



2023 NOVEMBER

CENTRE WELLINGTON Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

Centre Wellington remains a balanced market this month due to a another small rise in inventory, and a decrease in sales. This month has also seen many more expired listings than last November. Average and median sale prices have also dropped below where they were this time last year, showing that this market may remain balanced for a while longer.



November year-over-year sales volume of \$19,850,900

Down 16.59% from 2022's \$23,800,400 with unit sales of 23 down 25.81% from last November's 31. New listings of 67 are up 36.73% from a year ago, with the sales/listing ratio of 34.33% down 28.94%.



Year-to-date sales volume of \$363,549,246

Down 9.19% from 2022's \$400,328,343 with unit sales of 420 are down 0.71% from last year's 423. New listings of 793 are up 9.99% from a year ago, with the sales/listing ratio of 52.96% down 5.71%.



Year-to-date average sale price of \$859,409

Down from \$960,642 one year ago with median sale price of \$799,999 down from \$925,000 one year ago. Average days-on-market of 29.45 is up 5.9 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$727,500

-1.68%

Average Sale Price

\$863,083

-9.32%

Sales Volume

\$19,850,900

-16.59%

Unit Sales

23

-25.81%

New Listings

67

+36.73%

Expired Listings

20

+122.22%

Unit Sales/Listings Ratio

34.33%

-28.94%

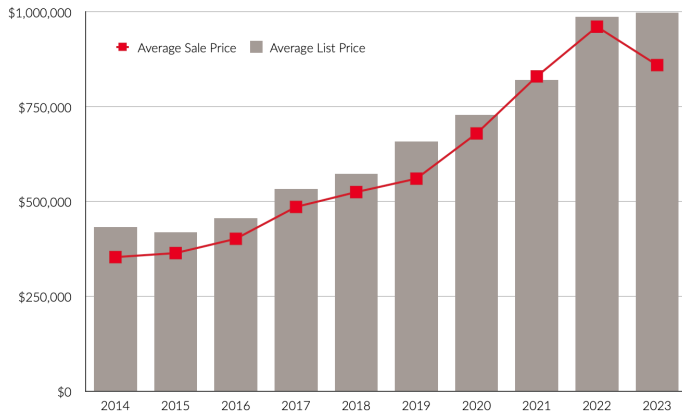
*Year-over-year comparison
(November 2023 vs. November 2022)*

THE MARKET IN DETAIL

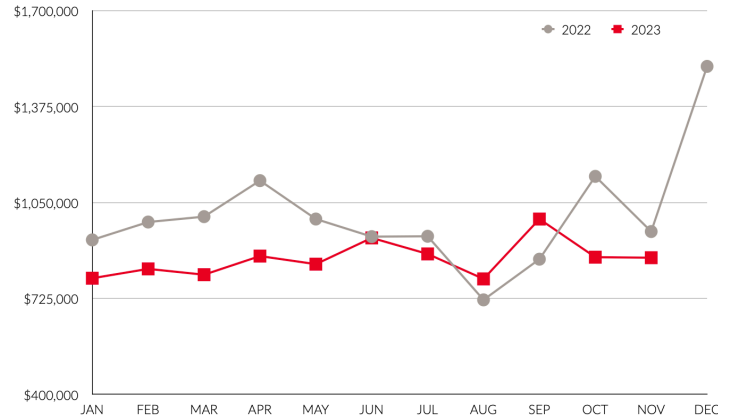
	2021	2022	2023	2022-2023
YTD Volume Sales	\$453,648,448	\$400,328,343	\$363,549,246	-9.19%
YTD Unit Sales	547	423	420	-0.71%
YTD New Listings	611	721	793	+9.99%
YTD Sales/Listings Ratio	89.53%	58.67%	52.96%	-5.71%
YTD Expired Listings	22	55	94	+70.91%
Monthly Volume Sales	\$24,340,500	\$23,800,400	\$19,850,900	-16.59%
Monthly Unit Sales	31	31	23	-25.81%
Monthly New Listings	32	49	67	+36.73%
Monthly Sales/Listings Ratio	96.88%	63.27%	34.33%	-28.94%
Monthly Expired Listings	1	9	20	+122.22%
YTD Sales: \$0-\$199K	14	7	7	No Change
YTD Sales: \$200k-349K	4	8	5	-37.5%
YTD Sales: \$350K-\$549K	48	20	29	+45%
YTD Sales: \$550K-\$749K	182	85	132	+55.29%
YTD Sales: \$750K-\$999K	175	141	153	+8.51%
YTD Sales: \$1M+	122	162	94	-41.98%
YTD Average Days-On-Market	15.36	23.55	29.45	+25.1%
YTD Average Sale Price	\$829,576	\$960,642	\$859,409	-10.54%
YTD Median Sale Price	\$766,000	\$925,000	\$799,999	-13.51%

