



2022  
**JUNE**

**GUELPH/ERAMOSA**  
Real Estate Market Report



**ROYAL CITY REALTY**  
BROKERAGE

# OVERVIEW

## BALANCED MARKET

The real estate market in Guelph/Eramosa remains in a balanced market as sales decrease compared to this time last year. Despite this, the average sales price continues to rise year over year, giving opportunities to both buyers and sellers.



June year-over-year sales volume of **\$19,738,000**

Down 13.88% from 2021's \$22,919,900 with unit sales of 12 down 5.56% from last June's 18. New listings of 34 are down from the 36 in 2021, with the sales/listing ratio of 35.29% down from 23.97% in 2021.



Year-to-date sales volume of **\$143,153,574**

Up 12.11% from 2021's \$127,691,946 with unit sales of 92 down 18.58% from last June's 113. New listings of 172 are up 1.18% from a year ago, with the sales/listing ratio of 53.49% down 12.98%.



Year-to-date average sale price of **\$1,685,967**

Up from \$1,102,192 one year ago with median sale price of \$1,215,500 up from \$1,051,750 one year ago. Average days-on-market of 31.5 is up 20.83 days from last year.

## JUNE NUMBERS

Median Sale Price

**\$1,201,000**

-1.22%

Sales Volume

**\$19,738,000**

-13.88%

Unit Sales

**12**

-33.33%

New Listings

**34**

-5.56%

Expired Listings

**2**

Up from 0

Unit Sales/Listings Ratio

**35.29%**

-23.97%

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



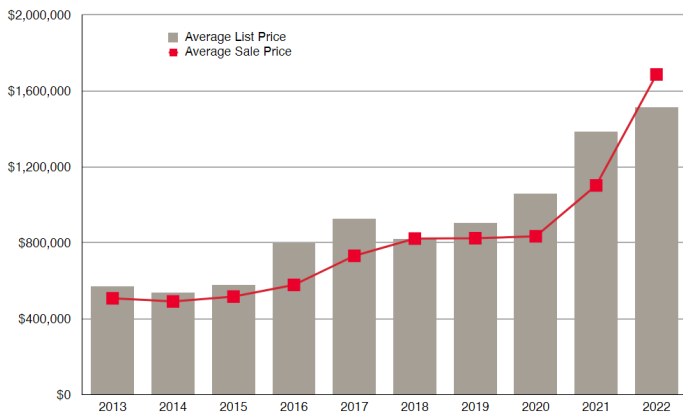
# THE MARKET IN DETAIL

	2020	2021	2022	2021-2022
<b>YTD Volume Sales</b>	\$63,861,236	\$127,691,946	\$143,153,574	+12.11%
<b>YTD Unit Sales</b>	72	113	92	-18.58%
<b>YTD New Listings</b>	115	170	172	+1.18%
<b>YTD Sales/Listings Ratio</b>	62.61%	66.47%	53.49%	-12.98%
<b>YTD Expired Listings</b>	18	4	11	+175%
<b>June Volume Sales</b>	\$21,557,100	\$22,919,900	\$19,738,000	-13.88%
<b>June Unit Sales</b>	23	18	12	-33.33%
<b>June New Listings</b>	28	36	34	-5.56%
<b>June Sales/Listings Ratio</b>	56.25%	59.26%	35.29%	-23.97%
<b>June Expired Listings</b>	2	0	2	Up from 0
<b>YTD Sales: \$0-\$199K</b>	0	0	3	Up from 0
<b>YTD Sales: \$200K-\$349K</b>	0	0	0	No Change
<b>YTD Sales: \$350K-\$549K</b>	9	4	1	-75%
<b>YTD Sales: \$550K-\$749K</b>	19	12	4	-66.67%
<b>YTD Sales: \$750K-\$999K</b>	30	30	19	-36.67%
<b>YTD Sales: \$1M+</b>	14	67	65	-2.99%
<b>YTD Average Days-On-Market</b>	55.83	10.67	31.5	+195.31%
<b>YTD Average Sale Price</b>	\$834,109	\$1,102,192	\$1,685,967	+52.96%
<b>YTD Median Sale Price</b>	\$729,625	\$1,051,750	\$1,215,500	+15.57%

