



2024 APRIL

CENTRE WELLINGTON Real Estate Market Report



OVERVIEW

BALANCED MARKET

Centre Wellington remains a balanced market this month with unit sales, average and median sale prices higher than they were last April. This explains the sales volume rising even though there were more expired listings and an average sales/listing ratio.



April year-over-year sales volume of \$51,409,790

Up 18.38% from 2023's \$43,429,600 with unit sales of 52 up 4% from last April's 50. New listings of 127 are up 95.38% from a year ago, with the sales/listing ratio of 40.94% down 35.98%.



Year-to-date sales volume of \$99,159,410

Up 26.54% from 2023's \$78,361,065 with unit sales of 115 are up 18.56% from last year's 97. New listings of 334 are up 42.74% from a year ago, with the sales/listing ratio of 50% down 12.82%.



Year-to-date average sale price of \$889,460

Up from \$823,226 one year ago with median sale price of \$869,450 up from \$800,000 one year ago. Average days-on-market of 36.25 is up 6.25 days from last year.

APRIL NUMBERS

Median Sale Price

\$869,450

+8.68%

Average Sale Price

\$988,650

+13.82%

Sales Volume

\$51,409,790

+18.38%

Unit Sales

52

+4%

New Listings

127

+95.38%

Expired Listings

7

+75%

Unit Sales/Listings Ratio

40.94%

-35.98%

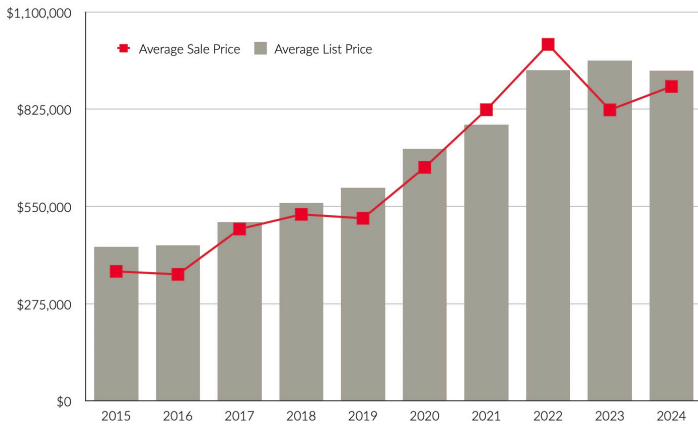
*Year-over-year comparison
(April 2024 vs. April 2023)*

THE MARKET IN DETAIL

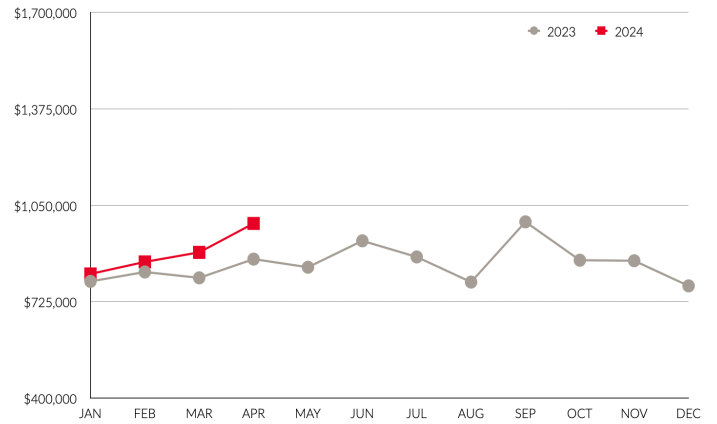
	2022	2023	2024	2023-2024
YTD Volume Sales	\$185,509,662	\$121,790,665	\$150,569,200	+23.63%
YTD Unit Sales	183	147	167	+13.61%
YTD New Listings	274	234	334	+42.74%
YTD Sales/Listings Ratio	66.79%	62.82%	50.00%	-12.82%
YTD Expired Listings	2	23	37	+60.87%
Monthly Volume Sales	\$52,373,715	\$43,429,600	\$51,409,790	+18.38%
Monthly Unit Sales	49	50	52	+4%
Monthly New Listings	98	65	127	+95.38%
Monthly Sales/Listings Ratio	50.00%	76.92%	40.94%	-35.98%
Monthly Expired Listings	1	4	7	+75%
YTD Sales: \$0-\$199K	0	1	1	No Change
YTD Sales: \$200k-349K	5	1	1	No Change
YTD Sales: \$350K-\$549K	6	9	14	+55.56%
YTD Sales: \$550K-\$749K	27	57	48	-15.79%
YTD Sales: \$750K-\$999K	63	52	51	-1.92%
YTD Sales: \$1M+	82	27	52	+92.59%
YTD Average Days-On-Market	12.25	30.00	36.25	+20.83%
YTD Average Sale Price	\$1,008,464	\$823,226	\$889,460	+8.05%
YTD Median Sale Price	\$987,500	\$747,995	\$806,000	+7.75%