Centre Wellington MLS Sales and Listing Summary
2021 vs. 2022 vs. 2023

AVERAGE SALE PRICE

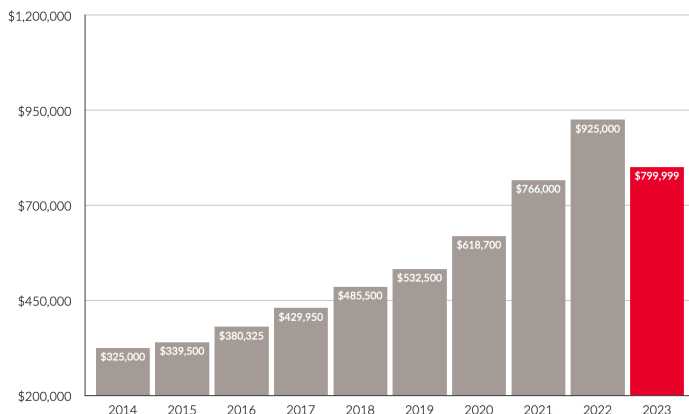


Year-Over-Year

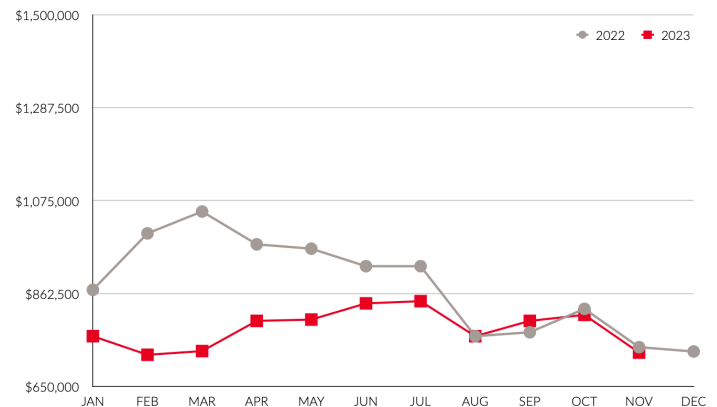


Month-Over-Month 2022 vs. 2023

MEDIAN SALE PRICE



