



2024 APRIL

GUELPH/ERAMOSA Real Estate Market Report



OVERVIEW

BUYER'S MARKET

The real estate market in Guelph/Eramosa remains a buyers market this month due to continued drops in unit sales. The monthly year-to-date median sale price has gone up, even though the average sale price has dropped quite a bit. It is important to note that this market is smaller, and more prone of erratic change.

April year-over-year sales volume of \$9,876,000



Down 42.76% from 2023's \$17,254,499 with unit sales of 9 that are down 42.76% from last April's 14. New listings of 33 are up 73.68% from 2023, with the sales/listing ratio of 27.27% down from 73.68% in 2023.

Year-to-date sales volume of \$31,951,400



Down 32.17% from 2023's \$32,546,270 with unit sales of 19 down from the 27 in 2023. New listings of 81 are up 20.9% from a year ago, with the sales/listing ratio of 34.57% down 61.19%.

Year-to-date average sale price of \$1,156,529



Down from \$1,172,474 one year ago with median sale price of \$1,120,000 up from \$1,035,500 one year ago. Average days-on-market of 31.75 is down 8 days from last year.

APRIL NUMBERS

Median Sale Price

\$1,120,000

+8.16%

Average Sale Price

\$1,097,333

-10.96%

Sales Volume

\$9,876,000

-42.76%

Unit Sales

9

-35.71%

New Listings

33

+73.68%

Expired Listings

1

No change

Unit Sales/Listings Ratio

27.27%

-46.41%

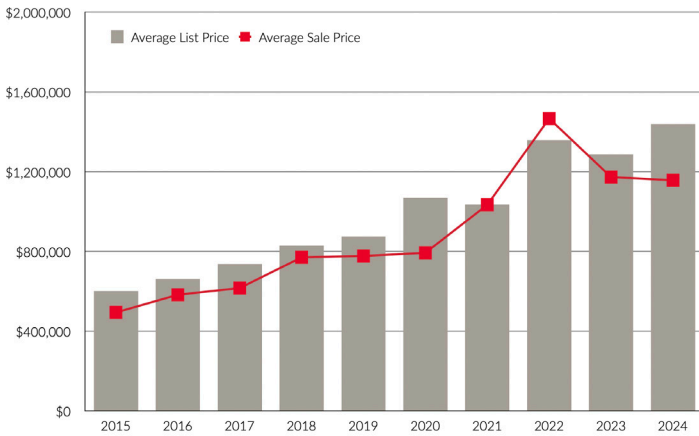
*Year-over-year comparison
(April 2024 vs. April 2023)*

THE MARKET IN DETAIL

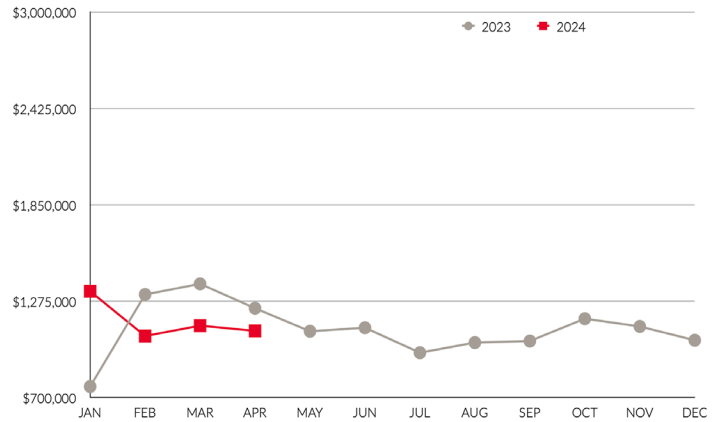
	2022	2023	2024	2023-2024
YTD Volume Sales	\$83,935,424	\$49,800,769	\$31,951,400	-35.84%
YTD Unit Sales	59	41	28	-31.71%
YTD New Listings	84	67	81	+20.9%
YTD Sales/Listings Ratio	70.24%	61.19%	34.57%	-26.63%
YTD Expired Listings	1	6	12	+100%
Monthly Volume Sales	\$23,884,800	\$17,254,499	\$9,876,000	-42.76%
Monthly Unit Sales	17	14	9	-35.71%
Monthly New Listings	18	19	33	+73.68%
Monthly Sales/Listings Ratio	94.44%	73.68%	27.27%	-46.41%
Monthly Expired Listings	1	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	4	0	-100%
YTD Sales: \$550K-\$749K	1	3	1	-66.67%
YTD Sales: \$750K-\$999K	12	9	10	+11.11%
YTD Sales: \$1M+	46	25	17	-32%
YTD Average Days-On-Market	20.75	39.75	31.75	-20.13%
YTD Average Sale Price	\$1,466,190	\$1,172,474	\$1,156,529	-1.36%
YTD Median Sale Price	\$1,285,500	\$1,061,500	\$1,032,475	-2.73%

