



2023
MAY

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

SELLER'S MARKET

The City of Guelph real estate market continues to be a seller's market this month, as a lack of inventory pushes the market while keeping both unit sales and sales volumes low. Despite this, the average sales prices continue to rise consistently.



May year-over-year sales volume of \$176,409,250

Up 2.75% from 2022's \$171,686,287 with unit sales of 201 up 5.24% from last May's 191. New listings of 279 are down 31.78% from a year ago, with the sales/listing ratio of 72.04% up 25.34%.



Year-to-date sales volume of \$640,717,983

Down 36.34% from 2022's \$1,006,405,521 with unit sales of 800 down 23.66% from 2022's 1,048. New listings of 1,115 are down 35.29% from a year ago, with the sales/listing ratio of 71.75% up 10.92%.



Year-to-date average sale price of \$789,507

Down from \$959,277 one year ago with median sale price of \$738,500 down from \$913,750 one year ago. Average days-on-market of 19.6 is up 10.8 days from last year.

MAY NUMBERS

Median Sale Price

\$839,000

-1.28%

Average Sale Price

\$877,658

-2.36%

Sales Volume

\$176,409,250

+2.75%

Unit Sales

201

+5.24%

New Listings

279

-31.78%

Expired Listings

8

No Change

Unit Sales/Listings Ratio

72.04%

+25.34%

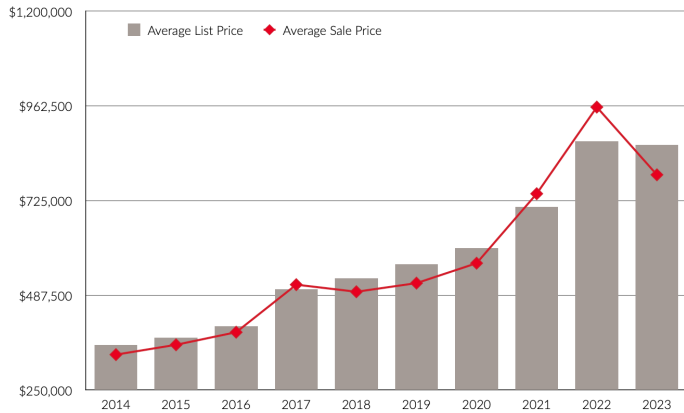
*Year-over-year comparison
(May 2023 vs. May 2022)*

THE MARKET IN DETAIL

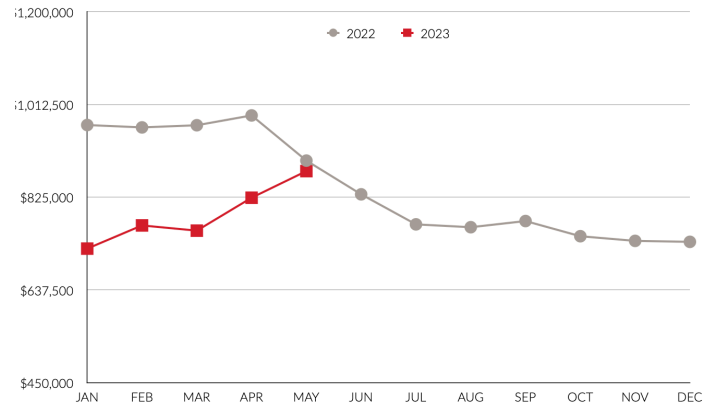
	2021	2022	2023	2022-2023
YTD Volume Sales	\$984,297,237	\$1,006,405,521	\$640,717,983	-36.34%
YTD Unit Sales	1,319	1,048	800	-23.66%
YTD New Listings	1,658	1,723	1,115	-35.29%
YTD Sales/Listings Ratio	78.55%	60.82%	71.75%	+10.92%
YTD Expired Listings	16	19	39	+105.26%
May Volume Sales	\$218,381,767	\$171,686,287	\$176,409,250	+2.75%
May Unit Sales	280	191	201	+5.24%
May New Listings	364	409	279	-31.78%
May Sales/Listings Ratio	76.92%	46.7%	72.04%	-25.34%
May Expired Listings	7	8	8	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200K-\$349K	11	3	1	-66.67%
YTD Sales: \$350K-\$549K	233	56	128	+128.57%
YTD Sales: \$550K-\$749K	528	198	242	+22.22%
YTD Sales: \$750K-\$999K	399	421	294	-30.17%
YTD Sales: \$1M+	147	370	135	-63.5%
YTD Average Days-On-Market	9.4	8.8	19.6	+122.73%
YTD Average Sale Price	\$742,101	\$959,277	\$789,507	-17.7%
YTD Median Sale Price	\$713,000	\$913,750	\$738,500	-19.18%

