



# 2023 NOVEMBER

**GUELPH/ERAMOSA**

Real Estate Market Report



**ROYAL CITY REALTY**  
BROKERAGE

# OVERVIEW

## BALANCED MARKET

The real estate market in Guelph/Eramosa remains a balanced market this month due to the fluctuation in inventory. Monthly average and median sale prices are also higher than they were this time last year. It is important to note that this market is smaller, and more prone of erratic change.



**November year-over-year sales volume of \$7,865,300**

Down 2.54% from 2022's \$8,070,000 with unit sales of 7 down 30% from last November's 10. New listings of 17 are equal to those from 2022, with the sales/listing ratio of 41.18% down 17.65% in 2022.



**Year-to-date sales volume of \$139,896,723**

Down 8.72% from 2022's \$153,258,924 with unit sales of 125 up 5.04% from the 119 last year. New listings of 264 are up 4.76% from a year ago, with the sales/listing ratio of 47.35% up 0.13%.



**Year-to-date average sale price of \$1,11,429**

Down from \$1,269,028 one year ago with median sale price of \$968,950 down from \$1,108,500 one year ago. Average days-on-market of 30.27 is up 3.09 days from last year.

## NOVEMBER NUMBERS

Median Sale Price

**\$877,000**

+4.4%

Average Sale Price

**\$1,123,614**

+39.23%

Sales Volume

**\$7,865,300**

-2.54%

Unit Sales

**7**

-30%

New Listings

**17**

No Change

Expired Listings

**6**

+50%

Unit Sales/Listings Ratio

**41.18%**

-17.65%

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

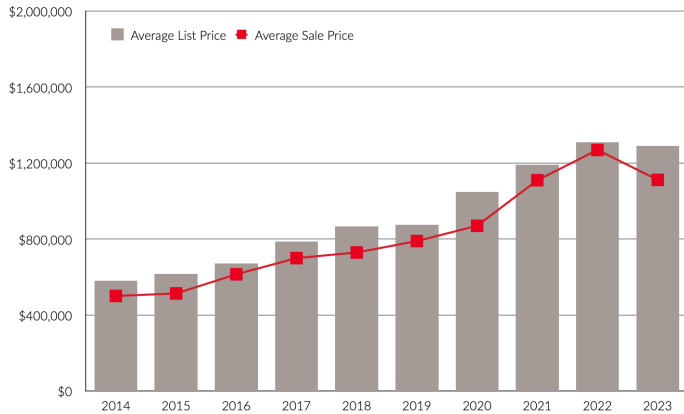


# THE MARKET IN DETAIL

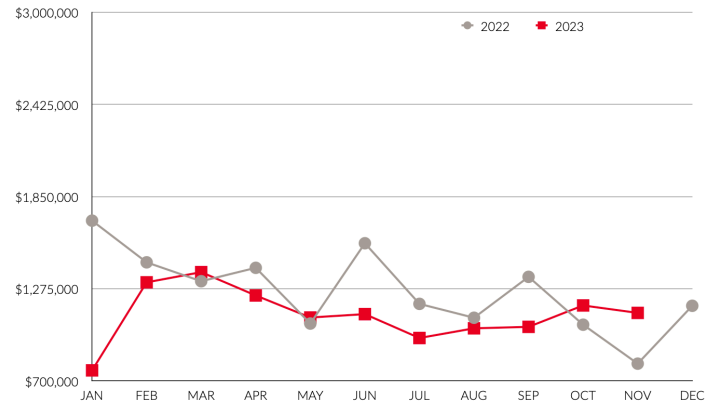
	2021	2022	2023	2022-2023
<b>YTD Volume Sales</b>	\$219,379,991	\$153,258,924	\$139,896,723	-8.72%
<b>YTD Unit Sales</b>	193	119	125	+5.04%
<b>YTD New Listings</b>	249	252	264	+4.76%
<b>YTD Sales/Listings Ratio</b>	77.51%	47.22%	47.35%	+0.13%
<b>YTD Expired Listings</b>	6	18	22	+22.22%
<b>Monthly Volume Sales</b>	\$22,084,544	\$8,070,000	\$7,865,300	-2.54%
<b>Monthly Unit Sales</b>	17	10	7	-30%
<b>Monthly New Listings</b>	18	17	17	No Change
<b>Monthly Sales/Listings Ratio</b>	94.44%	58.82%	41.18%	-17.65%
<b>Monthly Expired Listings</b>	2	4	6	+50%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	0	0	0	No Change
<b>YTD Sales: \$350K-\$549K</b>	6	2	6	+200%
<b>YTD Sales: \$550K-\$749K</b>	21	6	11	+83.33%
<b>YTD Sales: \$750K-\$999K</b>	52	30	43	+43.33%
<b>YTD Sales: \$1M+</b>	114	81	65	-19.75%
<b>YTD Average Days-On-Market</b>	14.64	27.18	30.27	+11.37%
<b>YTD Average Sale Price</b>	\$1,109,622	\$1,269,028	\$1,111,429	-12.42%
<b>YTD Median Sale Price</b>	\$1,100,000	\$1,108,500	\$968,950	-12.59%