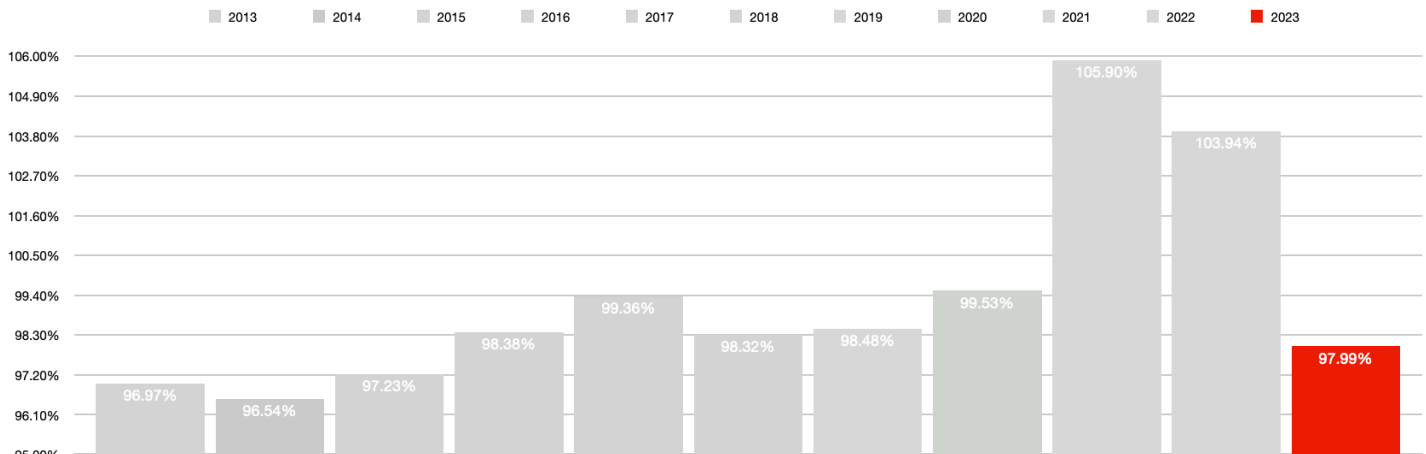
Year-Over-Year



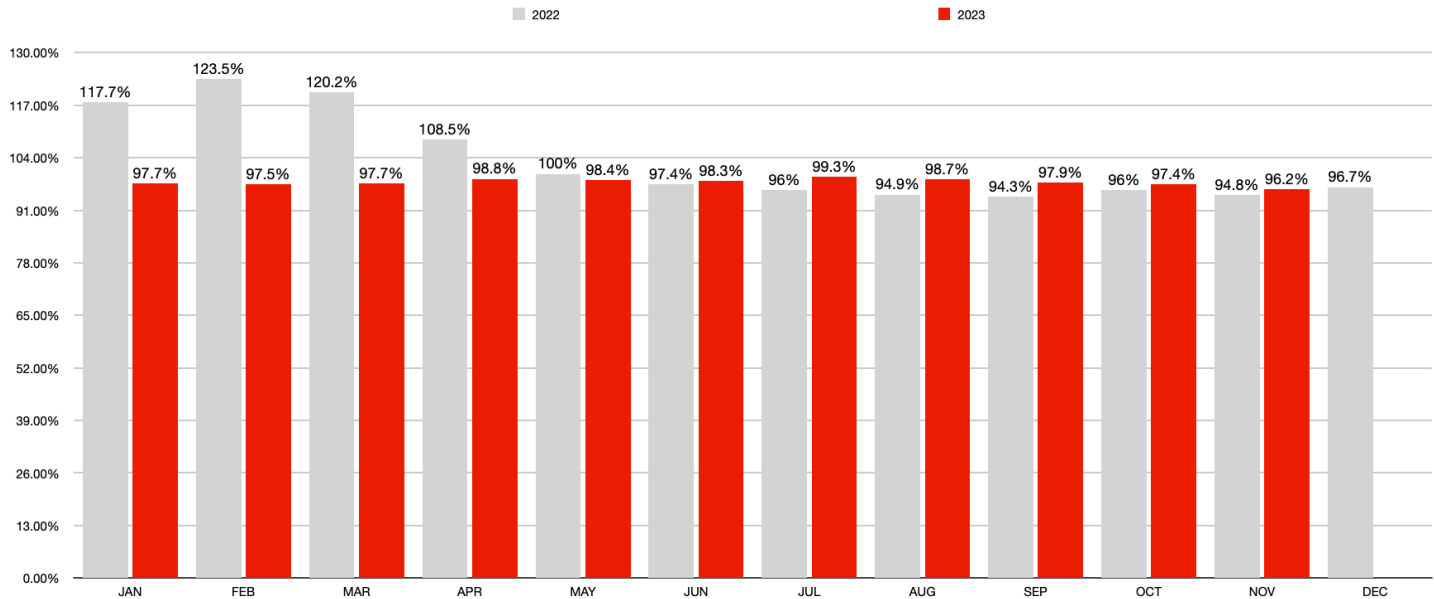
Month-Over-Month 2022 vs. 2023

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

SALE PRICE VS. LIST PRICE RATIO

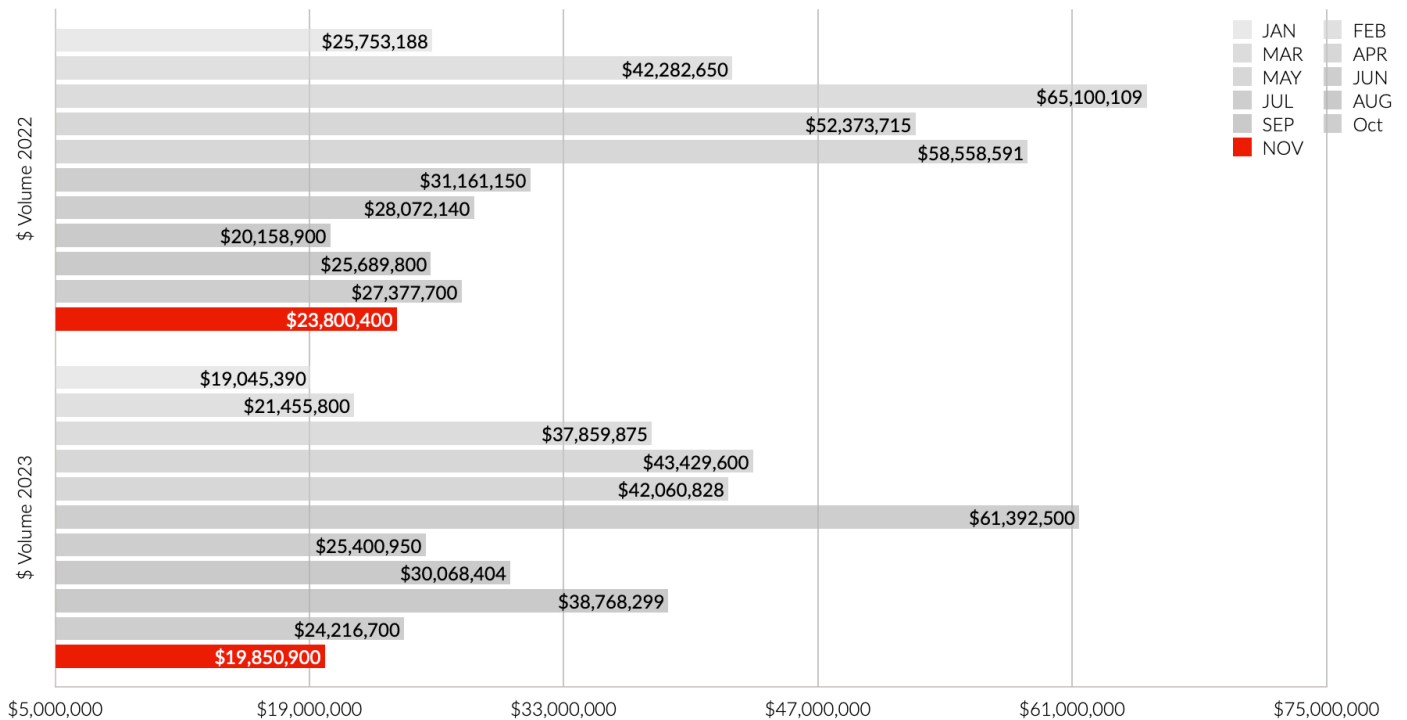