City of Guelph MLS Sales and Listing Summary
2021 vs. 2022 vs. 2023

AVERAGE SALE PRICE

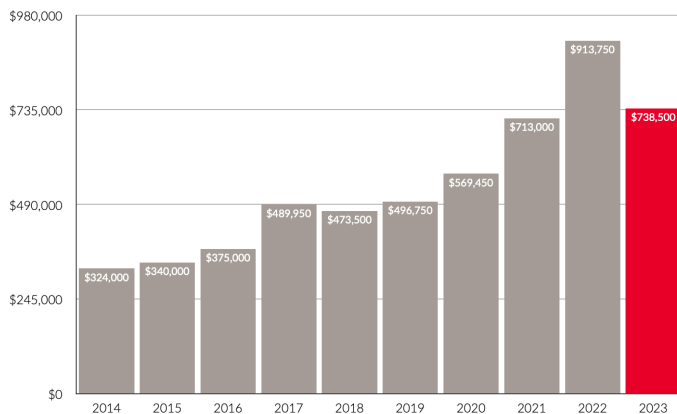


Year-Over-Year

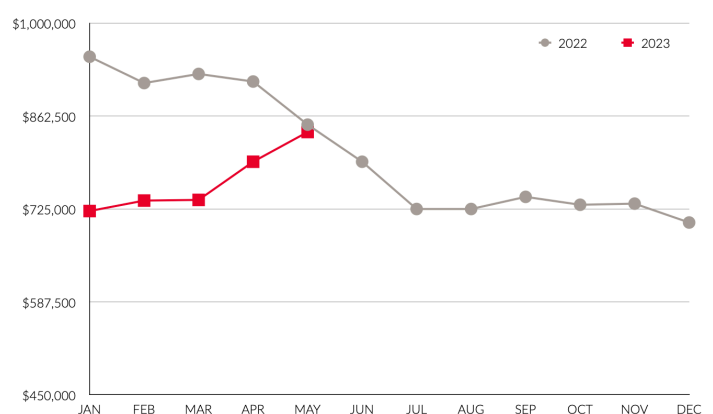


