



# 2024

# FEBRUARY

## CENTRE WELLINGTON

### Real Estate Market Report



# OVERVIEW

## BALANCED MARKET

Centre Wellington remains a balanced market this month despite both unit sales and sales volume being significantly higher than they were this time last year. Both median and average sale prices have also jumped above where they were this time last year, showing some strength to this market.



### February year-over-year sales volume of \$36,944,800

Up 72.19% from 2023's \$21,455,800 with unit sales of 43 up 65.38% from last February's 26. New listings of 59 are up 20.41% from a year ago, with the sales/listing ratio of 72.88% down 19.88%.



### Year-to-date sales volume of \$59,048,310

Up 45.79% from 2023's \$40,501,190 with unit sales of 70 are up 40% from last year's 50. New listings of 124 are up 31.91% from a year ago, with the sales/listing ratio of 56.45% up 3.26%.



### Year-to-date average sale price of \$838,915

Up from \$809,391 one year ago with median sale price of \$758,500 down from \$743,750 one year ago. Average days-on-market of 42 is up 8 days from last year.

## FEBRUARY NUMBERS

Median Sale Price

**\$797,000**

+10.31%

Average Sale Price

**\$859,181**

+4.12%

Sales Volume

**\$36,944,800**

+72.19%

Unit Sales

**43**

+65.38%

New Listings

**59**

+20.41%

Expired Listings

**9**

+80%

Unit Sales/Listings Ratio

**72.88%**

+19.82%

*Year-over-year comparison*

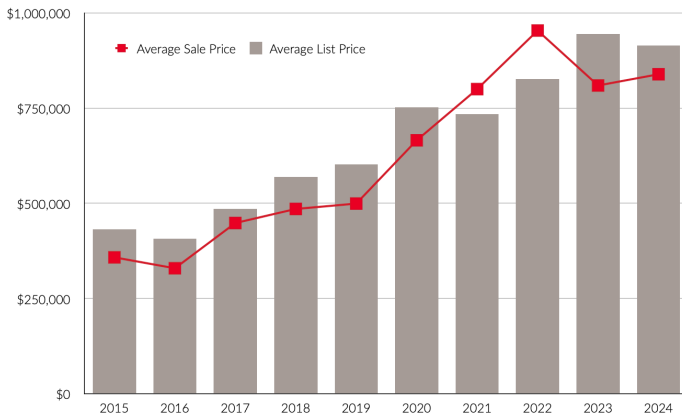
*(February 2024 vs. February 2023)*

# THE MARKET IN DETAIL

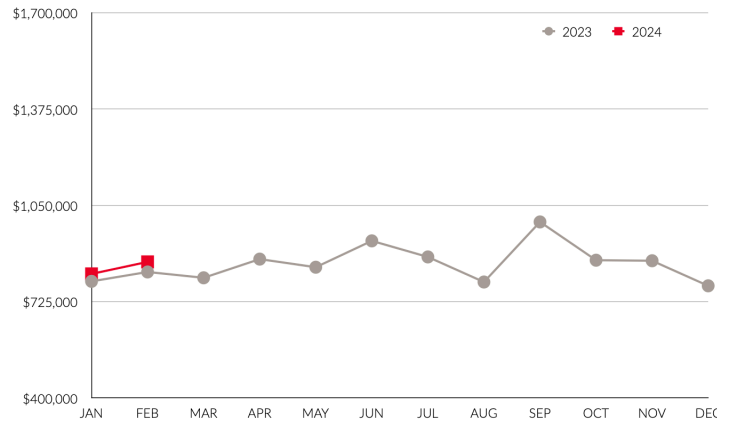
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$68,035,838	\$40,501,190	\$59,048,310	+45.79%
<b>YTD Unit Sales</b>	70	50	70	+40%
<b>YTD New Listings</b>	85	94	124	+31.91%
<b>YDT Sales/Listings Ratio</b>	82.35%	53.19%	56.45%	+3.26%
<b>YTD Expired Listings</b>	0	15	20	+33.33%
<b>Monthly Volume Sales</b>	\$42,282,650	\$21,455,800	\$36,944,800	+72.19%
<b>Monthly Unit Sales</b>	41	26	43	+65.38%
<b>Monthly New Listings</b>	51	49	59	+20.41%
<b>Monthly Sales/Listings Ratio</b>	80.39%	53.06%	72.88%	+19.82%
<b>Monthly Expired Listings</b>	0	5	9	+80%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	2	0	0	No Change
<b>YTD Sales: \$350K-\$549K</b>	4	4	5	+25%
<b>YTD Sales: \$550K-\$749K</b>	10	20	27	+35%
<b>YTD Sales: \$750K-\$999K</b>	27	18	25	+38.89%
<b>YTD Sales: \$1M+</b>	27	8	13	+62.5%
<b>YTD Average Days-On-Market</b>	16.00	34.00	42.00	+23.53%
<b>YTD Average Sale Price</b>	\$953,693	\$809,391	\$838,915	+3.65%
<b>YTD Median Sale Price</b>	\$935,500	\$743,750	\$758,500	+1.98%

