

2024 JUNE

CENTRE WELLINGTON Real Estate Market Report



ROYAL CITY REALTY

ROYAL CITY REALTY

OVERVIEW

BALANCED MARKET

Centre Wellington remains a balanced market this month. The median price dropped slightly, along with the average sale price, in comparison to last June. Less new listings plus lower unit sales, accounts for the decrease in sales volume, but nonetheless, the market appears to remain fairly balanced.

June year-over-year sales volume of \$34,704,295

Down 43.47% from 2023's \$61,392,500 with unit sales of 40 down 39.39% from last June's 66. New listings of 85 are down 3.41% from a year ago, with the sales/listing ratio of 47.06% down 27.94%.



Year-to-date sales volume of \$233,064,295

Up 3.47% from 2023's \$225,243,993 with unit sales of 262 are down 0.38% from last year's 263. New listings of 529 are up 32.58% from a year ago, with the sales/listing ratio of 49.53% down 16.39%.



Year-to-date average sale price of \$882,395

Up from \$844,051 one year ago with median sale price of \$806,000 up from \$782,500 one year ago. Average days-on-market of 34.6 is up 5.9 days from last year.

JUNE NUMBERS

Median Sale Price **\$819,938** -2.39%

Average Sale Price **\$867,607** -6.73%

Sales Volume **\$34,704,295** -43.47%

Unit Sales

40 -39.39%

New Listings

85 -3.41%

Expired Listings

9 +200%

Unit Sales/Listings Ratio 47.06% -27.94%

Year-over-year comparison (June 2024 vs. June 2023)

