



2024
MAY

GUELPH/ERAMOSIA
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 and increase in new listings. Both the monthly year-to-date median sale price and the average sale price have dropped a bit. It is important to note that this market is smaller, and more prone of erratic change.

May year-over-year sales volume of \$11,800,000



Down 28.16% from 2023's \$16,424,400 with unit sales of 12 that are down 20% from last May's 15. New listings of 48 are up 84.62% from 2023, with the sales/listing ratio of 25% down from 32.69% in 2023.

Year-to-date sales volume of \$43,751,400



Down 33.94% from 2023's \$66,225,169 with unit sales of 40 down from the 56 in 2023. New listings of 129 are up 38.71% from a year ago, with the sales/listing ratio of 31.01 % down 29.21%.

Year-to-date average sale price of \$1,121,890



Down from \$1,156,971 a year ago with median sale price of \$964,950 down from \$1,035,500 a year ago. Average days-on-market of 30 is down 6 days from last year.

MAY NUMBERS

Median Sale Price

\$910,000

-5.21%

Average Sale Price

\$983,333

-10.19%

Sales Volume

\$11,800,000

-28.16%

Unit Sales

12

-20%

New Listings

48

+84.62%

Expired Listings

3

Up 3

Unit Sales/Listings Ratio

25%

-32.69%

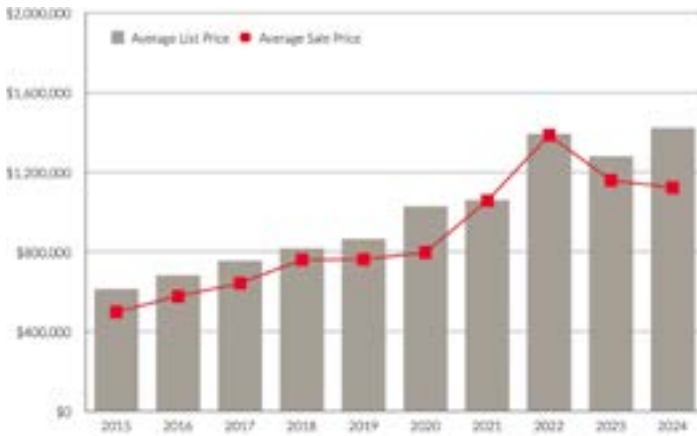
*Year-over-year comparison
(May 2024 vs. May 2023)*

THE MARKET IN DETAIL

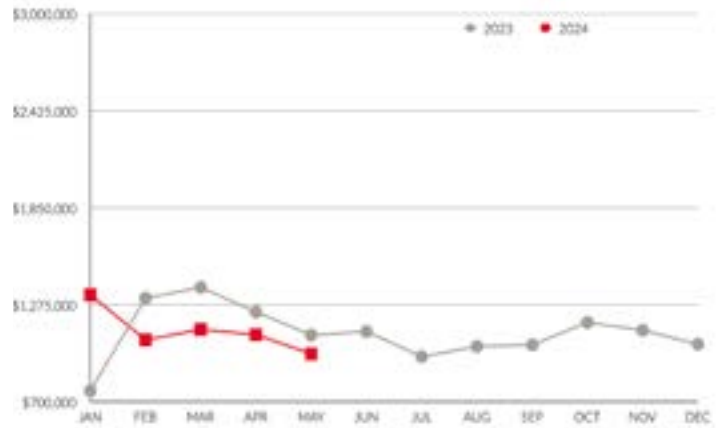
	2022	2023	2024	2023-2024
YTD Volume Sales	\$94,507,424	\$66,225,169	\$43,751,400	-33.94%
YTD Unit Sales	69	56	40	-28.57%
YTD New Listings	117	93	129	+38.71%
YTD Sales/Listings Ratio	58.97%	60.22%	31.01%	-29.21%
YTD Expired Listings	3	6	15	+150%
Monthly Volume Sales	\$10,572,000	\$16,424,400	\$11,800,000	-28.16%
Monthly Unit Sales	10	15	12	-20%
Monthly New Listings	33	26	48	+84.62%
Monthly Sales/Listings Ratio	30.30%	57.69%	25.00%	-32.69%
Monthly Expired Listings	2	0	3	+3
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	4	1	-75%
YTD Sales: \$550K-\$749K	3	5	2	-60%
YTD Sales: \$750K-\$999K	13	15	15	No Change
YTD Sales: \$1M+	53	32	22	-31.25%
YTD Average Days-On-Market	22.80	35.60	29.60	-16.85%
YTD Average Sale Price	\$1,384,392	\$1,156,971	\$1,121,890	-3.03%
YTD Median Sale Price	\$1,221,000	\$1,035,500	\$964,950	-6.81%