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

AVERAGE SALE PRICE

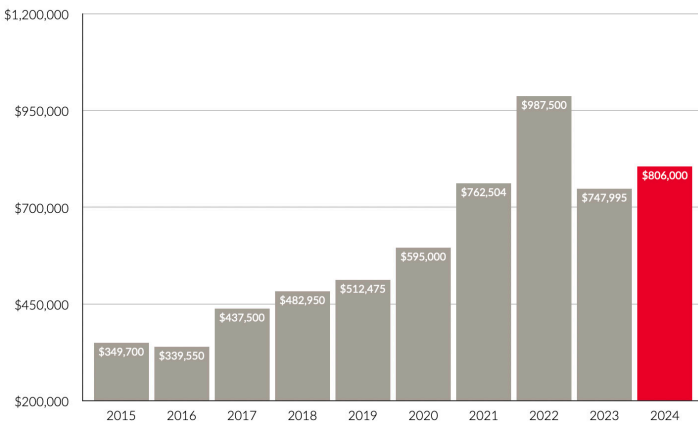


Year-Over-Year

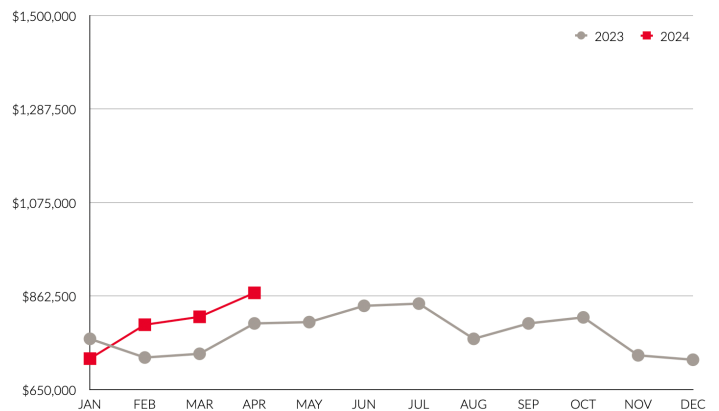