Centre Wellington MLS Sales and Listing Summary  
2022 vs. 2023 vs. 2024

# AVERAGE SALE PRICE

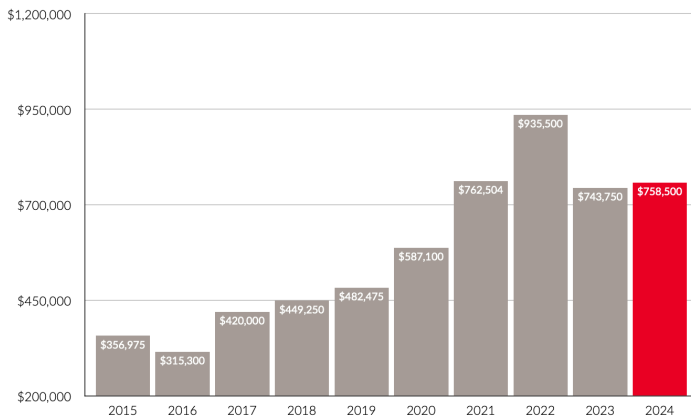


Year-Over-Year

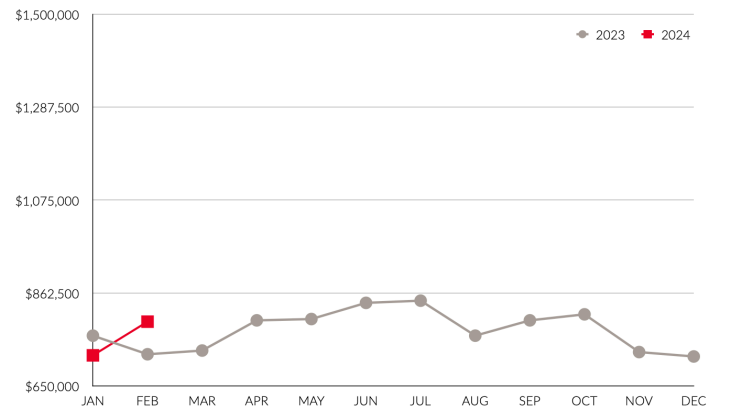


