



2023
MAY

GUELPH/ERAMOSA
Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

The real estate market in Guelph/Eramosa swings back into the high end of a balanced market this month due to the fluctuation in inventory. Both average and median sale prices have also been in a decline for the past few months. It is important to note that this market is smaller, and more prone of erratic change.



May year-over-year sales volume of \$16,424,400

Up 55.36% from 2022's \$10,572,000 with unit sales of 15 up 50% from last May's 10. New listings of 26 are down 21.21% from 2022, with the sales/listing ratio of 57.69% up from 30.3% in 2022.



Year-to-date sales volume of \$66,225,169

Down 29.93% from 2022's \$94,507,424 with unit sales of 56 down 18.84% from last May's 69. New listings of 93 are down 20.51% from a year ago, with the sales/listing ratio of 60.22% up 1.24%.



Year-to-date average sale price of \$1,156,971

Down from \$1,384,392 one year ago with median sale price of \$1,035,500 down from \$1,221,000 one year ago. Average days-on-market of 35.6 is up 12.8 days from last year.

MAY NUMBERS

Median Sale Price

\$960,000

-13.4%

Average Sale Price

\$1,094,960

+3.57%

Sales Volume

\$16,424,400

+55.36%

Unit Sales

15

+50%

New Listings

26

-21.21%

Expired Listings

0

Down from 2

Unit Sales/Listings Ratio

57.69%

+27.39%

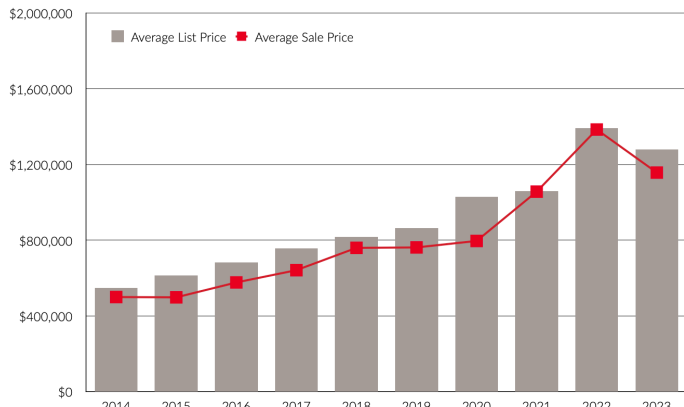
*Year-over-year comparison
(May 2023 vs. May 2022)*

THE MARKET IN DETAIL

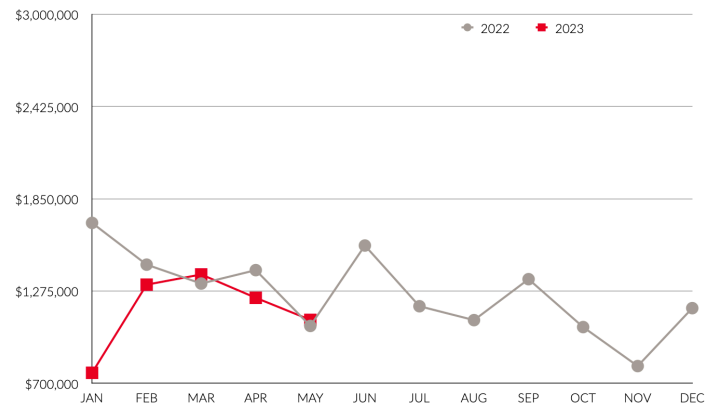
	2021	2022	2023	2022-2023
YTD Volume Sales	\$101,215,118	\$94,507,424	\$66,225,169	-29.93%
YTD Unit Sales	93	69	56	-18.84%
YTD New Listings	120	117	93	-20.51%
YTD Sales/Listings Ratio	77.5%	58.97%	60.22%	+1.24%
YTD Expired Listings	2	3	6	+100%
May Volume Sales	\$19,507,999	\$10,572,000	\$16,424,400	+55.36%
May Unit Sales	17	10	15	+50%
May New Listings	22	33	26	-21.21%
May Sales/Listings Ratio	77.27%	30.3%	57.69%	+27.39%
May Expired Listings	1	2	0	Down from 2
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200K-\$349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	4	0	4	Up from 0
YTD Sales: \$550K-\$749K	10	3	5	+66.67%
YTD Sales: \$750K-\$999K	27	13	15	+15.38%
YTD Sales: \$1M+	52	53	32	-39.62%
YTD Average Days-On-Market	11	22.8	35.6	+56.14%
YTD Average Sale Price	\$1,056,284	\$1,384,392	\$1,156,971	-16.43%
YTD Median Sale Price	\$1,000,000	\$1,221,000	\$1,035,500	-15.19%