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



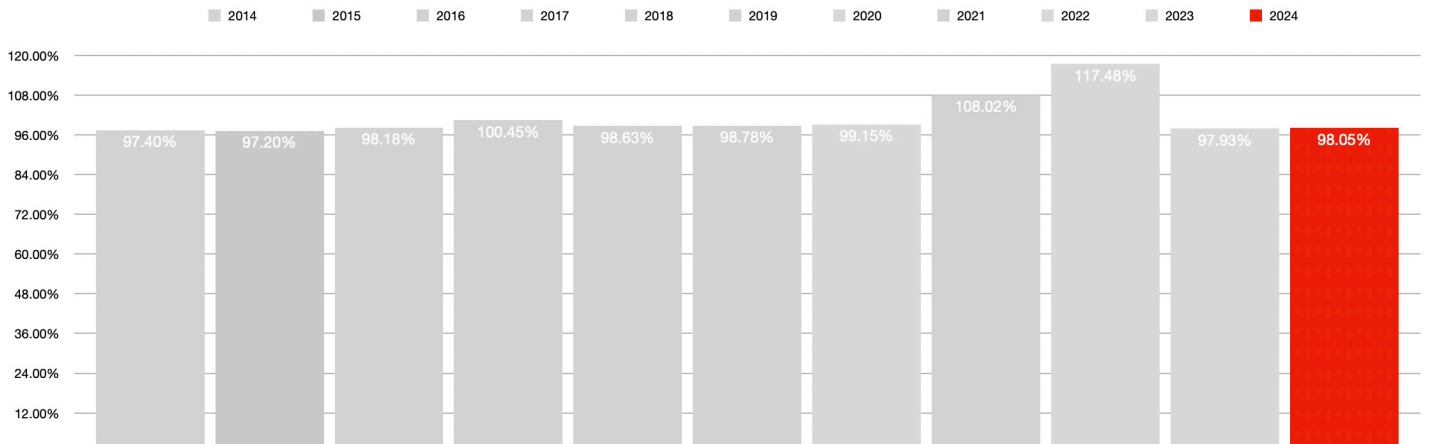
Year-Over-Year



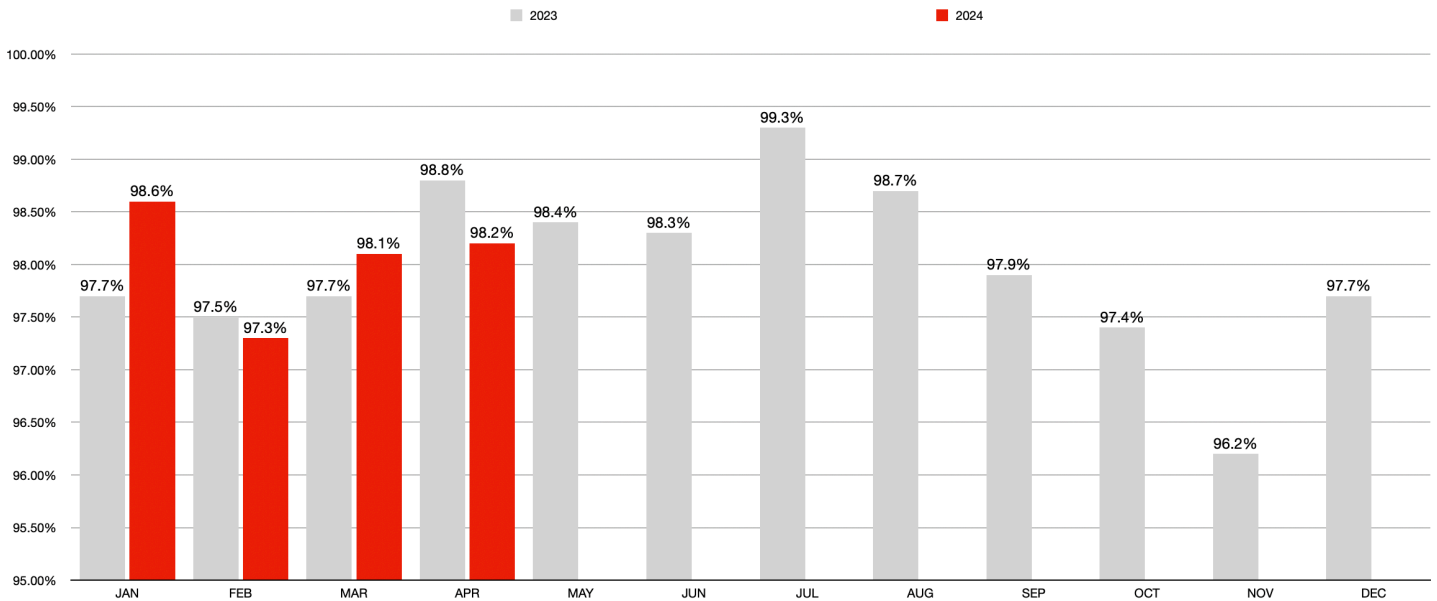
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

