



2024 FEBRUARY

GUELPH/ERAMOSA Real Estate Market Report



OVERVIEW

BALANCED MARKET

The real estate market in Guelph/Eramosa becomes a buyers market this month due to a low number of unit sales. Monthly year to date median sale prices have also dropped. It is important to note that this market is smaller, and more prone of erratic change.



February year-over-year sales volume of \$3,200,000

Down 72.95% from 2023's \$11,829,900 with unit sales of 3 that are down 66.67% from last February's 9. New listings of 11 are down 42.11% from 2023, with the sales/listing ratio of 27.27% down from 47.37% in 2023.



Year-to-date sales volume of \$8,535,000

Down 42.68% from 2023's \$14,889,900 with unit sales of 7 down from the 13 in 2023. New listings of 25 are down 13.79% from a year ago, with the sales/listing ratio of 28% down 16.83%.



Year-to-date average sale price of \$1,200,209

Up from 1,039,717 one year ago with median sale price of \$921,000 down from \$935,000 one year ago. Average days-on-market of 34 is down 17 days from last year.

FEBRUARY NUMBERS

Median Sale Price

\$1,100,000

-6.38%

Average Sale Price

\$1,066,667

+74.35%

Sales Volume

\$3,200,000

-72.95%

Unit Sales

3

-66.67%

New Listings

11

-42.11%

Expired Listings

1

No Change

Unit Sales/Listings Ratio

27.27%

-20.1%

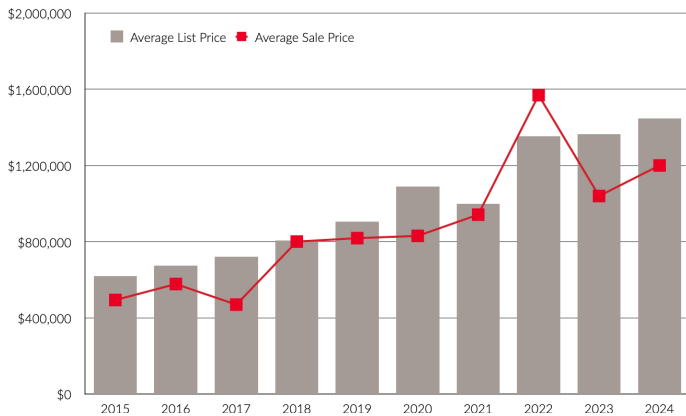
*Year-over-year comparison
(February 2024 vs. February 2023)*

THE MARKET IN DETAIL

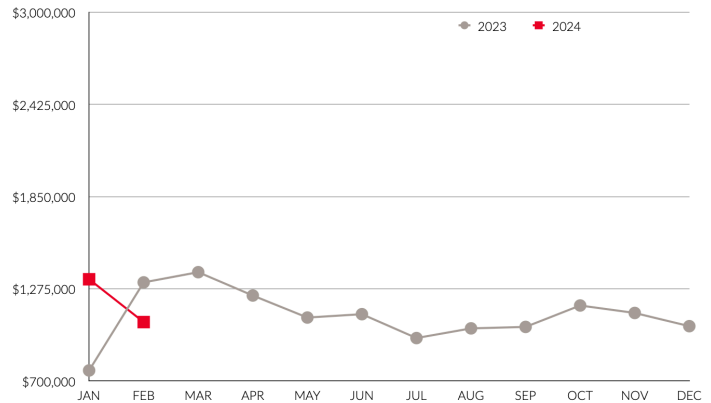
	2022	2023	2024	2023-2024
YTD Volume Sales	\$32,303,924	\$14,889,900	\$8,535,000	-42.68%
YTD Unit Sales	21	13	7	-46.15%
YTD New Listings	28	29	25	-13.79%
YDT Sales/Listings Ratio	75.00%	44.83%	28.00%	-16.83%
YTD Expired Listings	0	3	8	+166.67%
Monthly Volume Sales	\$18,709,424	\$11,829,900	\$3,200,000	-72.95%
Monthly Unit Sales	13	9	3	-66.67%
Monthly New Listings	19	19	11	-42.11%
Monthly Sales/Listings Ratio	68.42%	47.37%	27.27%	-20.1%
Monthly Expired Listings	0	1	1	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	3	0	-100%
YTD Sales: \$550K-\$749K	1	0	0	No Change
YTD Sales: \$750K-\$999K	3	2	2	No Change
YTD Sales: \$1M+	17	8	5	-37.5%
YTD Average Days-On-Market	28.00	54.50	42.50	-22.02%
YTD Average Sale Price	\$1,569,250	\$1,039,717	\$1,200,209	+15.44%
YTD Median Sale Price	\$1,430,250	\$935,000	\$921,000	-1.5%