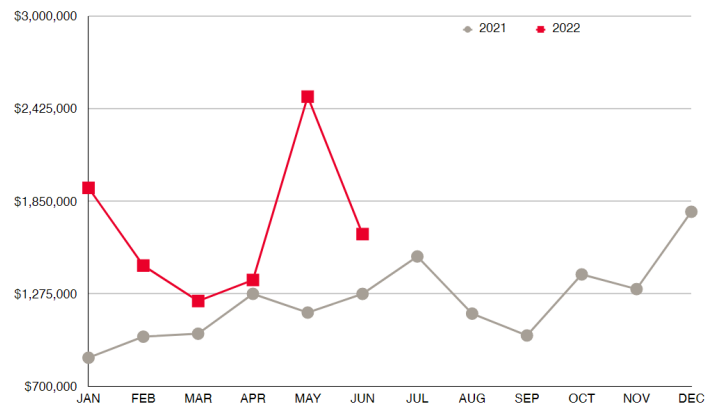
Guelph/Eramosa MLS Sales and Listing Summary  
2020 vs. 2021 vs. 2022



# AVERAGE SALE PRICE

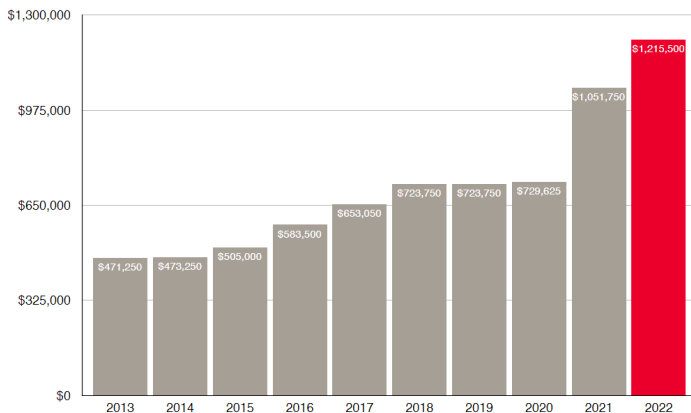


Year-Over-Year