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

AVERAGE SALE PRICE

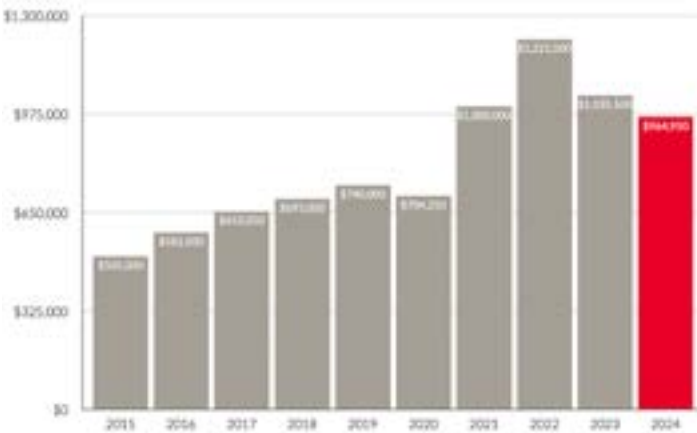


Year-Over-Year

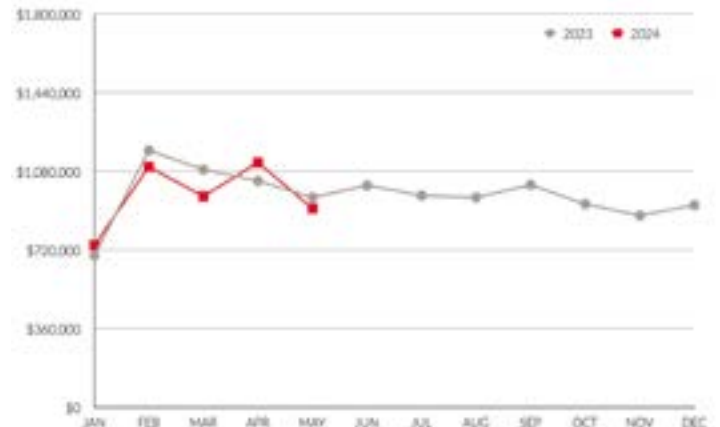