Guelph/Eramosa MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

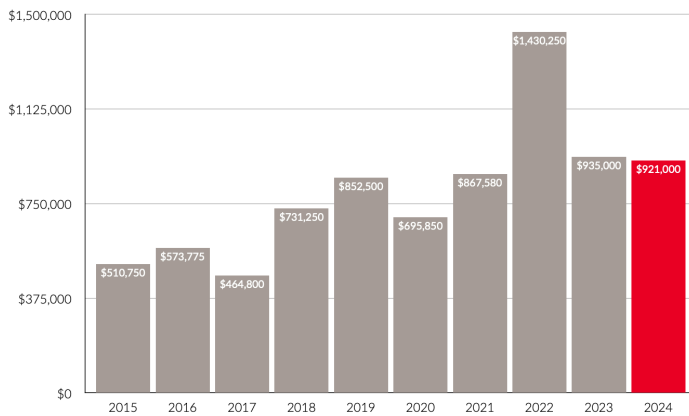


Year-Over-Year

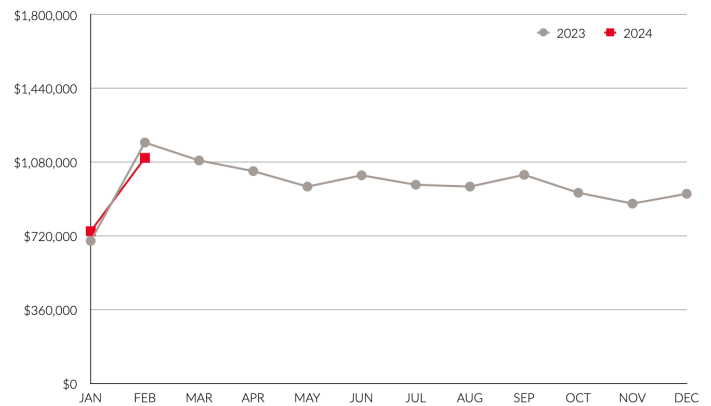