Month-Over-Month 2022 vs. 2023

MEDIAN SALE PRICE



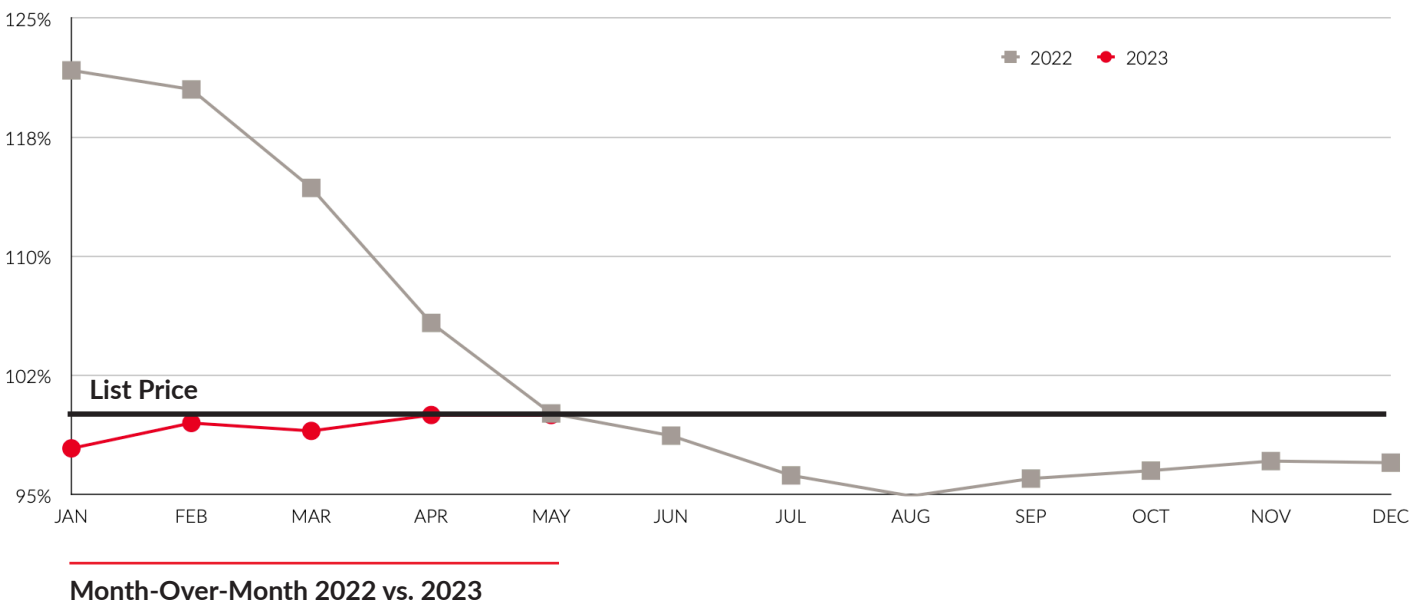
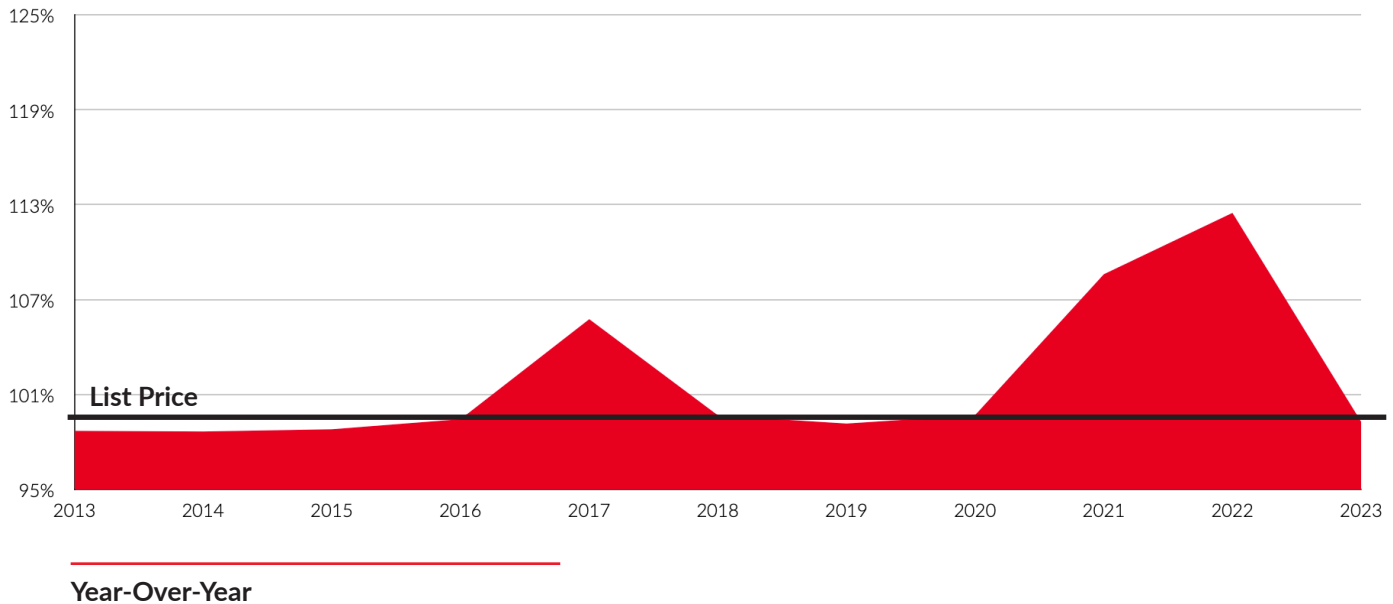
Year-Over-Year