Guelph/Eramosa MLS Sales and Listing Summary
2021 vs. 2022 vs. 2023

AVERAGE SALE PRICE

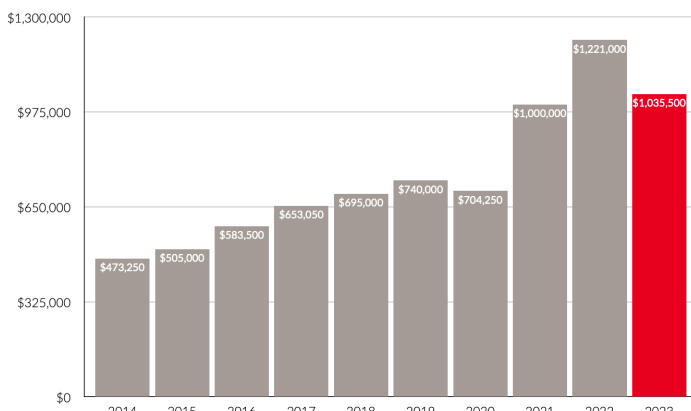


Year-Over-Year

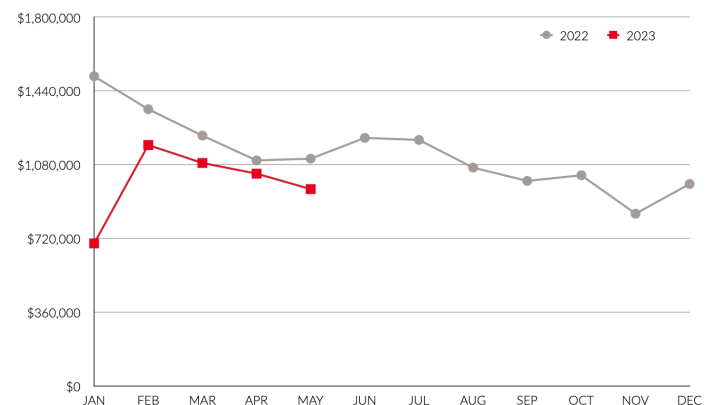