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



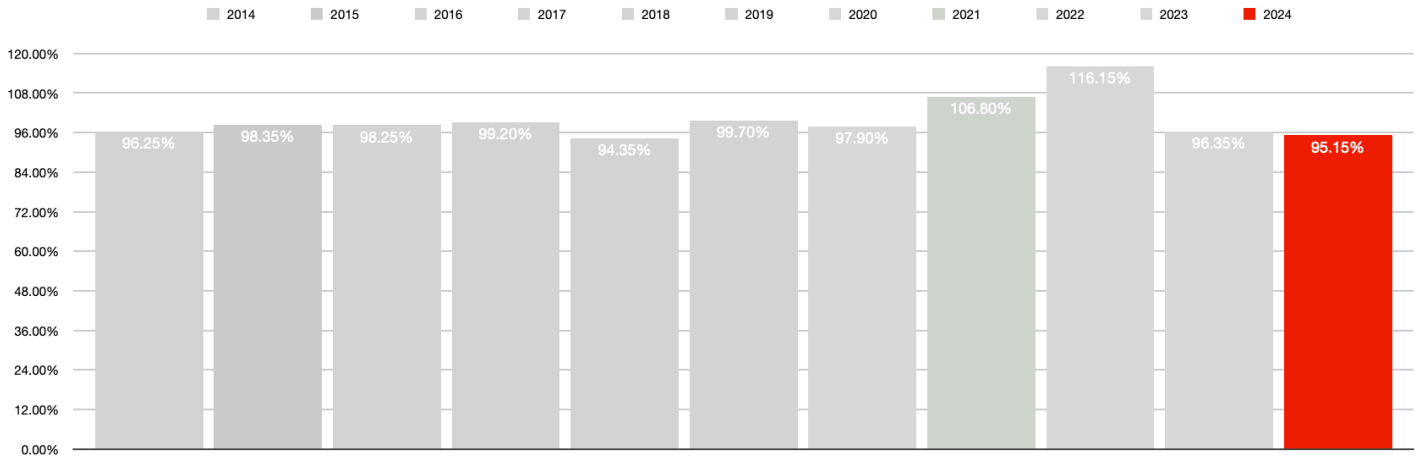
Year-Over-Year



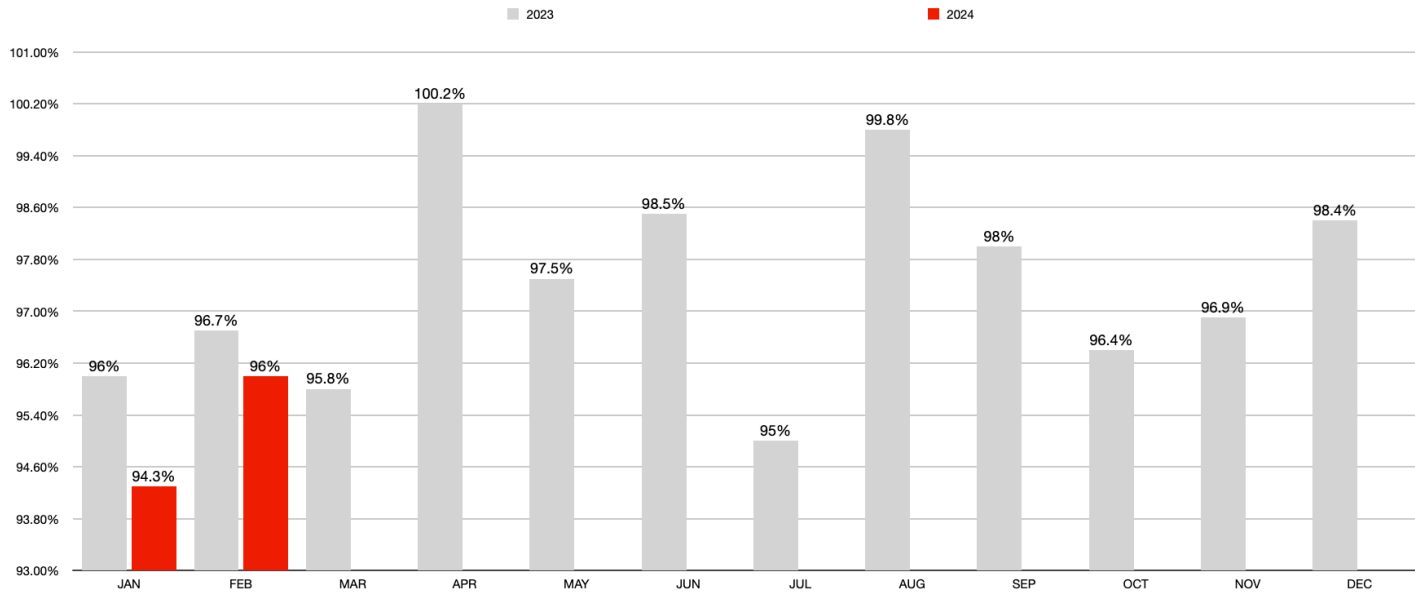
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