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



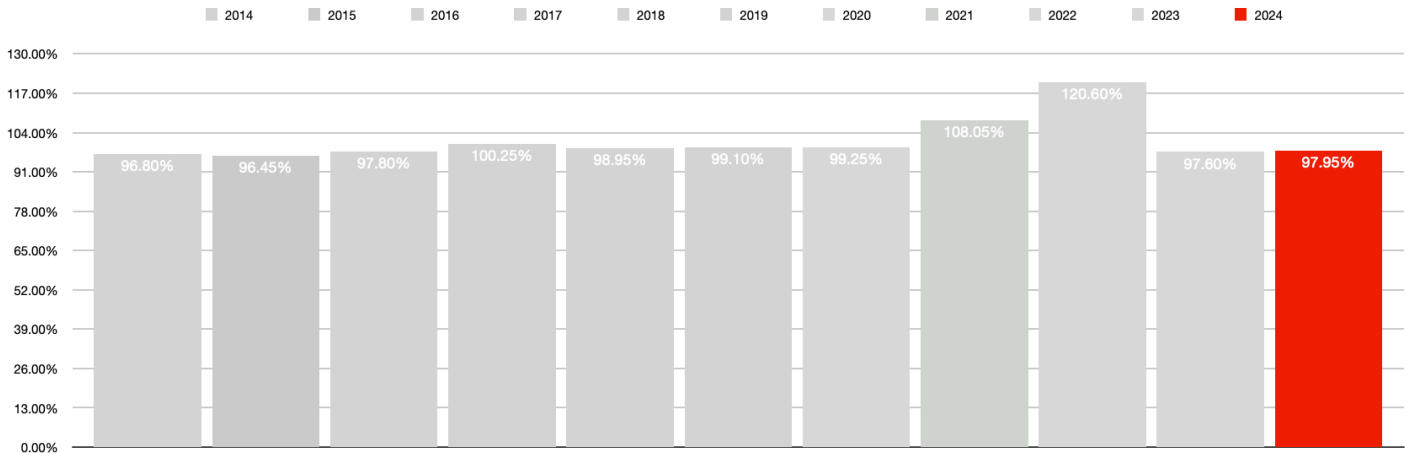
Year-Over-Year



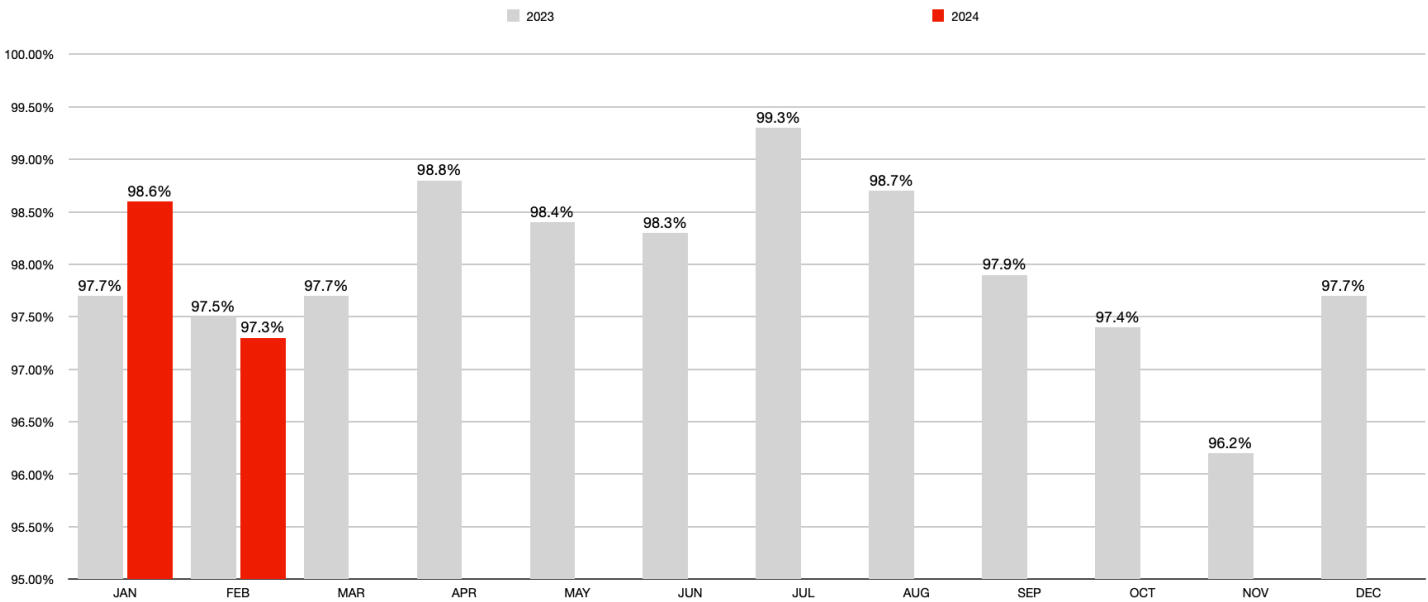
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

