



2024 JANUARY

CITY OF GUELPH

Real Estate Market Report



OVERVIEW

BALANCED MARKET

The City of Guelph real estate market start off the new year as a balanced market due to an increase in inventory compared to this time last year, and a small drop in unit sales. Despite this, both the average and median sale prices remain higher than they were last year, proving that this market has a strong foundation.

January year-over-year sales volume of **\$71,002,062**

Down 1.88% from 2023's \$72,365,948 with unit sales of 92 down 7.07% from last January's 99. New listings of 181 are up 15.29% from a year ago, with the sales/listing ratio of 50.83% down 12.23%.

Year-to-date sales volume of **\$71,002,062**

Down 1.88% from 2023's \$72,365,948 with unit sales of 92 down 7.07% from 2022's 99. New listings of 181 are up 15.29% from a year ago, with the sales/listing ratio of 50.83% down 12.23%.

Year-to-date average sale price of **\$771,762**

Up from 720,928 one year ago with median sale price of \$742,000 up from \$722,000 one year ago. Average days-on-market of 34 is up 6 days from last year.

JANUARY NUMBERS

Median Sale Price
\$742,000
+2.77%

Average Sale Price
\$771,762
+7.05%

Sales Volume
\$71,002,062
-1.88%

Unit Sales
92
-7.07%

New Listings
181
+15.29%

Expired Listings
31
+210%

Unit Sales/Listings Ratio
50.83%
-12.23%

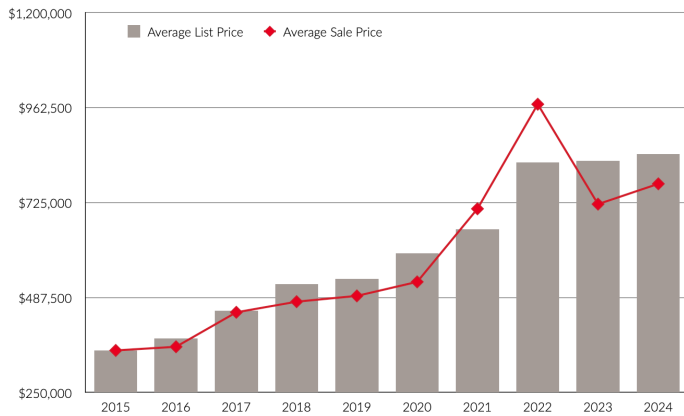
*Year-over-year comparison
(January 2024 vs. January 2023)*

THE MARKET IN DETAIL

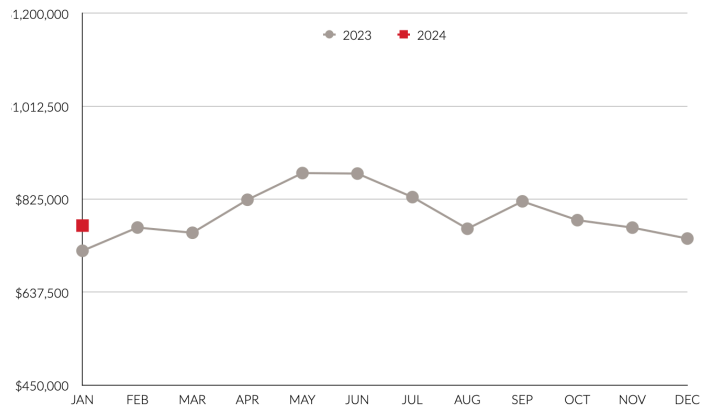
	2022	2023	2024	2023-2024
YTD Volume Sales	\$145,624,659	\$72,365,948	\$71,002,062	-1.88%
YTD Unit Sales	150	99	92	-7.07%
YTD New Listings	201	157	181	+15.29%
YDT Sales/Listings Ratio	74.63%	63.06%	50.83%	-12.23%
YTD Expired Listings	2	10	31	+210%
Monthly Volume Sales	\$145,624,659	\$72,365,948	\$71,002,062	-1.88%
Monthly Unit Sales	150	99	92	-7.07%
Monthly New Listings	201	157	181	+15.29%
Monthly Sales/Listings Ratio	74.63%	63.06%	50.83%	-12.23%
Monthly Expired Listings	2	10	31	+210%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	1	0	-100%
YTD Sales: \$350K-\$549K	6	19	15	-21.05%
YTD Sales: \$550K-\$749K	24	35	34	-2.86%
YTD Sales: \$750K-\$999K	65	35	32	-8.57%
YTD Sales: \$1M+	55	9	11	+22.22%
YTD Average Days-On-Market	8.00	28.00	34.00	+21.43%
YTD Average Sale Price	\$970,831	\$720,928	\$771,762	+7.05%
YTD Median Sale Price	\$950,500	\$722,000	\$742,000	+2.77%