ROYAL CITY REALTY

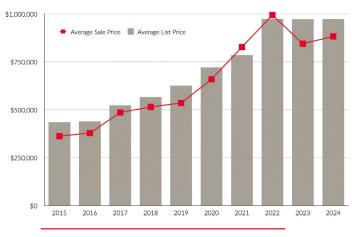
THE MARKET IN **DETAIL**

YTD Volume Sales\$275,229,403\$225,243,973\$233,064,295\$4,347%YTD Lype27563636363YTD New Listings423952932.58%YDT Sales/Listings Ratio62.22%55,11%9,53%16.39%YTD Expired Listings7305043.47%Monthly Volume Sales531,161,150\$61,392,500\$34,704,29543.47%Monthly Unit Sales336634.704,29543.47%Monthly New Listings7888853.41%Monthly Sales/Listings Ratio23.1%75.00%47.06%27.94%Monthly Sales/Listings Ratio71081.37%91.00%27.94%Monthly Sales/Listings Ratio72.01%72.01%72.01%72.01%Monthly		2022	2023	2024	2023-2024
YTD New Listings442399529+32.58%YDT Sales/Listings Ratio62.22%65.91%49.53%16.39%YTD Expired Listings73050+66.67%Monthly Volume Sales\$31,161,150\$61,392,500\$34,704,295-43.47%Monthly Unit Sales336640-39.39%-39.98%Monthly New Listings788885-3.41%Monthly Sales/Listings Ratio42.31%75.00%47.06%-27.94%Monthly Expired Listings23-3.41%-20.96%Monthly Expired Listings123-50%-3.41%Monthly Expired Listings123-50%-27.94%YTD Sales: \$200k-349K72-50%-50%YTD Sales: \$200k-349K72-50%-50%YTD Sales: \$200k-349K71826-44.44%YTD Sales: \$250k-\$749K448577-9.41%YTD Sales: \$250k-\$749K1185471-3.33%YTD Sales: \$20h-\$49P234-3.33%YTD Sales: \$20h-\$49P13.1728.673.467+20.93%YTD Average Days-On-Market13.17884,051882,305+2.91%	YTD Volume Sales	\$275,229,403	\$225,243,993	\$233,064,295	+3.47%
YDT Sales/Listings Ratio 62.22% 65.91% 49.53% -16.39% YTD Expired Listings 7 30 50 +66.67% Monthly Volume Sales \$31,161,150 \$61,392,500 \$34,704,295 +33.47% Monthly Unit Sales 33 66 40 -39.39% Monthly New Listings 78 88 85 -3.41% Monthly Sales/Listings Ratio 42.31% 75.00% 47.06% -27.94% Monthly Expired Listings 2 3 -50% -27.94% Monthly Expired Listings 1 -30.00% -27.94% YTD Sales: \$200k-349K 75.00% 47.06% -27.94% YTD Sales: \$200k-349K 7 2 -50% YTD Sales: \$200k-349K 7 2 -44.44% YTD Sales: \$250K-\$749K 44 85 716.31% YTD Sales: \$1M-\$2M 118 54 71 13.43% YTD Sales: \$1M-\$2M 118 54 4.67 13.33% YTD Sales: \$20k- 4 3.67 <td>YTD Unit Sales</td> <td>275</td> <td>263</td> <td>262</td> <td>-0.38%</td>	YTD Unit Sales	275	263	262	-0.38%
YTD Expired Listings73050+66.67%Monthly Volume Sales\$31,161,150\$61,392,500\$34,704,295+33,47%Monthly Unit Sales336640-39.39%43.47%Monthly New Listings788885-3.41%Monthly Sales/Listings Ratio42.31%75.00%47.06%-27.94%Monthly Expired Listings234-200%YTD Sales: \$0-\$199K342-50%YTD Sales: \$200k-349K721826+44.44%YTD Sales: \$250K-\$749K448571-9.41%YTD Sales: \$750K-\$749K1185471-31.48%YTD Sales: \$21M-\$22M11854113.73884.051882.39545.93%	YTD New Listings	442	399	529	+32.58%