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

AVERAGE SALE PRICE

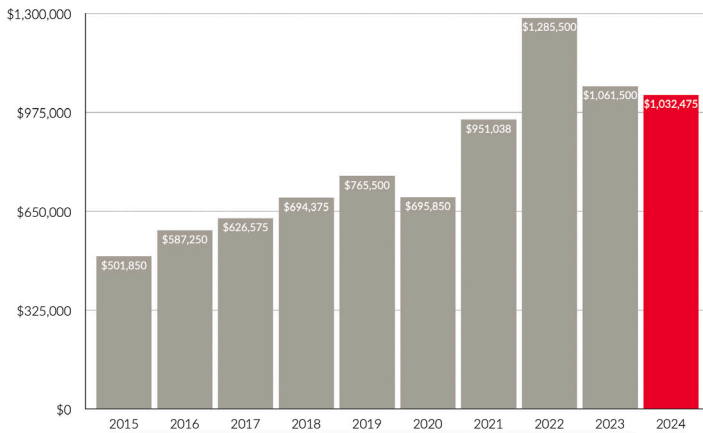


Year-Over-Year

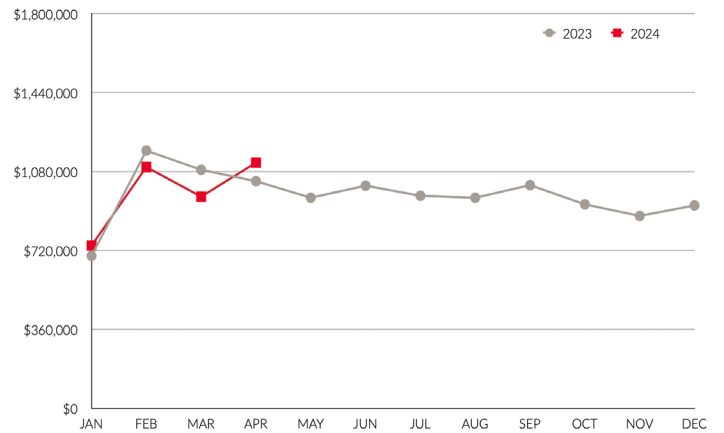