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



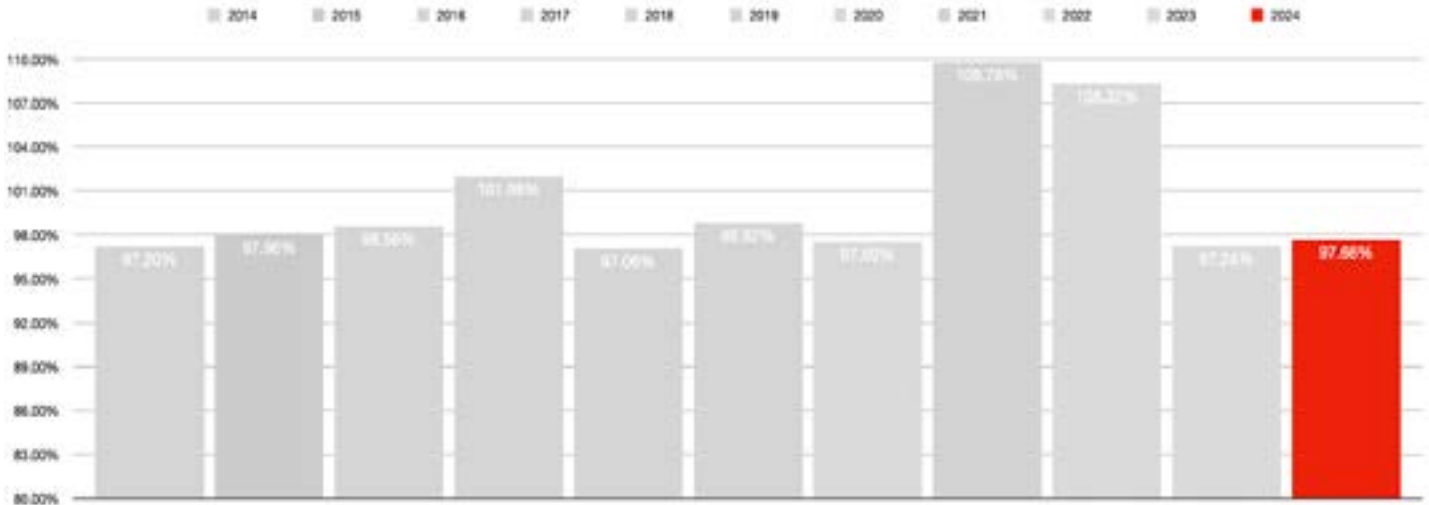
Year-Over-Year



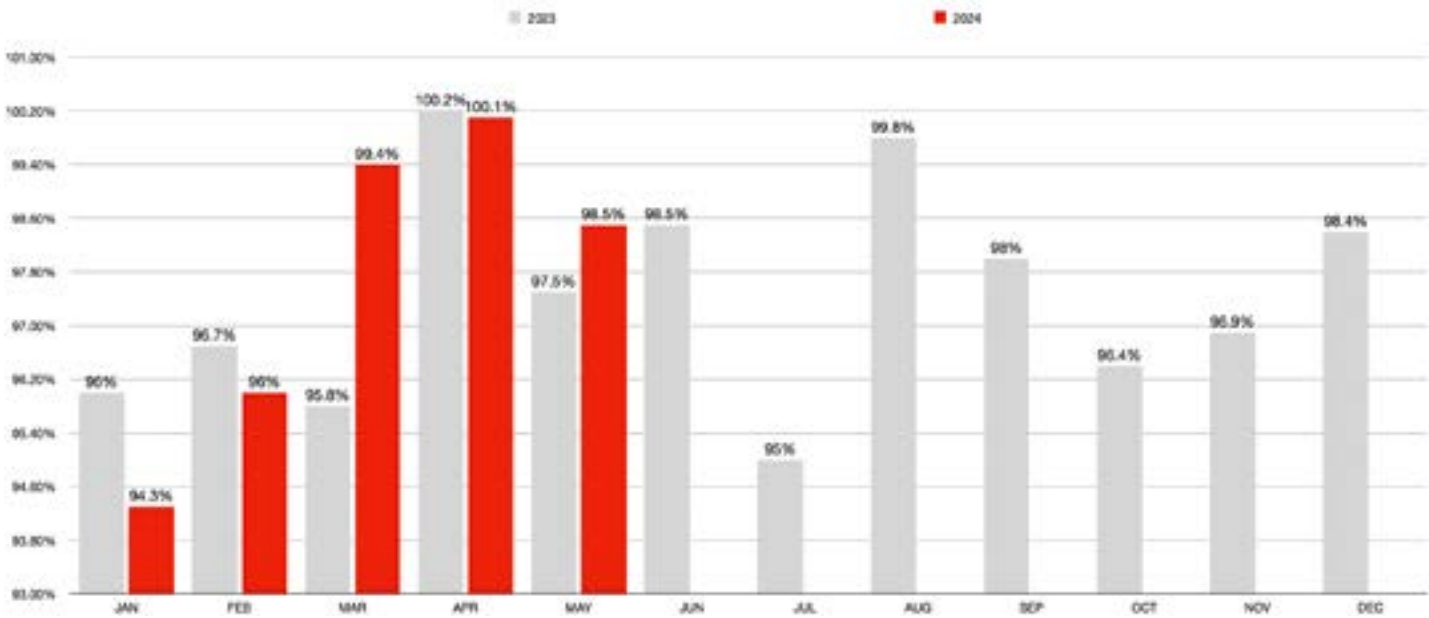
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