Monthly Volume Sales \$31,161,150 \$61,392,500 \$34,704,295 -43.47% Monthly Unit Sales 33 66 40 -39.39% Monthly New Listings 78 88 85 -3.41% Monthly Sales/Listings Ratio 42.31% 75.00% 47.06% -27.94% Monthly Expired Listings 2 3 9 -200% YTD Sales: \$0-\$199K 3 4 2 -50% YTD Sales: \$200k-349K 7 2 1 -50% YTD Sales: \$200k-349K 7 18 26 +44.44% YTD Sales: \$250K-\$749K 44 85 77 -9.41% YTD Sales: \$750K-\$999K 92 97 84 -13.4% YTD Sales: \$1M-\$2M 118 54 71 +31.48% YTD Sales: \$2M+ 4 3 4.67 +20.93% YTD Sales: \$2M+ 4 3 4.67 +20.93% YTD Sales: \$2M+ 4 3 4.67 +20.93% YTD Average Days-O	YDT Sales/Listings Ratio	62.22%	65.91%	49.53%	-16.39%
Monthly Unit Sales336640-39.39%Monthly New Listings788885-3.41%Monthly Sales/Listings Ratio42.31%75.00%47.06%-27.94%Monthly Expired Listings239+200%YTD Sales: \$0-\$199K342-50%YTD Sales: \$200K-349K721-50%YTD Sales: \$350K-\$549K71826+44.44%YTD Sales: \$750K-\$749K929784-13.4%YTD Sales: \$750K-\$749K1185471+31.48%YTD Sales: \$20M31.728.6734.67+20.93%YTD Sales: \$20M31.728.6734.67+20.93%	YTD Expired Listings	7	30	50	+66.67%
Monthly New Listings 78 88 85 -3.41% Monthly Sales/Listings Ratio 42.31% 75.00% 47.06% -27.94% Monthly Expired Listings 2 3 9 +200% YTD Sales: \$0-\$199K 3 4 2 -50% YTD Sales: \$200k-349K 7 2 1 -50% YTD Sales: \$350K-\$549K 7 18 26 +44.44% YTD Sales: \$550K-\$749K 44 85 77 -9.41% YTD Sales: \$750K-\$799K 92 97 84 -13.4% YTD Sales: \$1M-\$2M 118 54 71 +31.48% YTD Sales: \$20H+ 4 3 4.67 +33.33% YTD Sales: \$2M+ 4 3 4.67 +30.93% YTD Average Days-On-Market 13.17 28.67 34.67 +20.93% YTD Average Sale Price \$993,751 \$844,051 \$882,395 +4.54%	Monthly Volume Sales	\$31,161,150	\$61,392,500	\$34,704,295	-43.47%
Monthly Sales/Listings Ratio 42.31% 75.00% 47.06% -27.94% Monthly Expired Listings 2 3 9 +200% YTD Sales: \$0-\$199K 3 4 2 -50% YTD Sales: \$200k-349K 7 2 1 -50% YTD Sales: \$200k-349K 7 18 26 +44.44% YTD Sales: \$350K-\$549K 7 18 26 +44.44% YTD Sales: \$550K-\$749K 44 85 77 -9.41% YTD Sales: \$750K-\$999K 92 97 84 -13.4% YTD Sales: \$1M-\$2M 118 54 71 +31.48% YTD Sales: \$20H+ 4 28.67 34.67 +20.93% YTD Average Days-On-Market 13.17 28.67 34.67 +20.93%	Monthly Unit Sales	33	66	40	-39.39%
Monthly Expired Listings 2 3 9 +200% YTD Sales: \$0-\$199K 3 4 2 -50% YTD Sales: \$200k-349K 7 2 1 -50% YTD Sales: \$350K-\$549K 7 18 26 +44.44% YTD Sales: \$350K-\$749K 44 85 77 -9.41% YTD Sales: \$750K-\$999K 92 97 84 -13.4% YTD Sales: \$1M-\$2M 118 54 71 +31.48% YTD Sales: \$20h- 13.17 28.67 34.67 +20.93% YTD Average Sale Price \$993,751 \$844,051 \$882,395 +4.54%	Monthly New Listings	78	88	85	-3.41%
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YTD Average Days-On-Market 13.17 28.67 34.67 +20.93% YTD Average Sale Price \$993,751 \$844,051 \$882,395 +4.54%	YTD Sales: \$1M-\$2M	118	54	71	+31.48%
YTD Average Sale Price \$993,751 \$844,051 \$882,395 +4.54%	YTD Sales: \$2M+	4	3	4	+33.33%
-	YTD Average Days-On-Market	13.17	28.67	34.67	+20.93%
YTD Median Sale Price \$970,000 \$782,500 \$806,000 +3%	YTD Average Sale Price	\$993,751	\$844,051	\$882,395	+4.54%
	YTD Median Sale Price	\$970,000	\$782,500	\$806,000	+3%

