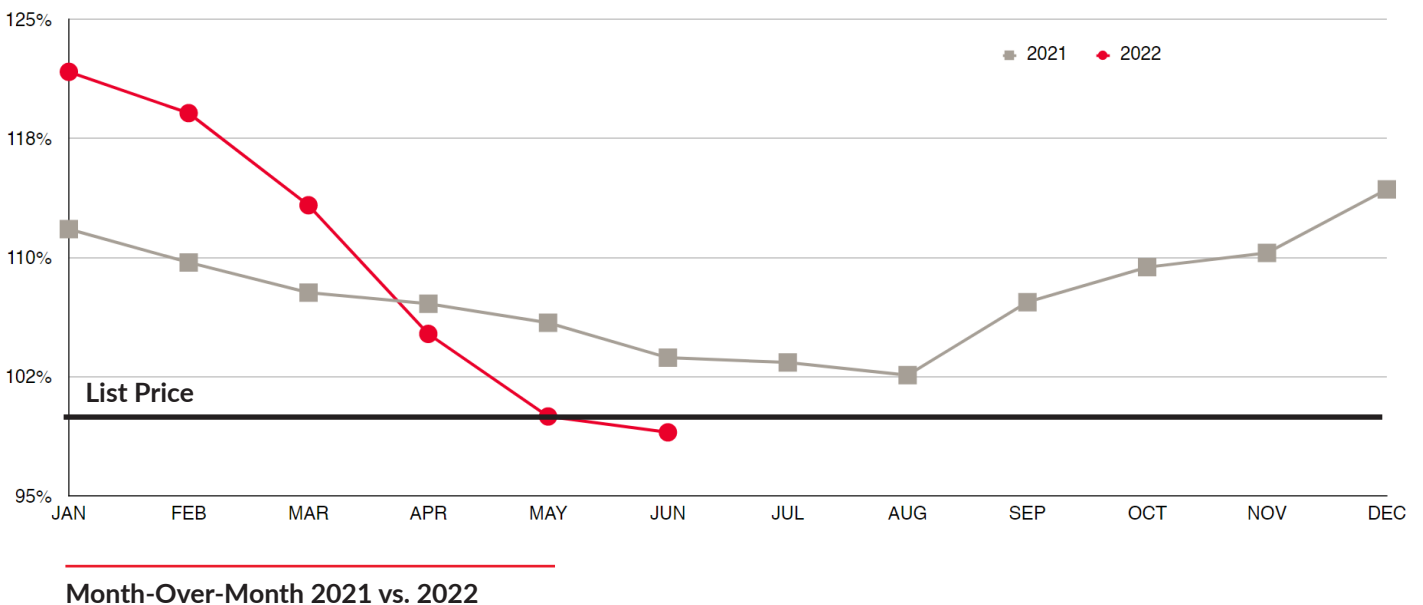
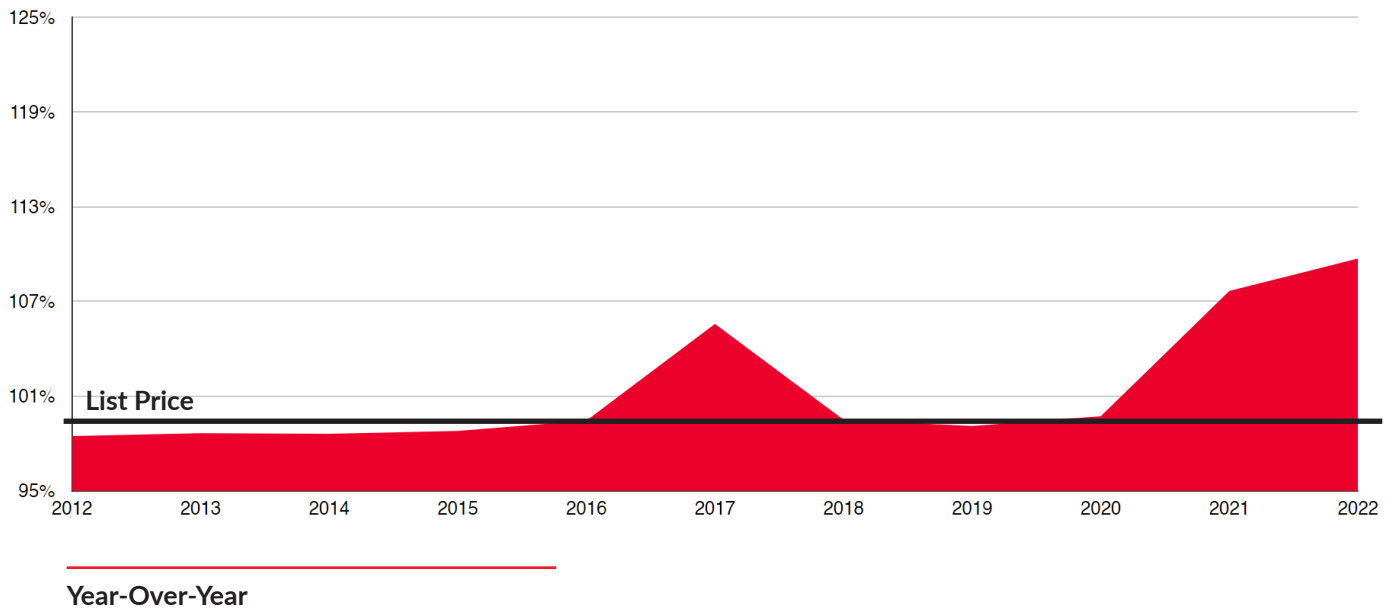
Year-Over-Year