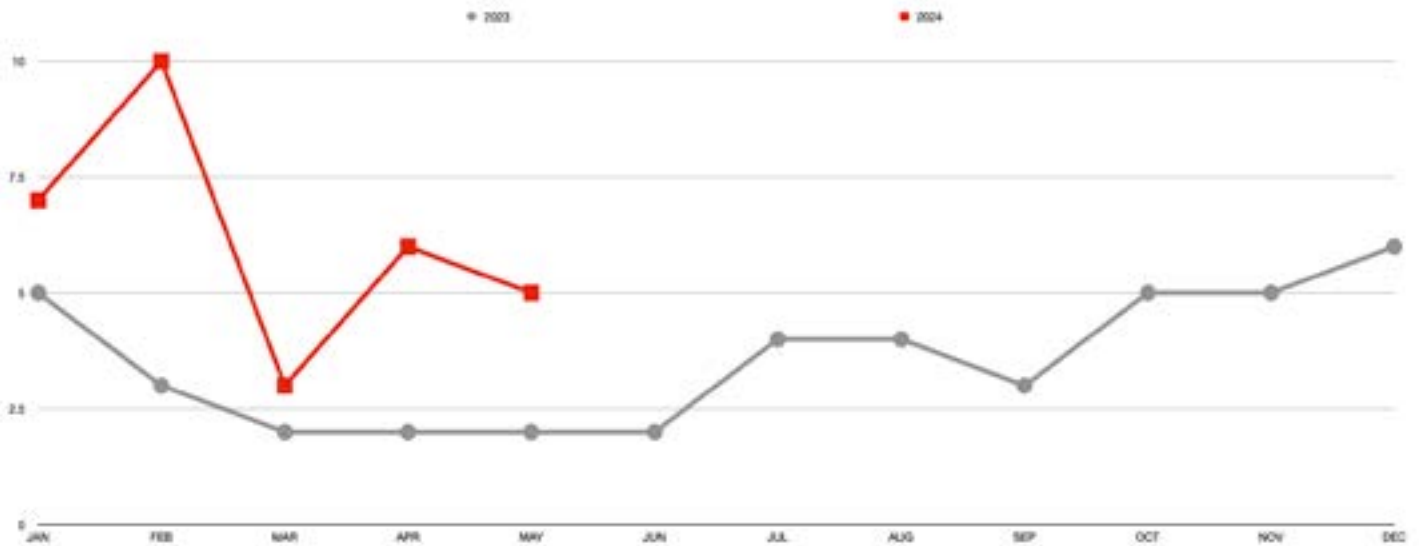


Year-Over-Year

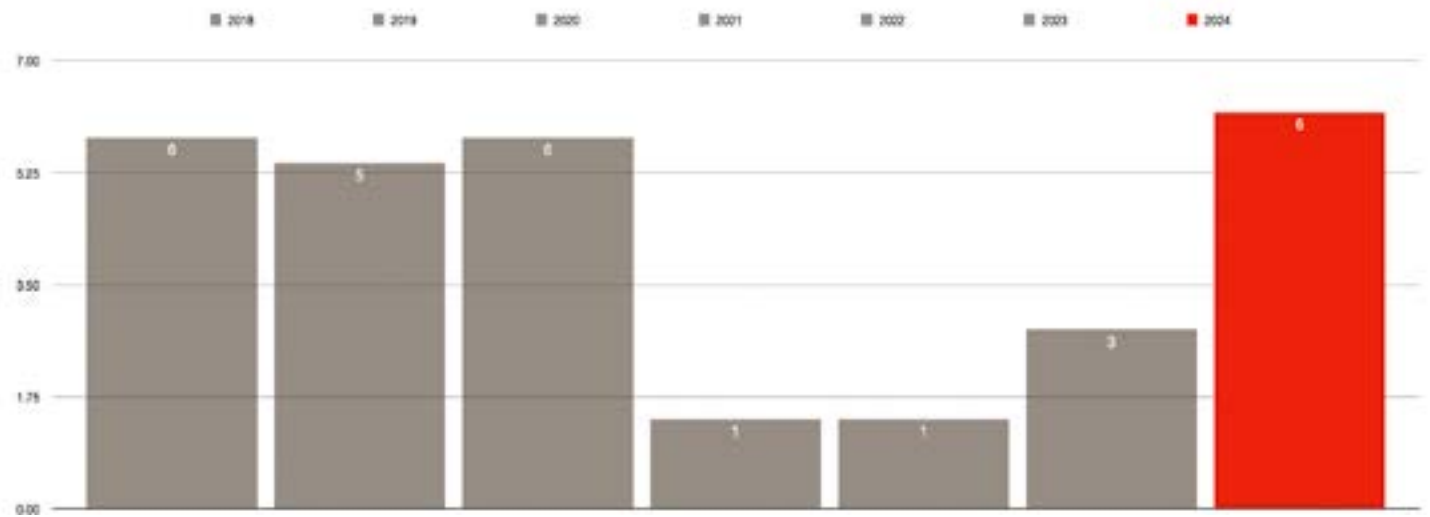


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

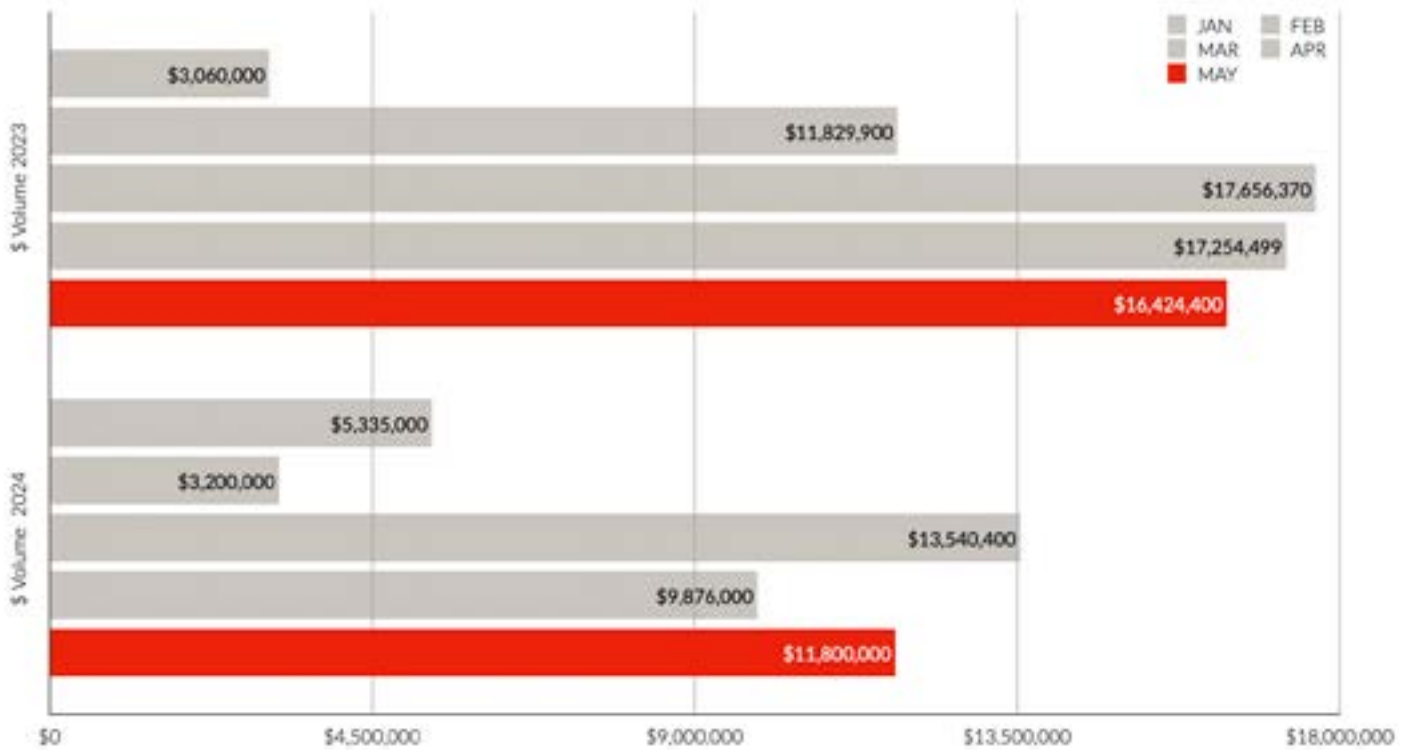