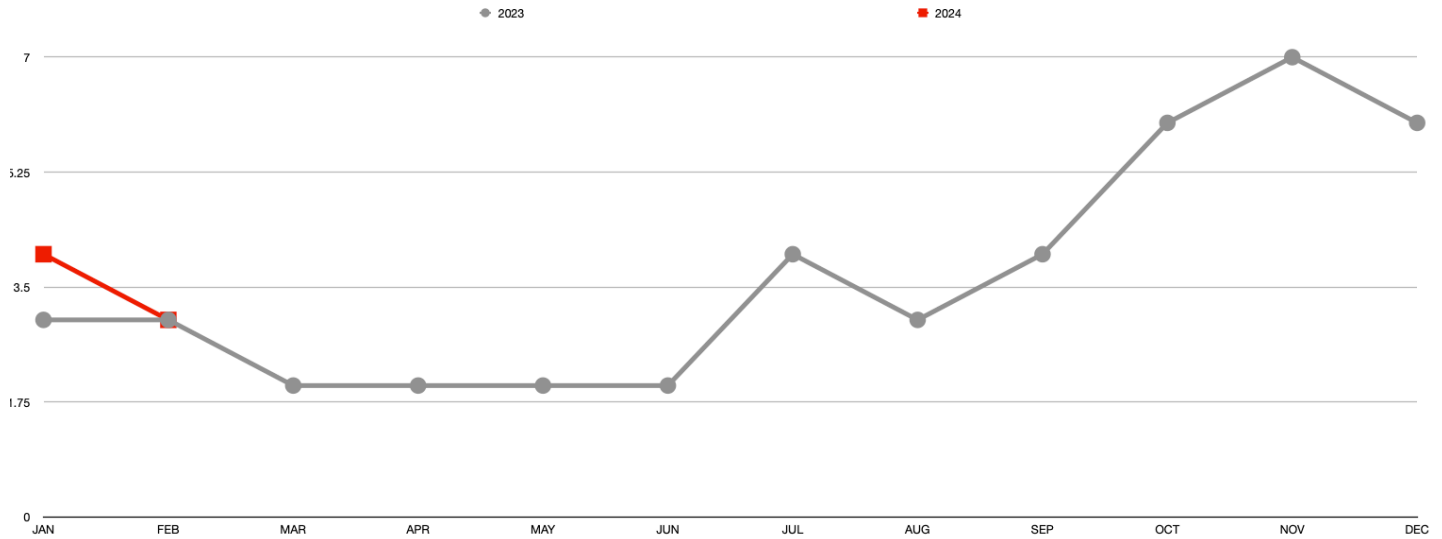


## Year-Over-Year

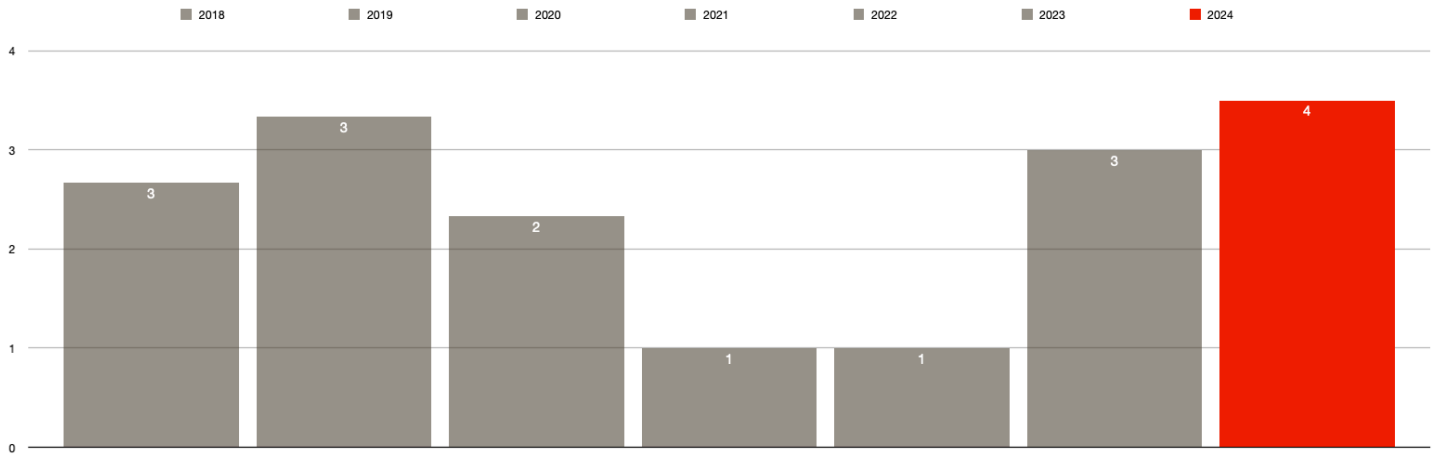


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

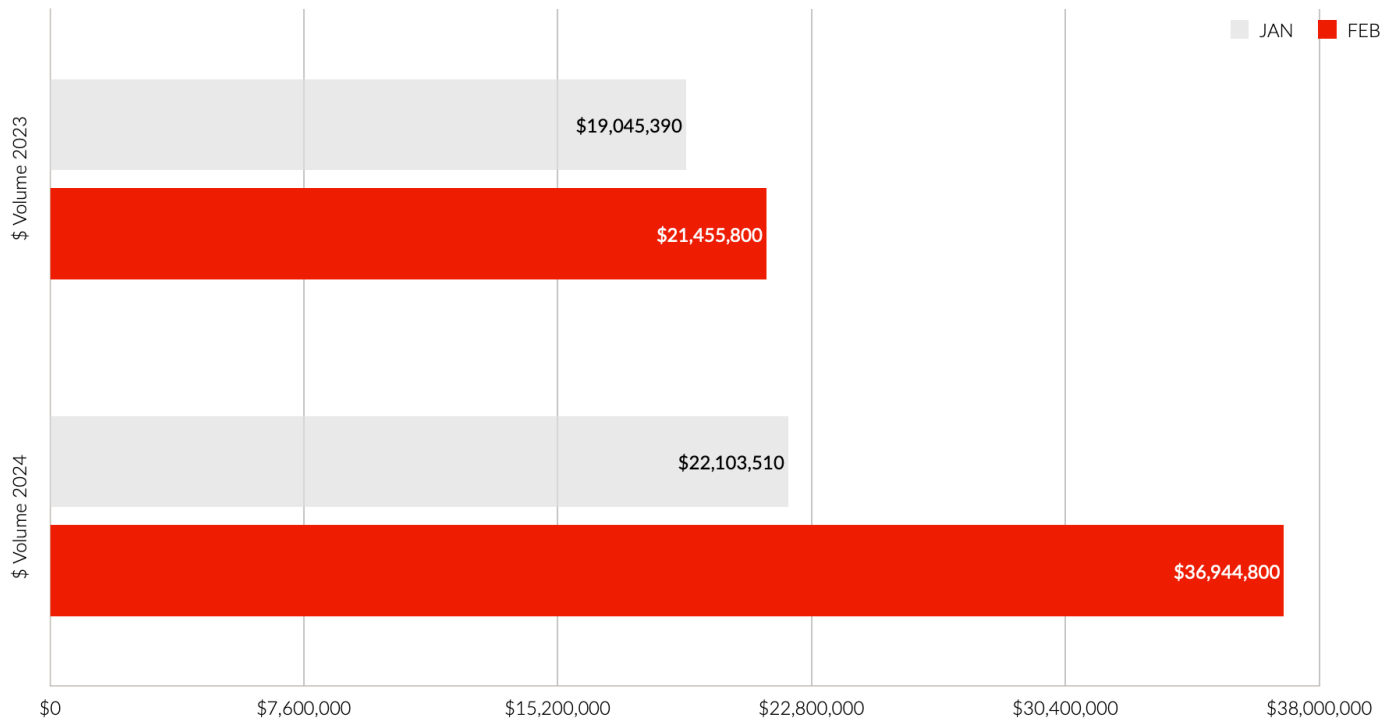