Year-Over-Year

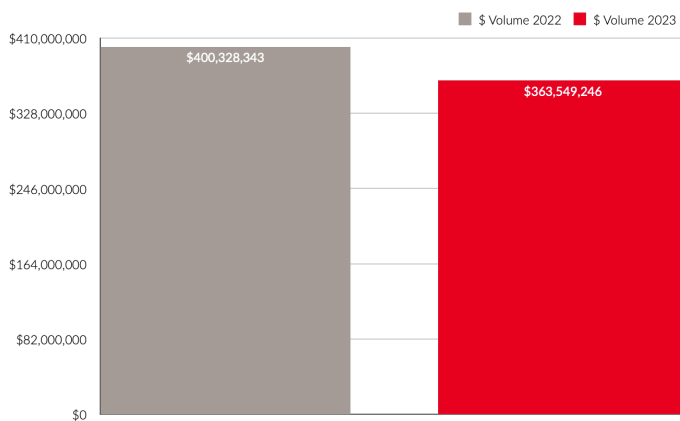


Month-Over-Month 2022 vs. 2023

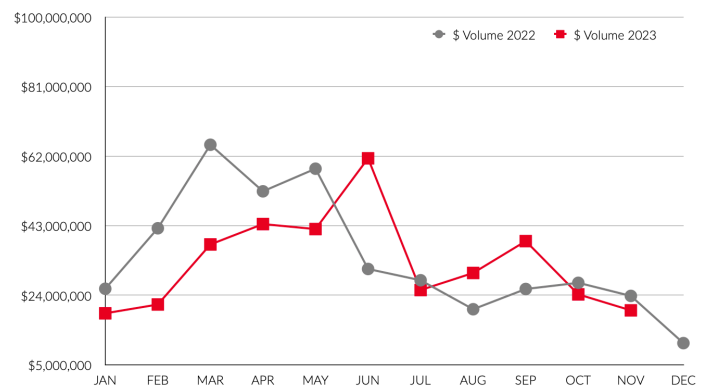
DOLLAR VOLUME SALES



Monthly Comparison 2022 vs. 2023

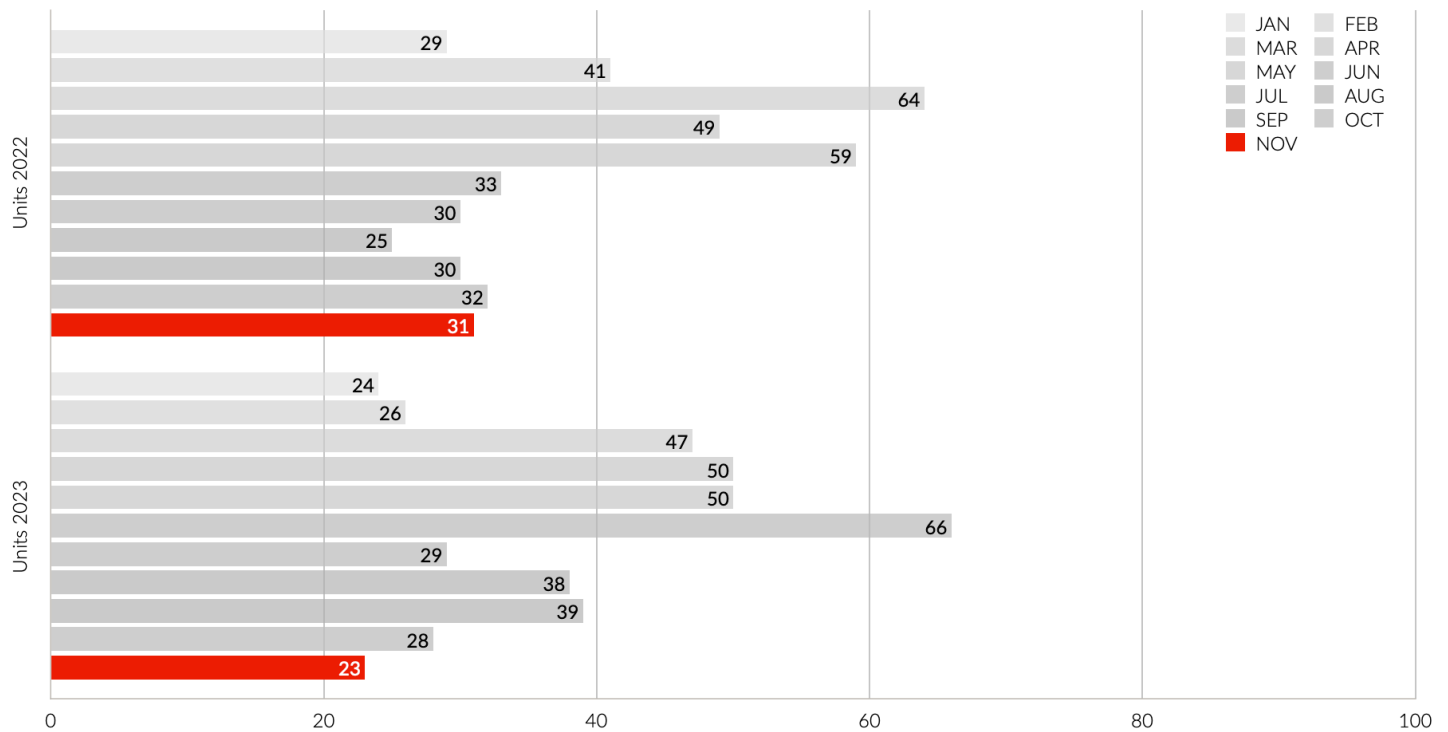