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

# AVERAGE SALE PRICE

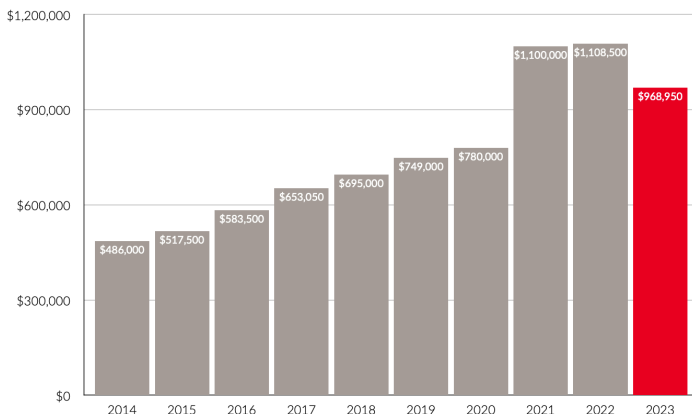


Year-Over-Year

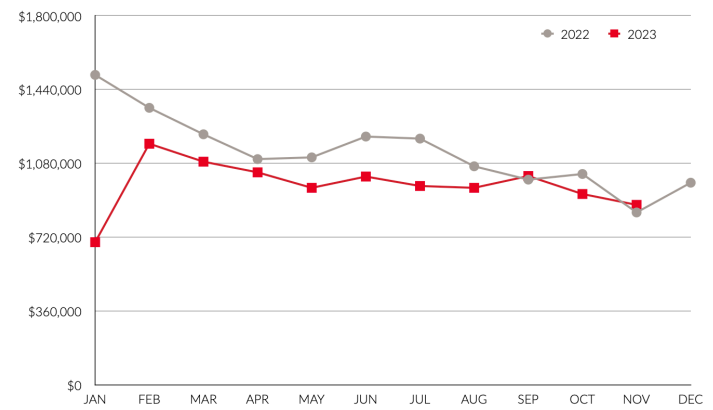


Month-Over-Month 2022 vs. 2023

# MEDIAN SALE PRICE



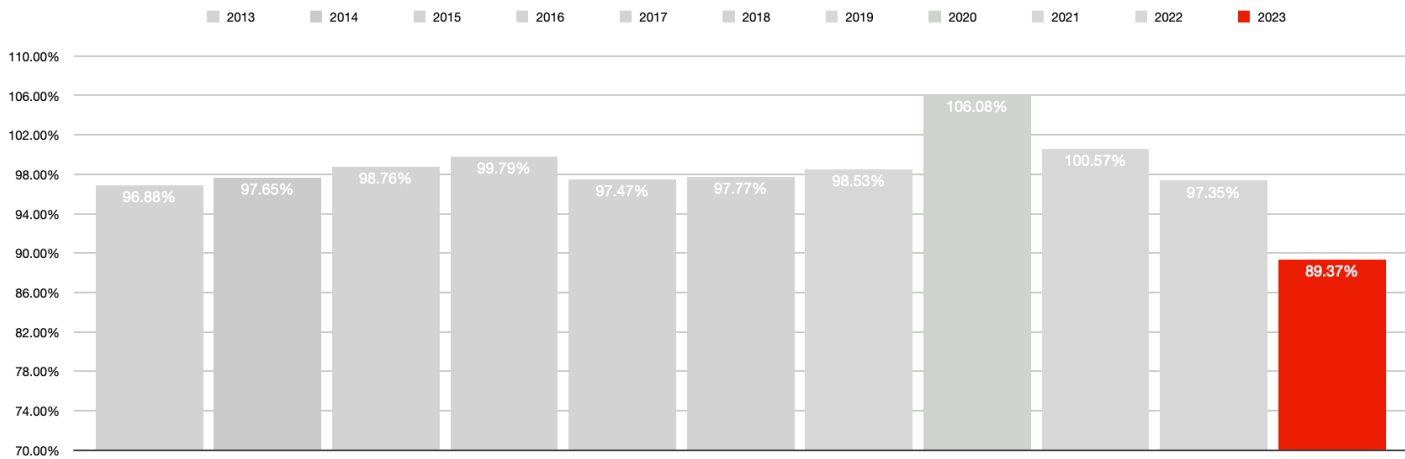