Month-Over-Month 2022 vs. 2023

MEDIAN SALE PRICE



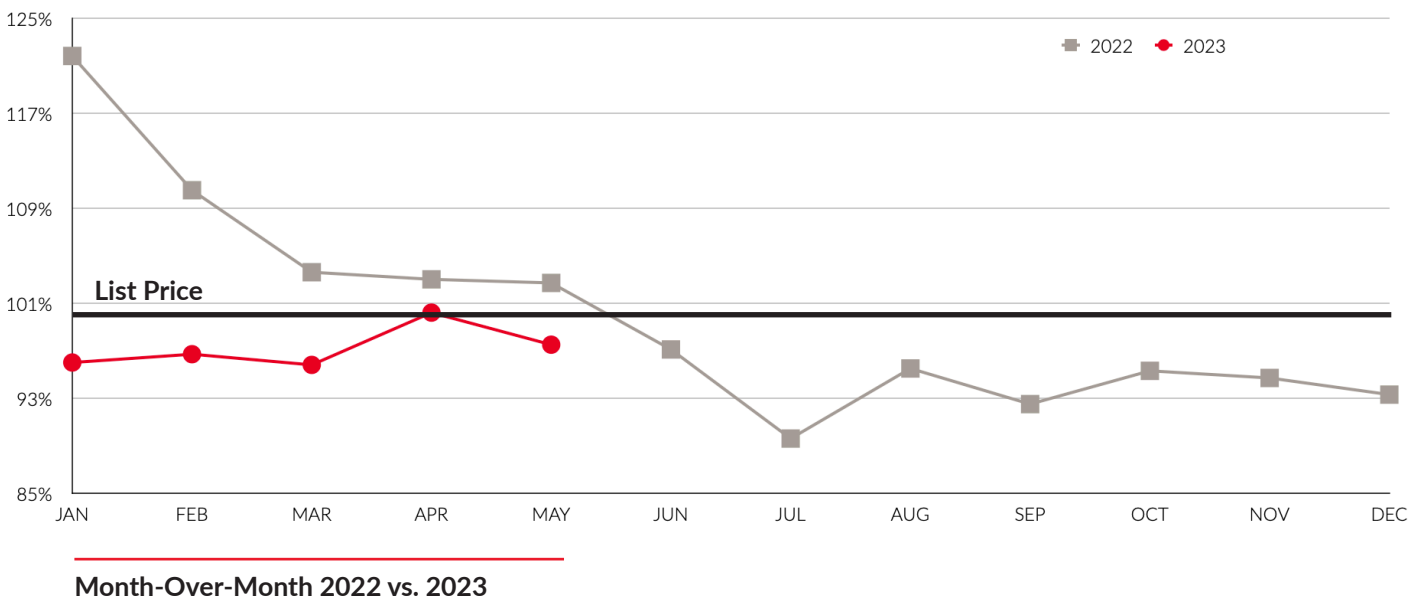
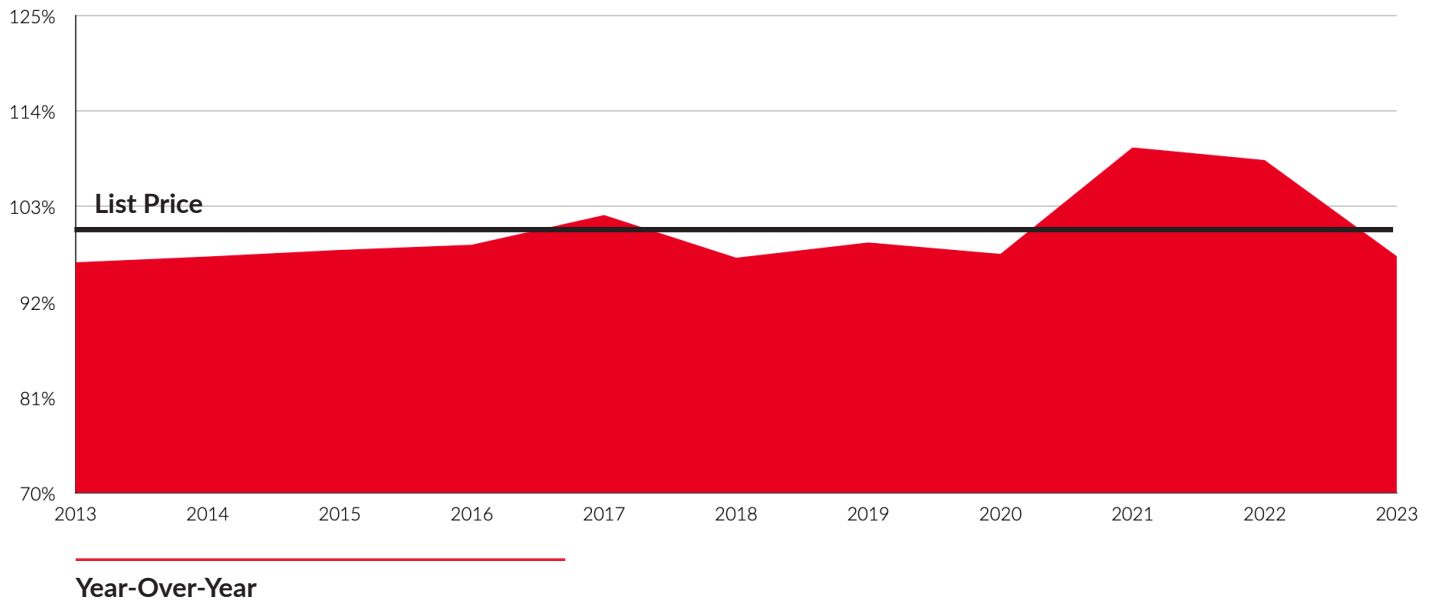
Year-Over-Year