Month-Over-Month 2023 vs. 2024

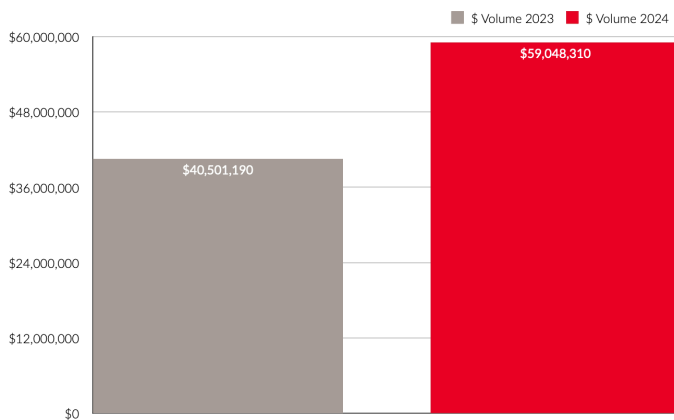


Year-Over-Year

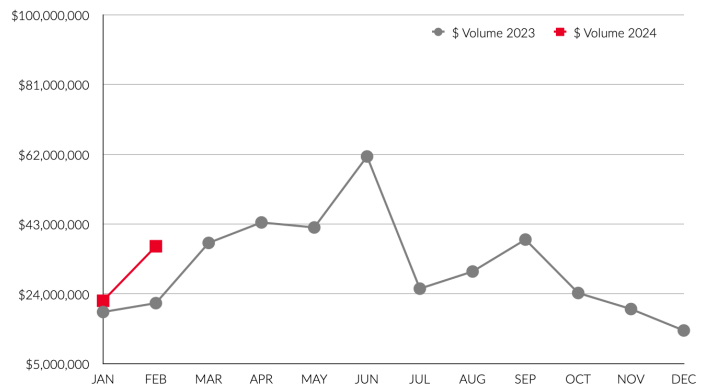
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

