



2024  
**MAY**

**CENTRE WELLINGTON**  
Real Estate Market Report



# OVERVIEW

## BALANCED MARKET

Centre Wellington remains a balanced market this month. The median price dropped slightly, however, the average sale price remained higher than last May. This helps explain the equally balanced market and increase in unit sales and sales volume, regardless of the new listings increase.



### May year-over-year sales volume of \$47,790,800

Up 13.62% from 2023's \$42,060,828 with unit sales of 55 up 10% from last May's 50. New listings of 110 are up 42.86% from a year ago, with the sales/listing ratio of 50% down 14.94%.



### Year-to-date sales volume of \$198,360,000

Up 21.06% from 2023's \$163,851,493 with unit sales of 222 are up 12.69% from last year's 197. New listings of 444 are up 42.77% from a year ago, with the sales/listing ratio of 50% down 13.34%.



### Year-to-date average sale price of \$885,352

Up from \$826,824 one year ago with median sale price of \$797,000 up from \$765,000 one year ago. Average days-on-market of 35 is up 5 days from last year.

## MAY NUMBERS

Median Sale Price

**\$778,000**

-3.11%

Average Sale Price

**\$868,924**

+3.29%

Sales Volume

**\$47,790,800**

+13.62%

Unit Sales

**55**

+10%

New Listings

**110**

+42.86%

Expired Listings

**4**

No Change

Unit Sales/Listings Ratio

**50%**

-14.94%

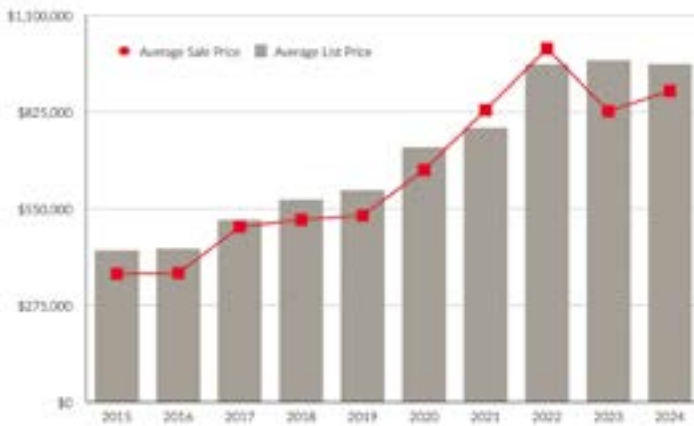
*Year-over-year comparison  
(May 2024 vs. May 2023)*

# THE MARKET IN DETAIL

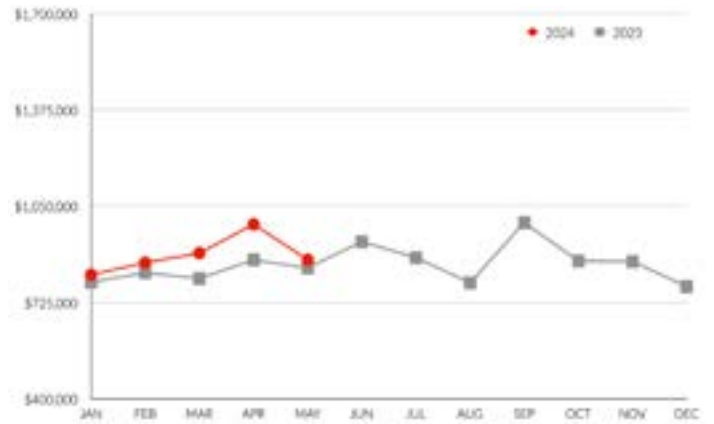
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$244,068,253	\$163,851,493	\$198,360,000	+21.06%
<b>YTD Unit Sales</b>	242	197	222	+12.69%
<b>YTD New Listings</b>	364	311	444	+42.77%
<b>YTD Sales/Listings Ratio</b>	66.48%	63.34%	50.00%	-13.34%
<b>YTD Expired Listings</b>	5	27	41	+51.85%
<b>Monthly Volume Sales</b>	\$58,558,591	\$42,060,828	\$47,790,800	+13.62%
<b>Monthly Unit Sales</b>	59	50	55	+10%
<b>Monthly New Listings</b>	90	77	110	+42.86%
<b>Monthly Sales/Listings Ratio</b>	65.56%	64.94%	50.00%	-14.94%
<b>Monthly Expired Listings</b>	3	4	4	No Change
<b>YTD Sales: \$0-\$199K</b>	2	2	2	No Change
<b>YTD Sales: \$200k-349K</b>	7	1	1	No Change
<b>YTD Sales: \$350K-\$549K</b>	7	13	19	+46.15%
<b>YTD Sales: \$550K-\$749K</b>	34	70	67	-4.29%
<b>YTD Sales: \$750K-\$999K</b>	84	75	72	-4%
<b>YTD Sales: \$1M+</b>	108	36	61	+69.44%
<b>YTD Average Days-On-Market</b>	12.60	30.00	35.00	+16.67%
<b>YTD Average Sale Price</b>	\$1,005,605	\$826,824	\$885,352	+7.08%
<b>YTD Median Sale Price</b>	\$975,000	\$765,000	\$797,000	+4.18%