Yearly Totals 2022 vs. 2023

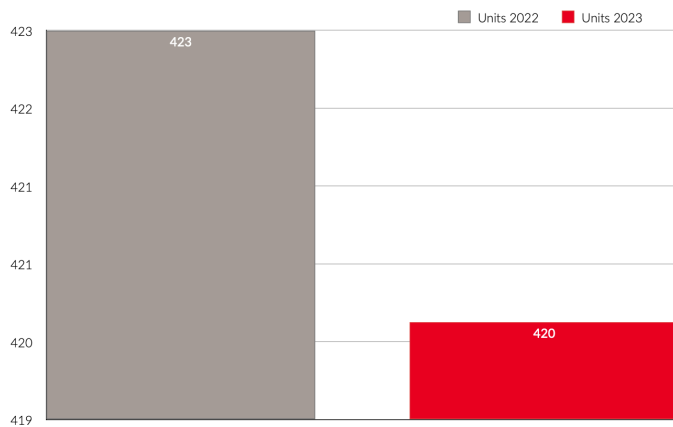


Month vs. Month 2022 vs. 2023

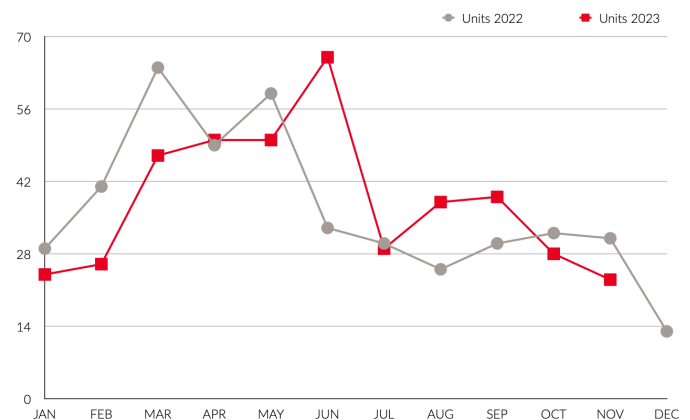
UNIT SALES



Monthly Comparison 2022 vs. 2023



Yearly Totals 2022 vs. 2023



Month vs. Month 2022 vs. 2023