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



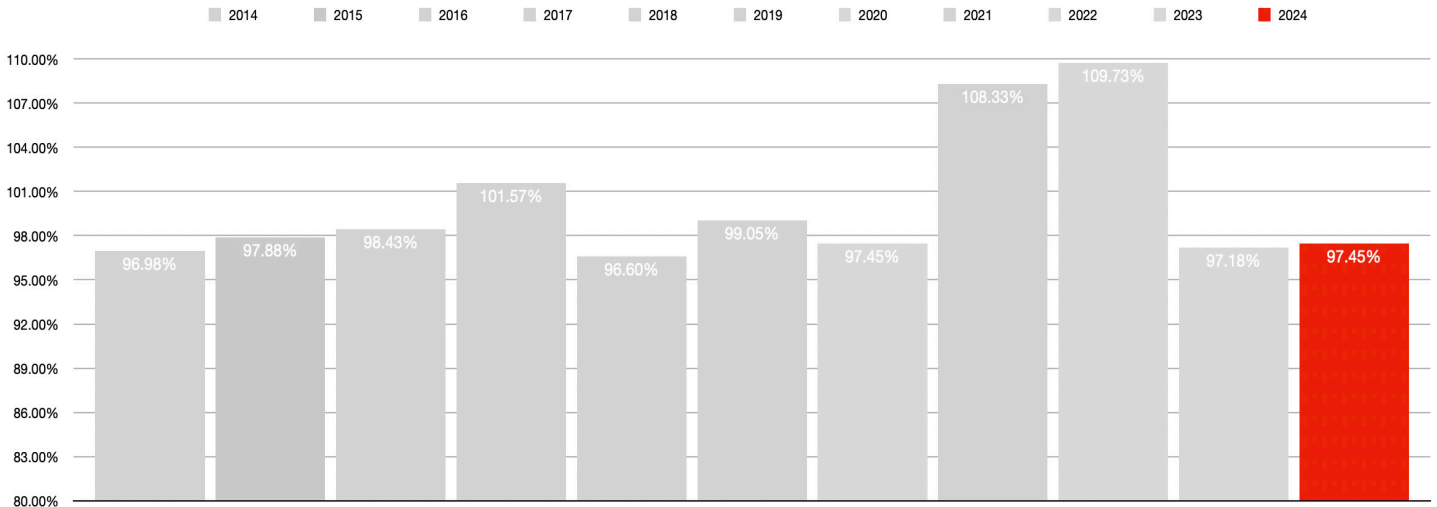
Year-Over-Year



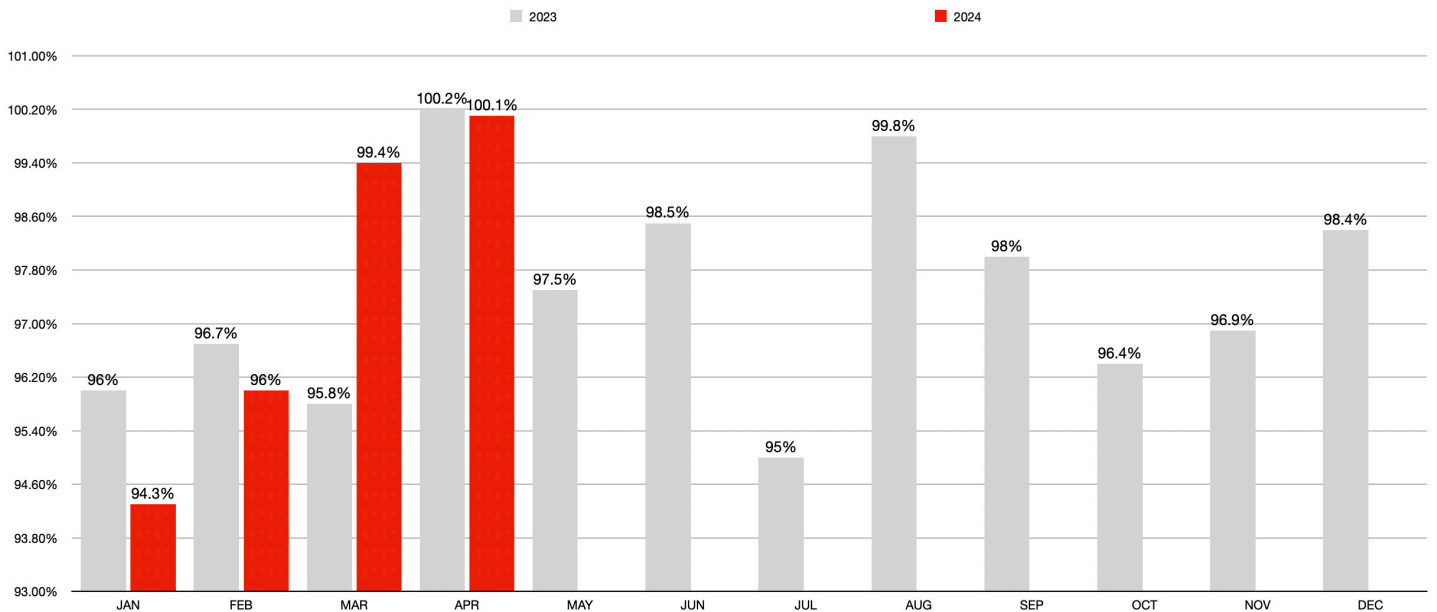
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