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

# AVERAGE SALE PRICE

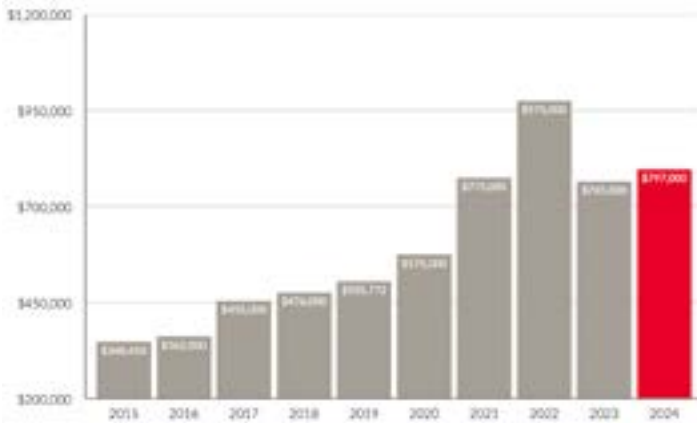


Year-Over-Year



Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



Year-Over-Year



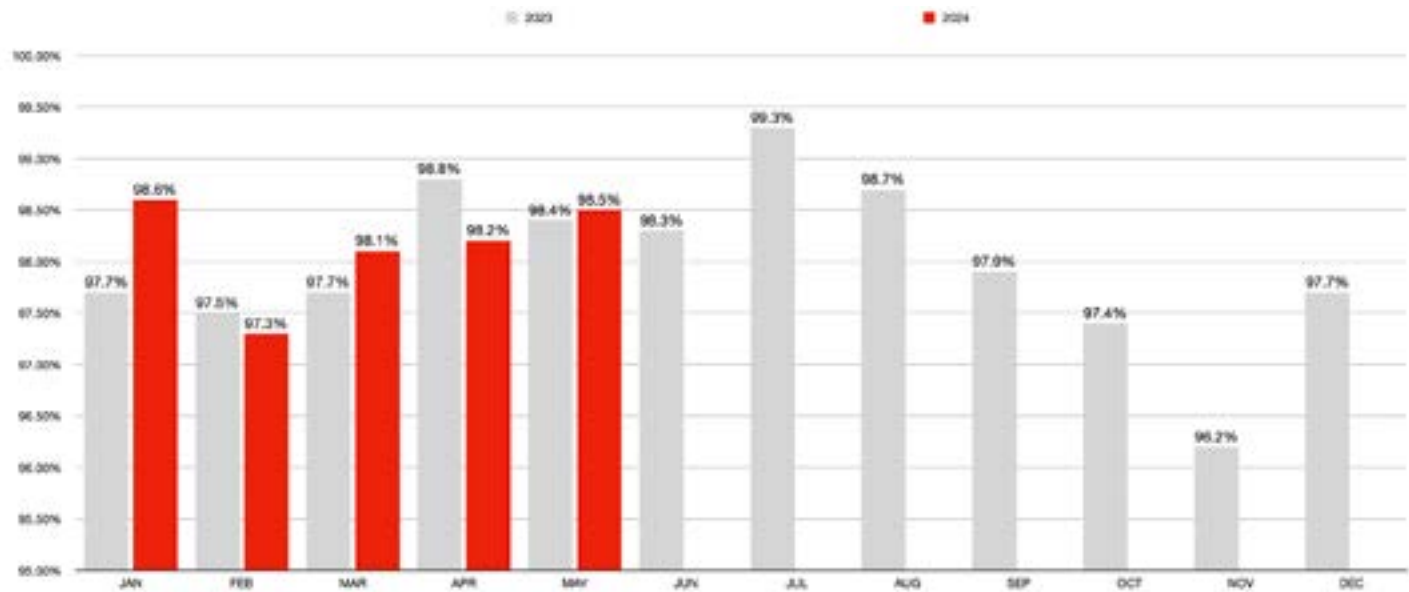
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