Year-Over-Year



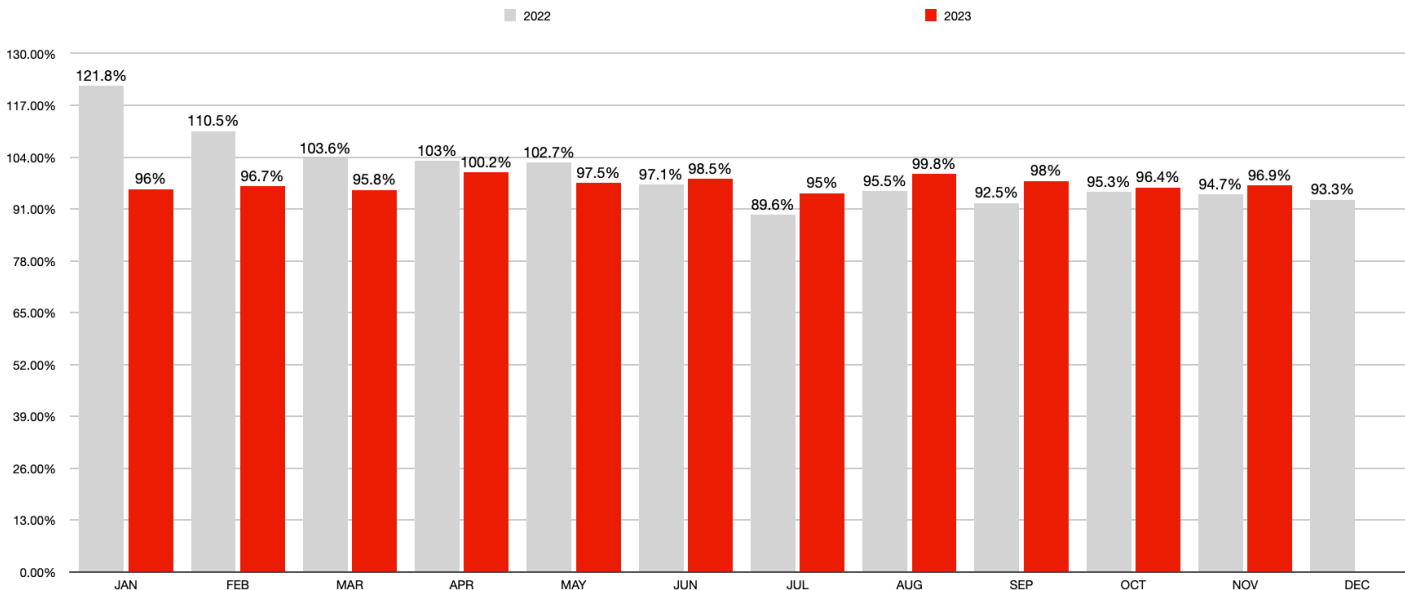
Month-Over-Month 2022 vs. 2023

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

# SALE PRICE VS. LIST PRICE RATIO



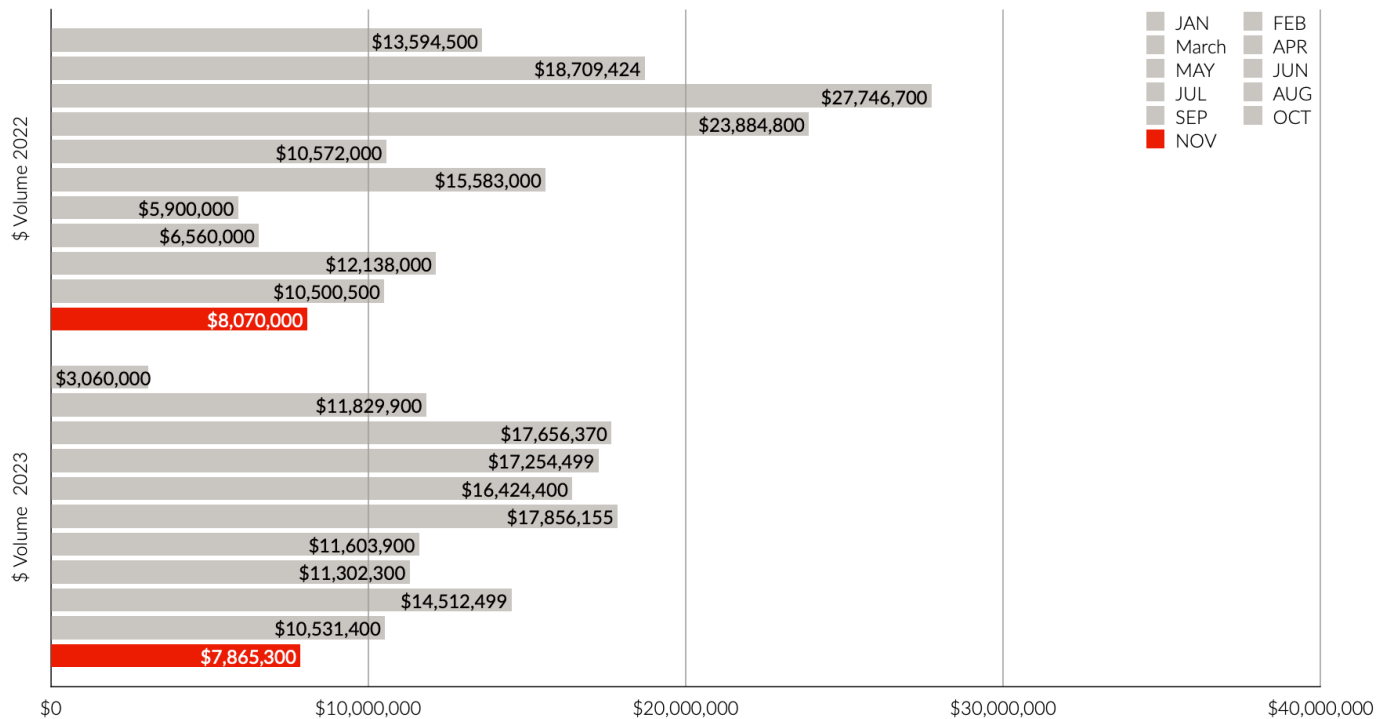