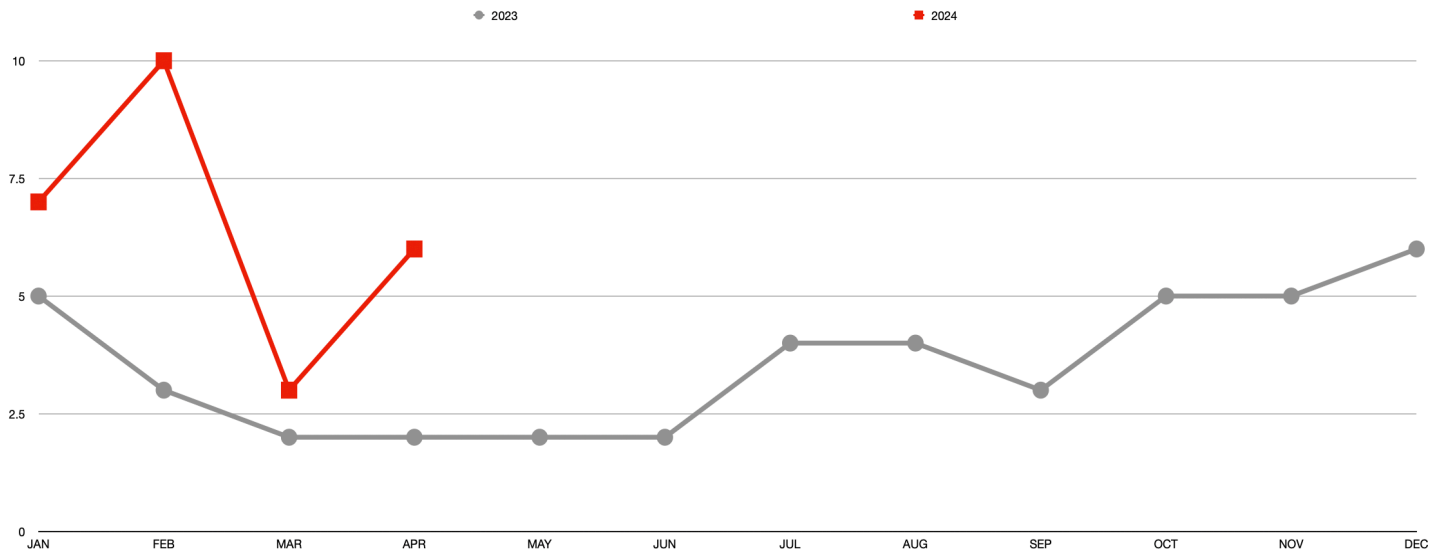


Year-Over-Year

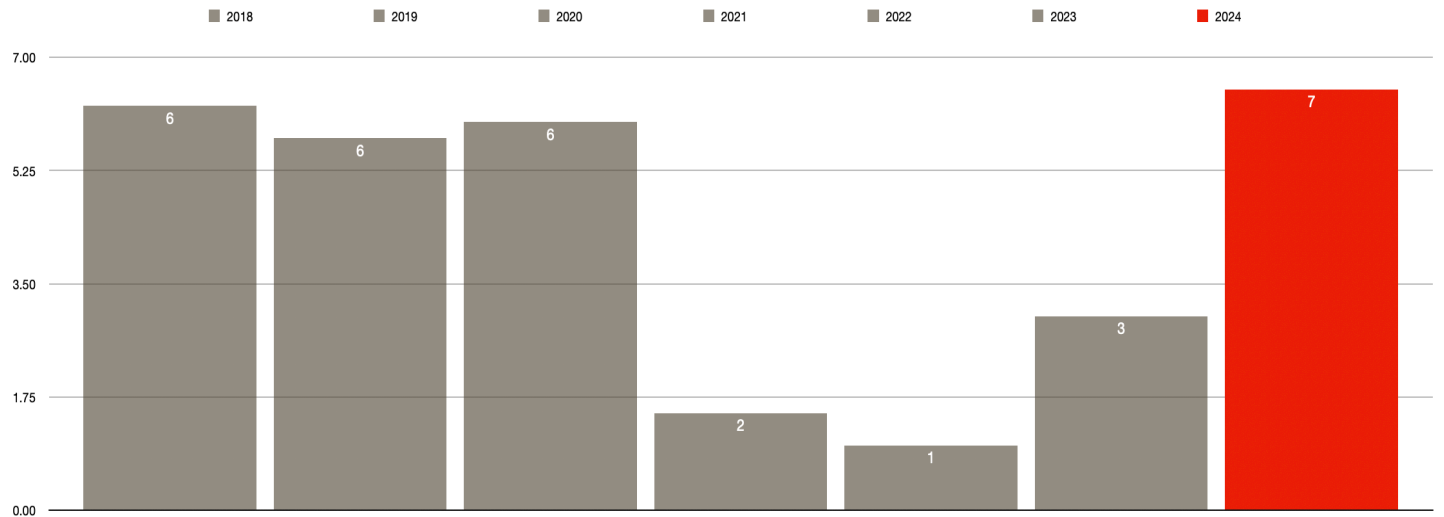


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

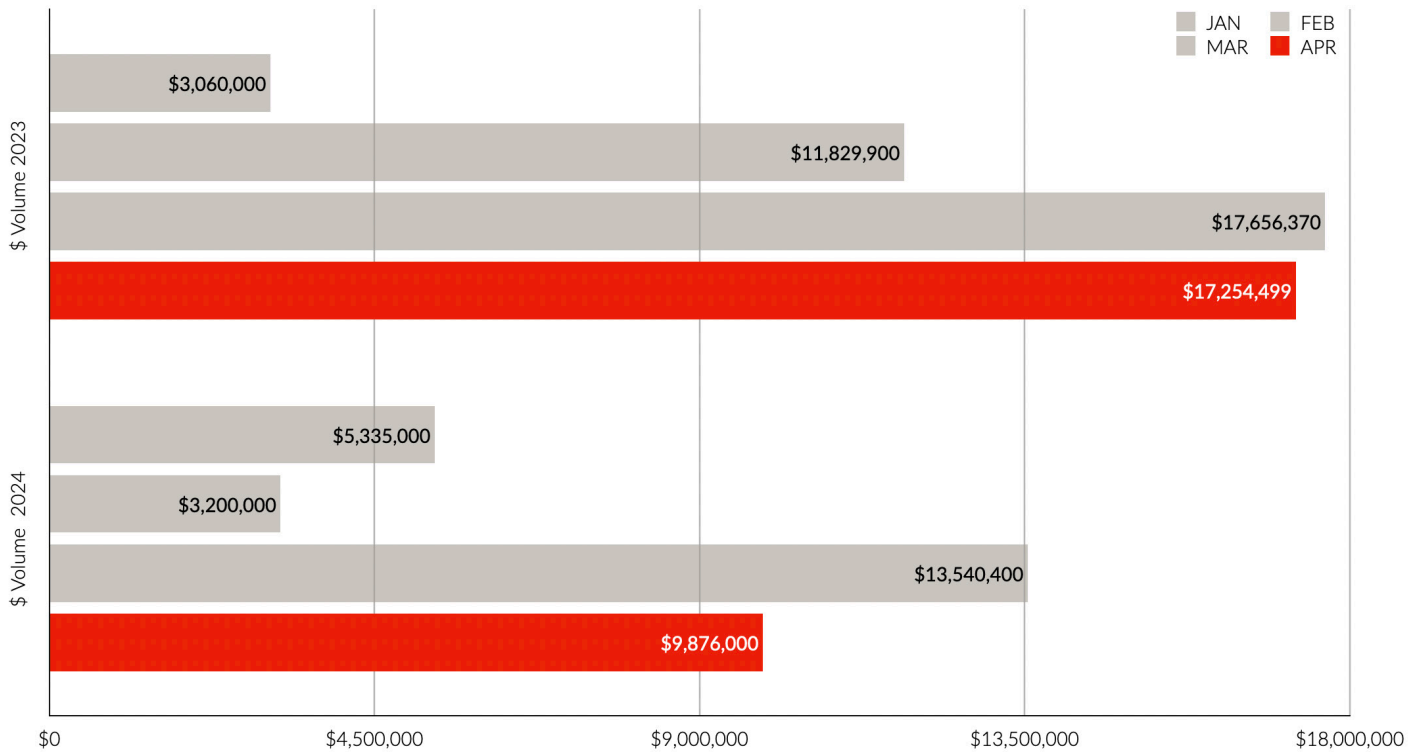