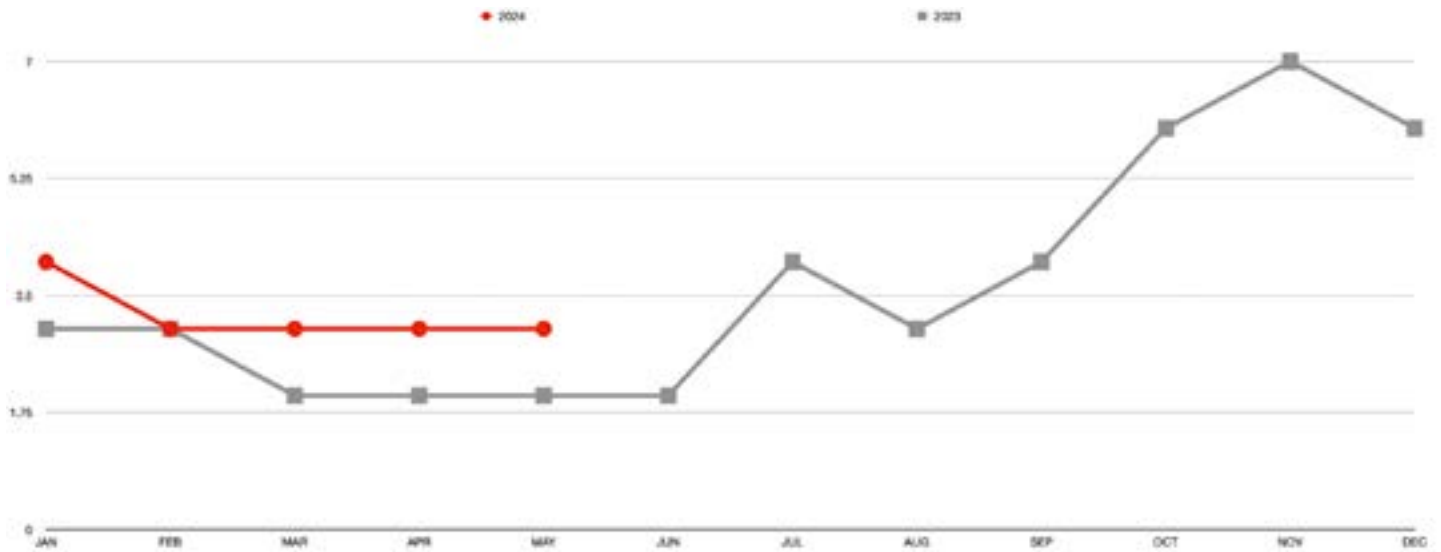


## Year-Over-Year

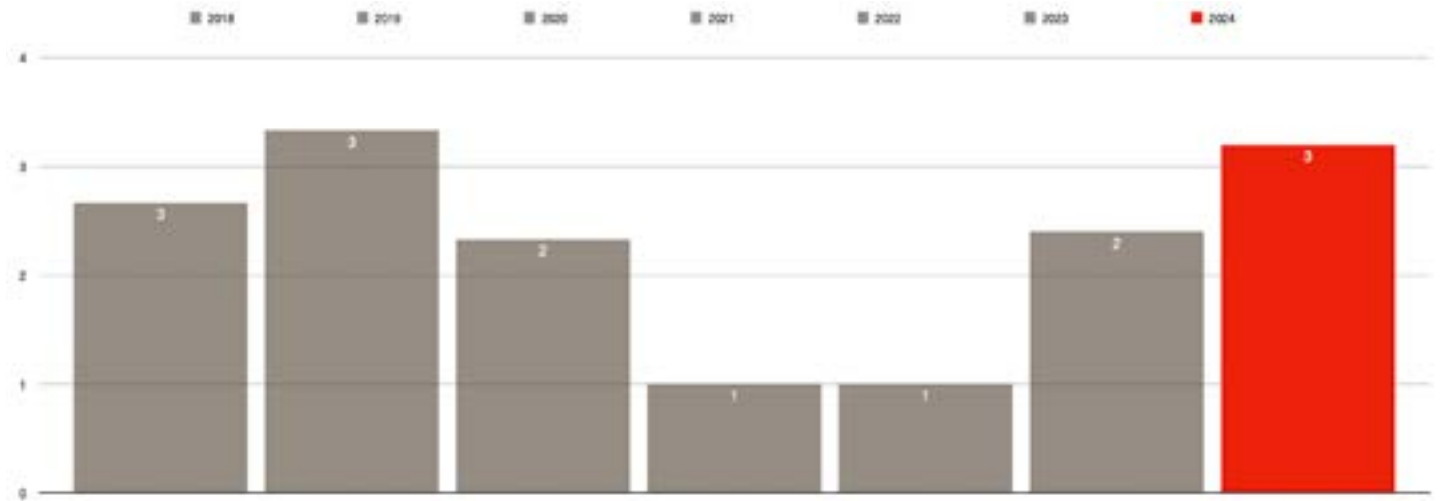


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

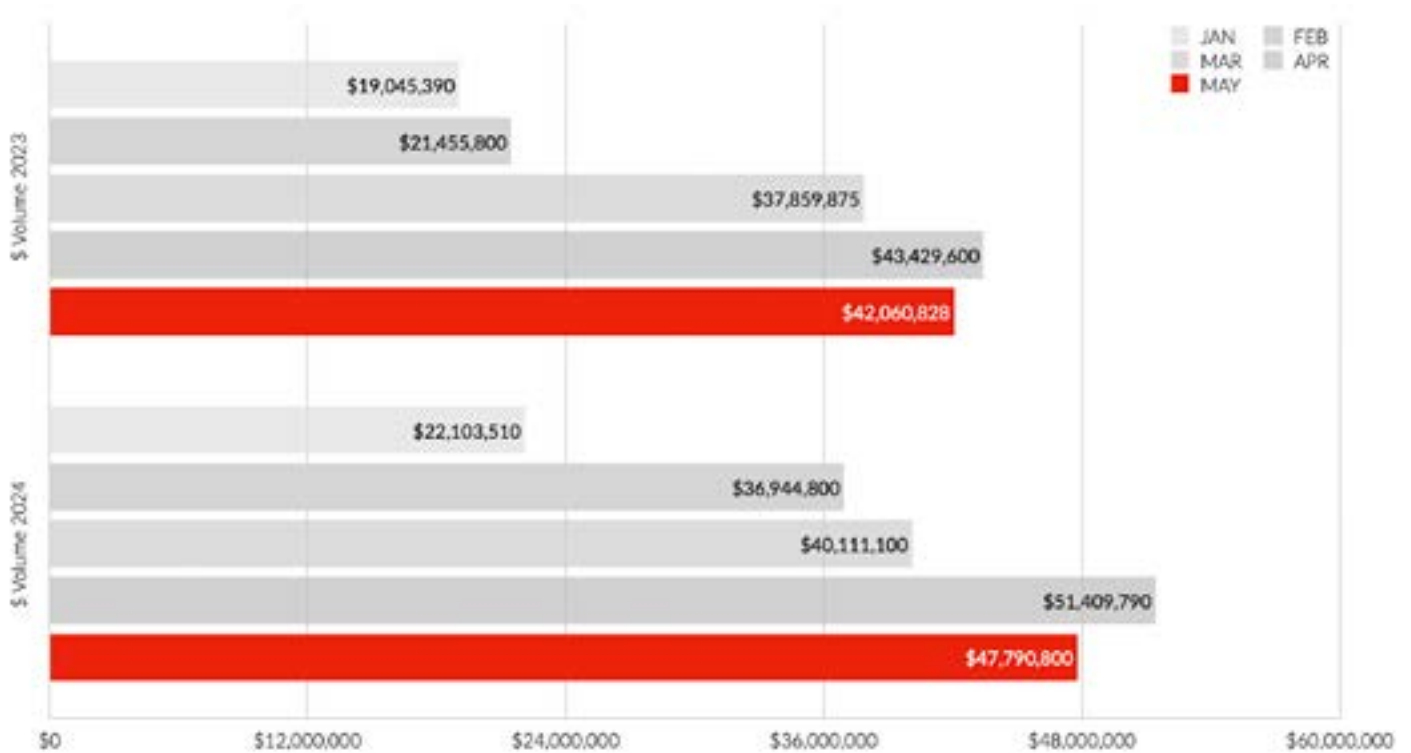