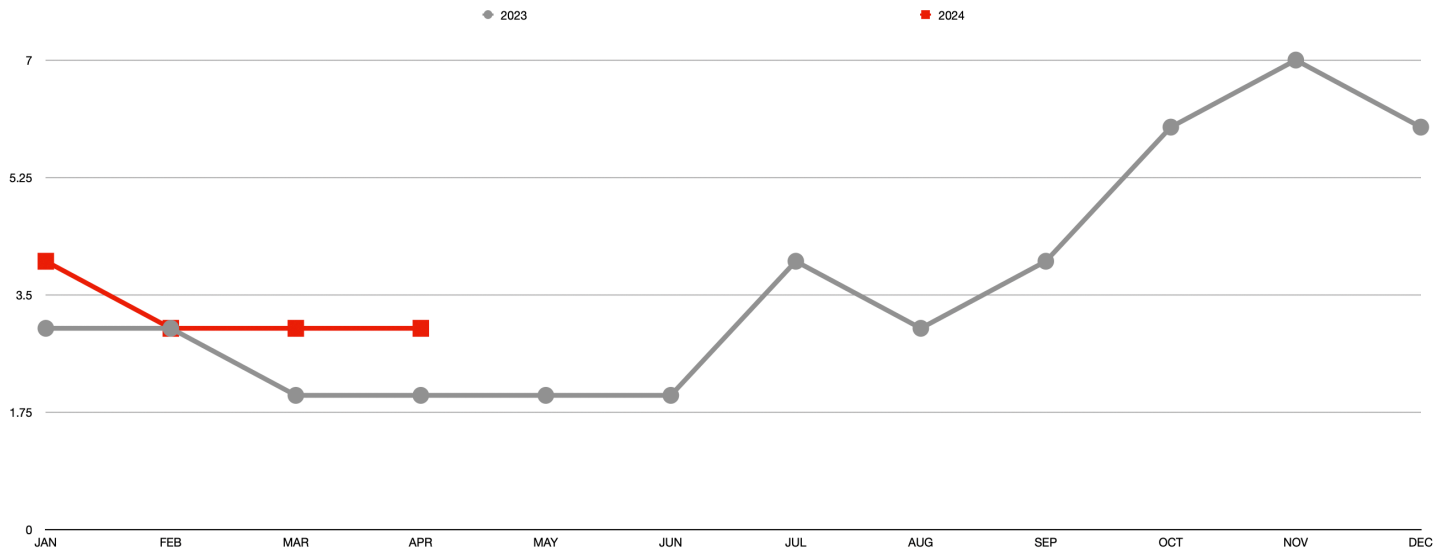


Year-Over-Year

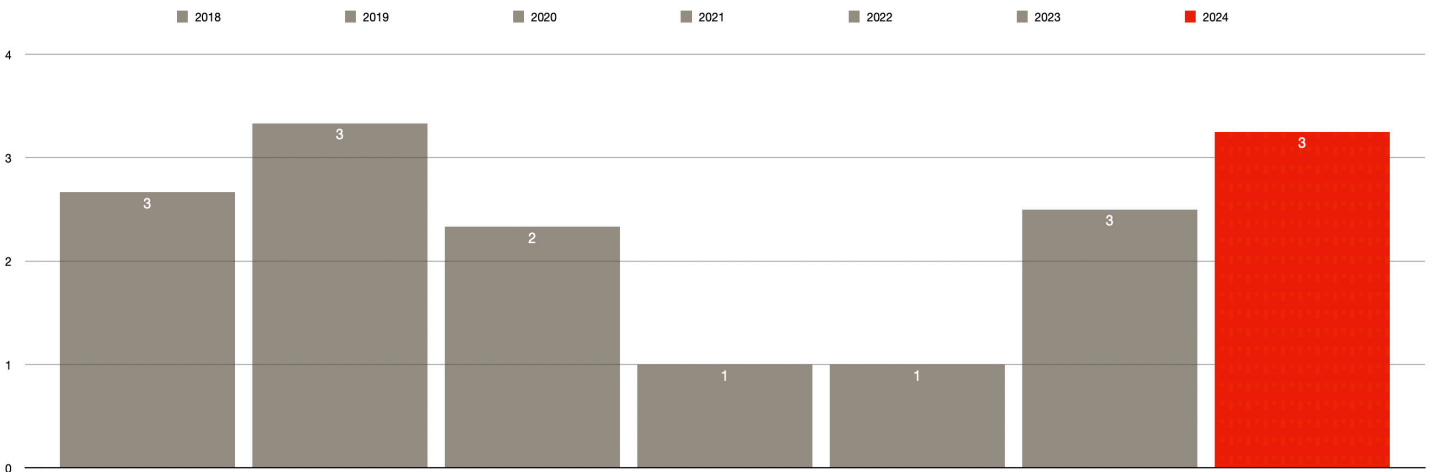


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

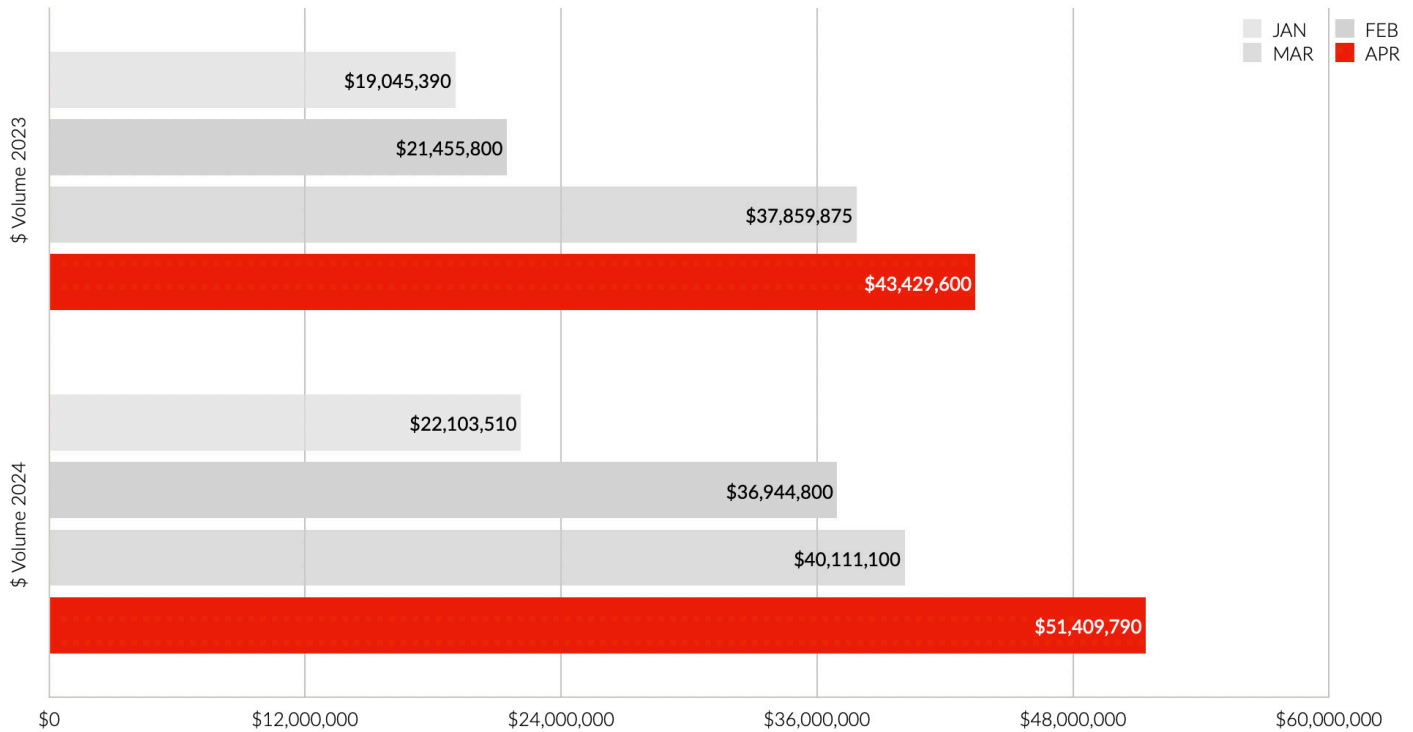