Month-Over-Month 2023 vs. 2024

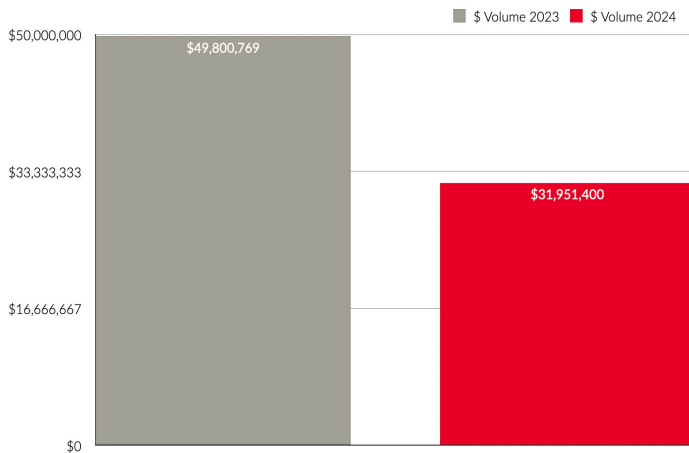


Year-Over-Year

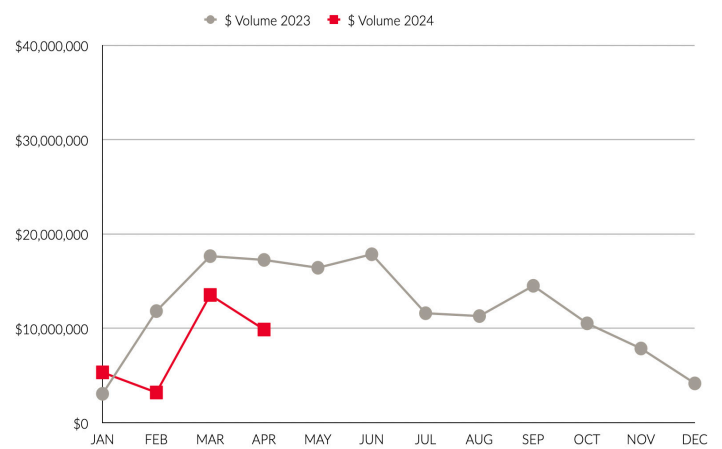
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