Month-Over-Month 2023 vs. 2024

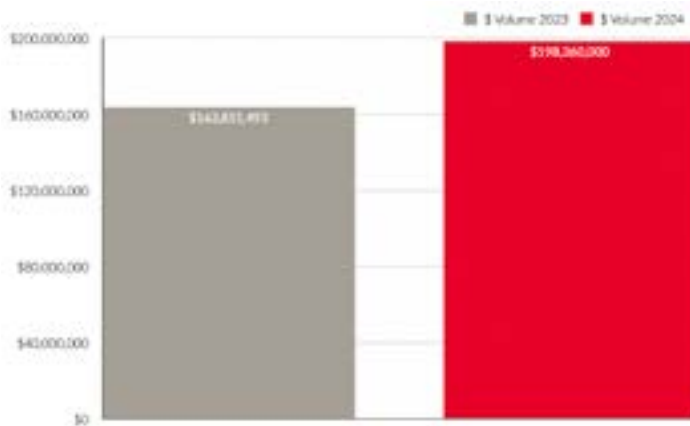


Year-Over-Year

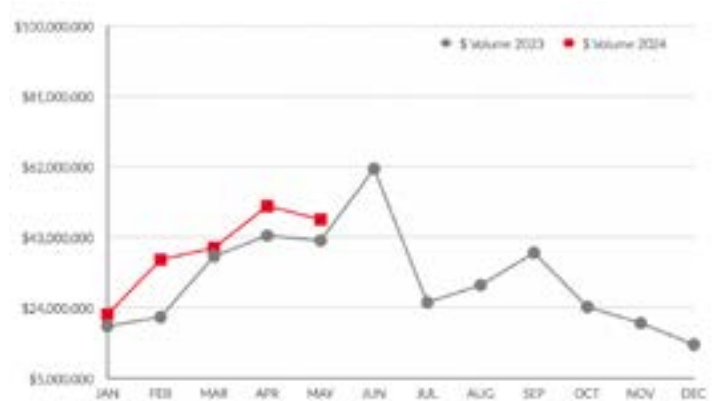
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