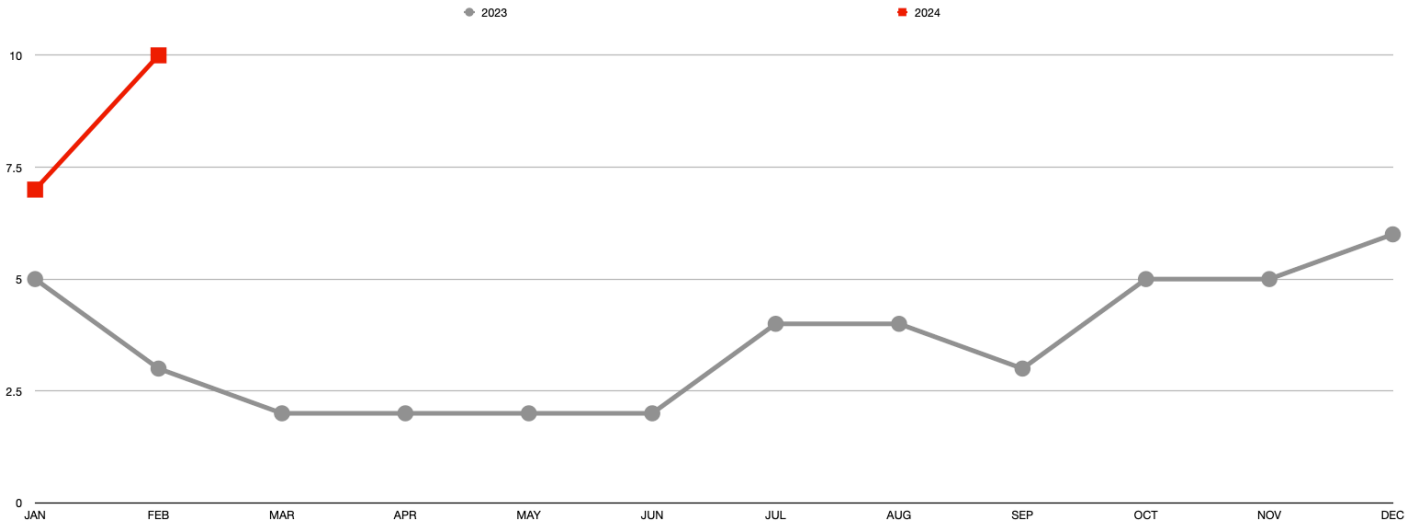


Year-Over-Year

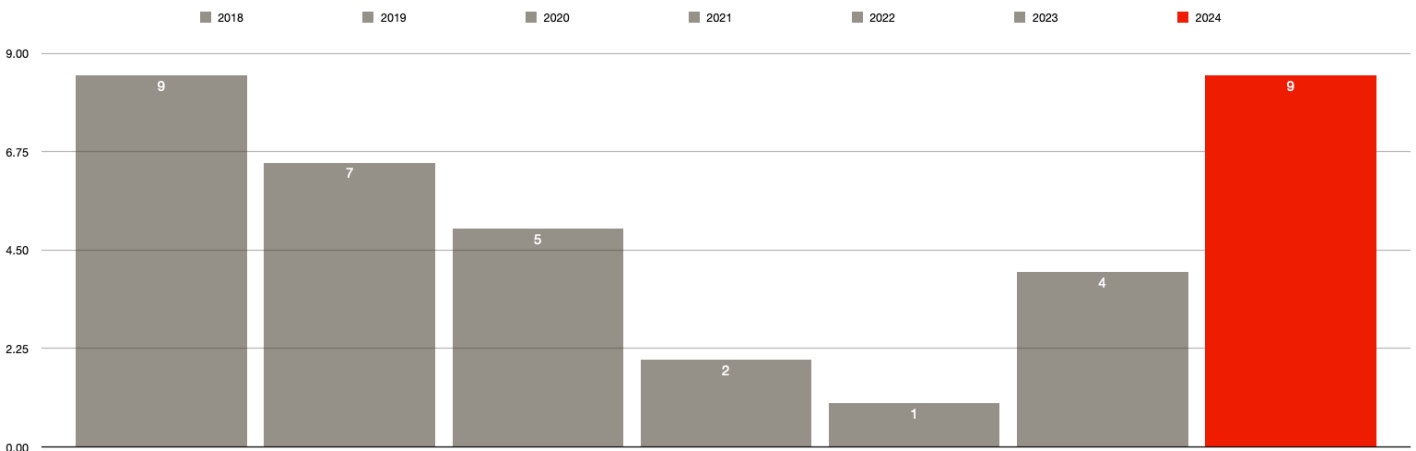


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

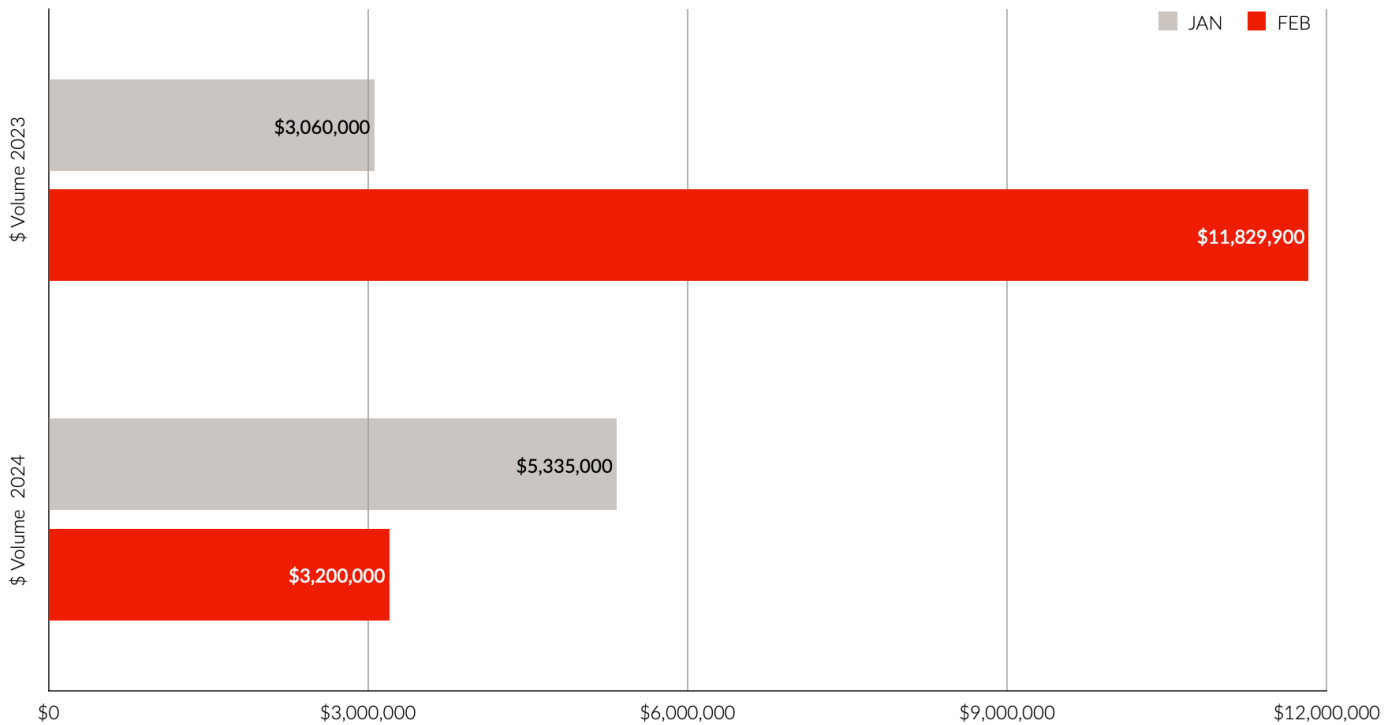