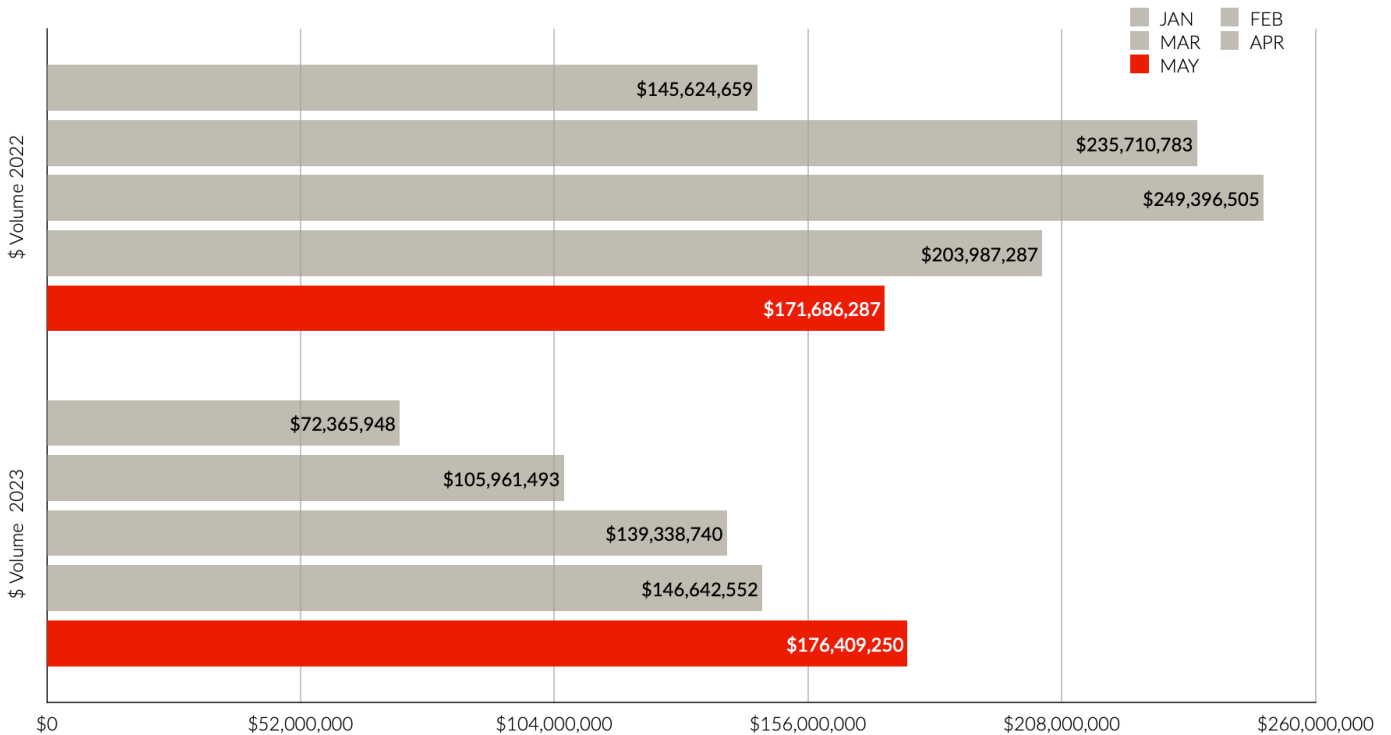
Month-Over-Month 2022 vs. 2023

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

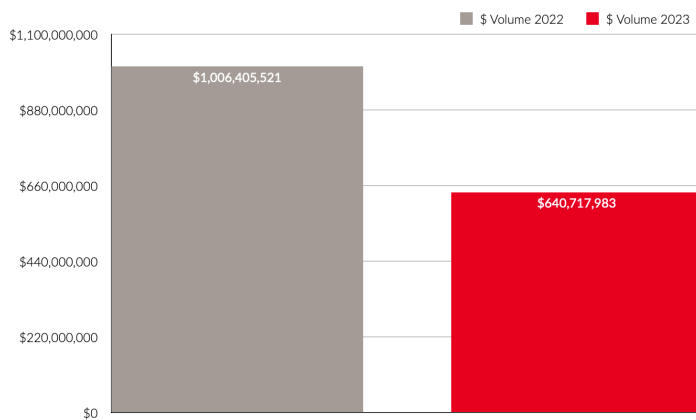
SALE PRICE VS. LIST PRICE RATIO



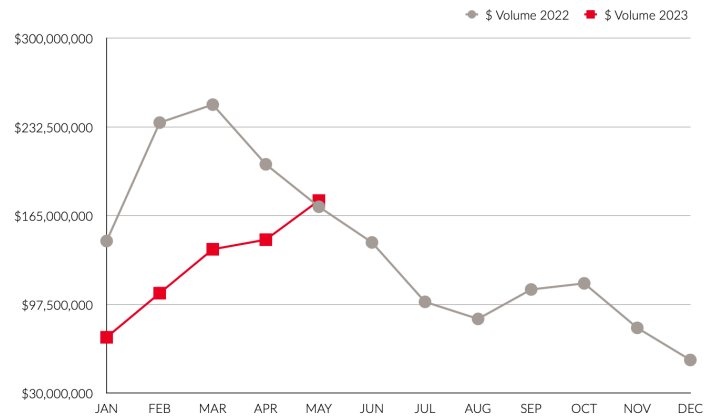
DOLLAR VOLUME SALES



Monthly Comparison 2022 vs. 2023