City of Guelph MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

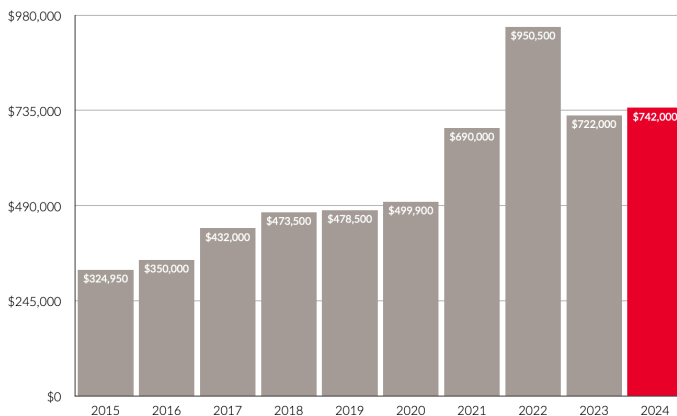


Year-Over-Year

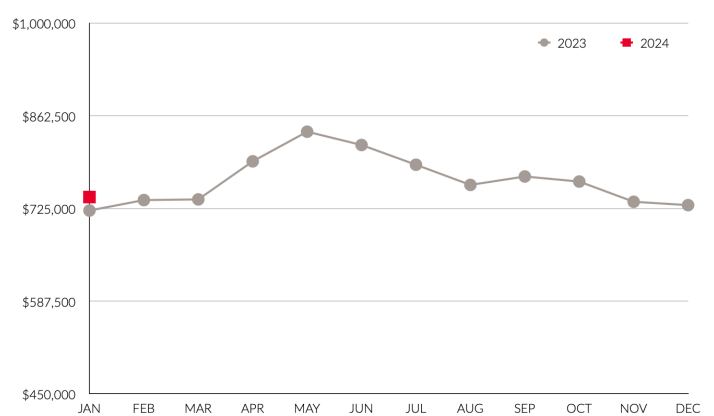