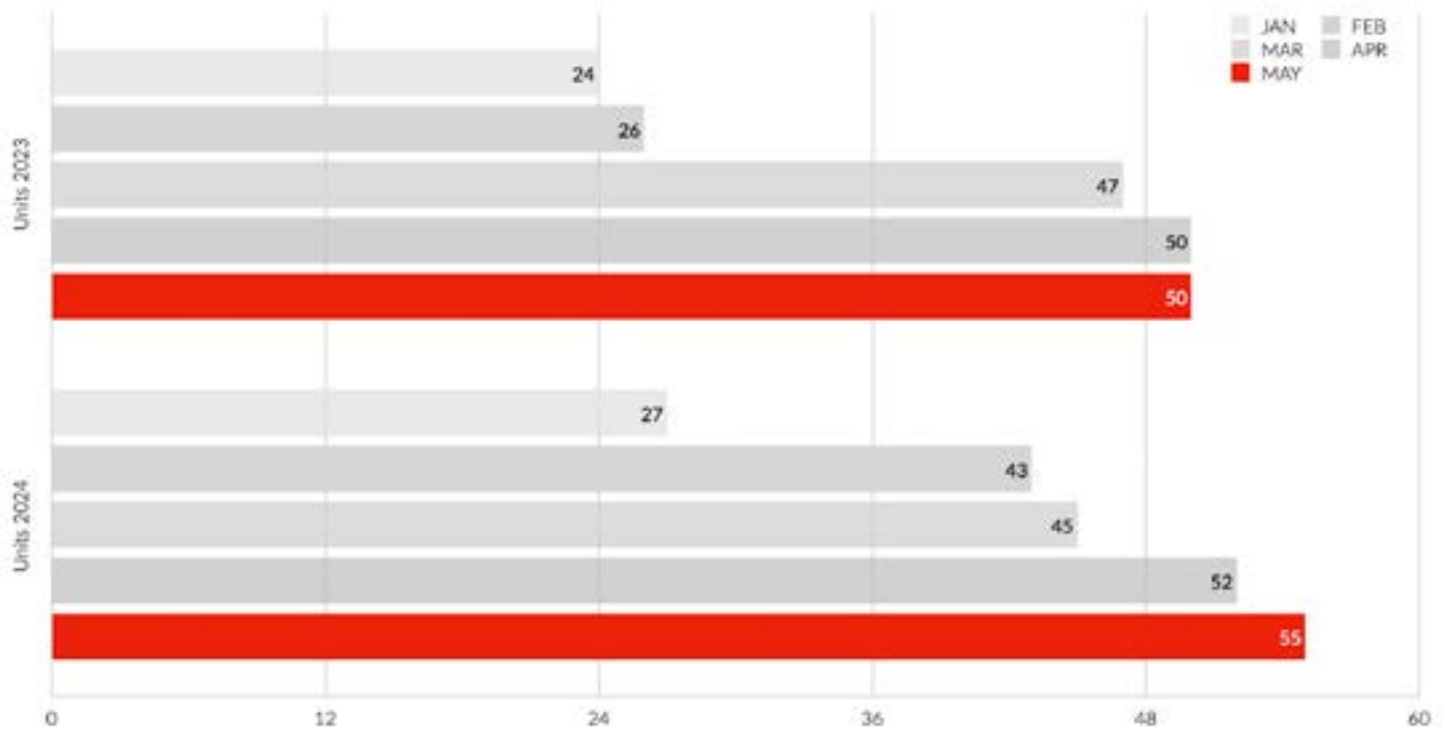


Yearly Totals 2023 vs. 2024

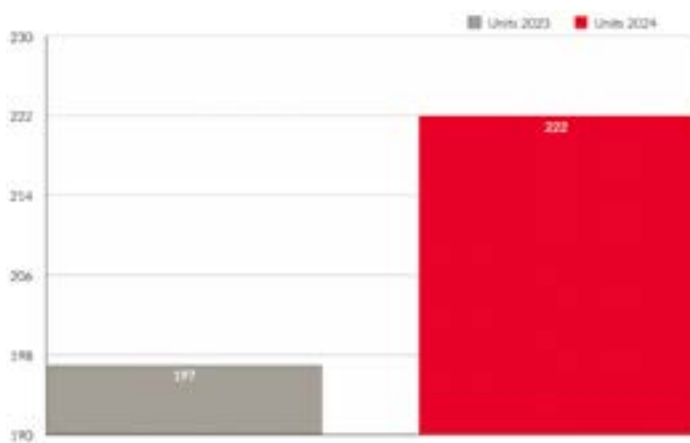


Month vs. Month 2023 vs. 2024

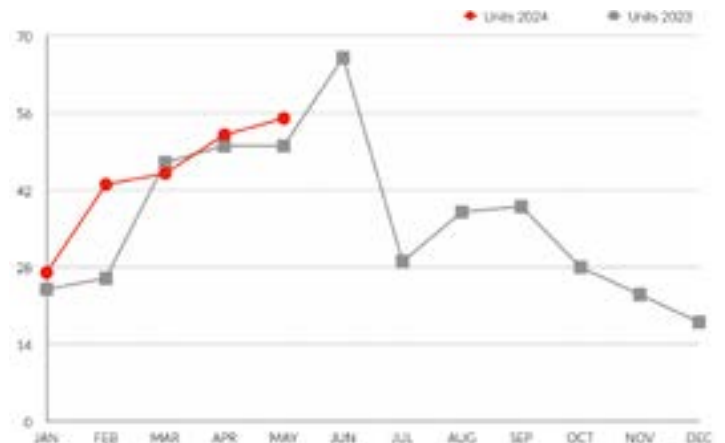
# UNIT SALES



Monthly Comparison 2023 vs. 2024



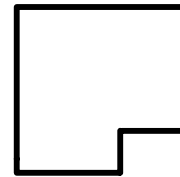
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE