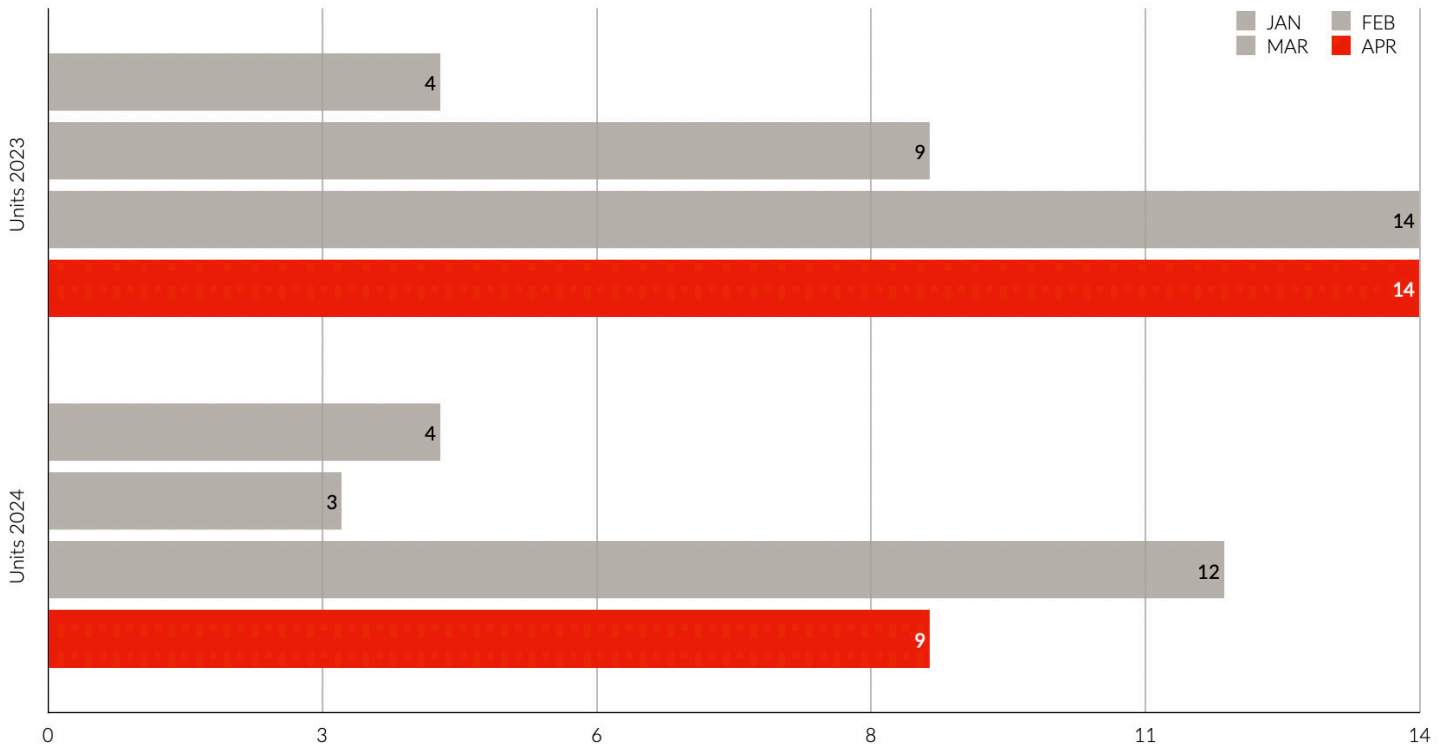


Yearly Totals 2023 vs. 2024

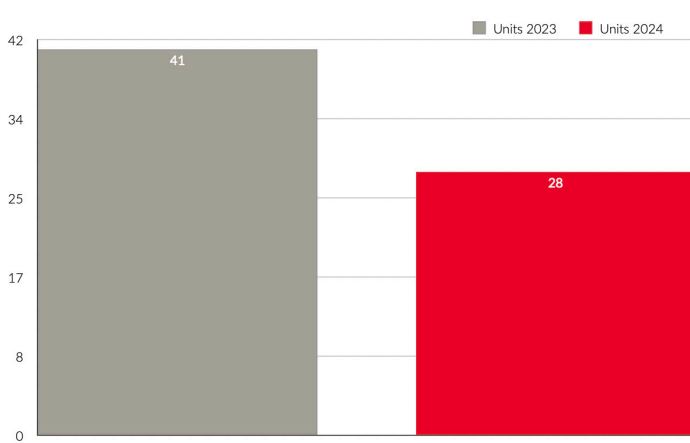


Month vs. Month 2023 vs. 2024

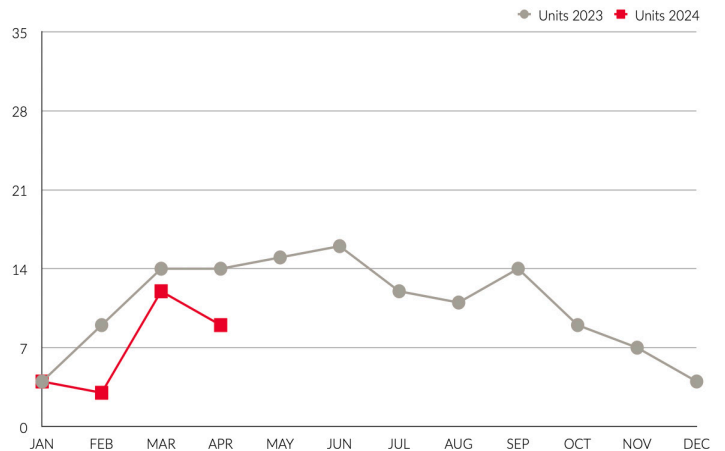
UNIT SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



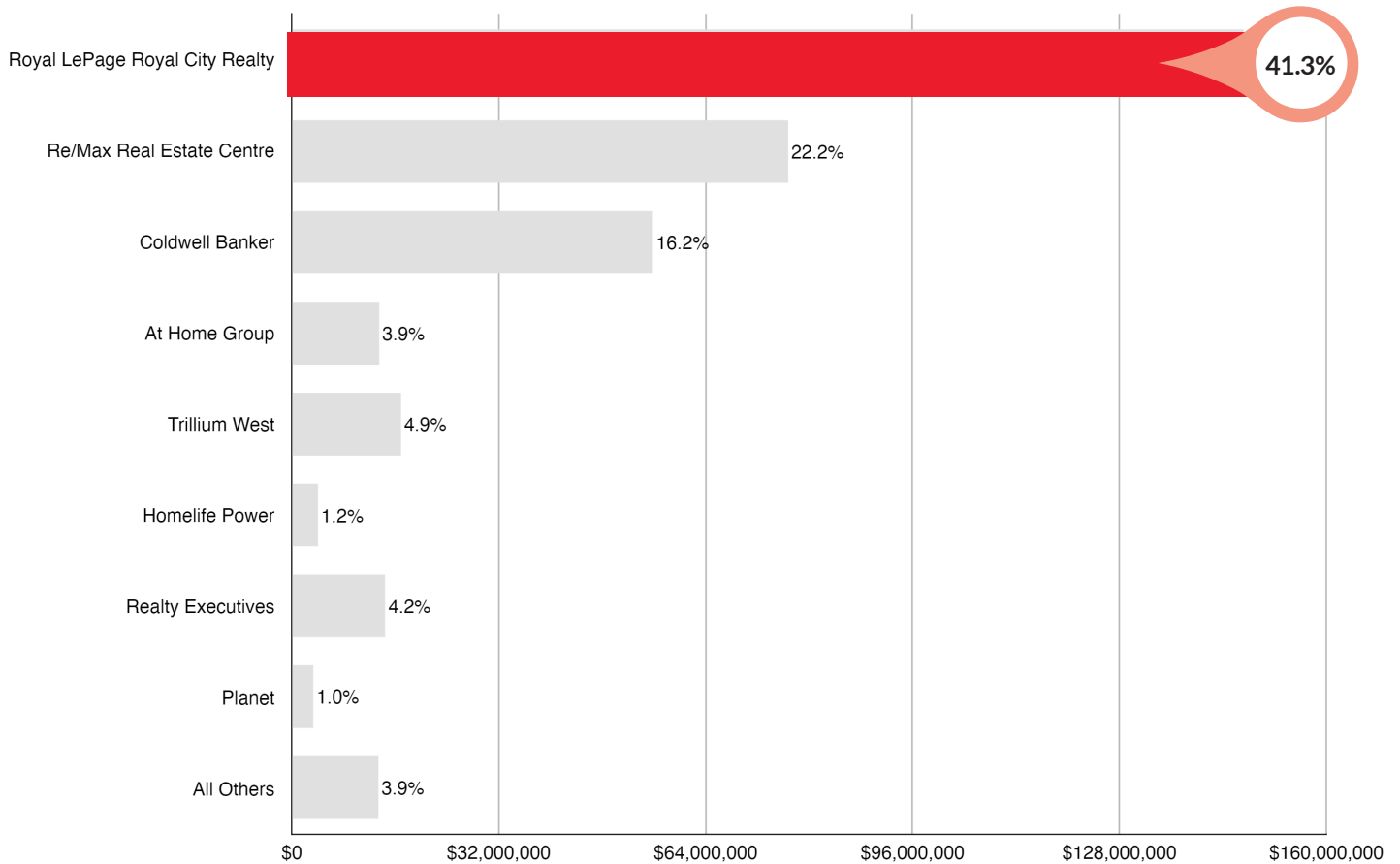
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$31,951,400 -30.1%	↓ \$0 -100%	↓ \$910,000 -81.8%
YTD Unit Sales	↓ 28 -20%	↓ 0 -100%	↓ 1 -75%
YTD Average Sale Price	↓ \$1,141,121 -12.63%	█ No change	↓ \$910,000.00 -27.2%
April Sales Volume	↓ \$13,540,400 -23.31%	↓ \$0 -100%	↓ \$0 -100%
April Unit Sales	↓ 12 -14.29%	↓ 0 -100%	↓ 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 April 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