Month-Over-Month 2023 vs. 2024

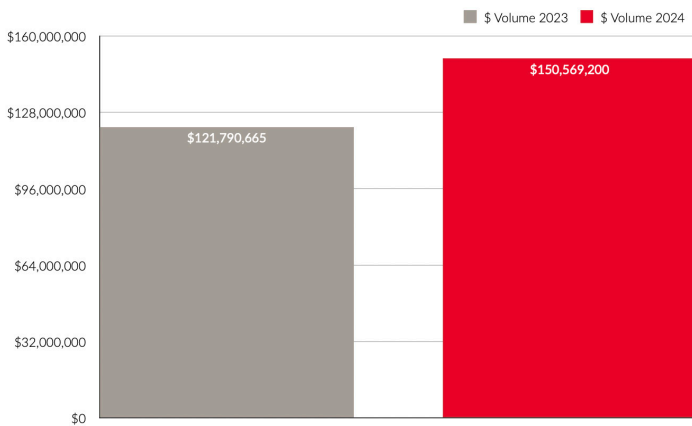


Year-Over-Year

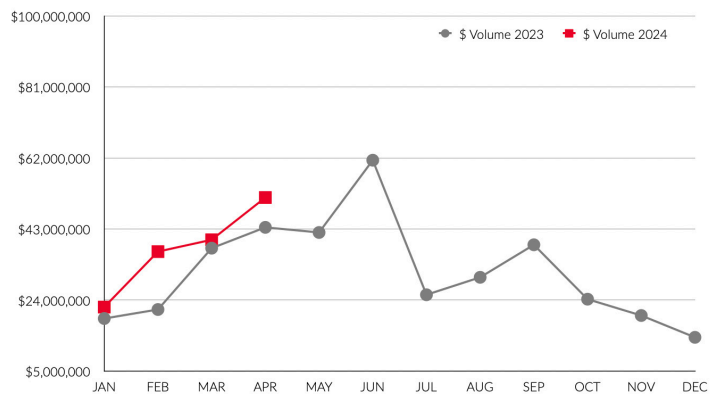
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