Month-Over-Month 2023 vs. 2024

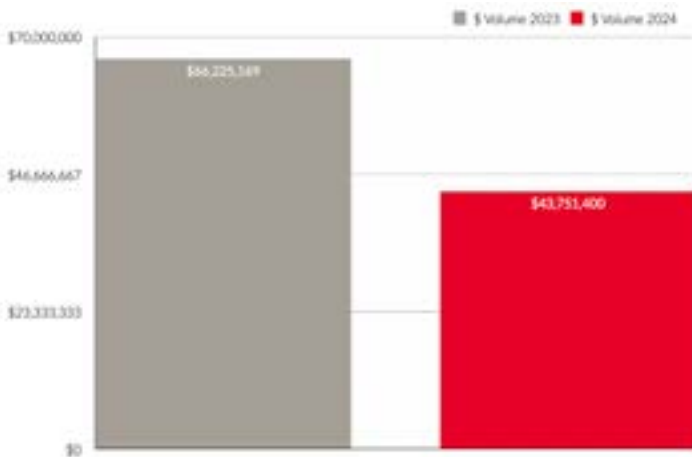


Year-Over-Year

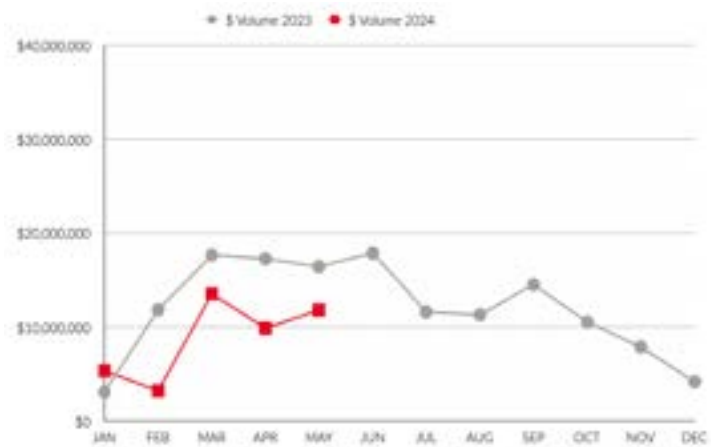
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