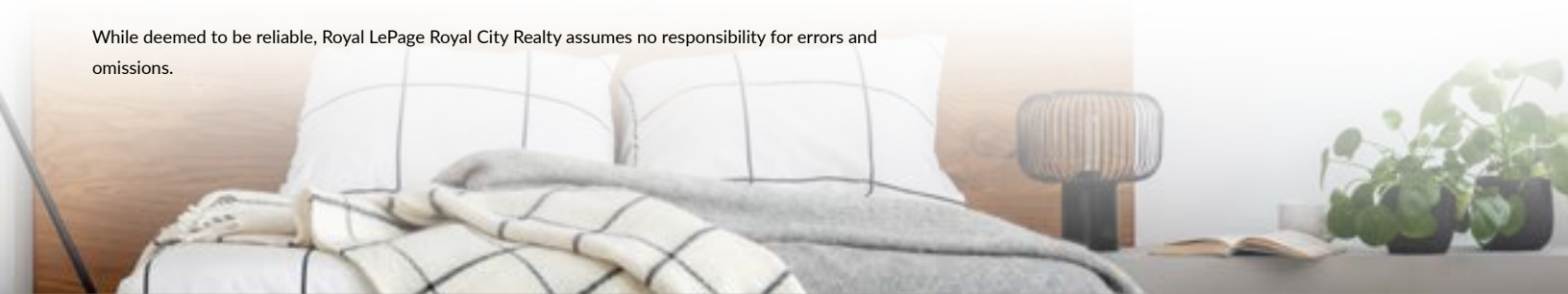


	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
<b>YTD Sales Volume</b>	 \$170,417,900 +20.51%	 \$20,857,000 +12.46%	 \$10,615,000 +677.66%
<b>YTD Unit Sales</b>	 175 +8.7%	 34 +21.43%	 5 +150%
<b>YTD Average Sale Price</b>	 \$973,817 +10.87%	 \$613,441 -7.39%	 \$2,123,000 +211.06%