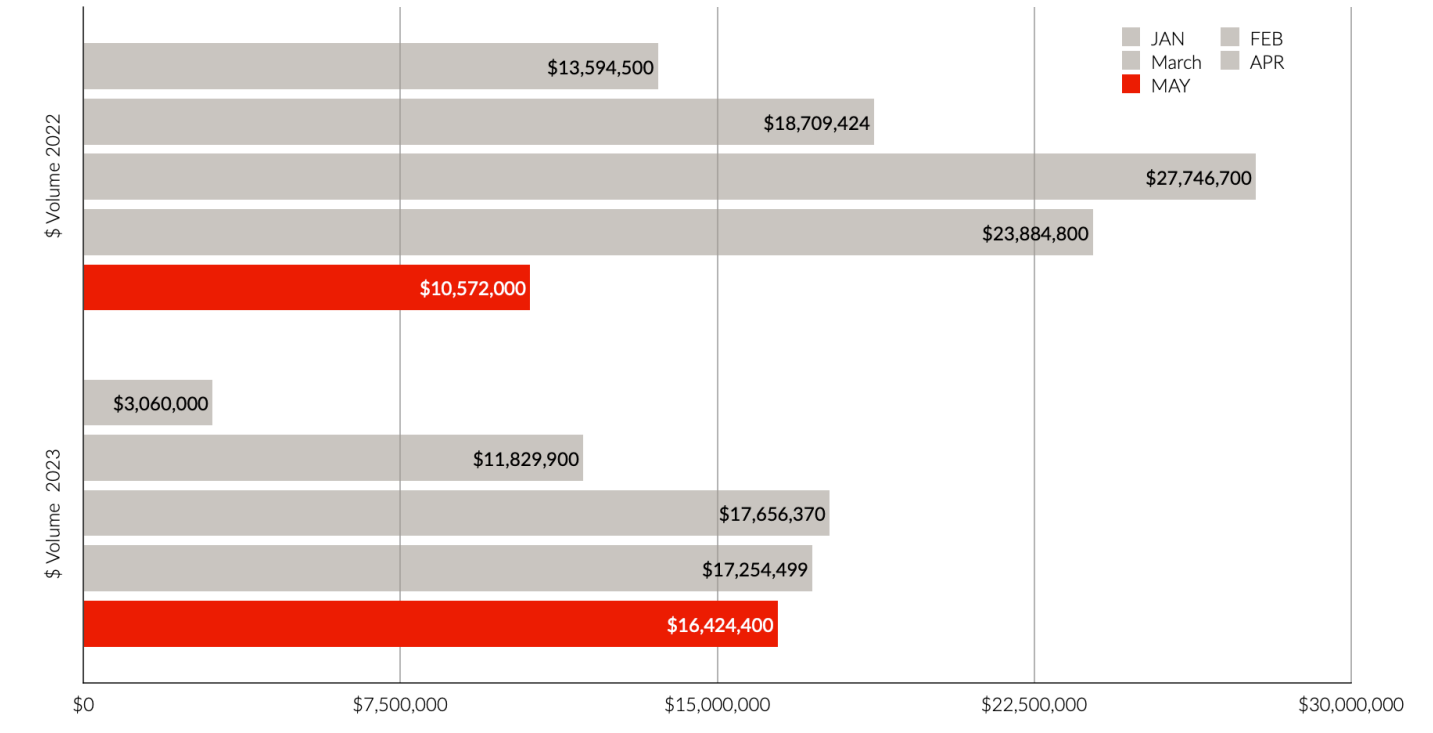
Month-Over-Month 2022 vs. 2023

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

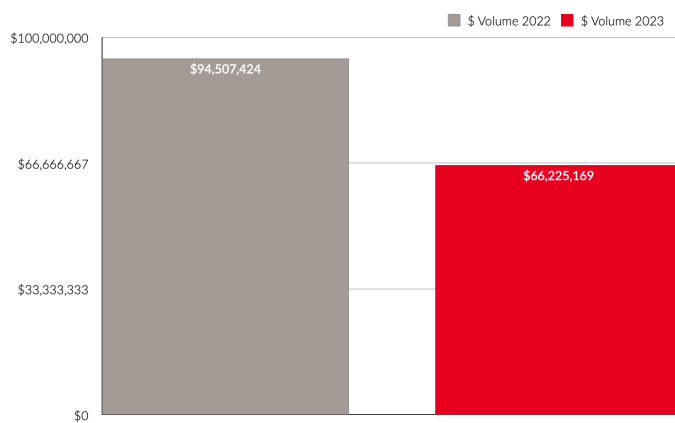
SALE PRICE VS. LIST PRICE RATIO



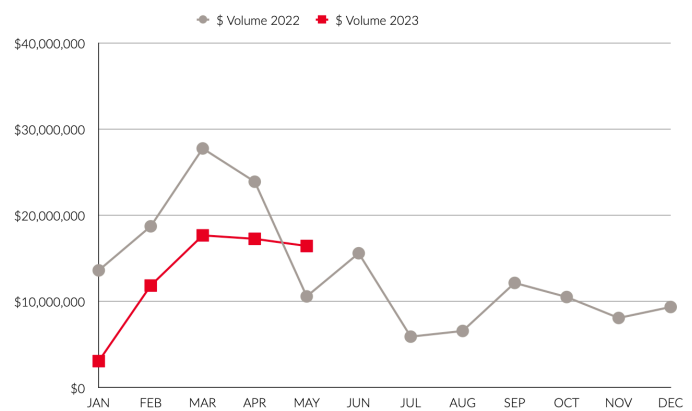
DOLLAR VOLUME SALES