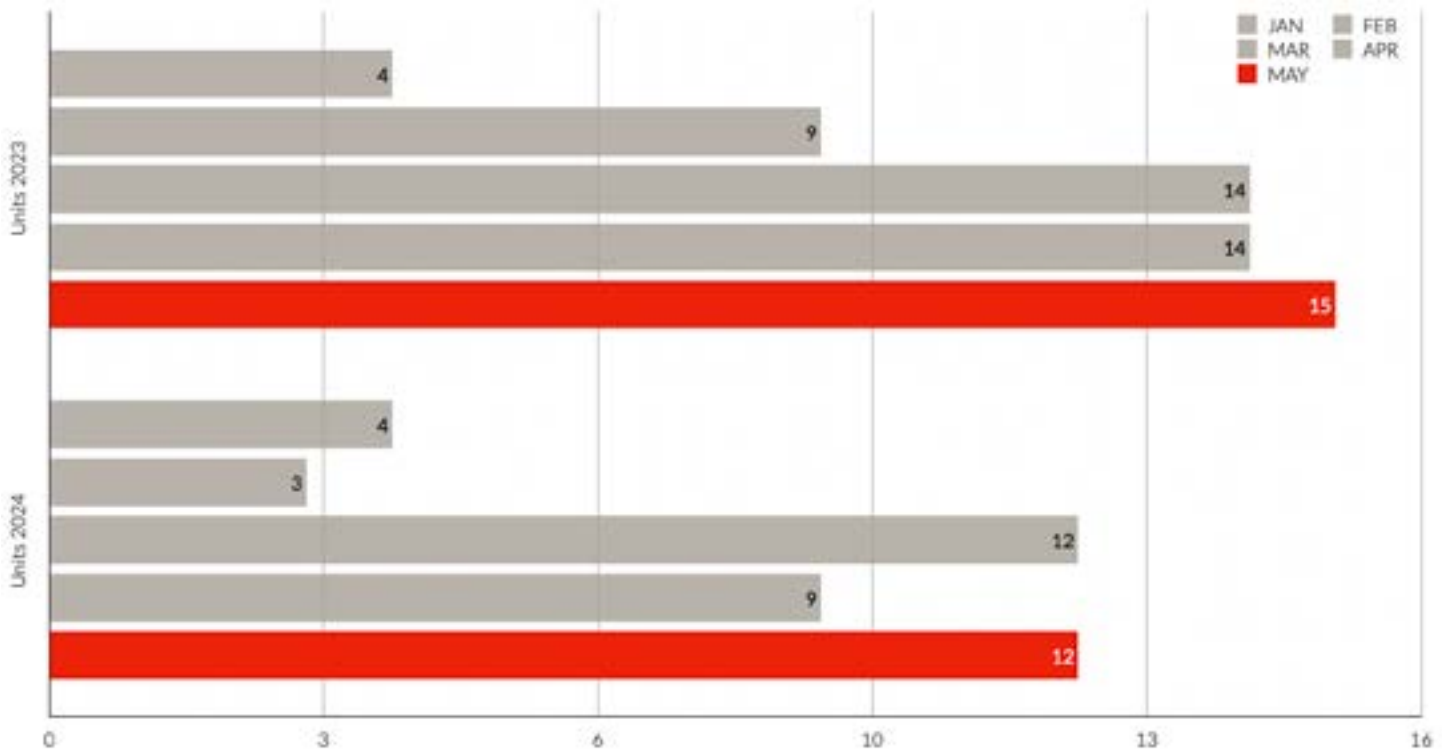


Yearly Totals 2023 vs. 2024

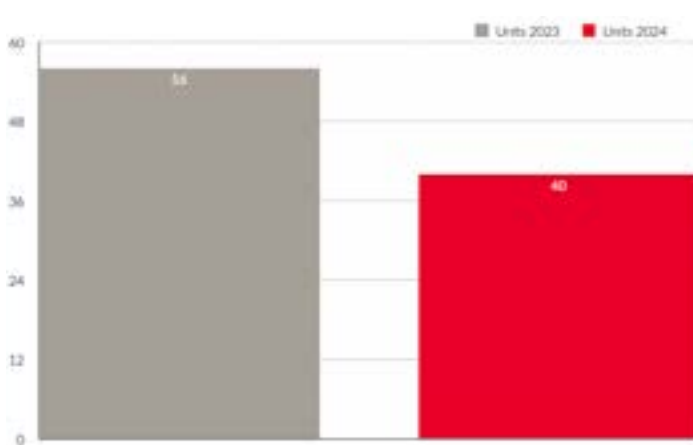


Month vs. Month 2023 vs. 2024

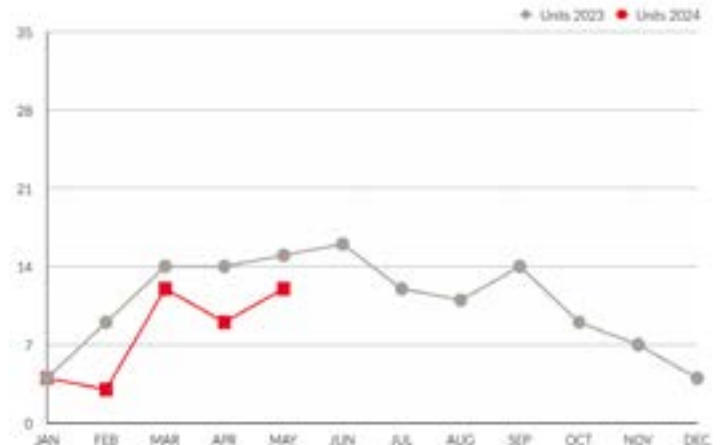
UNIT SALES



Monthly Comparison 2023 vs. 2024

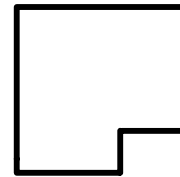


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



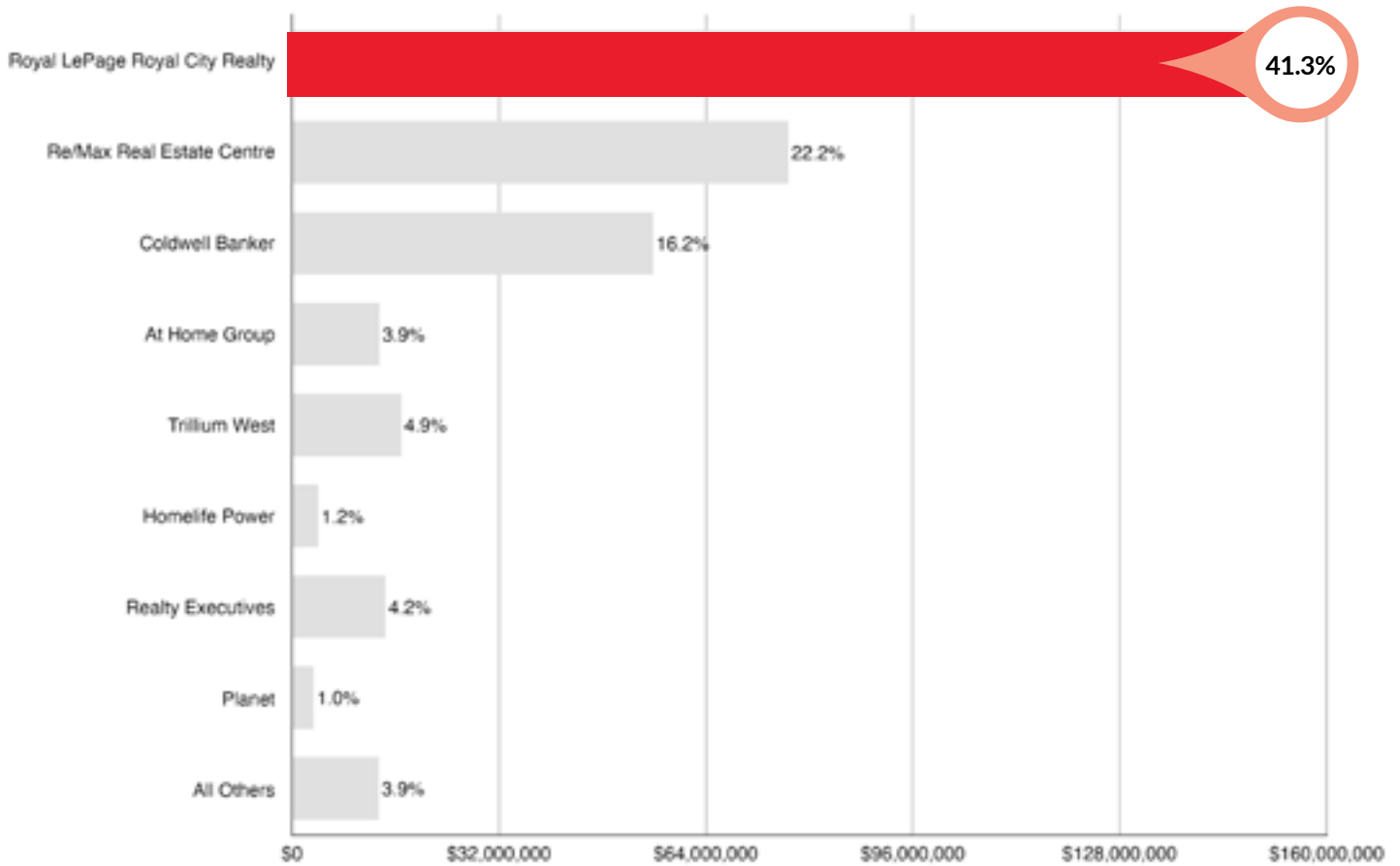
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$42,241,400 -30.3%	↓ \$1,510,000 -67.06%	↓ \$910,000 -81.8%
YTD Unit Sales	↓ 38 -20.83%	↓ 2 -71.43%	↓ 1 -75%
YTD Average Sale Price	↓ \$1,111,616 -11.95%	↑ \$755,000 +15.28%	↓ \$910,000.00 -27.2%
May Sales Volume	↓ \$10,290,000 -30.89%	↓ \$1,510,000 -1.6%	N/A
May Unit Sales	↓ 10 -23.08%	2 No Change	N/A