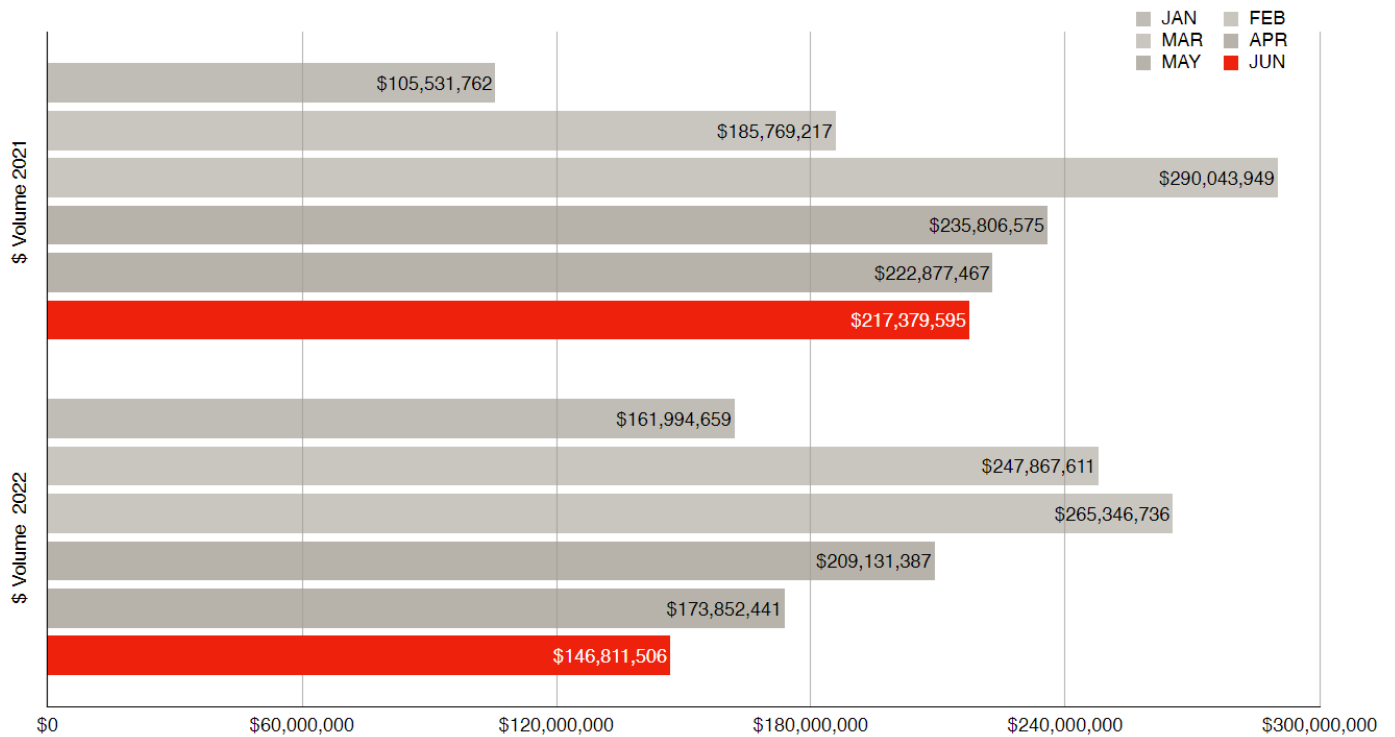
Month-Over-Month 2021 vs. 2022

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

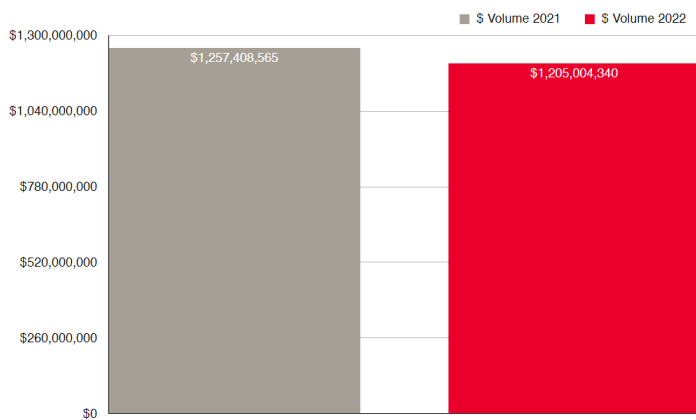
# SALE PRICE VS. LIST PRICE RATIO



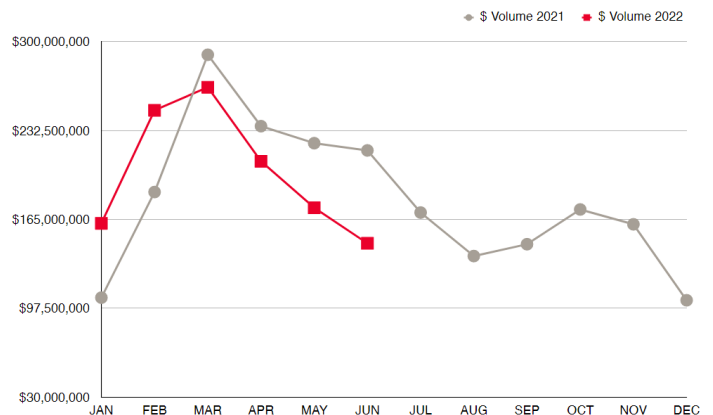
# DOLLAR VOLUME SALES



Monthly Comparison 2021 vs. 2022