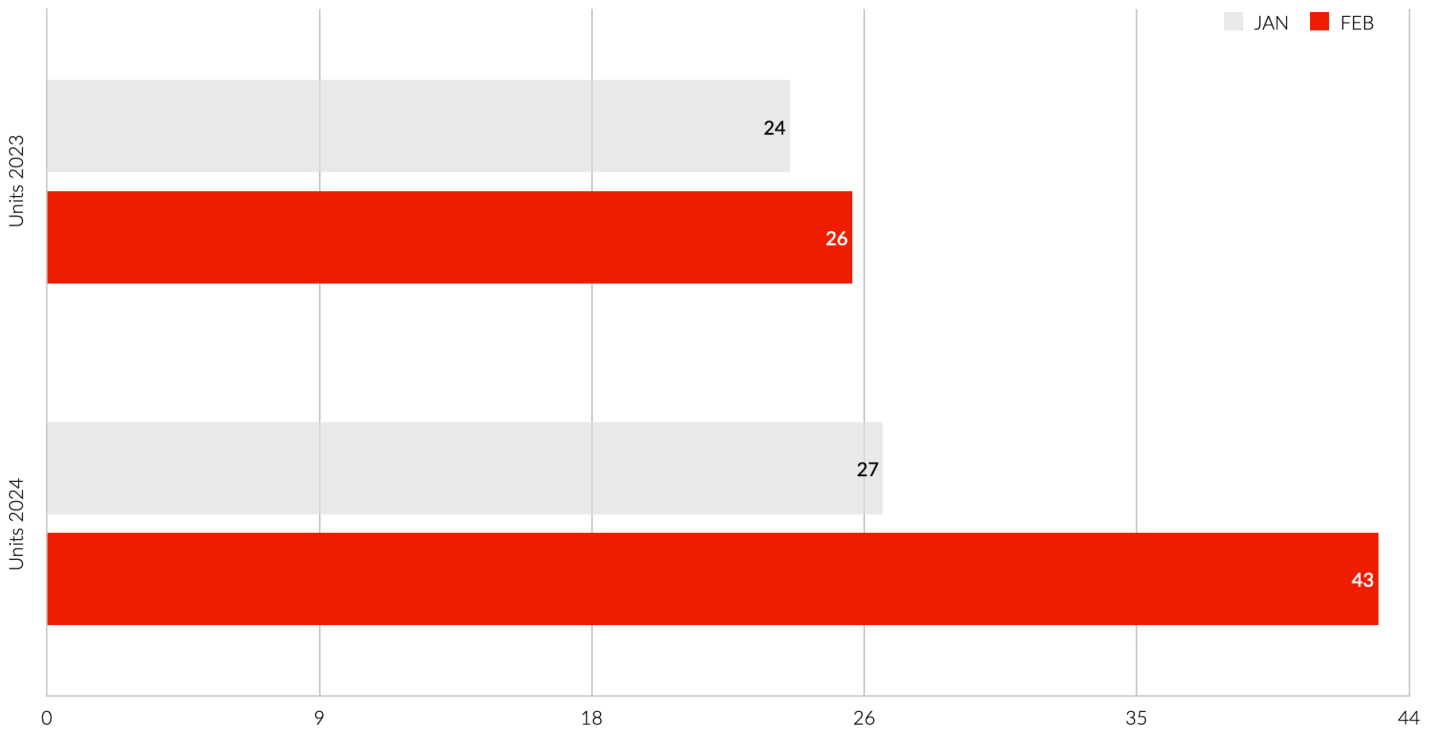


Yearly Totals 2023 vs. 2024

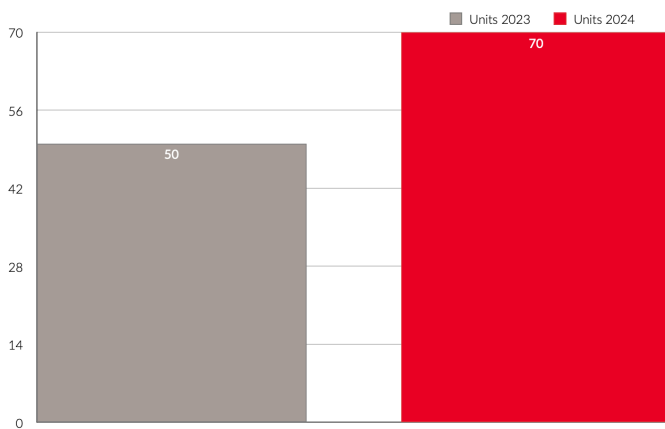


Month vs. Month 2023 vs. 2024

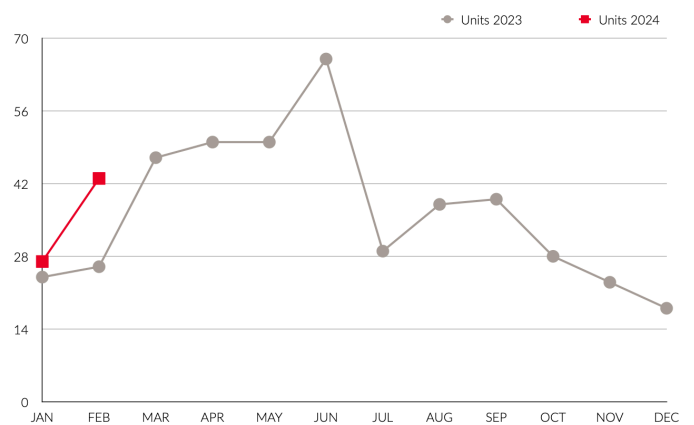
# UNIT SALES



Monthly Comparison 2023 vs. 2024



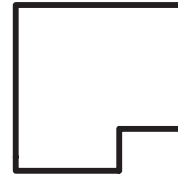
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
<b>YTD Sales Volume</b>	\$51,355,310 +49.79%	\$5,468,000 +15.92%	\$0 No Change