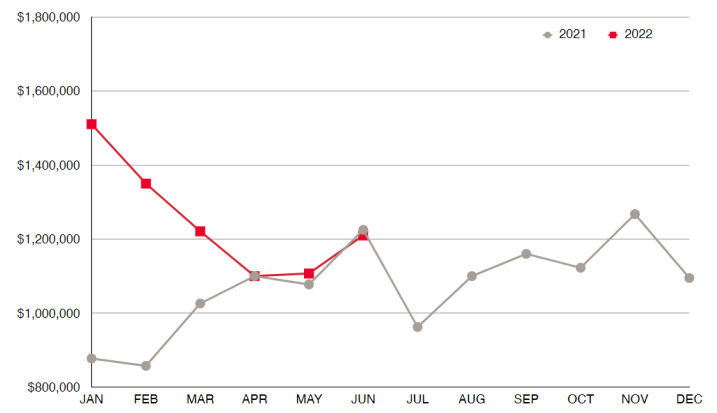


Month-Over-Month 2021 vs. 2022

# MEDIAN SALE PRICE



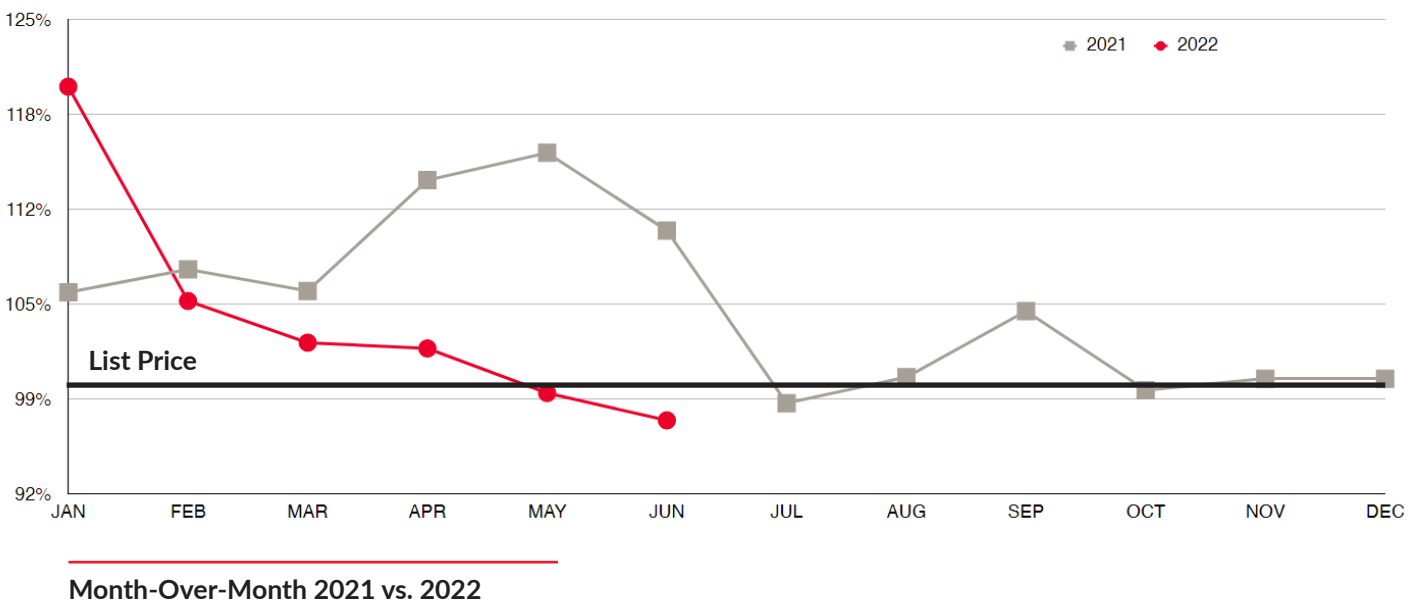
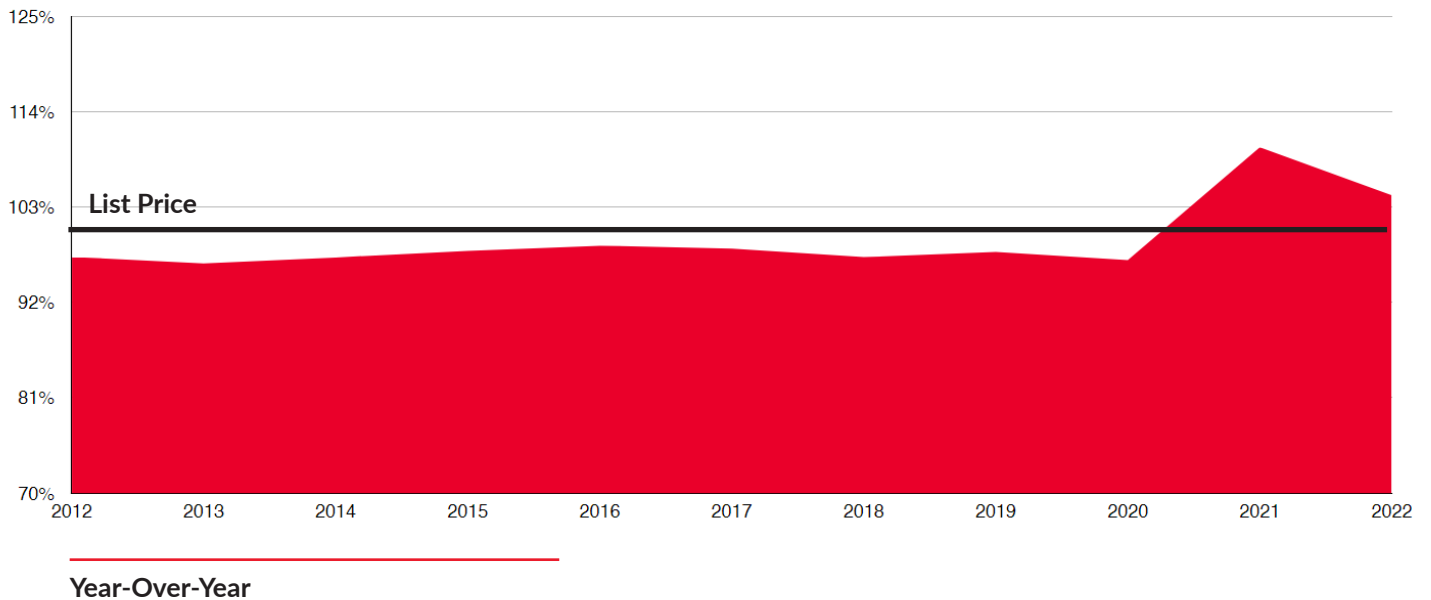
Year-Over-Year