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



AVERAGE SALE PRICE

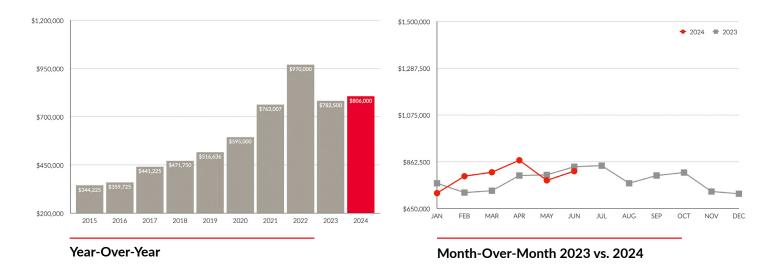




Year-Over-Year

Month-Over-Month 2023 vs. 2024

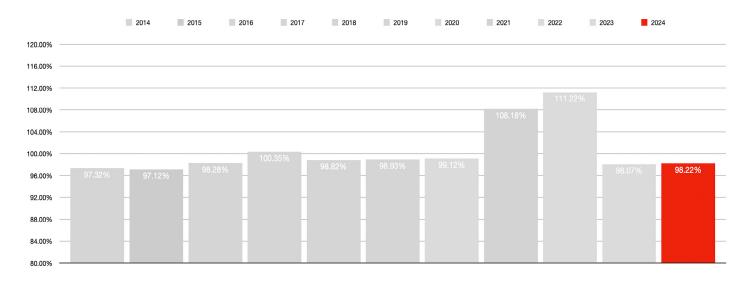
MEDIAN SALE PRICE



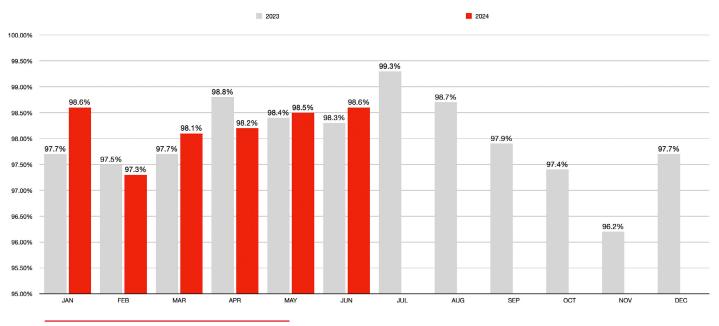
* Median sale price is based on residential sales (including freehold and condominiums).