Month-Over-Month 2023 vs. 2024

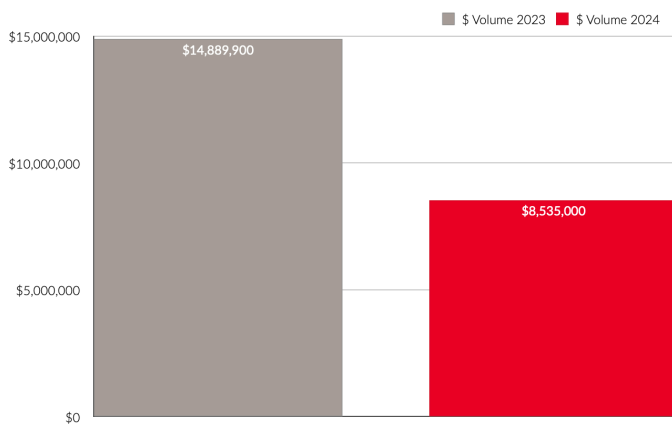


Year-Over-Year

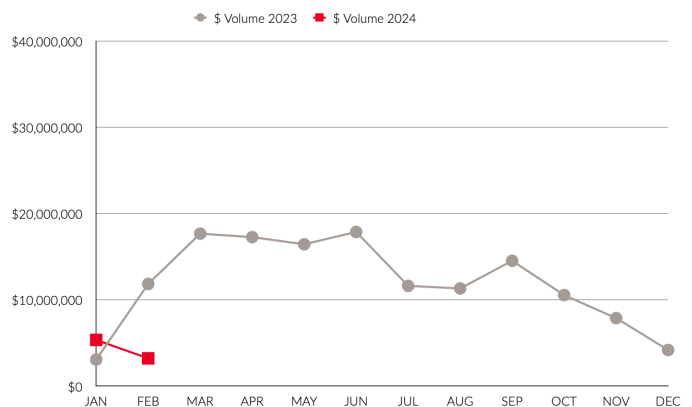
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