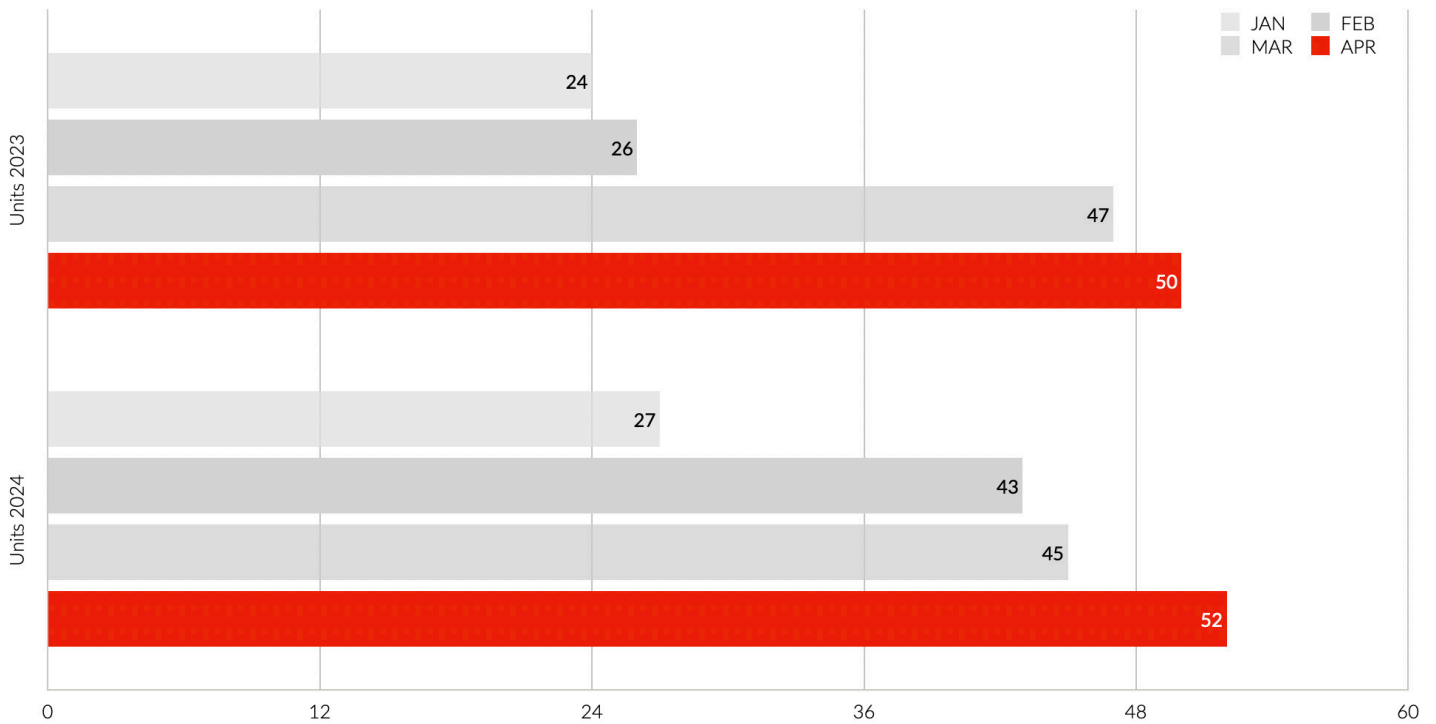


Yearly Totals 2023 vs. 2024

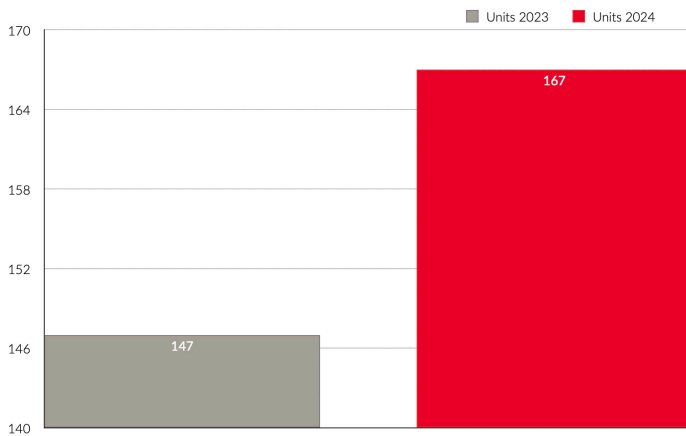


Month vs. Month 2023 vs. 2024

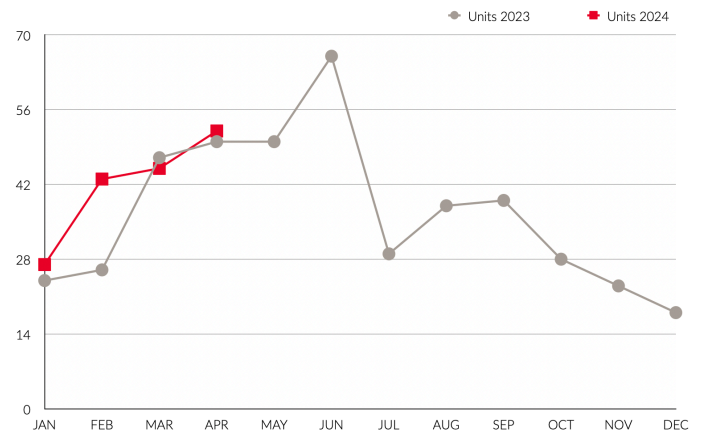
UNIT SALES



Monthly Comparison 2023 vs. 2024

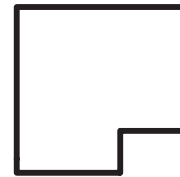


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$131,714,600 +24.73%	 \$13,941,500 +0.84%	 \$6,615,000 +764.71%
YTD Unit Sales	 135 +11.57%	 23 +9.52%	 4 +300%
YTD Average Sale Price	 \$975,664 +11.79%	 \$606,152 -7.93%	 \$1,653,750 +116.18%
April Sales Volume	 \$33,690,100 +1.98%	 \$5,006,000 +14.08%	 \$1,540,000 +101.31%
April Unit Sales	 34 -12.82%	 8 +14.29%	 2 +100%