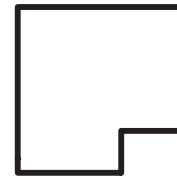
SALES BY TYPE


















FREEHOLD



CONDOMINIUM



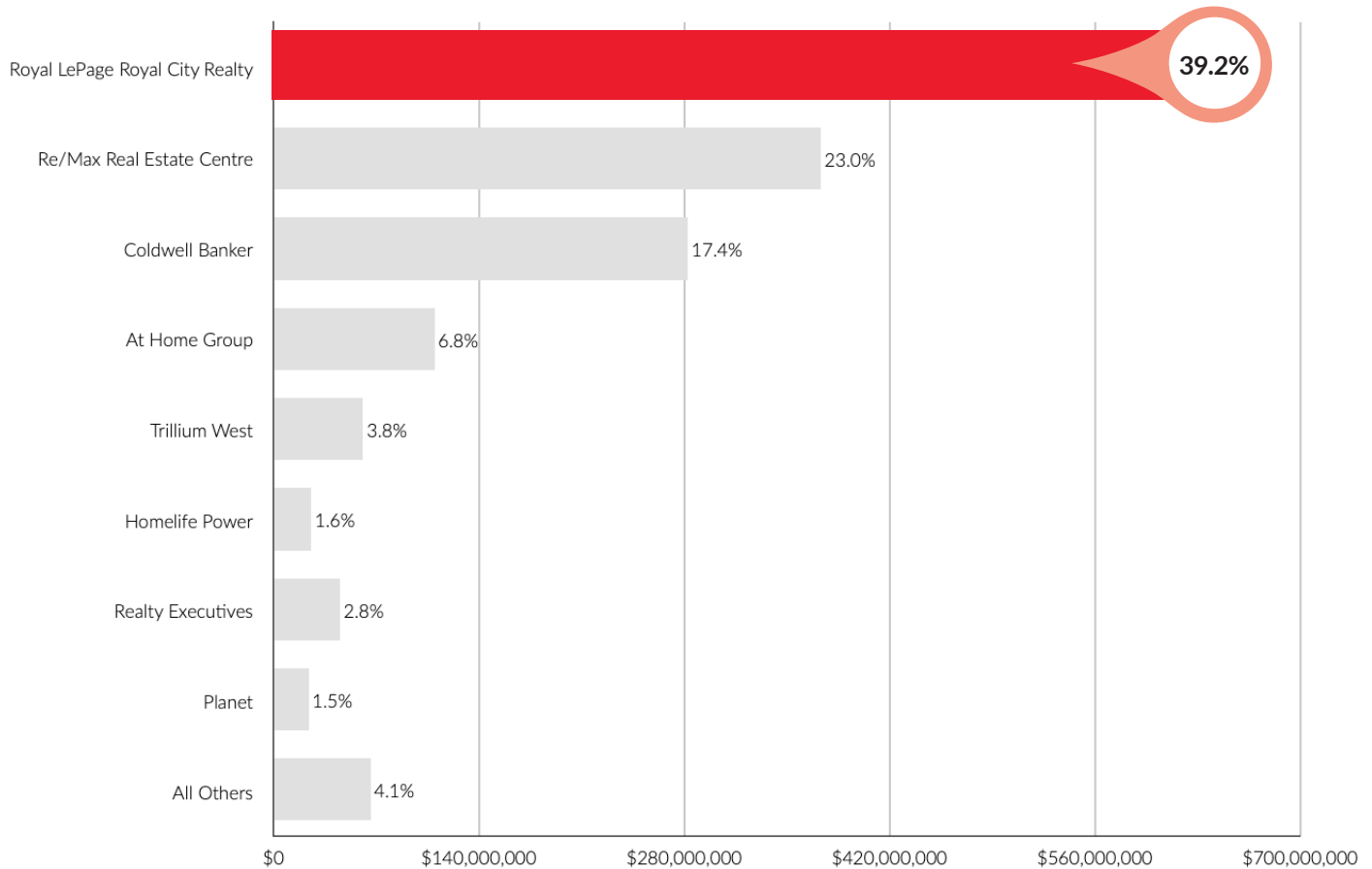
VACANT LAND

YTD Sales Volume	 \$320,089,162 +4.67%	 \$32,386,584 +23.87%	 \$1,657,500 -88.2%
YTD Unit Sales	 316 +7.48%	 49 +25.64%	 3 -57.14%
YTD Average Sale Price	 \$1,012,940 -2.62%	 \$660,951 -1.41%	 \$552,500 -72.47%
November Sales Volume	 \$19,850,900 +12.88%	 \$0 -100%	 \$0 -100%
November Unit Sales	 23 +9.52%	 0 -100%	 0 -100%