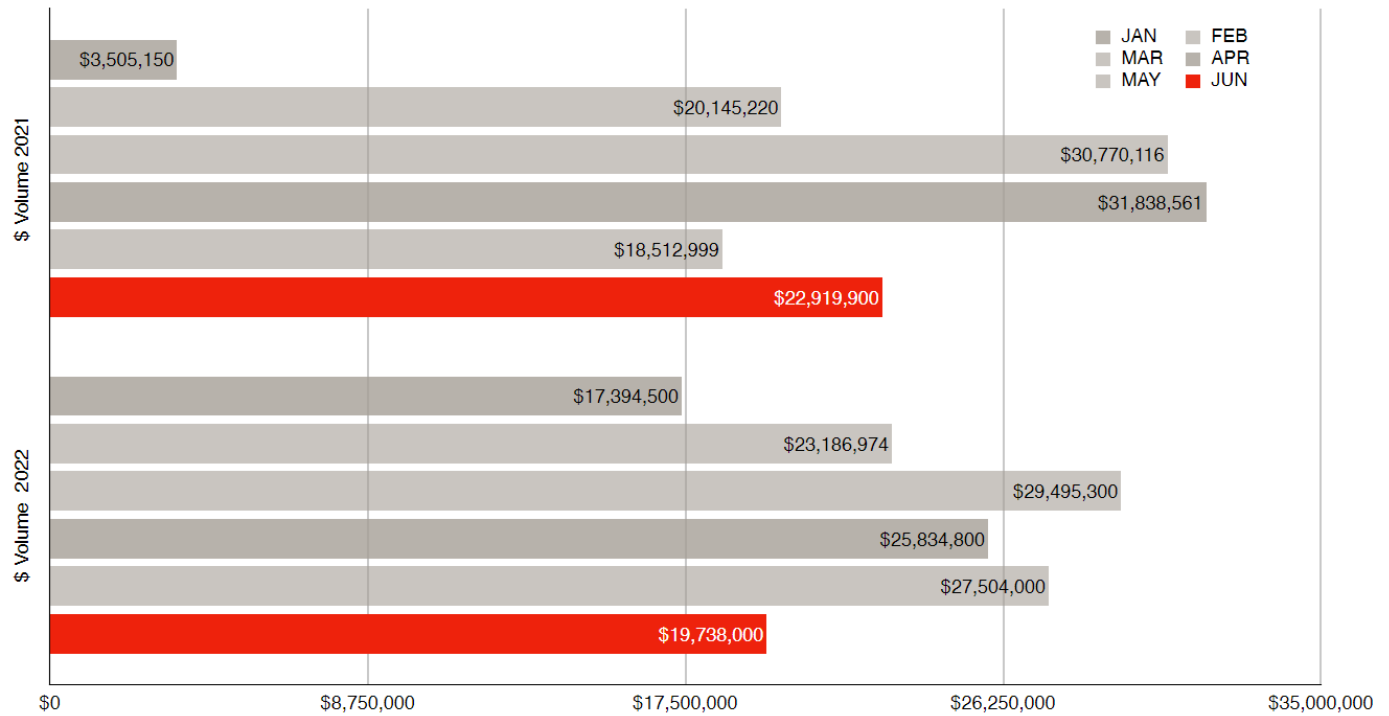
Month-Over-Month 2021 vs. 2022

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

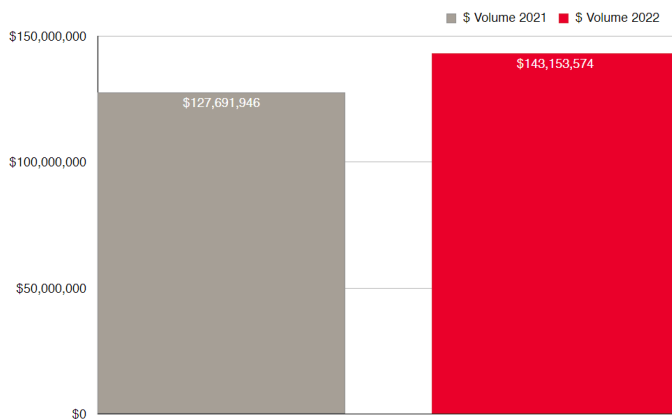
# SALE PRICE VS. LIST PRICE RATIO



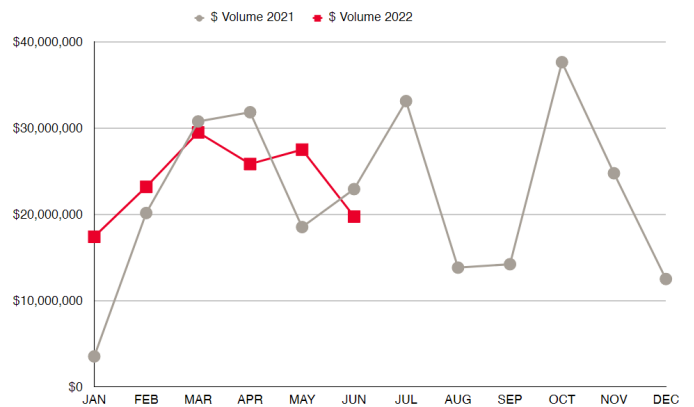
# DOLLAR VOLUME SALES



Monthly Comparison 2021 vs. 2022