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



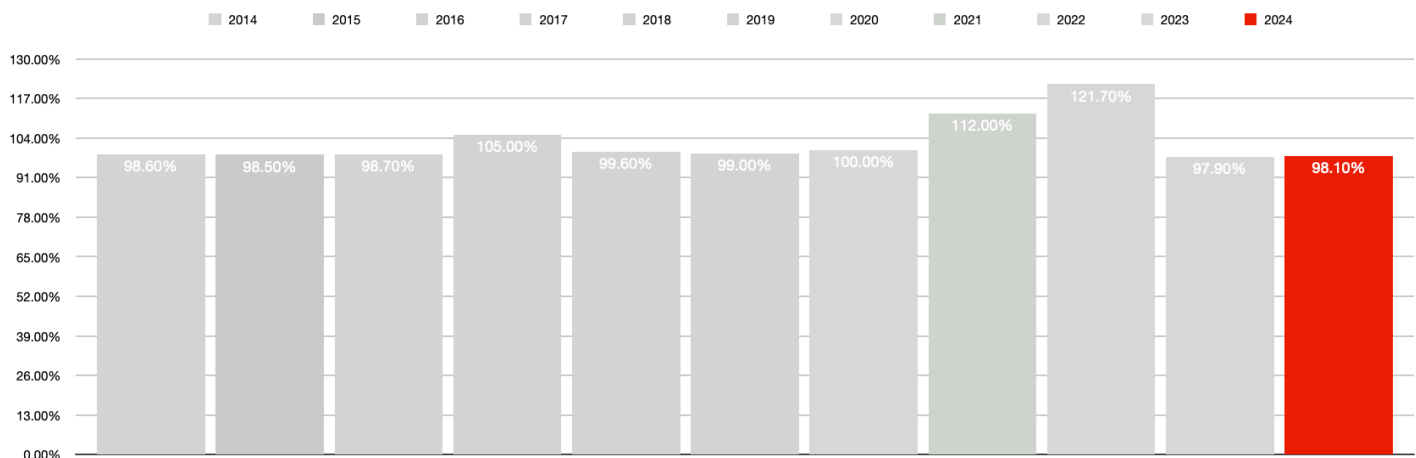
Year-Over-Year



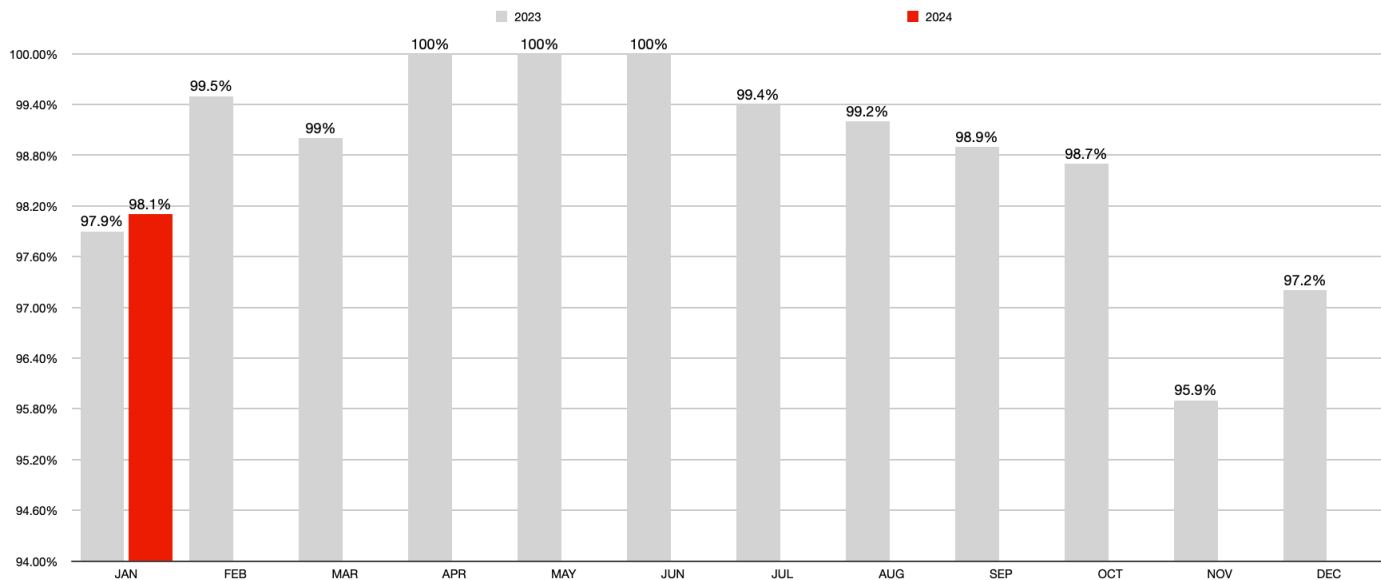
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