## Year-Over-Year



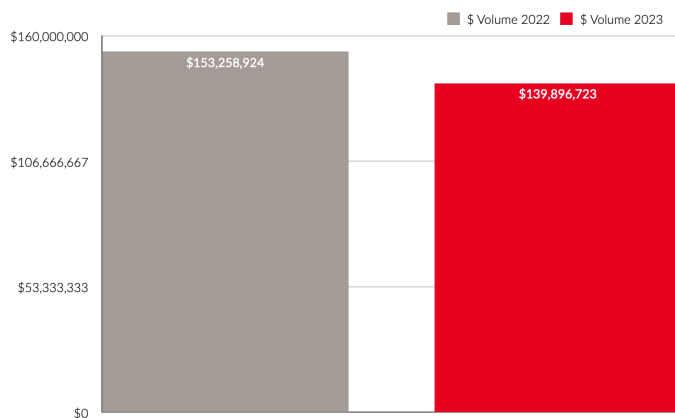
## Month-Over-Month 2022 vs. 2023



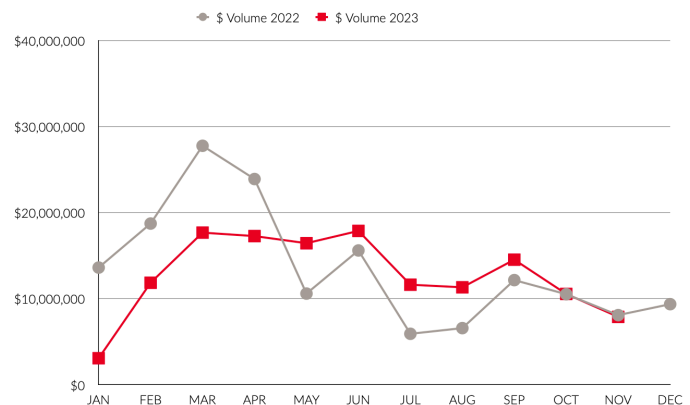
# DOLLAR VOLUME SALES



## Monthly Comparison 2022 vs. 2023

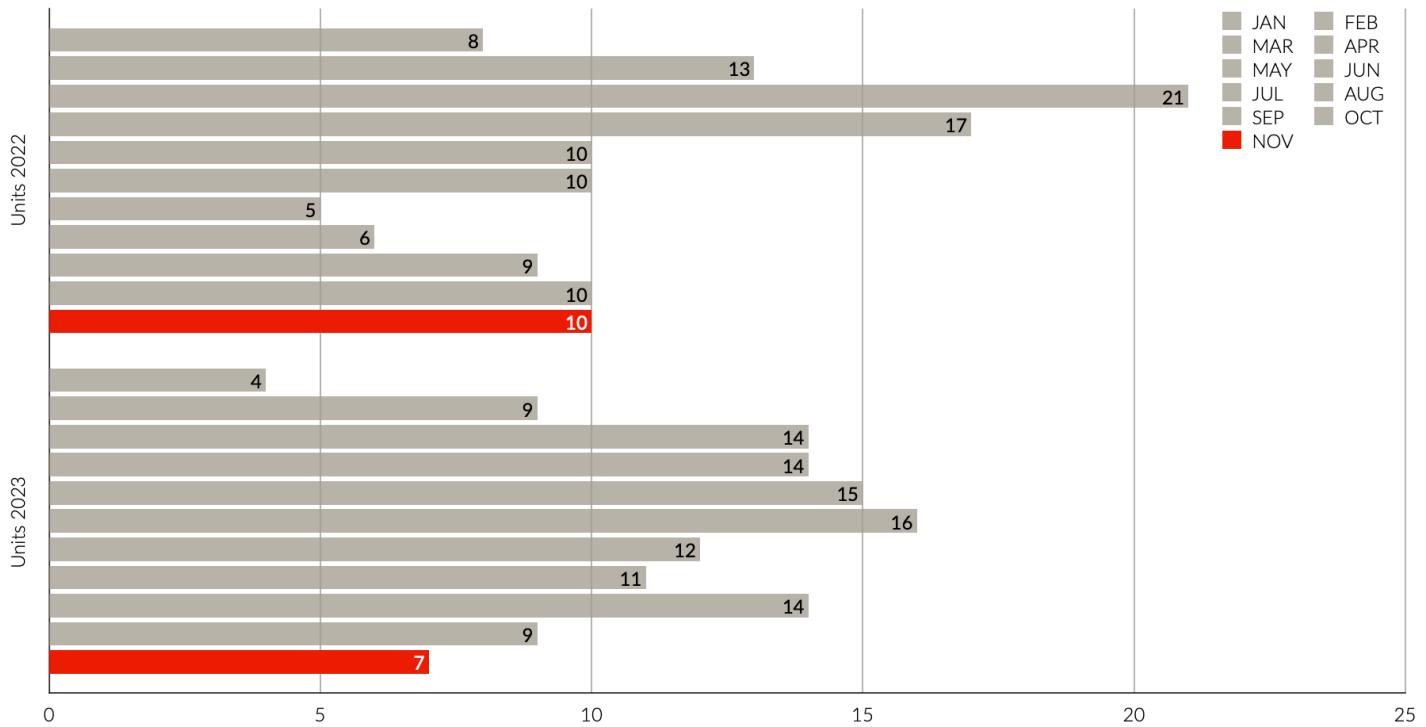