<b>YTD Unit Sales</b>	57 +42.5%	9 +12.5%	0 No Change
<b>YTD Average Sale Price</b>	\$900,970 +5.11%	\$607,556 +3.04%	\$0 No Change
<b>February Sales Volume</b>	\$31,431,800 +85.11%	\$3,863,000 +29.76%	\$0 No Change
<b>February Unit Sales</b>	34 +78.95%	6 +20%	0 No Change

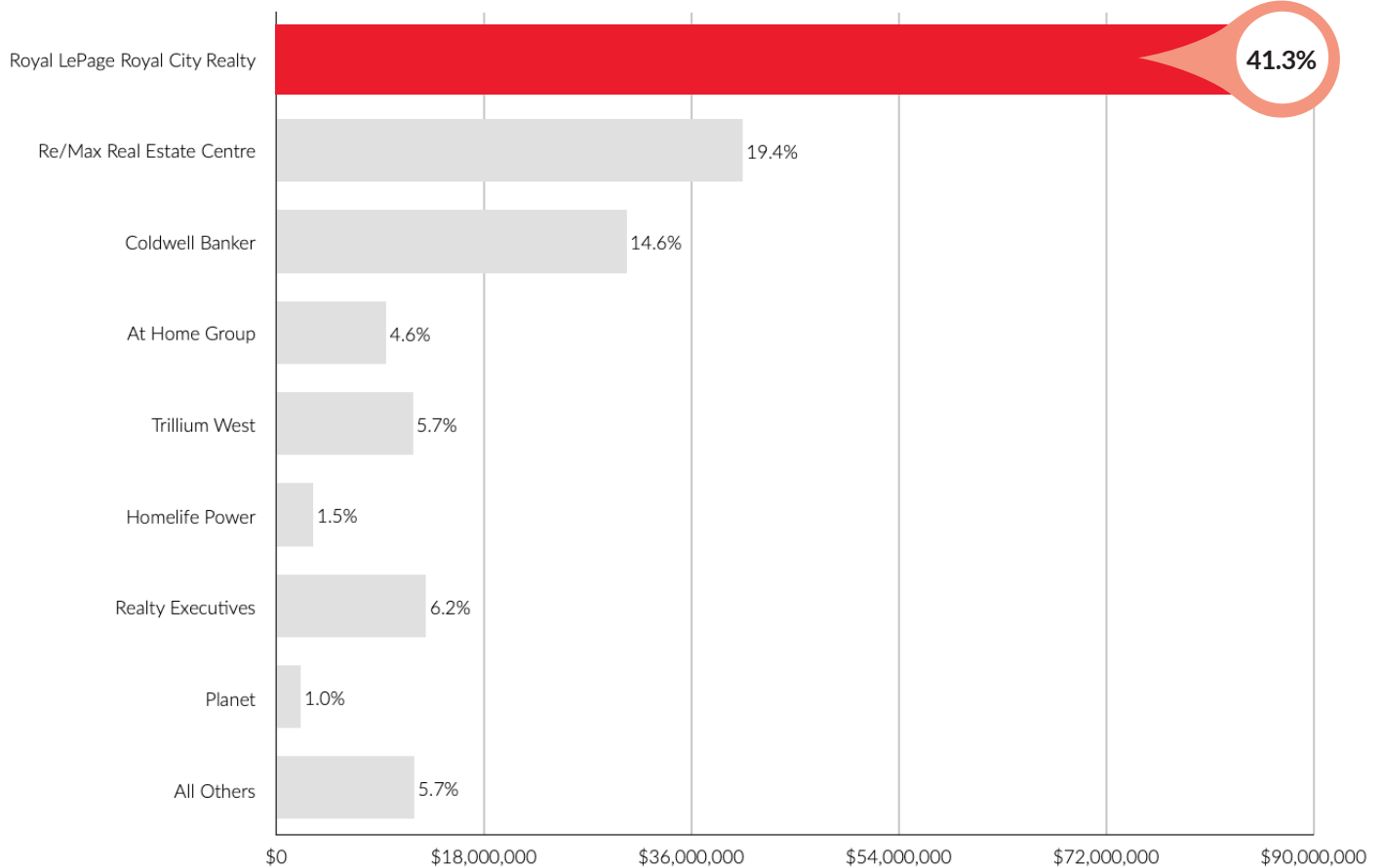
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of February 1, 2024.