Monthly Comparison 2022 vs. 2023

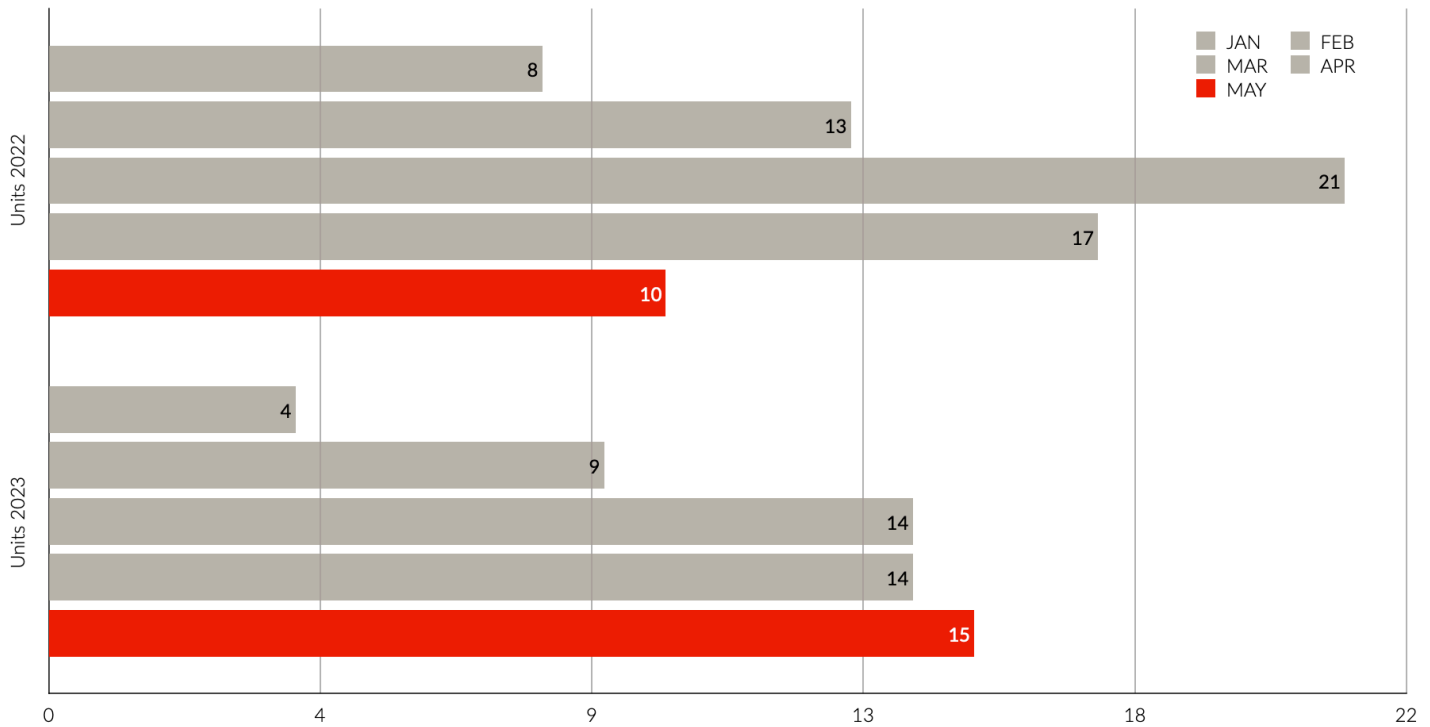


Yearly Totals 2022 vs. 2023

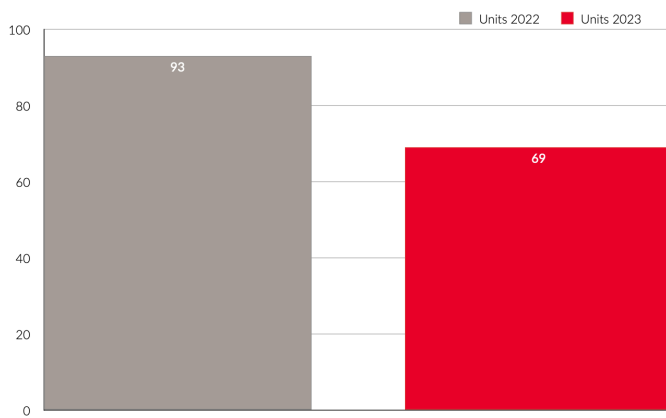


Month vs. Month 2022 vs. 2023

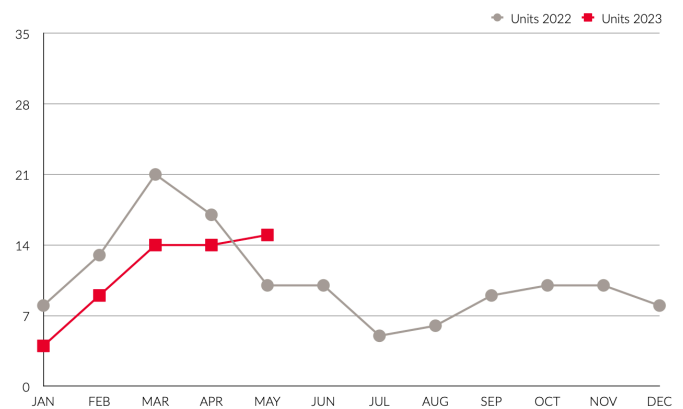
UNIT SALES



Monthly Comparison 2022 vs. 2023



Yearly Totals 2022 vs. 2023