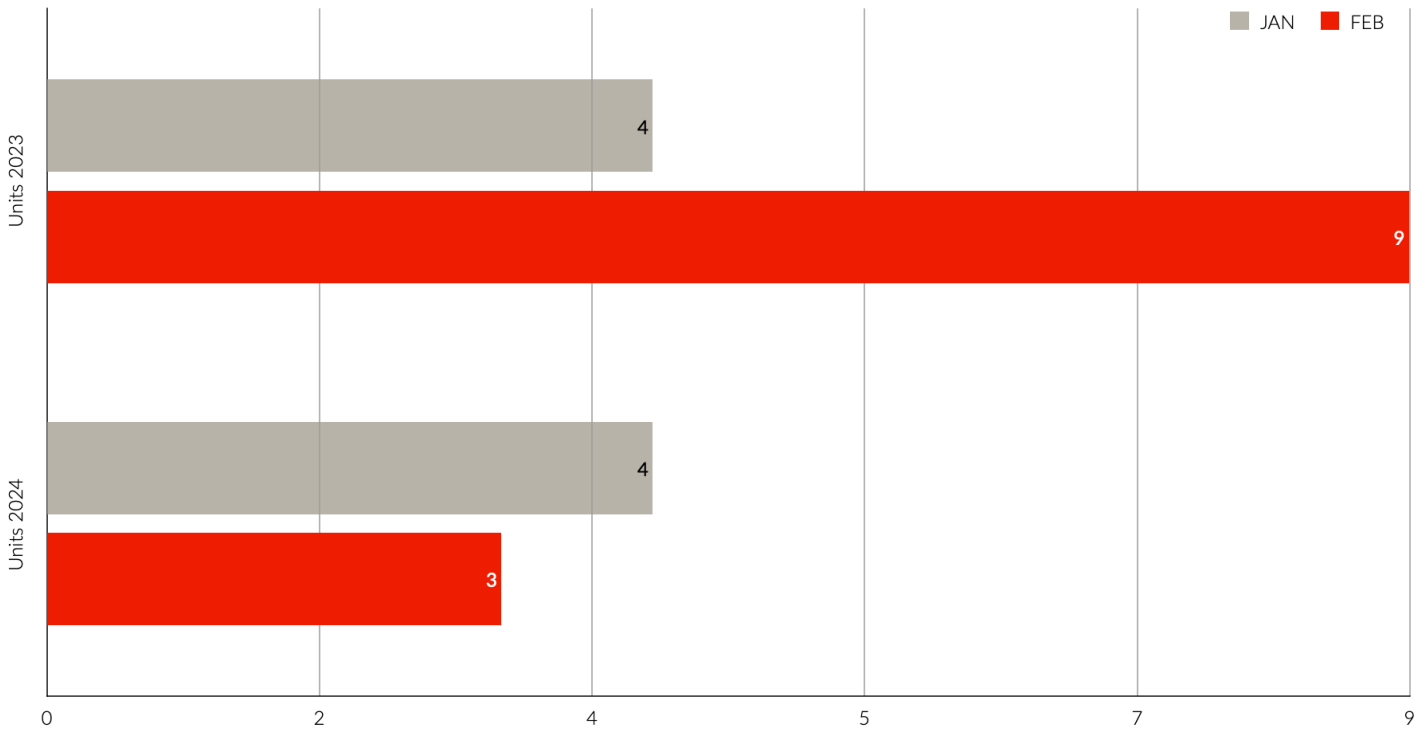


Yearly Totals 2023 vs. 2024

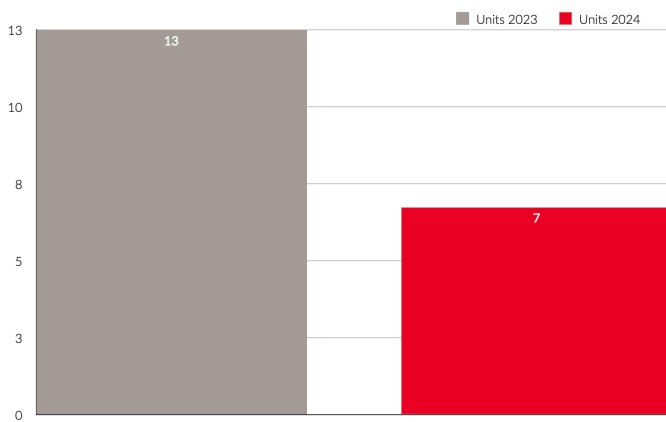


Month vs. Month 2023 vs. 2024

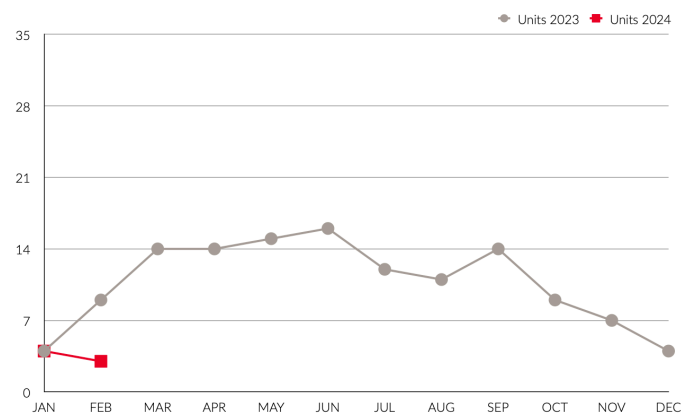
UNIT SALES



Monthly Comparison 2023 vs. 2024

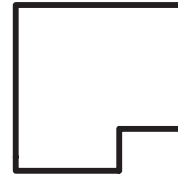


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



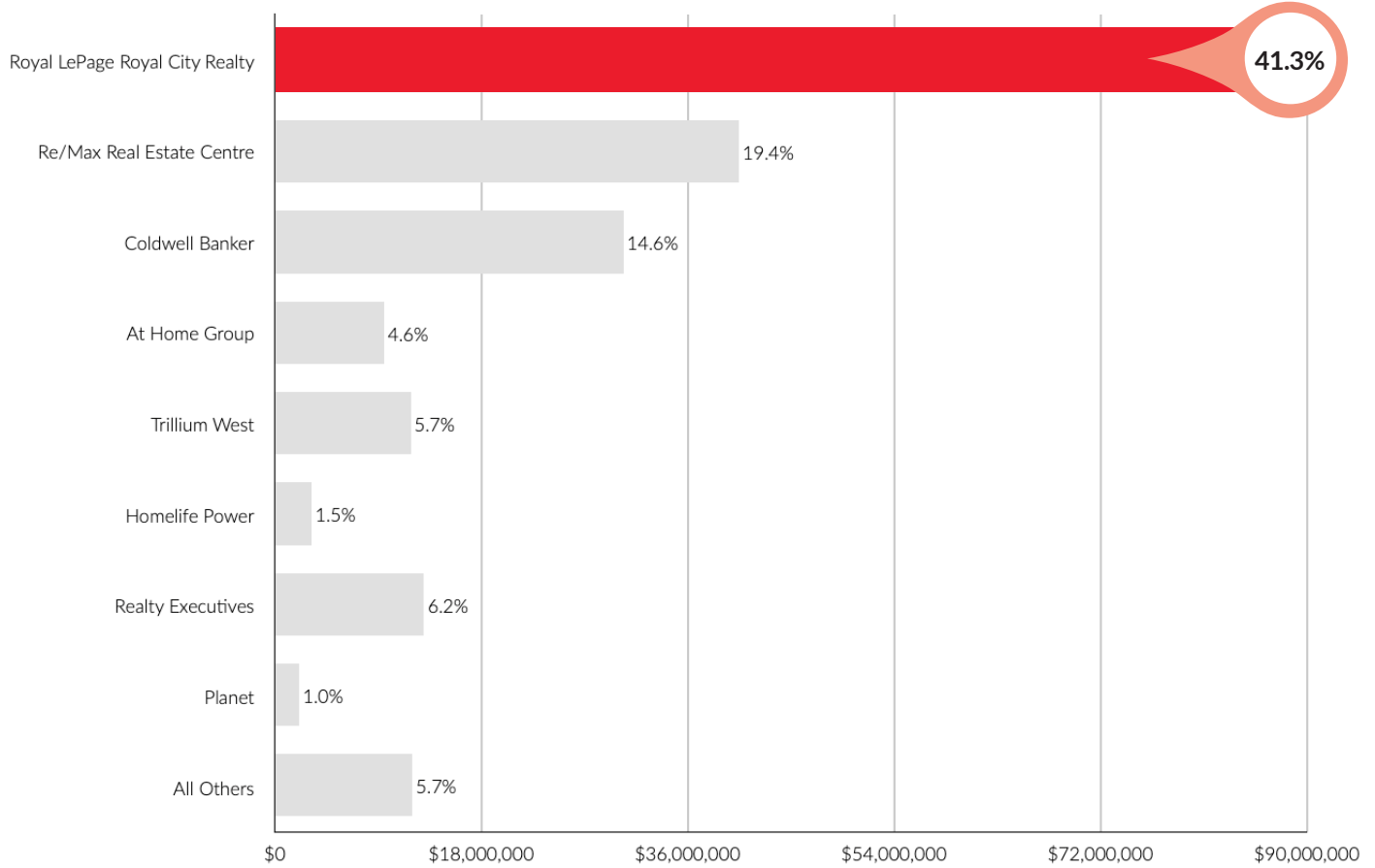
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$8,535,000 -35.83%	\$0 -100%	\$0 No Change
YTD Unit Sales	7 -30%	0 -100%	0 No Change
YTD Average Sale Price	\$1,219,286 -8.32%	\$0 -100%	\$0 No Change
February Sales Volume	\$3,200,000 -71.68%	\$0 -100%	\$0 No Change
February Unit Sales	3 -62.5%	0 -100%	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