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

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



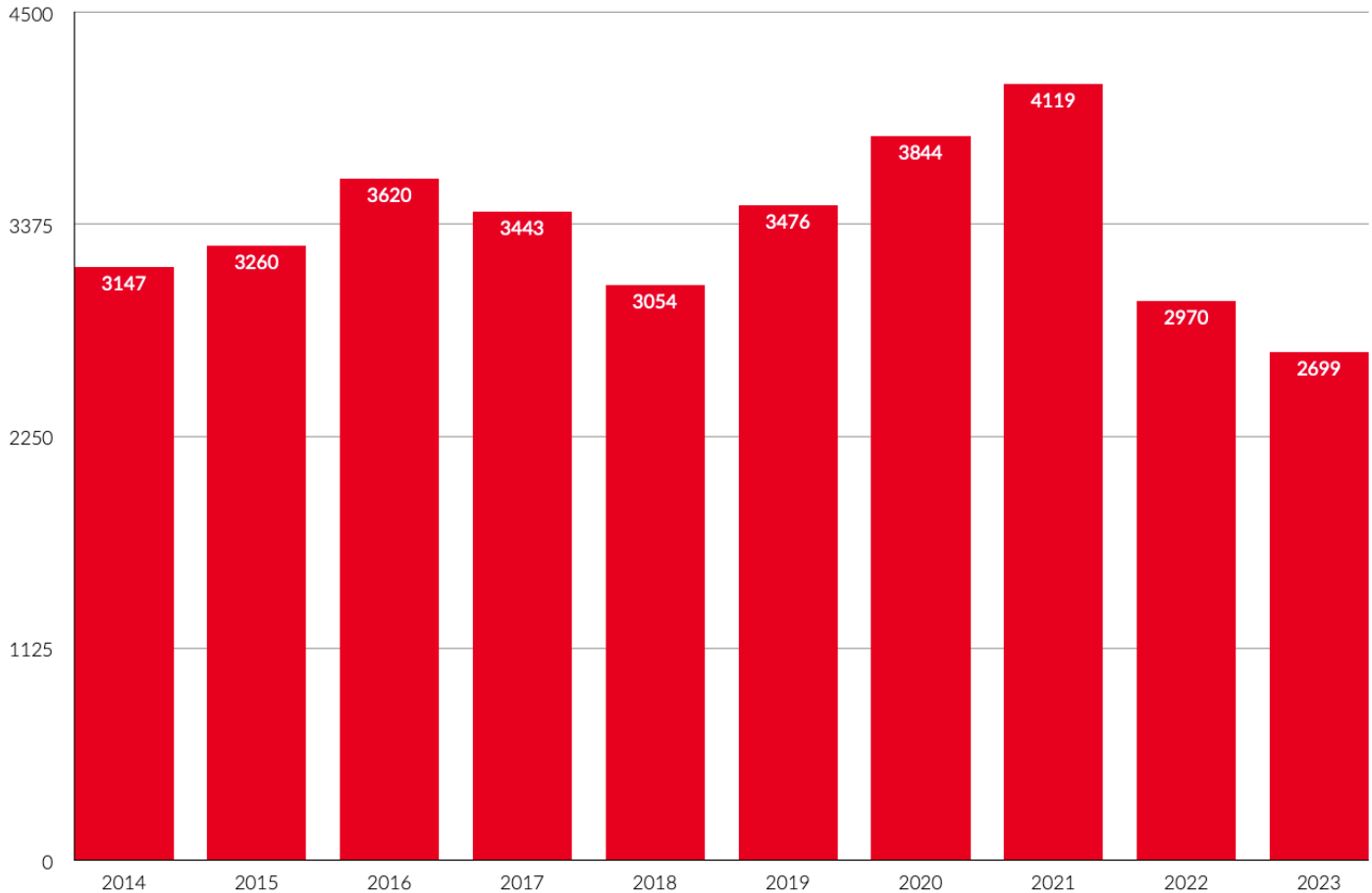
# MARKET DOMINANCE



**Market Share by Dollar Volume**  
 Listing Selling Ends Combined for Guelph Based Companies  
 February 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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