Month vs. Month 2022 vs. 2023

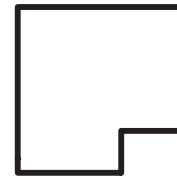
SALES BY TYPE


















FREEHOLD



CONDOMINIUM



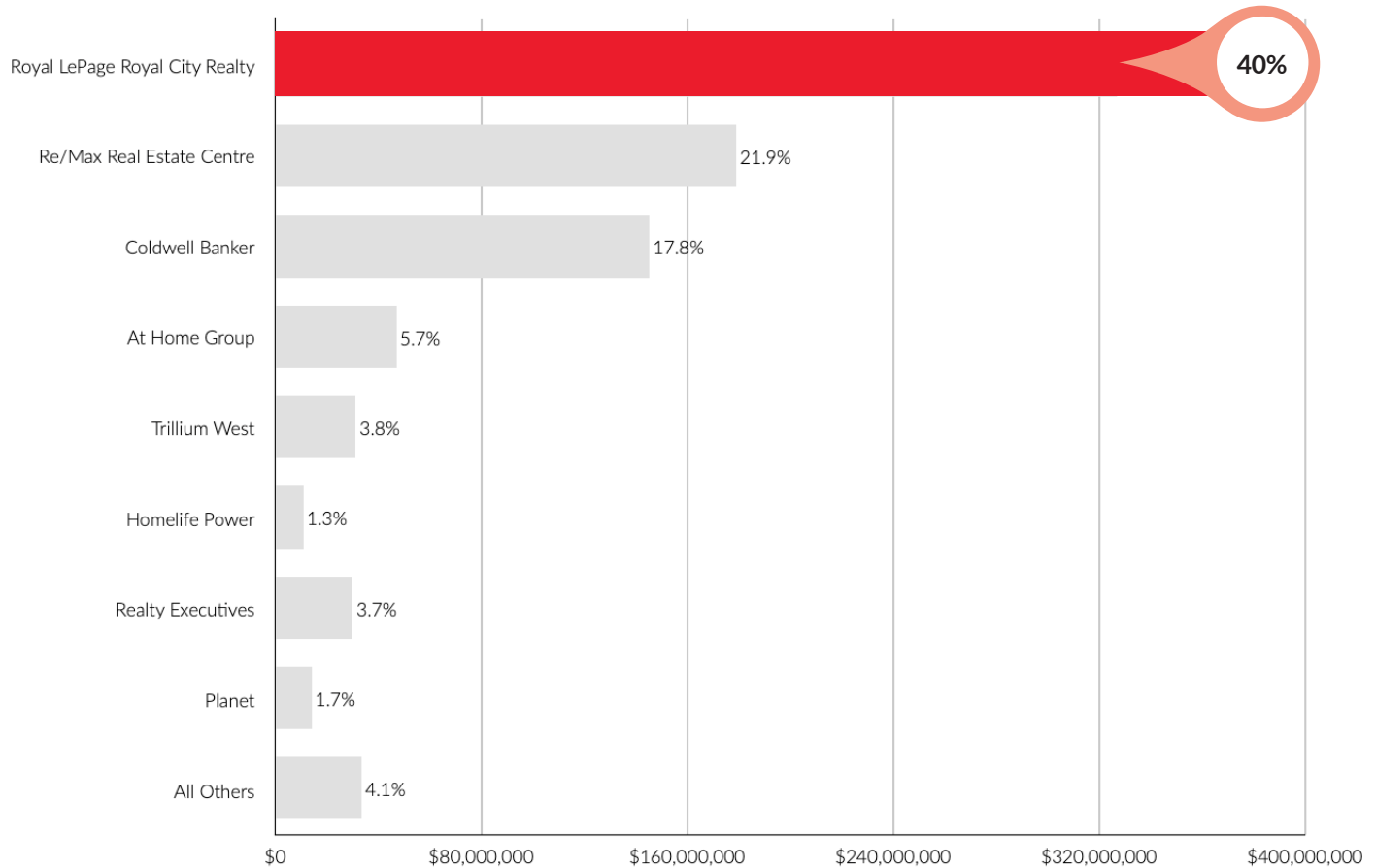
VACANT LAND

YTD Sales Volume	 \$60,600,769 -33.56%	 \$4,584,400 +109.54%	 \$5,000,000 -75.38%
YTD Unit Sales	 48 -26.15%	 7 +133.33%	 4 No Change
YTD Average Sale Price	 \$1,262,516 -10.03%	 \$654,914 -10.2%	 \$1,250,000 -75.38%
May Sales Volume	 \$14,889,900 +68.97%	 \$1,534,500 +136.08%	 \$0 Down from \$18,042,000
May Unit Sales	 13 +62.5%	 2 +100%	 0 Down from 2