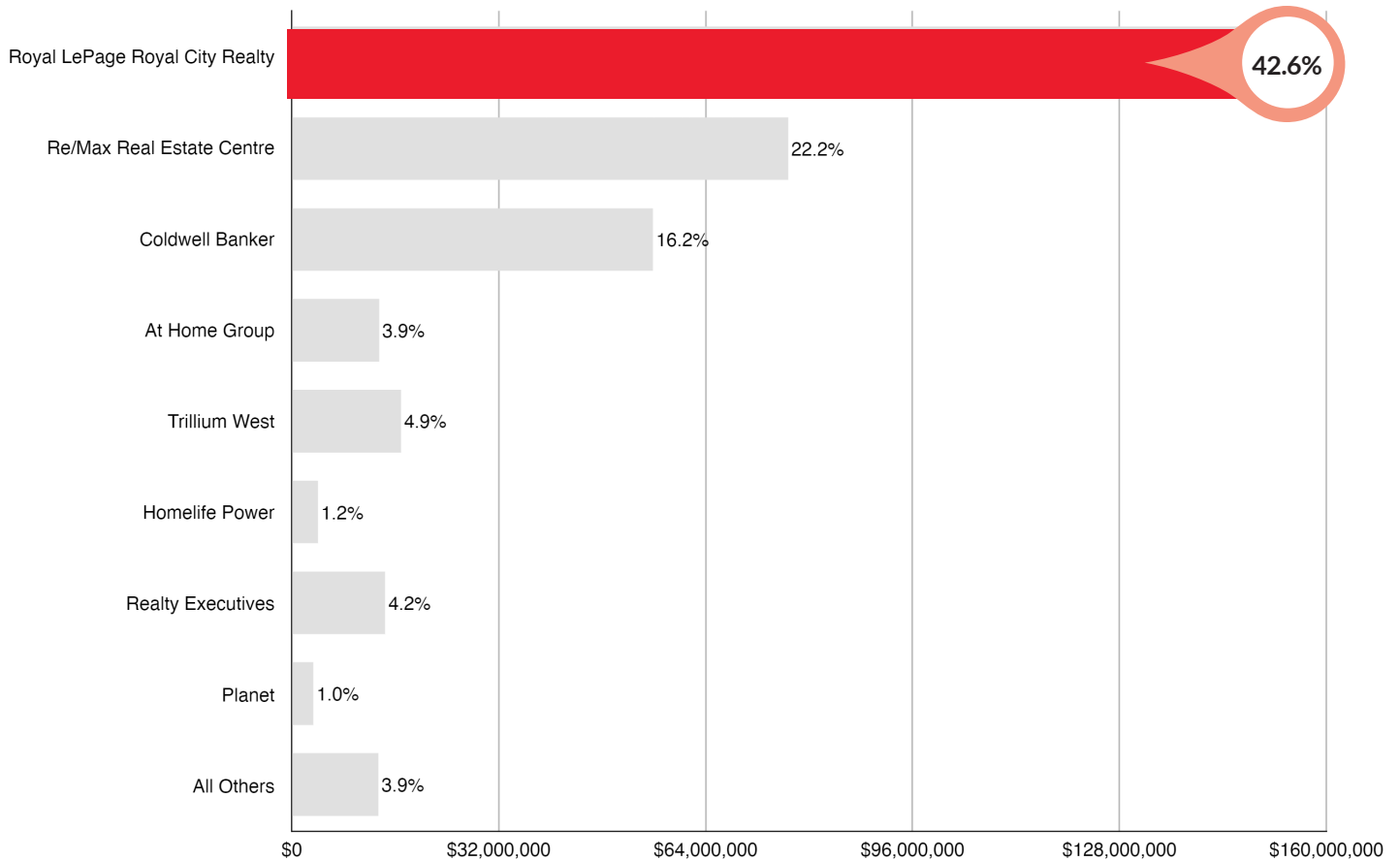
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of April 1, 2024.