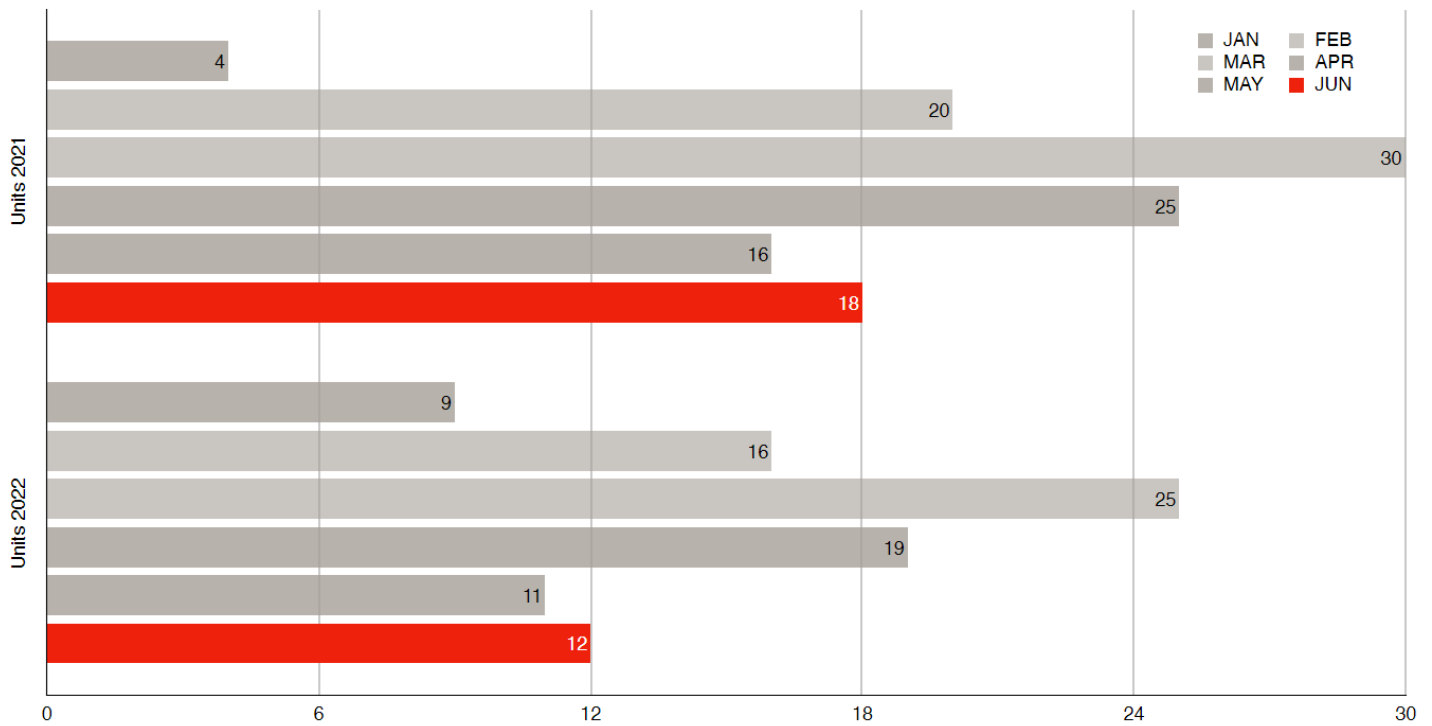


Yearly Totals 2021 vs. 2022

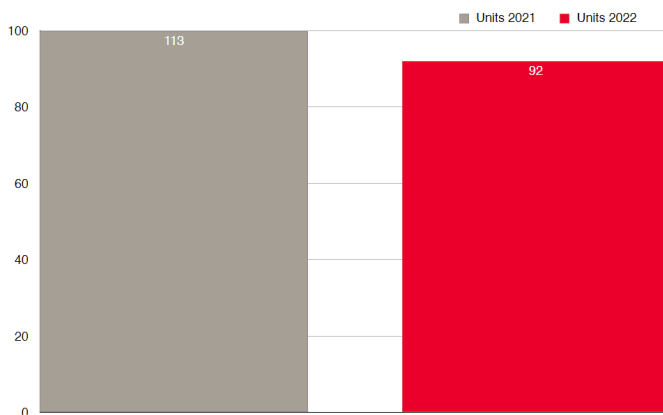


Month vs. Month 2021 vs. 2022

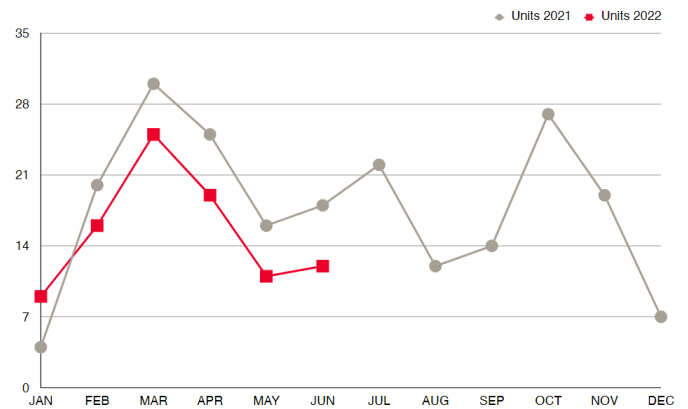
# UNIT SALES



## Monthly Comparison 2021 vs. 2022



## Yearly Totals 2021 vs. 2022



## Month vs. Month 2021 