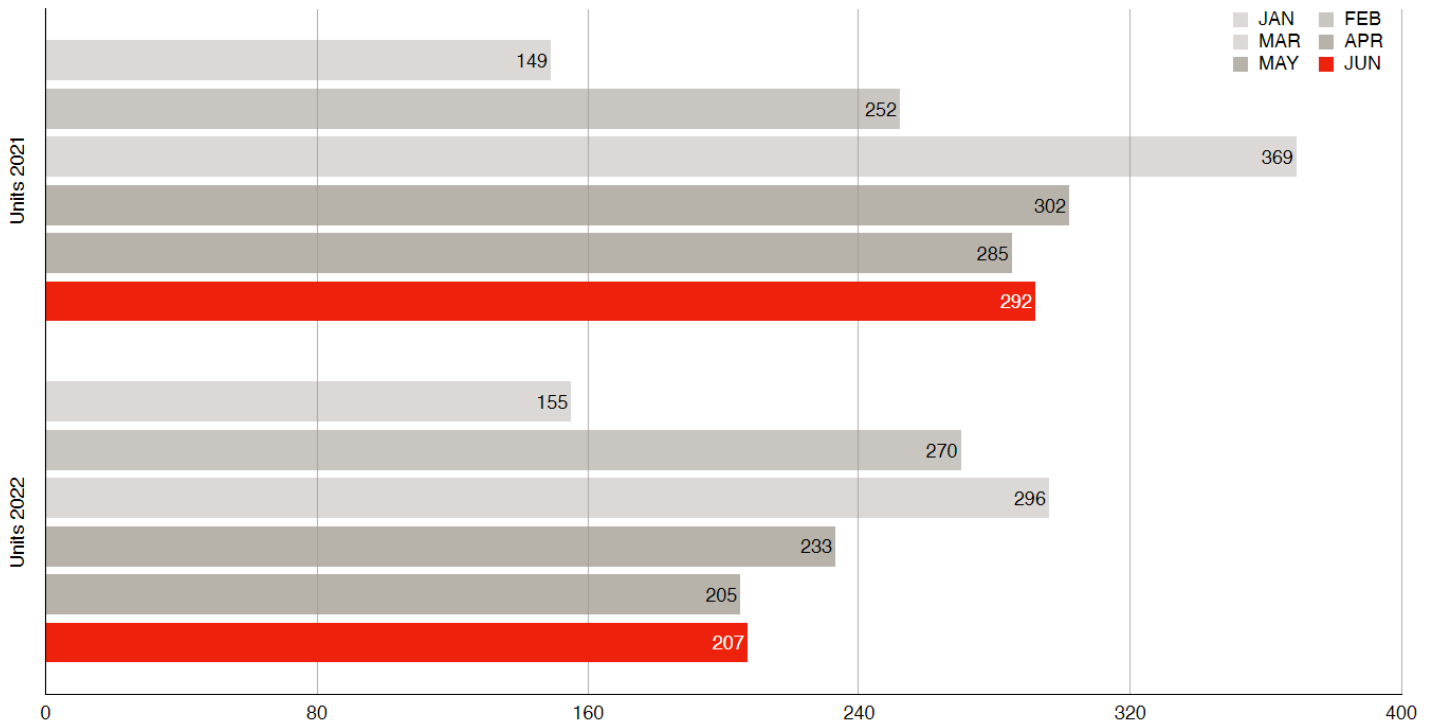


Yearly Totals 2021 vs. 2022

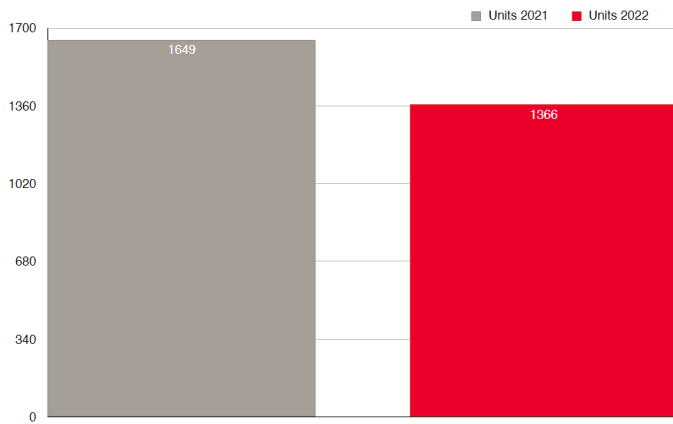


Month vs. Month 2021 vs. 2022

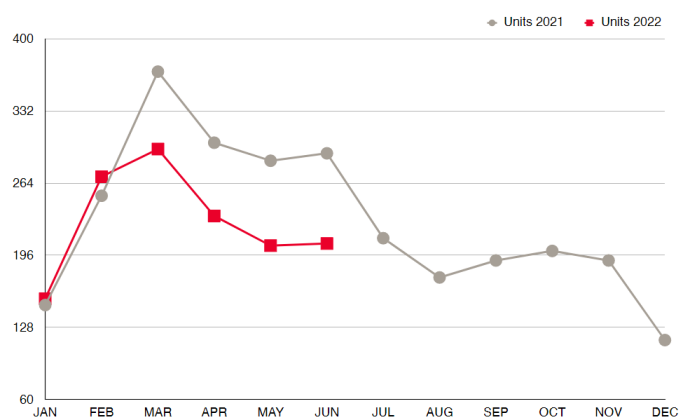
# UNIT SALES



## Monthly Comparison 2021 vs. 2022



## Yearly Totals 2021 vs. 2022



## Month vs. Month 2021 vs. 2022

# SALES