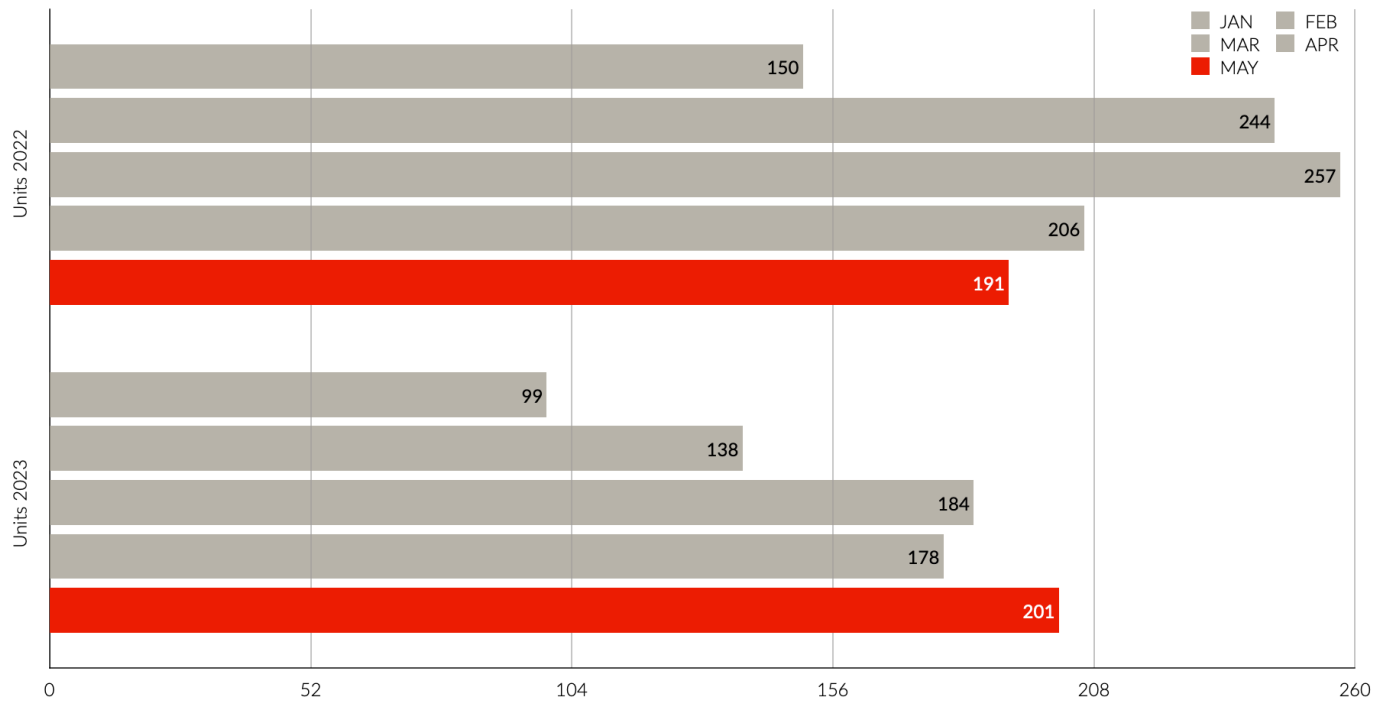


Yearly Totals 2022 vs. 2023

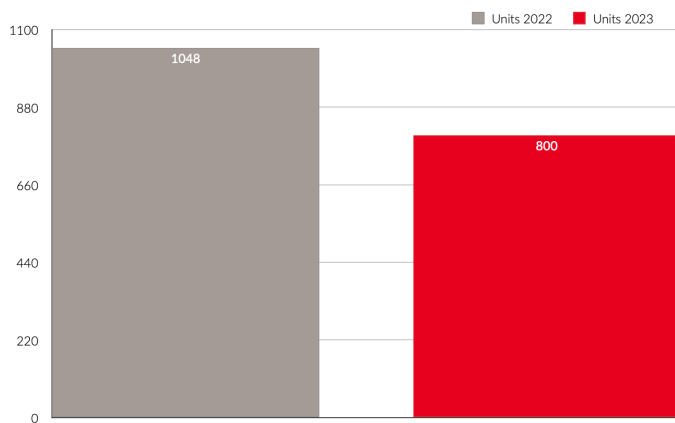


Month vs. Month 2022 vs. 2023

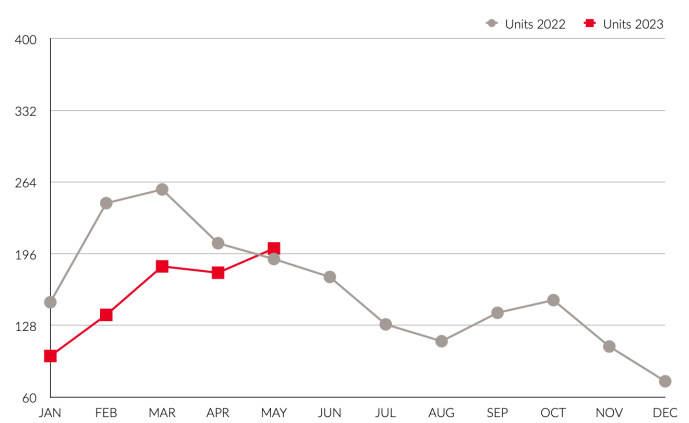
UNIT SALES



Monthly Comparison 2022 vs. 2023



Yearly Totals 2022 vs. 2023