<b>May Sales Volume</b>	 \$38,703,300 +8.08%	 \$6,915,500 +46.48%	 \$4,000,000 +566.67%
<b>May Unit Sales</b>	 40 No Change	 11 +57.14%	 1 No Change

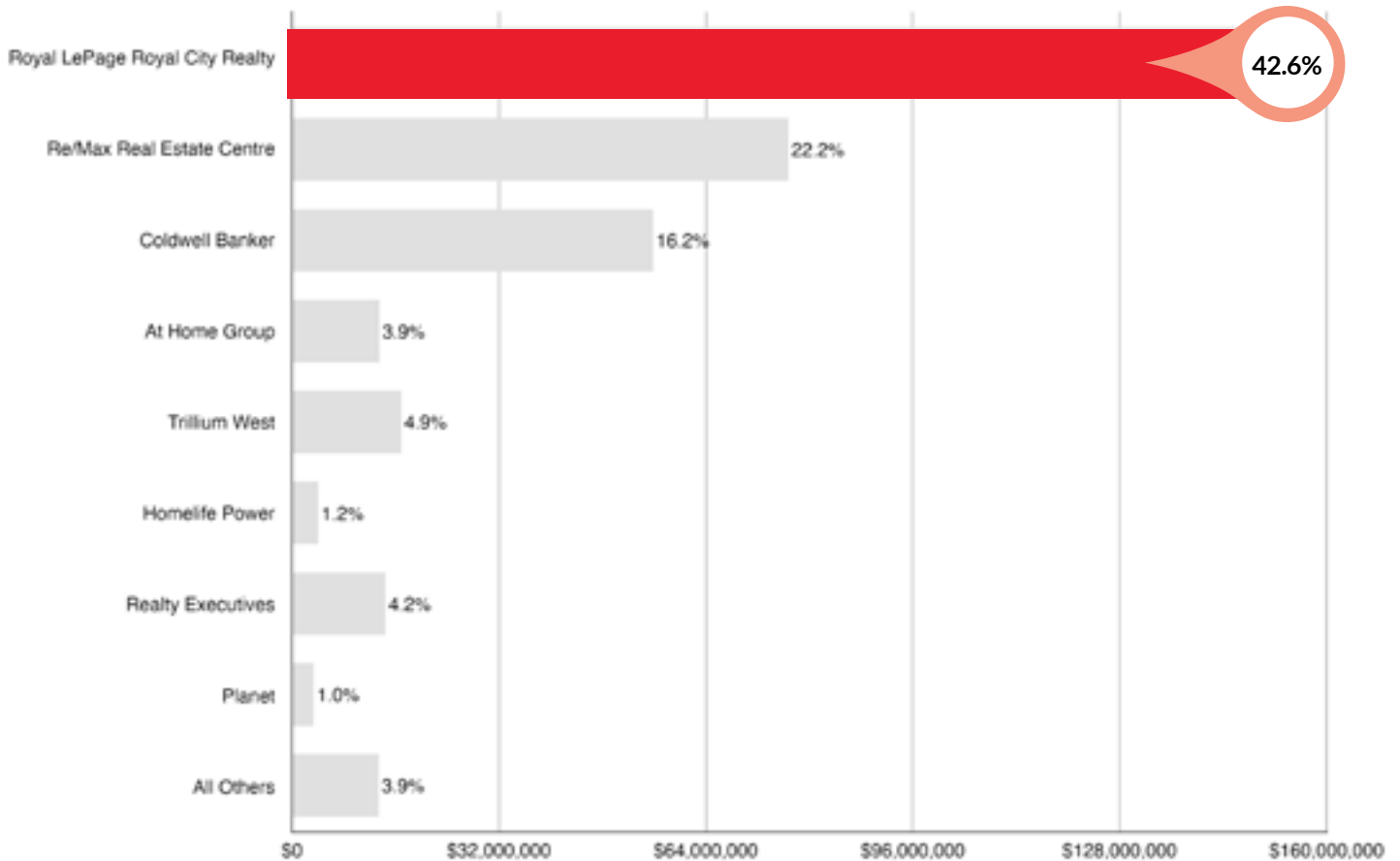
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of May 1, 2024.