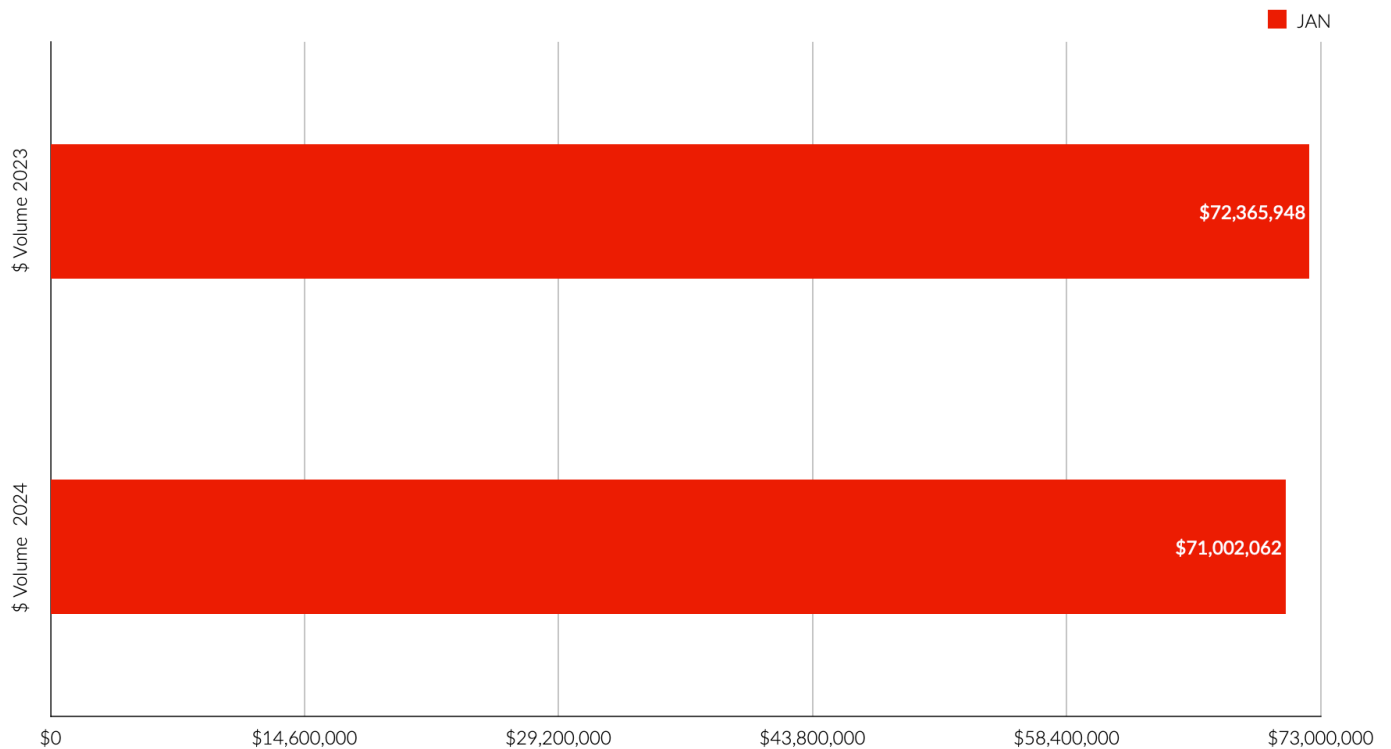


Year-Over-Year

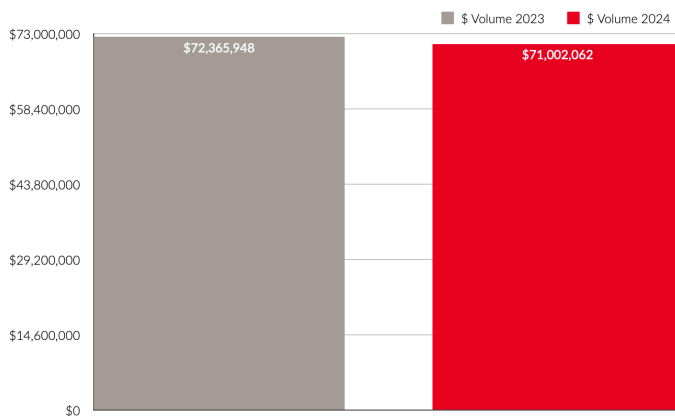


Month-Over-Month 2023 vs. 2024

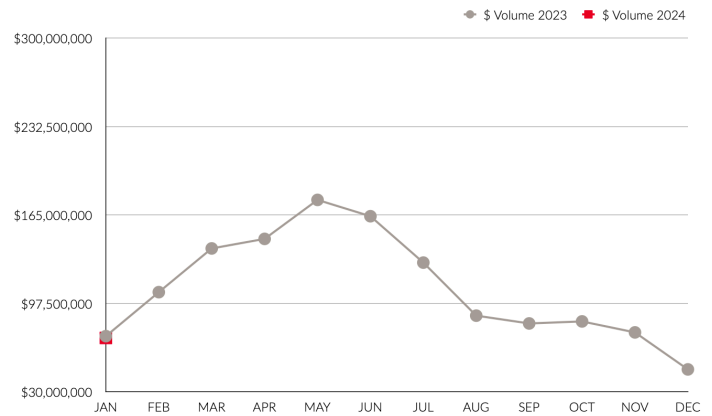
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