Month vs. Month 2022 vs. 2023

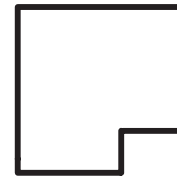
SALES BY TYPE


















FREEHOLD



CONDOMINIUM



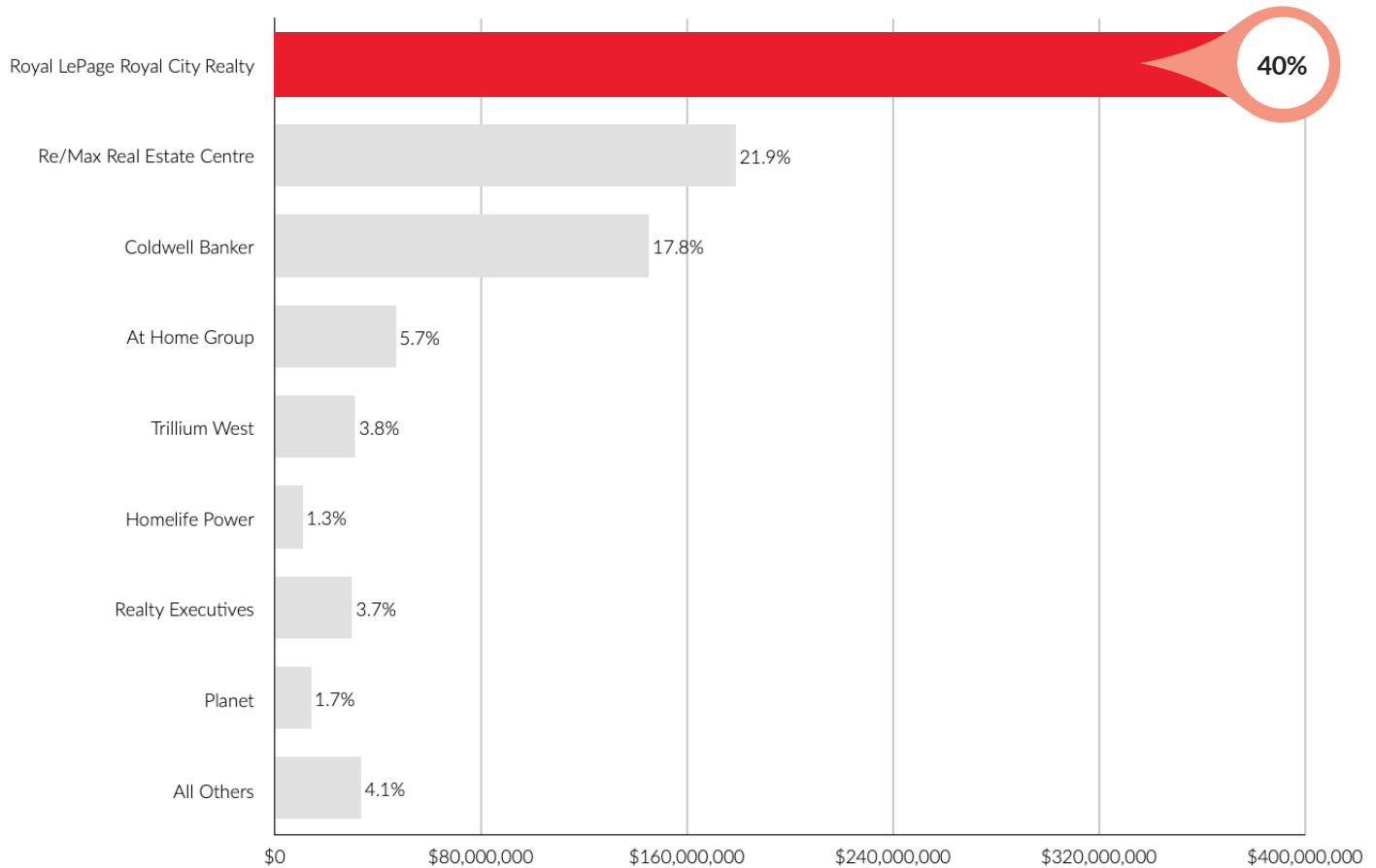
VACANT LAND

YTD Sales Volume	 \$444,294,045 -40.56%	 \$183,645,038 -24.28%	 \$6,249,000 +1,387.9%
YTD Unit Sales	 485 -29.91%	 300 -11.24%	 9 +800%
YTD Average Sale Price	 \$916,070 -15.19%	 \$612,150 -14.69%	 \$694,333 +65.3%
May Sales Volume	 \$130,879,873 -3.48%	 \$40,651,877 +21.7%	 \$1,650,000 Up from \$0
May Unit Sales	 130 -4.41%	 66 +24.53%	 1 Up from 0

Year-Over-Year Comparison (2023 vs. 2022)