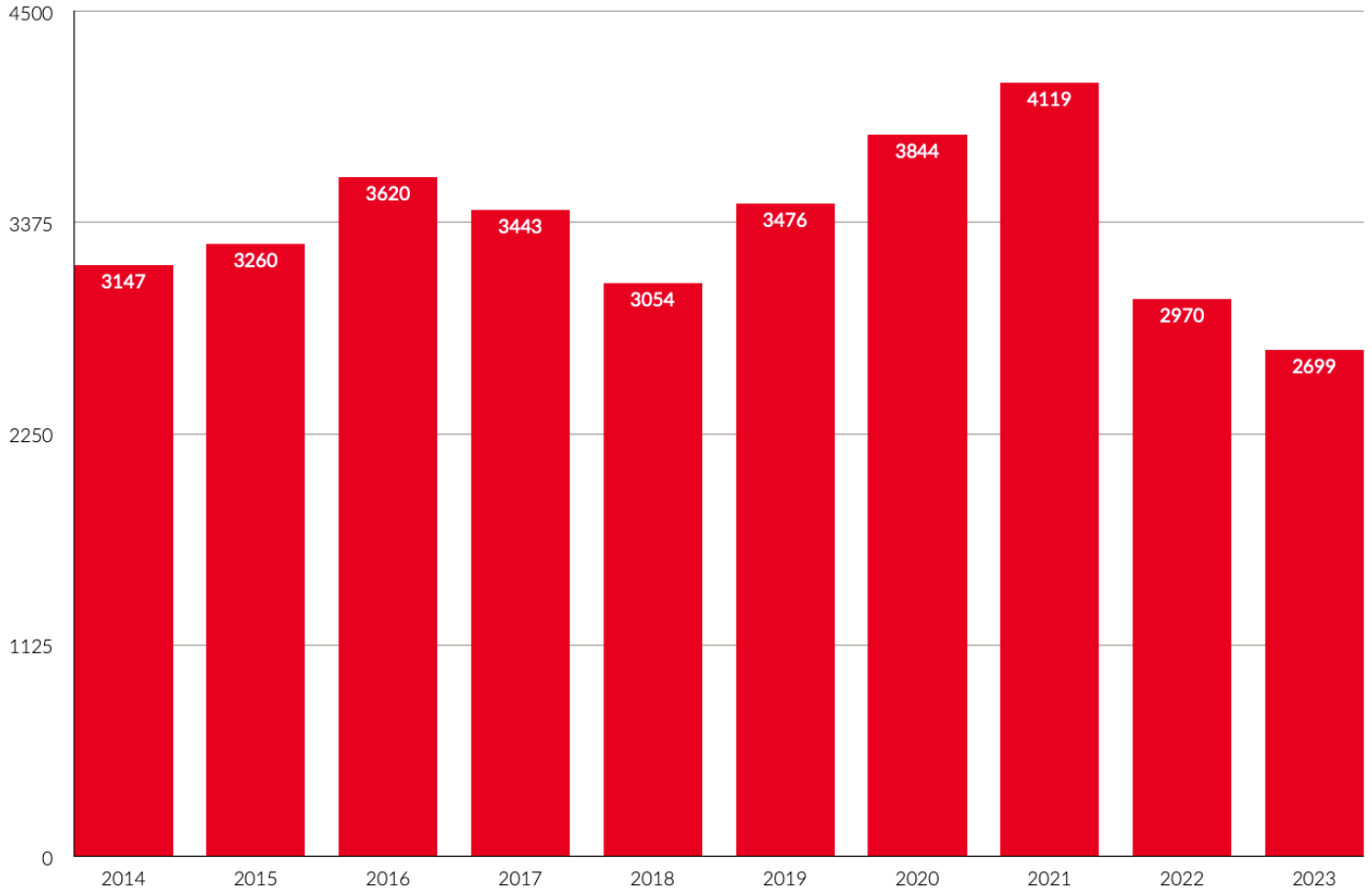


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
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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