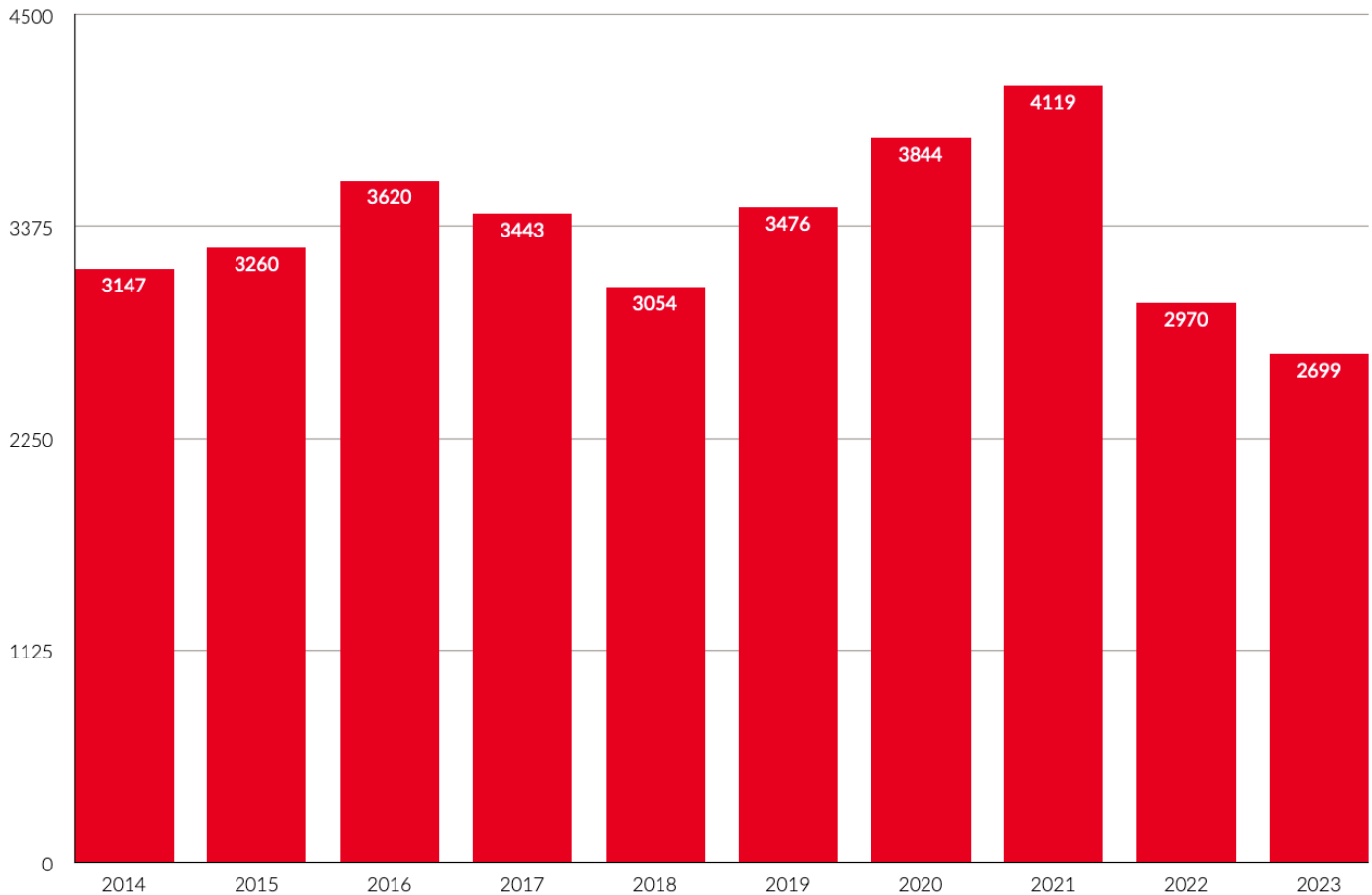


Market Share by Dollar Volume

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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