BY TYPE


















## FREEHOLD



## CONDOMINIUM



## VACANT LAND

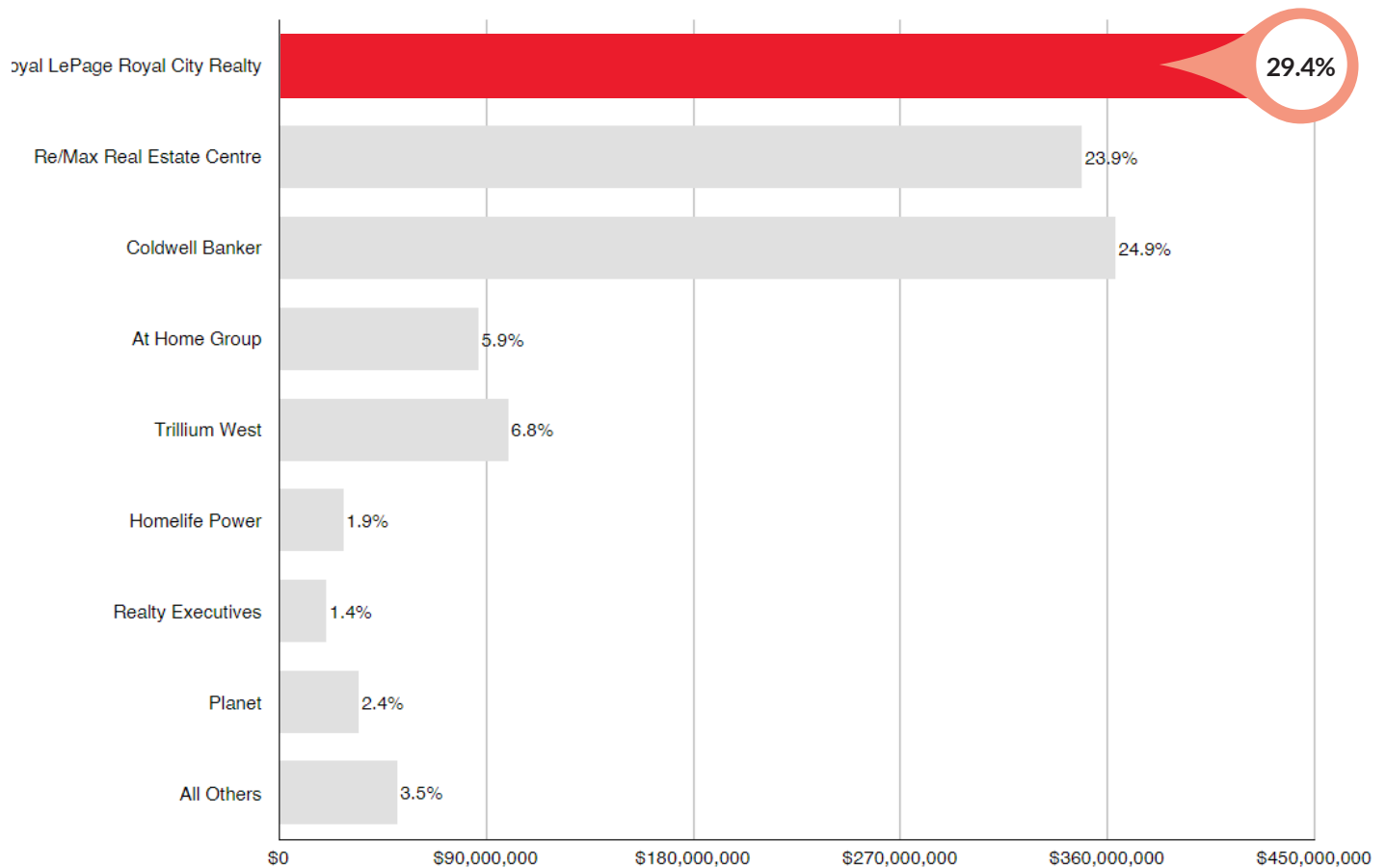
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 <b>\$856,501,653</b> +0.59%	 <b>\$274,596,775</b> -14.09%	 <b>\$420,000</b> -94.5%
YTD Unit Sales	 <b>810</b> -19.96%	 <b>390</b> -31.58%	 <b>1</b> -88.9%
YTD Average Sale Price	 <b>\$1,057,409</b> +25.68%	 <b>\$704,094</b> +25.56%	 <b>\$420,000</b> -50.38%
June Sales Volume	 <b>\$110,623,826</b> -21.58%	 <b>\$32,064,900</b> -42.39%	 <b>\$0</b> Down From \$2,909,888
June Unit Sales	 <b>120</b> -30.23%	 <b>52</b> -49.51%	 <b>0</b> Down From 2