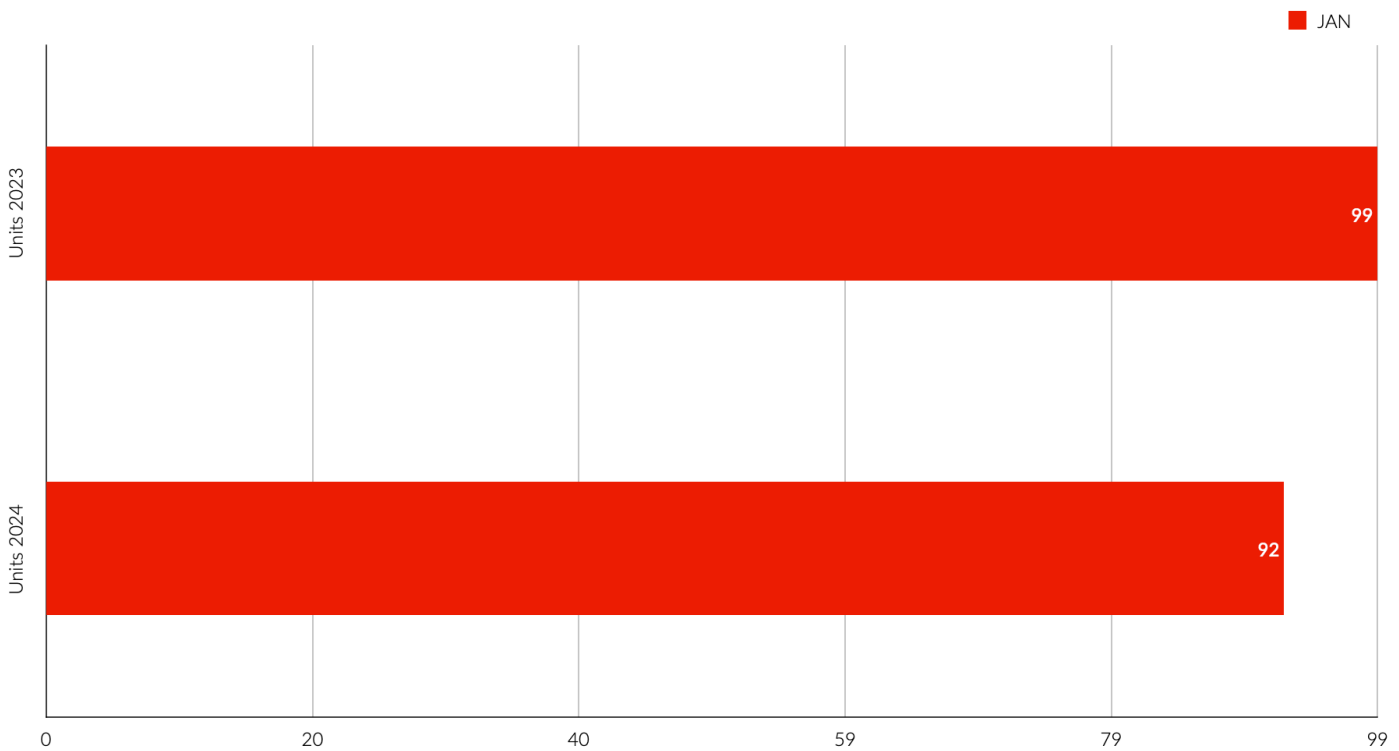


Yearly Totals 2023 vs. 2024

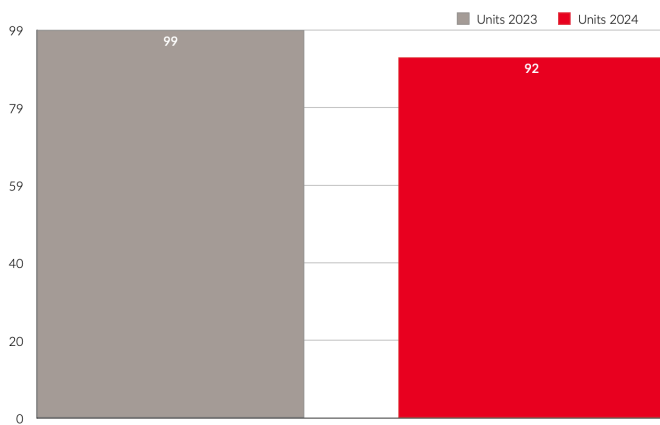


Month vs. Month 2023 vs. 2024

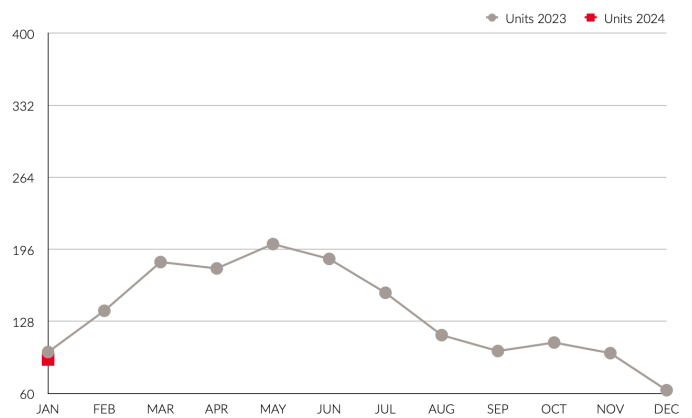
UNIT SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