## Yearly Totals 2022 vs. 2023

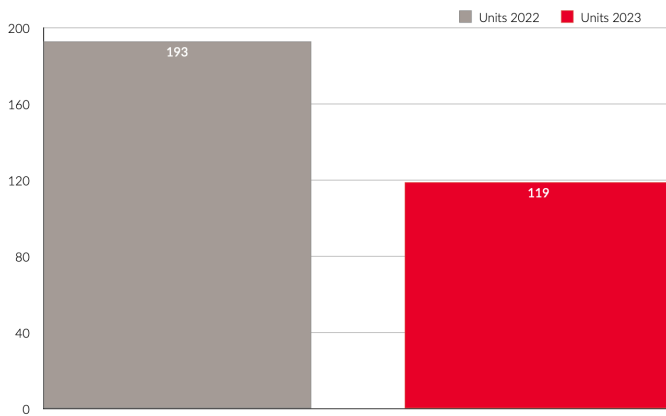


## Month vs. Month 2022 vs. 2023

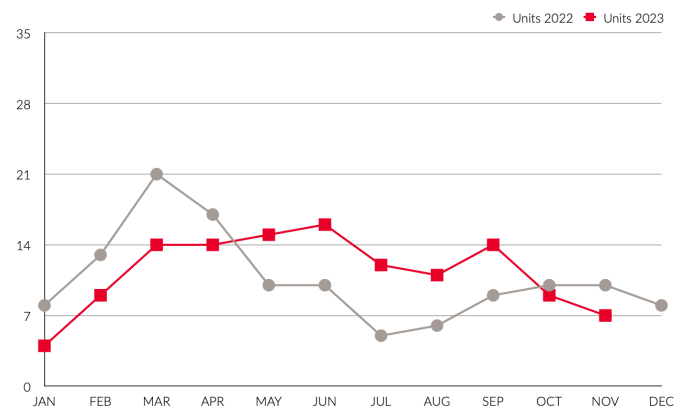
# UNIT SALES



Monthly Comparison 2022 vs. 2023



Yearly Totals 2022 vs. 2023



Month vs. Month 2022 vs. 2023