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

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MARKET DOMINANCE

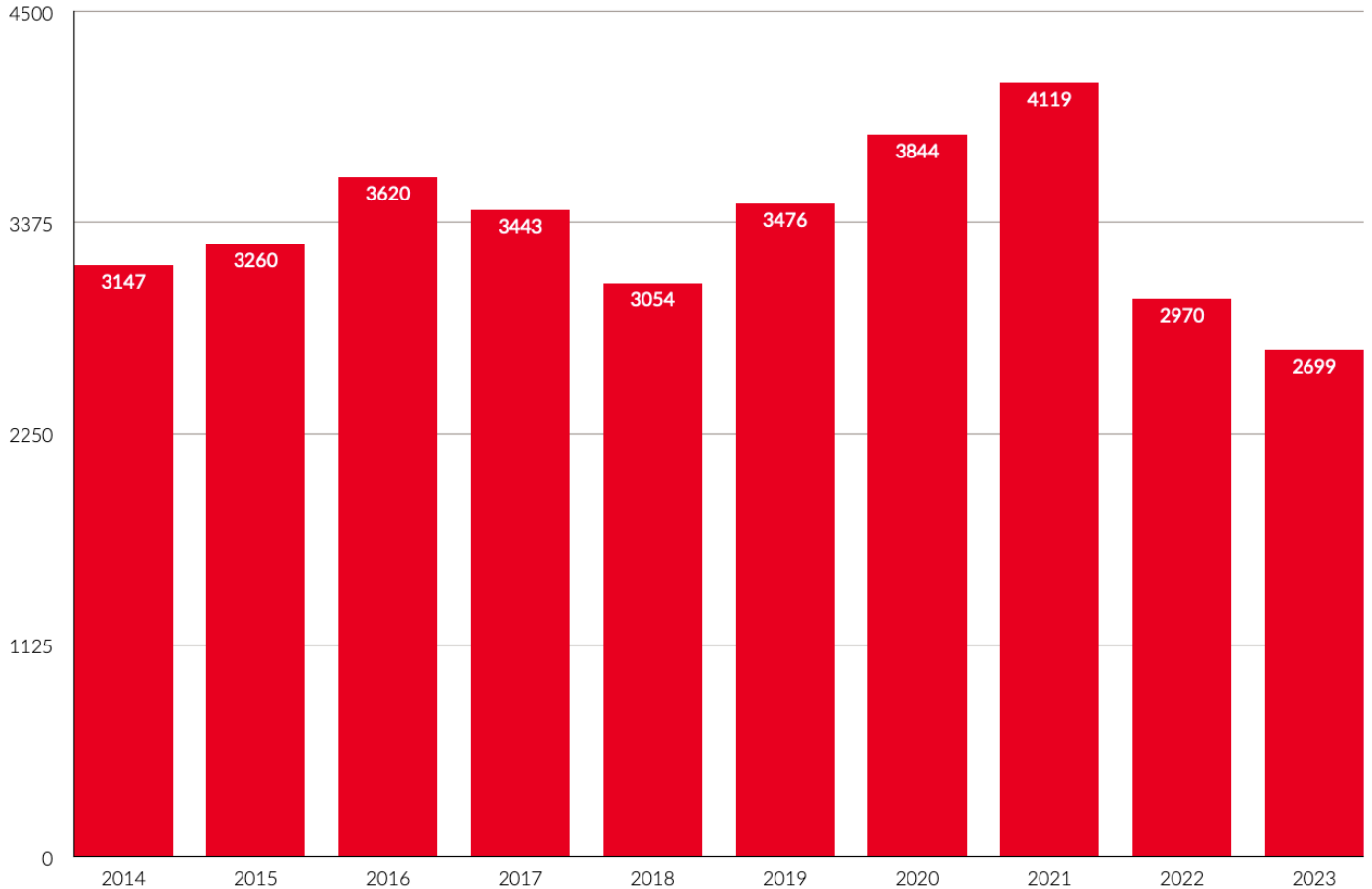


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
April 2024



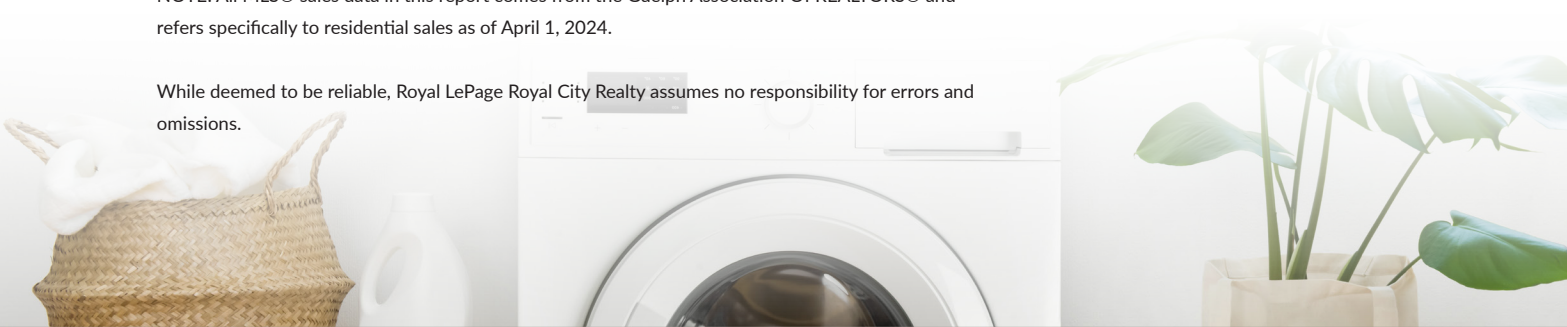
10 YEAR MARKET ANALYSIS



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



ROCKWOOD

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

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