vs. 2022

# SALES BY TYPE


















## FREEHOLD



## CONDOMINIUM



## VACANT LAND

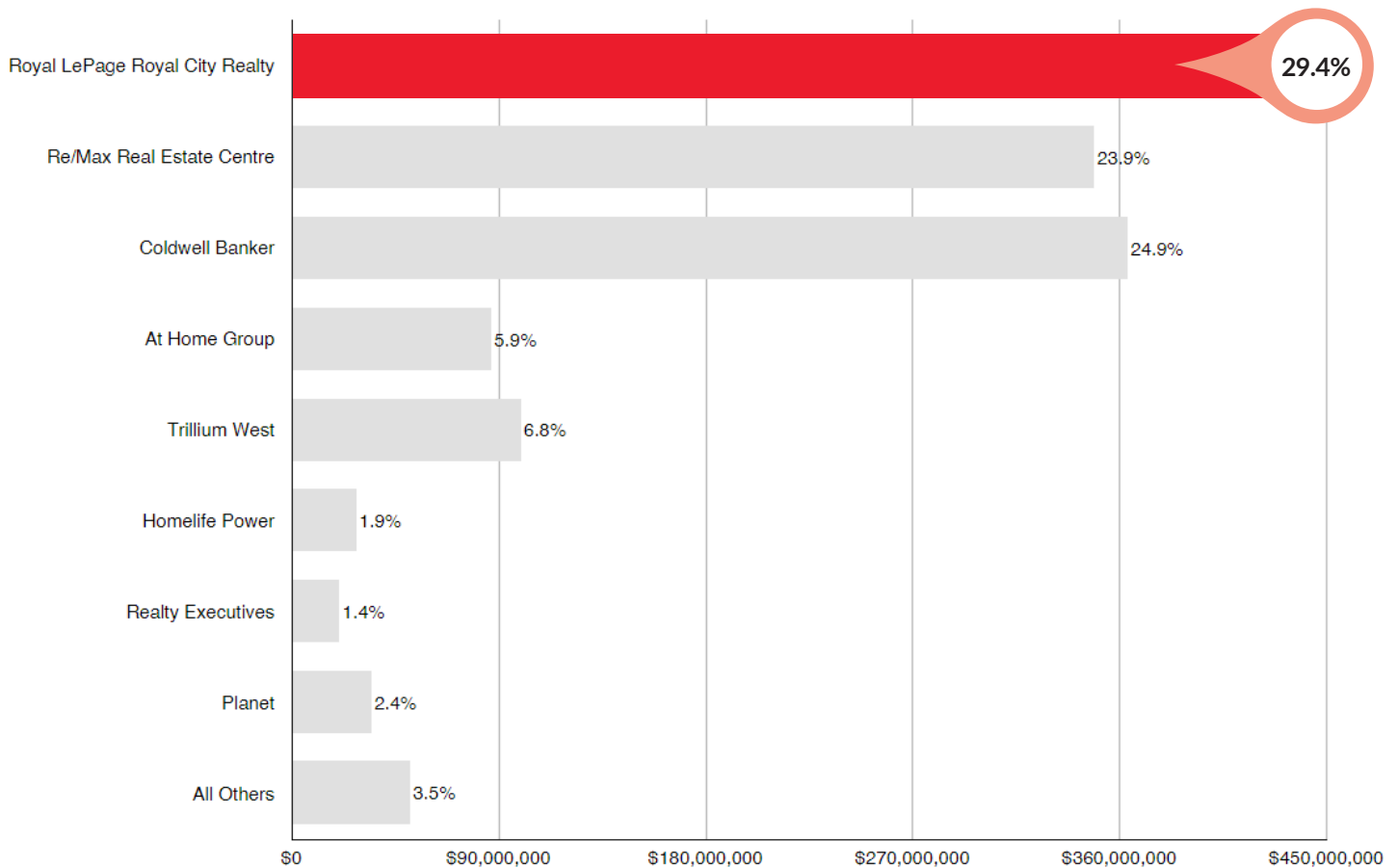
YTD Sales Volume	 <b>\$106,792,624</b> -8.23%	 <b>\$2,187,800</b> -69.9%	 <b>\$20,307,000</b> Up from \$0
YTD Unit Sales	 <b>75</b> -24.24%	 <b>3</b> -75%	 <b>4</b> Up from 0
YTD Average Sale Price	 <b>\$1,423,902</b> +21.14%	 <b>\$729,267</b> +20.4%	 <b>\$5,076,750</b> Up from \$0
June Sales Volume	 <b>\$15,583,000</b> -22.46%	 <b>\$0</b> Down from \$622,500	 <b>\$18,042,000</b> Up From \$0
June Unit Sales	 <b>10</b> -37.5%	 <b>0</b> Down from 1	 <b>2</b> Up from 0