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



MARKET DOMINANCE

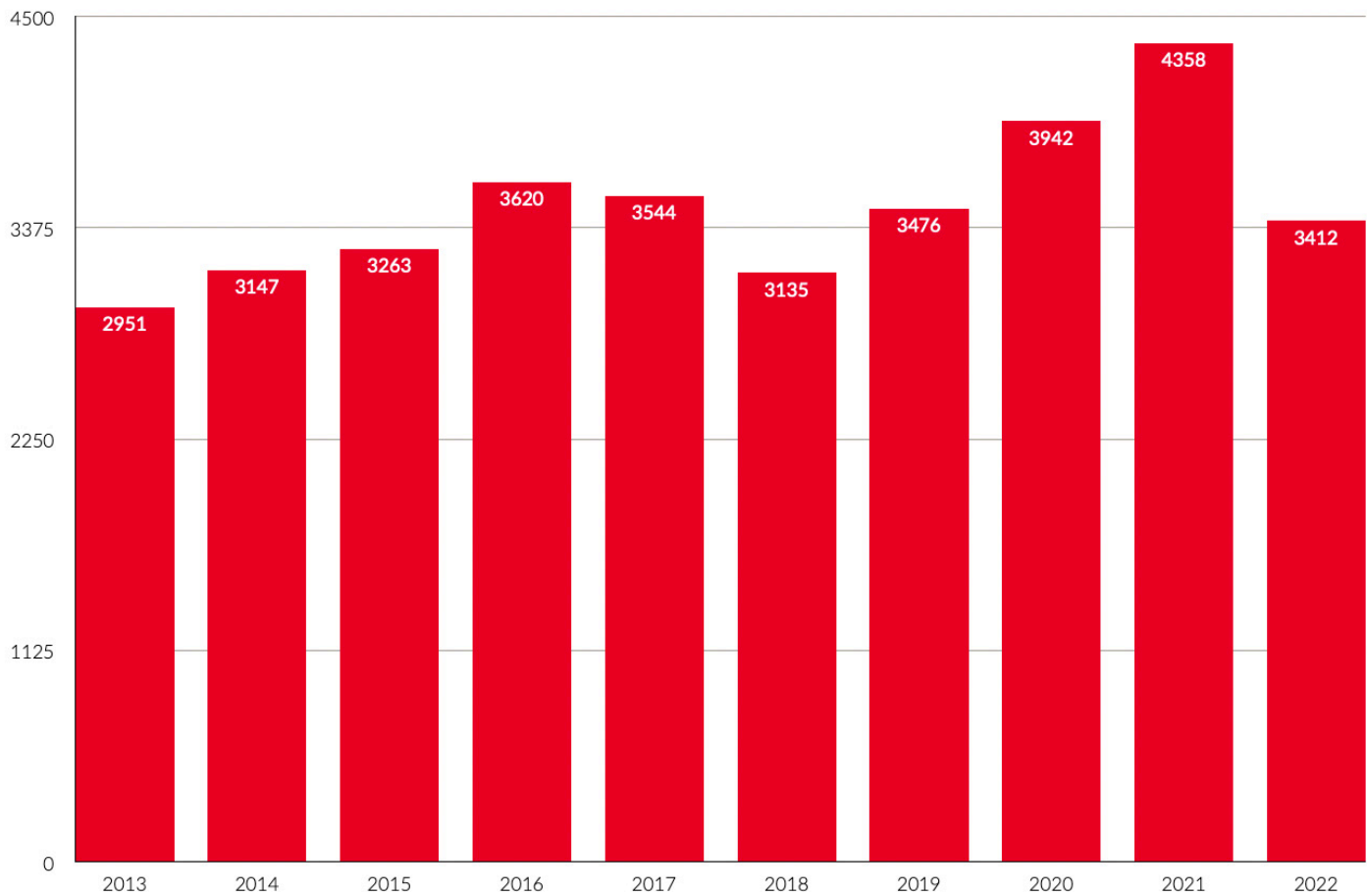


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
November 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 November. 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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