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)

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

MARKET DOMINANCE

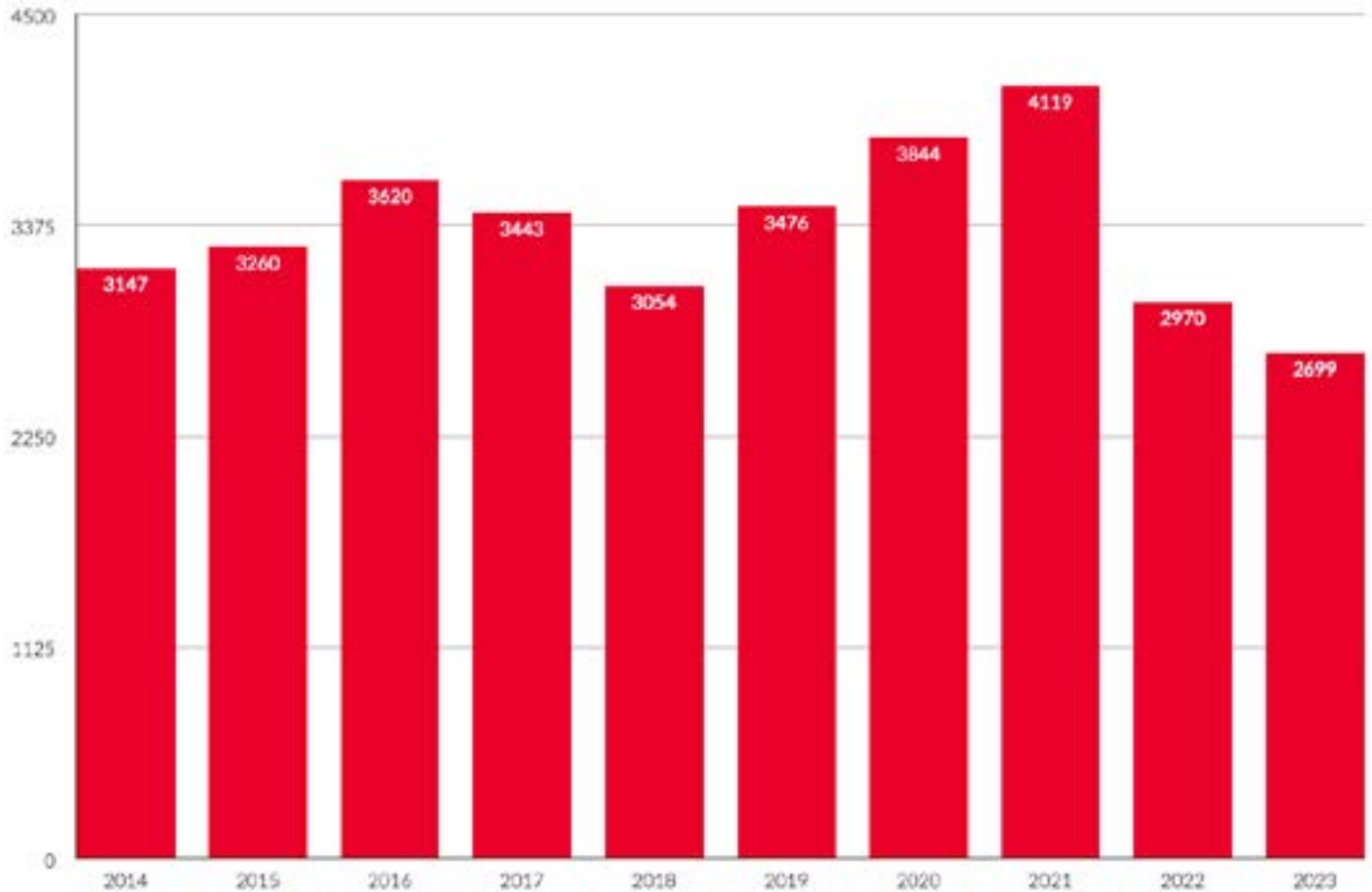


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
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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