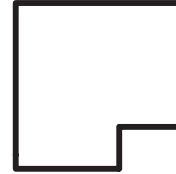
SALES BY TYPE


















FREEHOLD



CONDOMINIUM



VACANT LAND

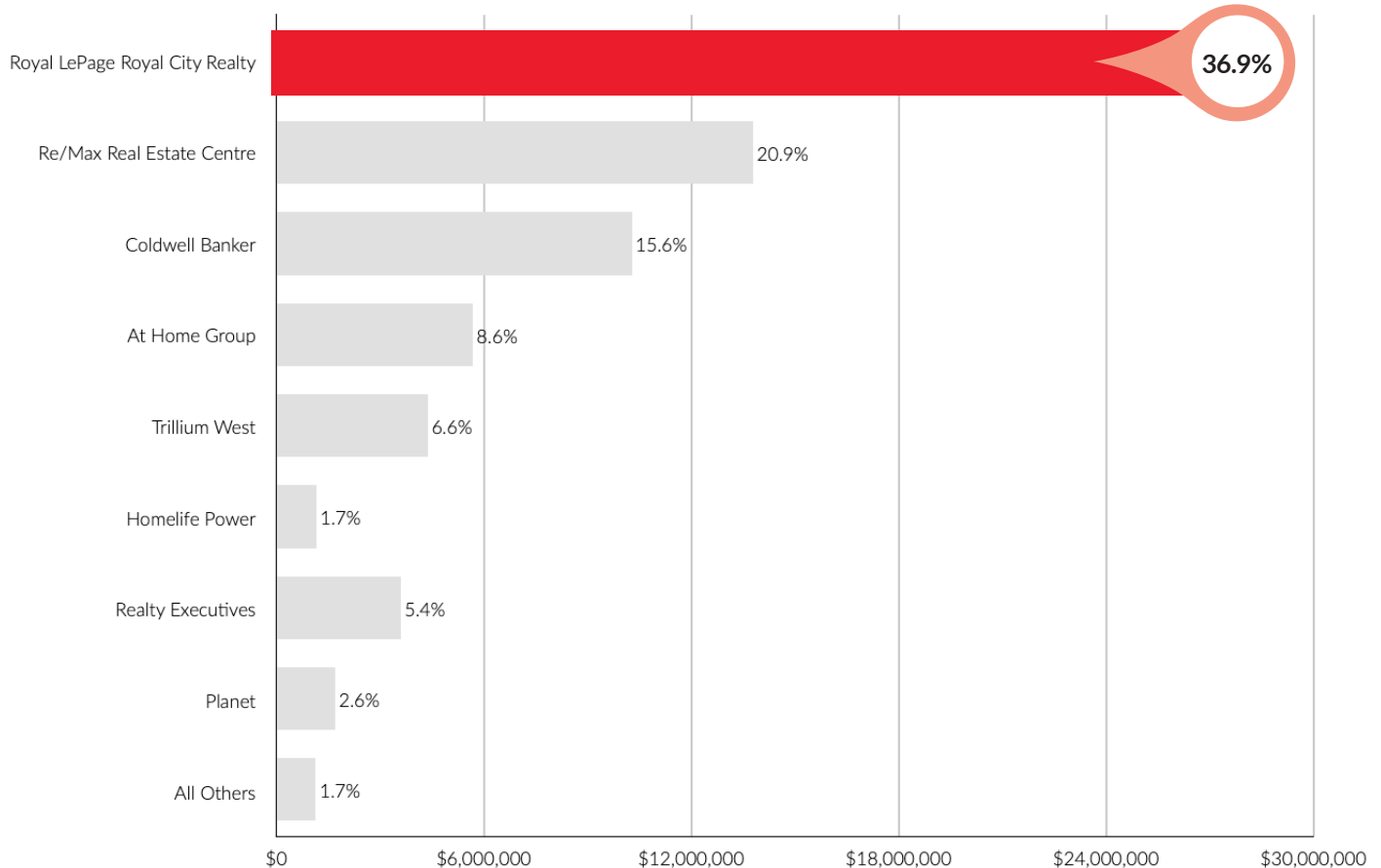
YTD Sales Volume	 \$44,151,302 -10.97%	 \$21,615,760 +0.66%	 \$0 -100%
YTD Unit Sales	 51 -13.56%	 35 -7.89%	 0 -100%
YTD Average Sale Price	 \$865,712 +3%	 \$617,593 +9.28%	 \$0 -100%
January Sales Volume	 \$44,151,302 -10.97%	 \$21,615,760 +0.66%	 \$0 -100%
January Unit Sales	 51 -13.56%	 35 -7.89%	 0 -100%

NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of January 1, 2024.