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





# MARKET DOMINANCE

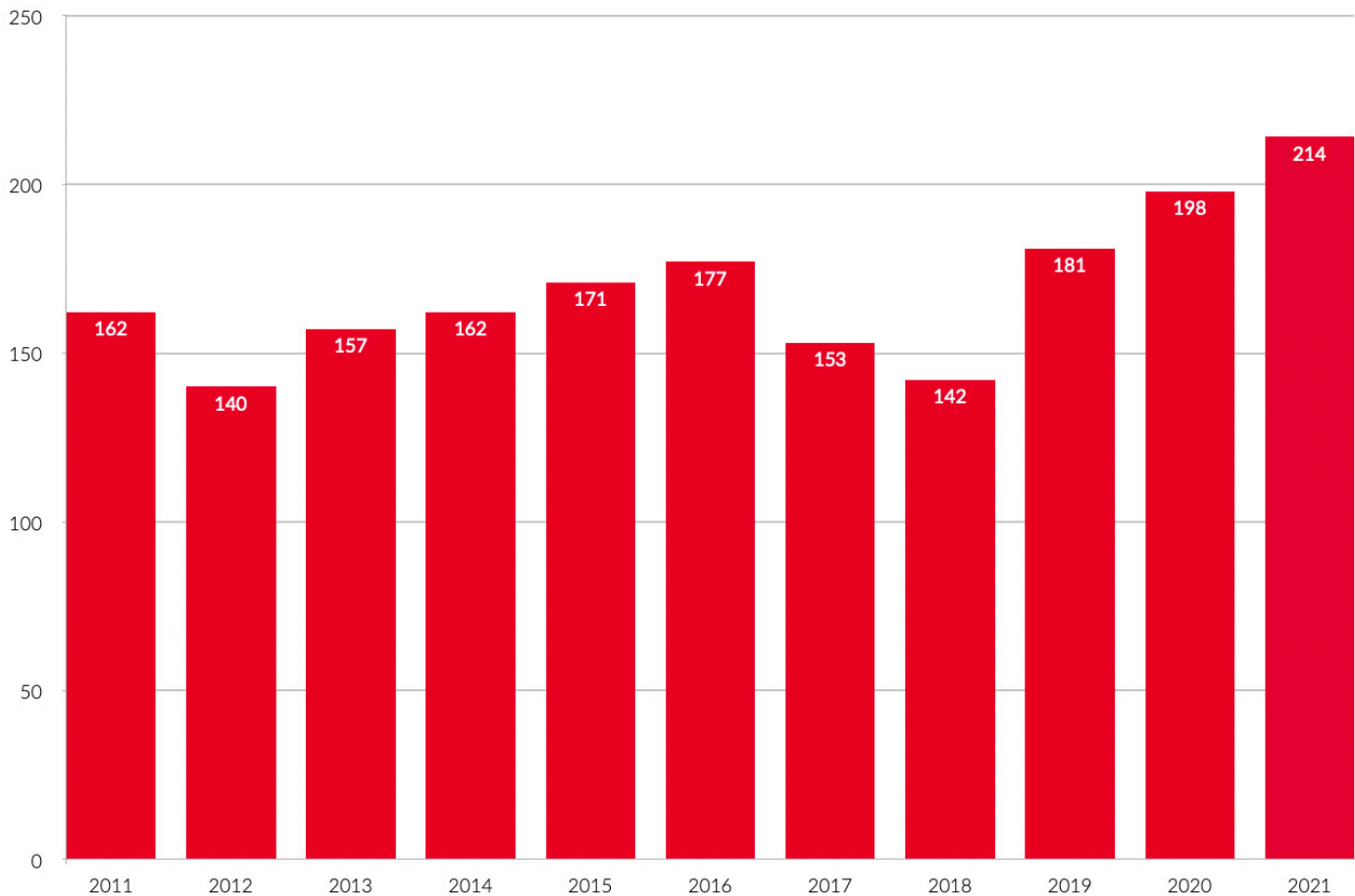


## Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies  
June 2022



# 10 YEAR MARKET ANALYSIS



Units Sold

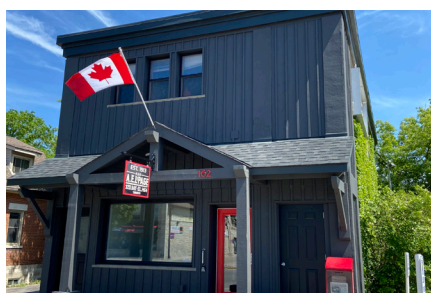


# OUR LOCATIONS



## 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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