MARKET DOMINANCE

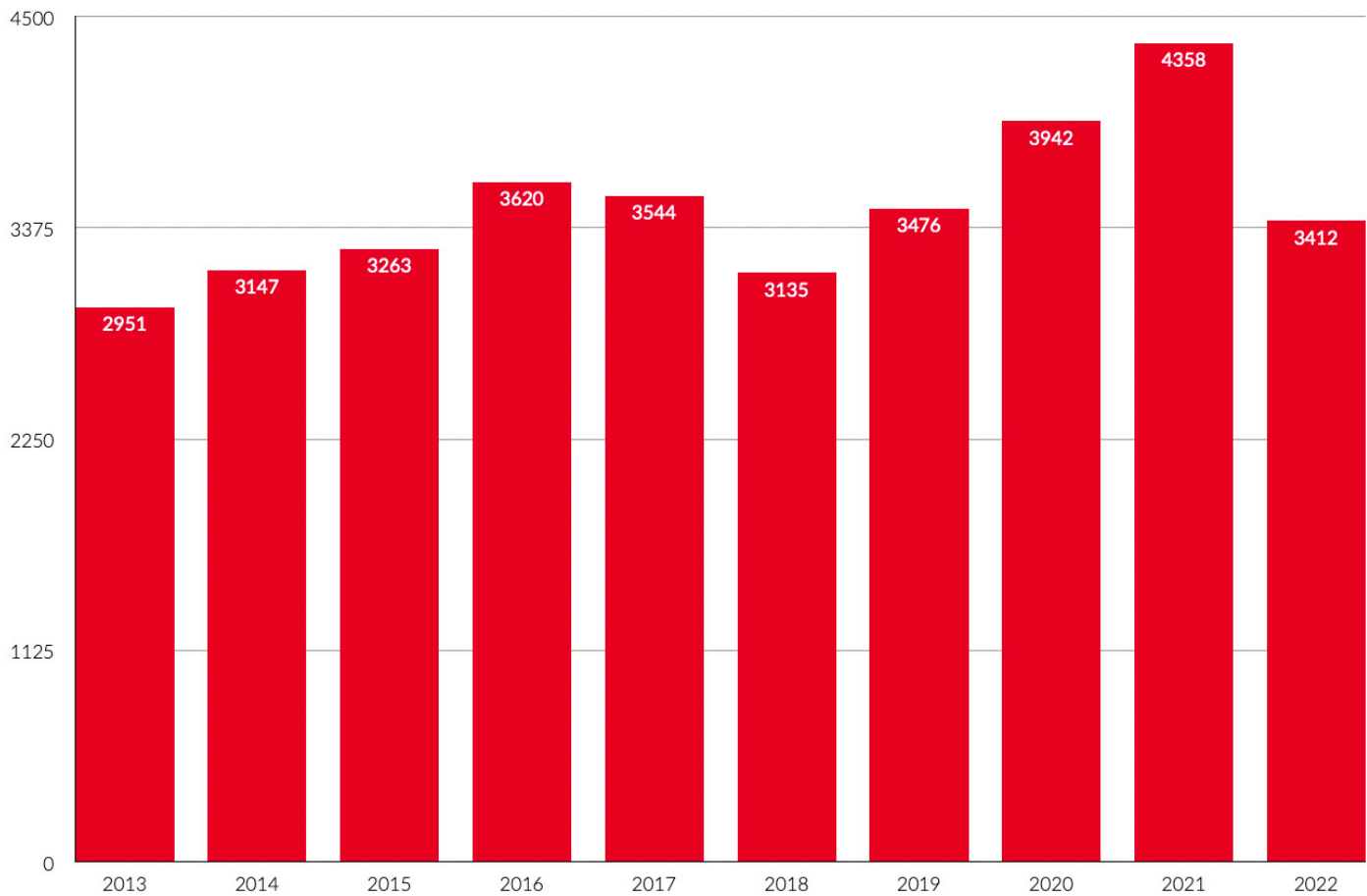


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
May 2023



10 YEAR MARKET ANALYSIS



Units Sold

NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of May. 1, 2023.

While deemed to be reliable, Royal LePage Royal City Realty assumes no responsibility for errors and omissions.



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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