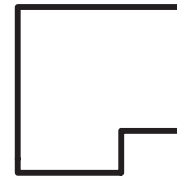
# SALES BY TYPE


















## FREEHOLD



## CONDOMINIUM



## VACANT LAND

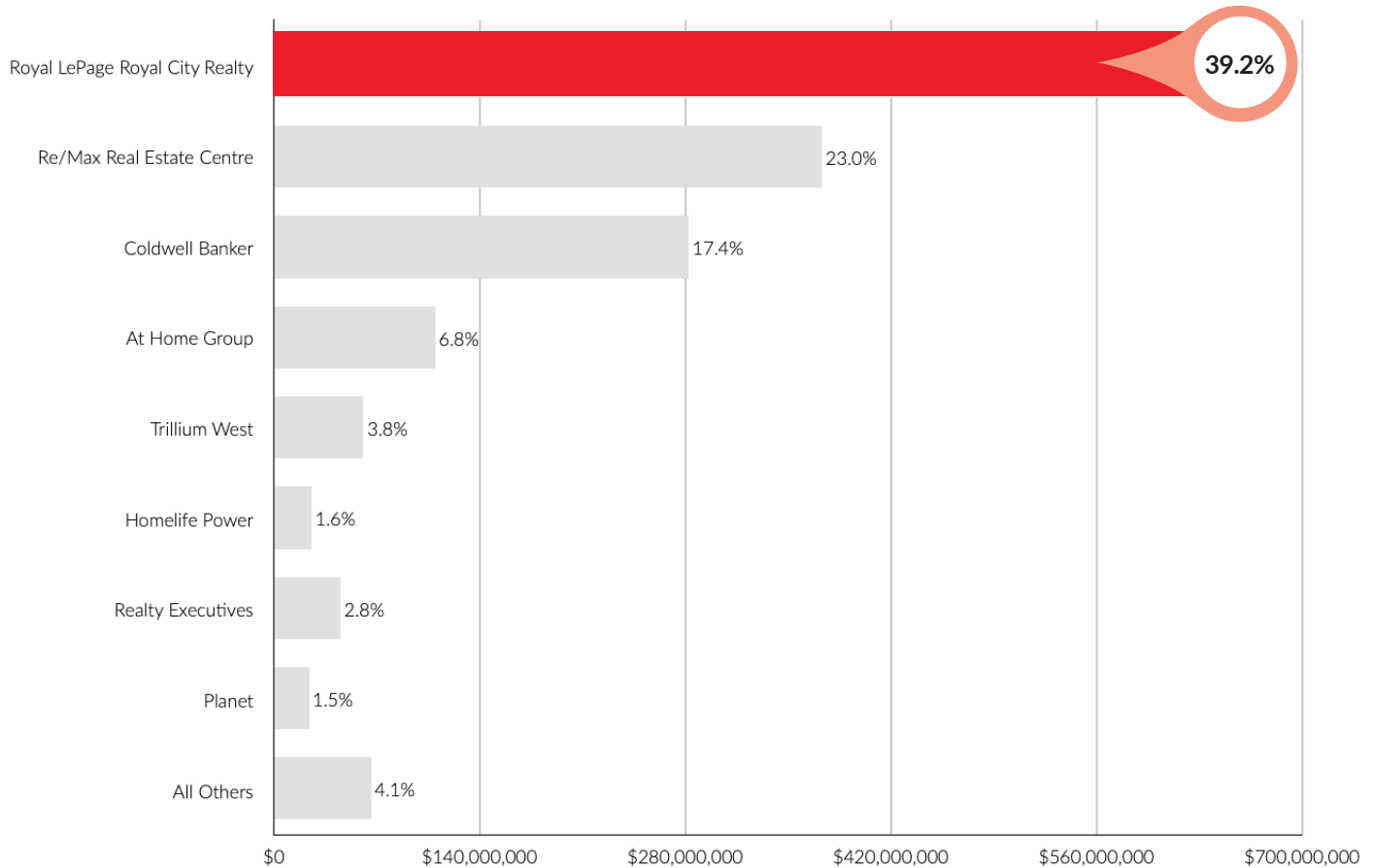
YTD Sales Volume	 \$130,720,323 -8.89%	 \$8,136,400 +5.56%	 \$6,350,000 -72.16%
YTD Unit Sales	 112 +4.67%	 12 +20%	 5 -28.57%
YTD Average Sale Price	 \$1,167,146 -12.96%	 \$678,033 -12.03%	 \$1,270,000.00 -61.02%
November Sales Volume	 \$6,988,300 +18.75%	 \$877,000 -59.86%	 \$0 -100%
November Unit Sales	 6 -14.29%	 1 -66.67%	 0 -100%