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



MARKET DOMINANCE

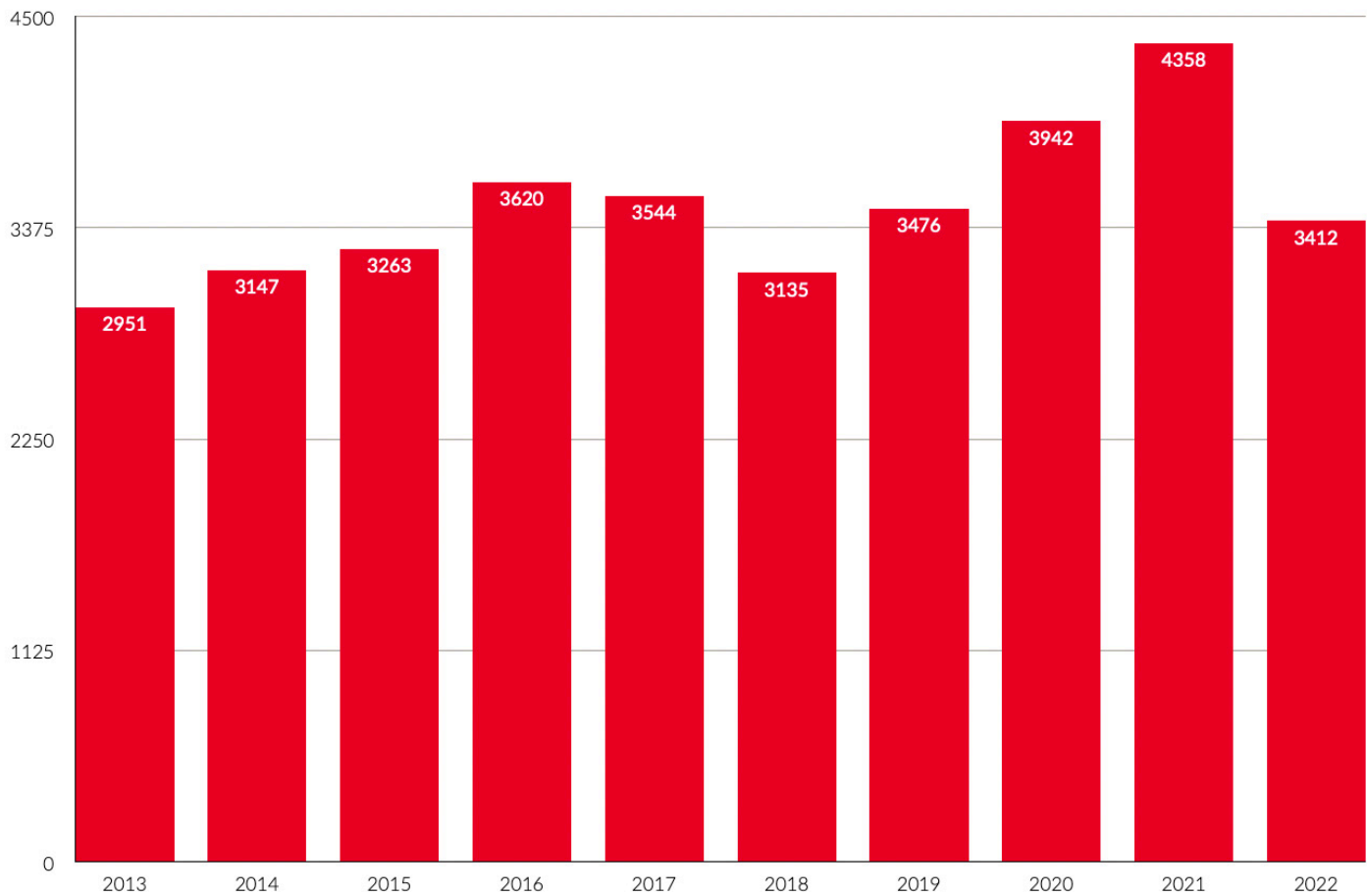


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
May 2023



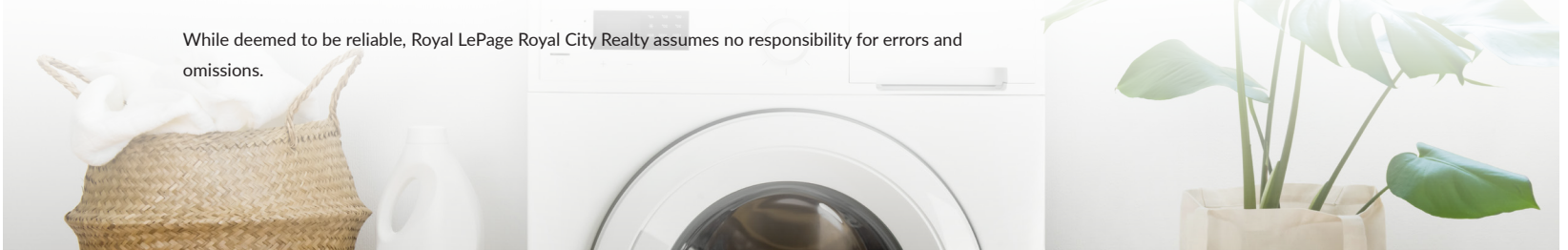
10 YEAR MARKET ANALYSIS



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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