Year-Over-Year Comparison (2024 vs. 2023)

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

MARKET DOMINANCE

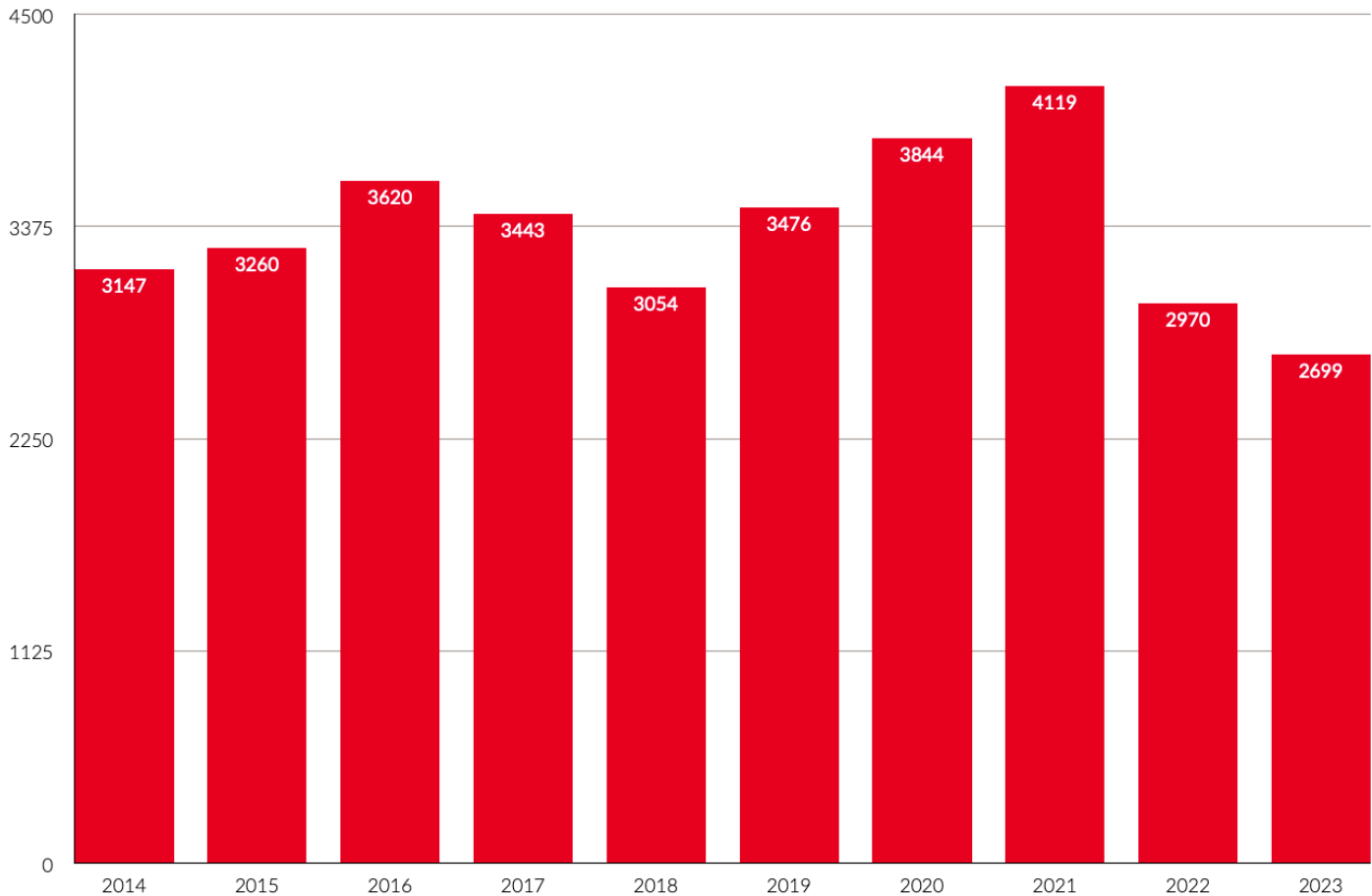


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
January 2024



10 YEAR MARKET ANALYSIS



Units Sold

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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 (COMMERCIAL)

519-836-8060
1467 Gordon Street Unit L1, Guelph



ROCKWOOD

519-856-9922
118 Main Street S., Rockwood



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