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





# MARKET DOMINANCE

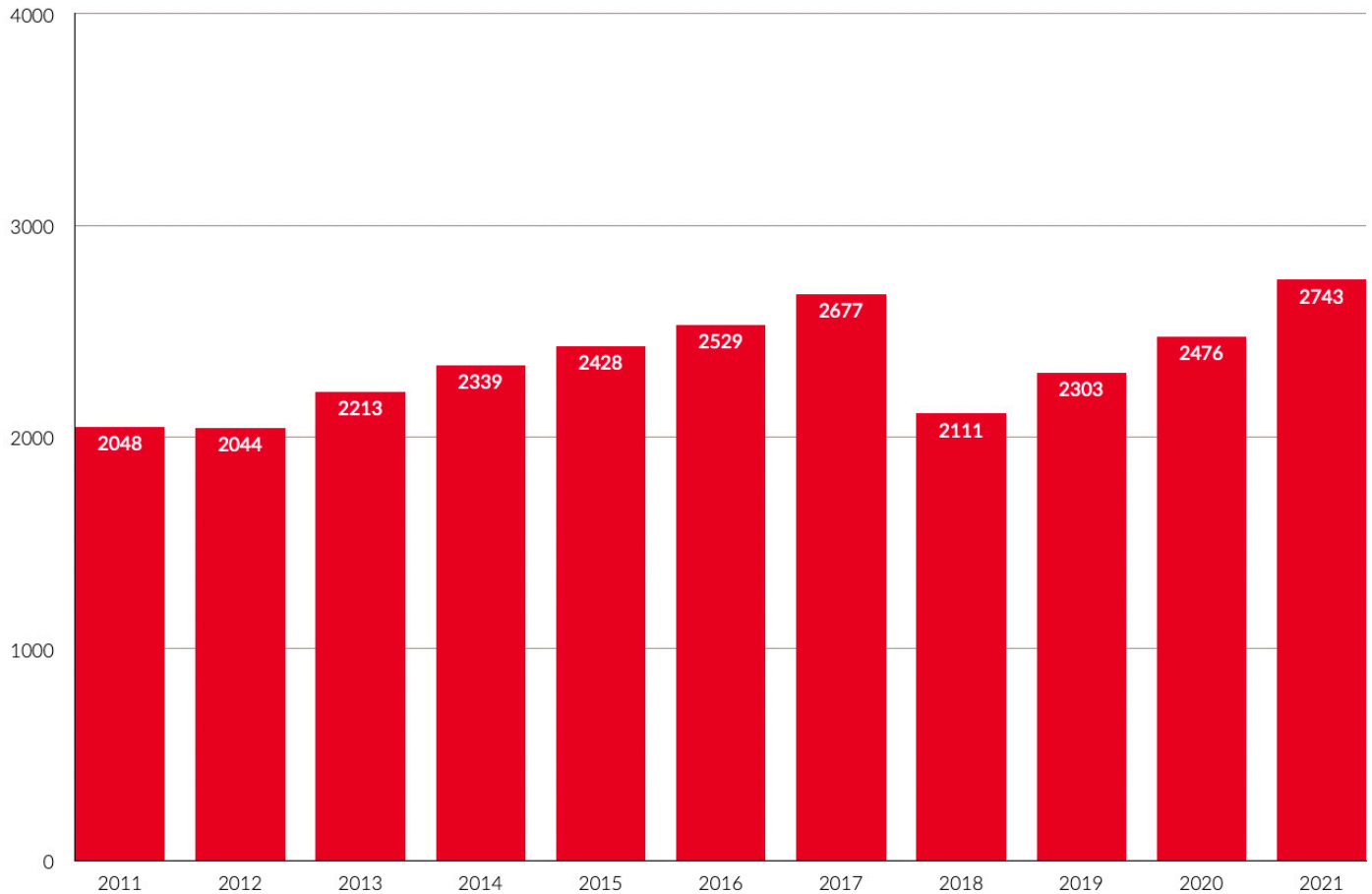


## Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies  
June 2022



# 10 YEAR MARKET ANALYSIS



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

 /RoyalLePageRoyalCity

 /RoyalCityRealty

 /RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at [royalcity.com/market-update/](https://royalcity.com/market-update/)