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





# MARKET DOMINANCE

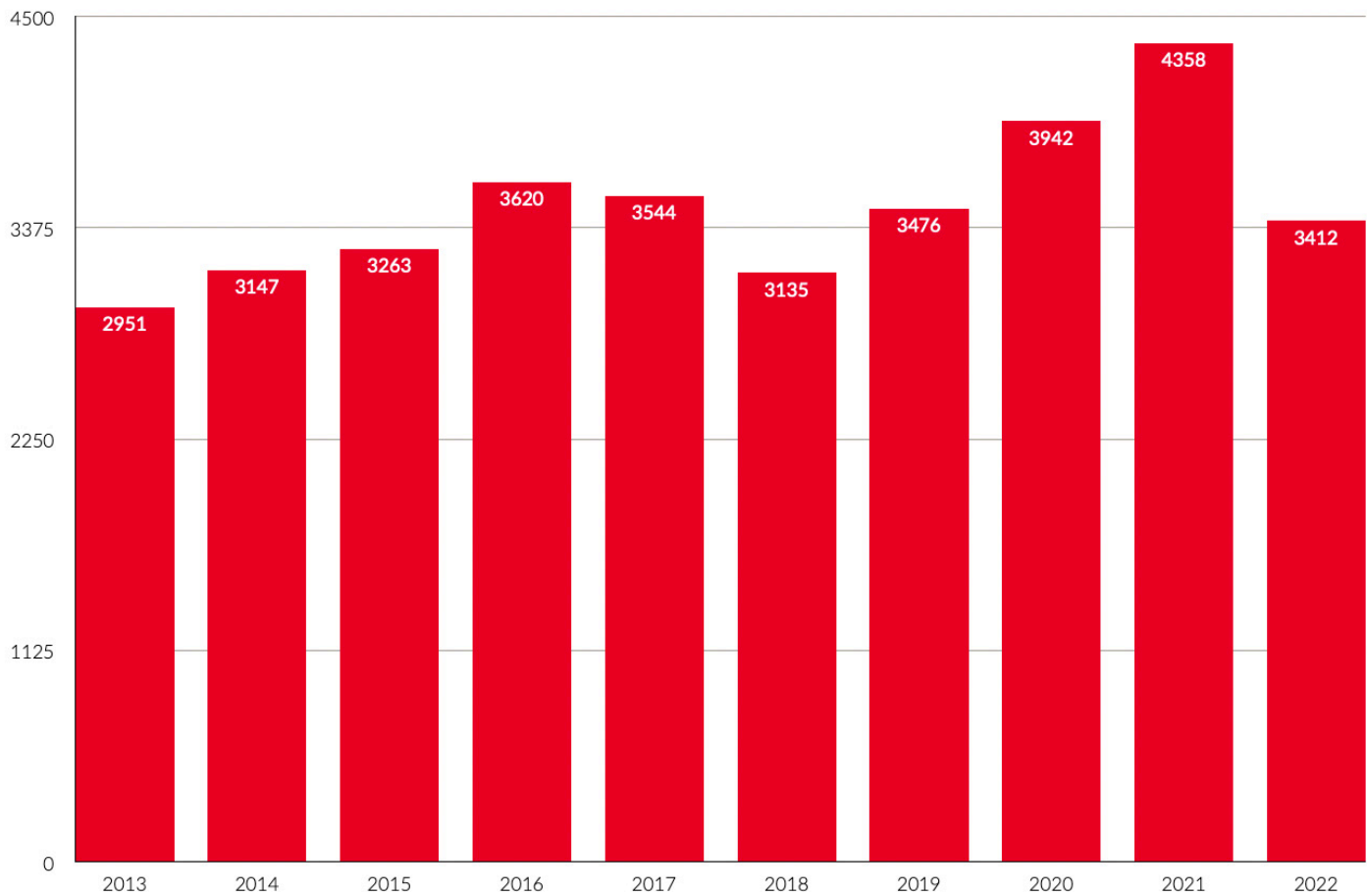


## Market Share by Dollar Volume

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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