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SALE PRICE VS. LIST PRICE RATIO



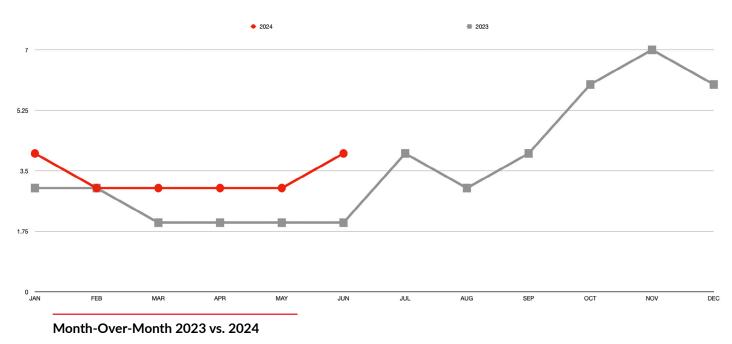
Year-Over-Year



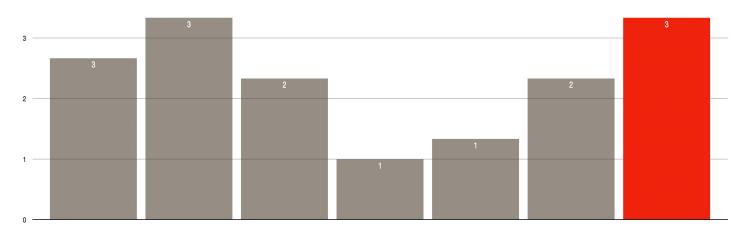
Month-Over-Month 2023 vs. 2024



MONTHS OF INVENTORY



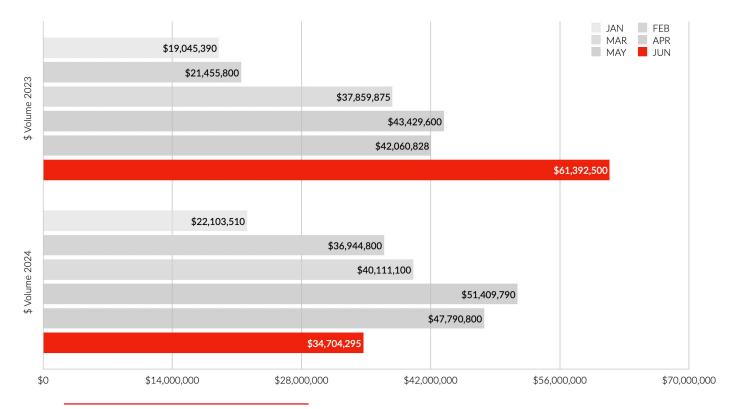




Year-Over-Year

ROYAL LEPAGE ROYAL CITY REALTY BROKERAGE

DOLLAR VOLUME SALES

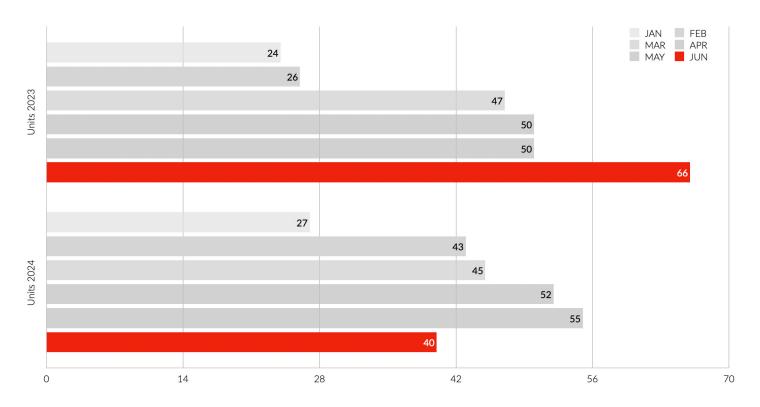


Monthly Comparison 2023 vs. 2024

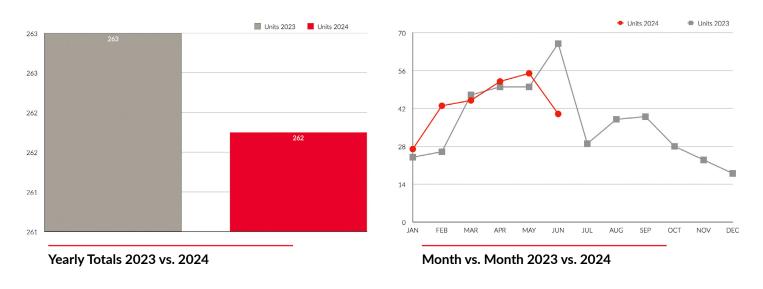




UNIT SALES

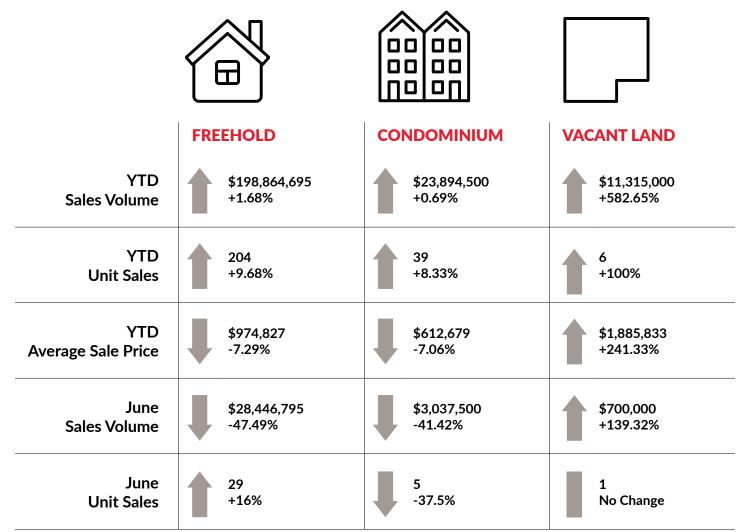


Monthly Comparison 2023 vs. 2024



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SALES BY TYPE



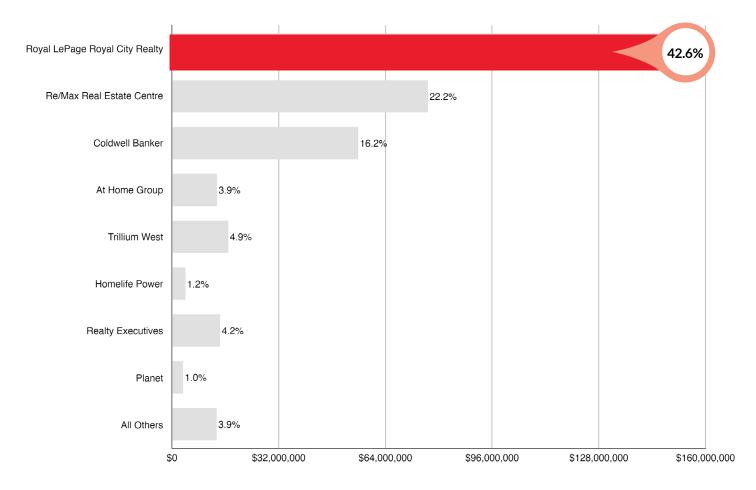
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of June 1, 2024.

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

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



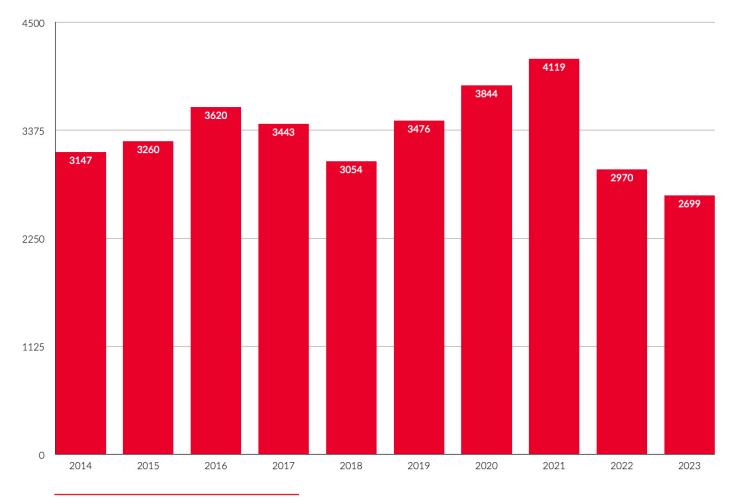
MARKET DOMINANCE



Market Share by Dollar Volume Listing Selling Ends Combined for Guelph Based Companies June 2024



10 YEAR MARKET ANALYSIS



Units Sold

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OUR LOCATIONS



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



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



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



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