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

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# MARKET DOMINANCE

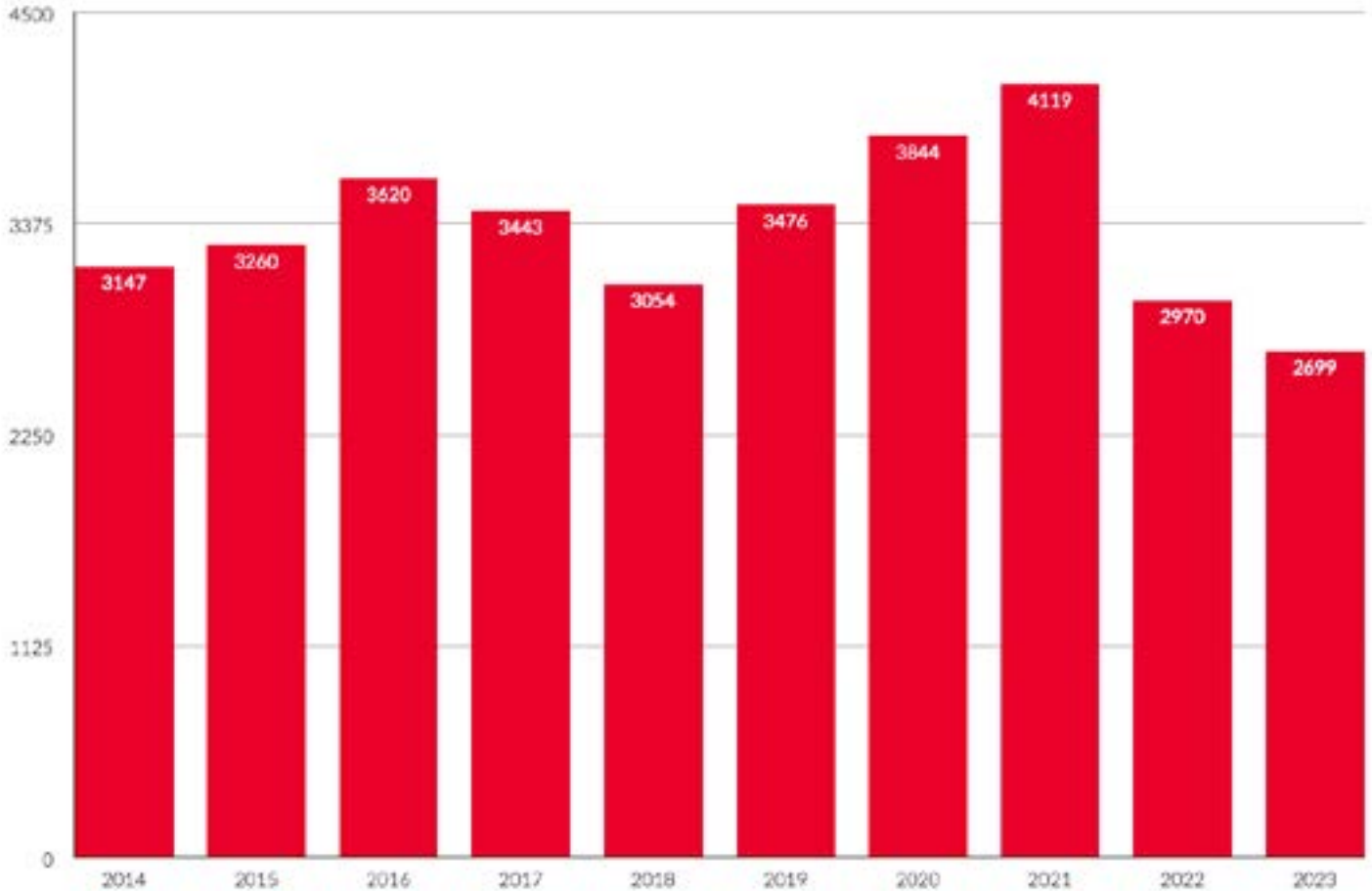


## Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies  
May 2024



# 10 YEAR MARKET ANALYSIS



## Units Sold

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# OUR LOCATIONS



## ELORA

519-846-1365  
9 Mill Street E., Elora



## FERGUS

519-843-1365  
162 St. Andrew Street E., Fergus



## GUELPH

519-824-9050  
30 Edinburgh Road N., Guelph



## ROCKWOOD

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

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