



2024 JUNE

CENTRE WELLINGTON Real Estate Market Report



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%

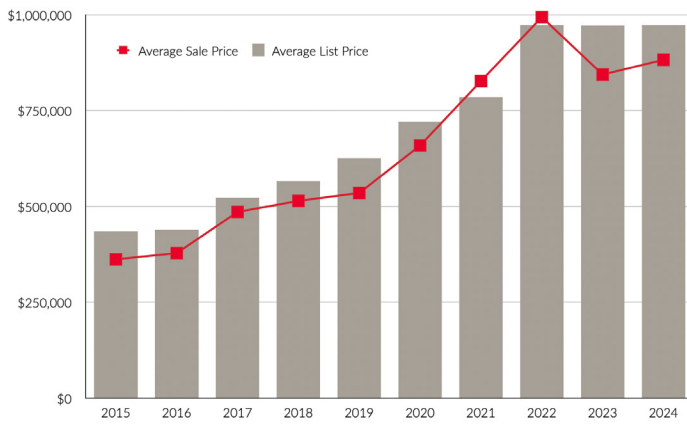
*Year-over-year comparison
(June 2024 vs. June 2023)*

THE MARKET IN DETAIL

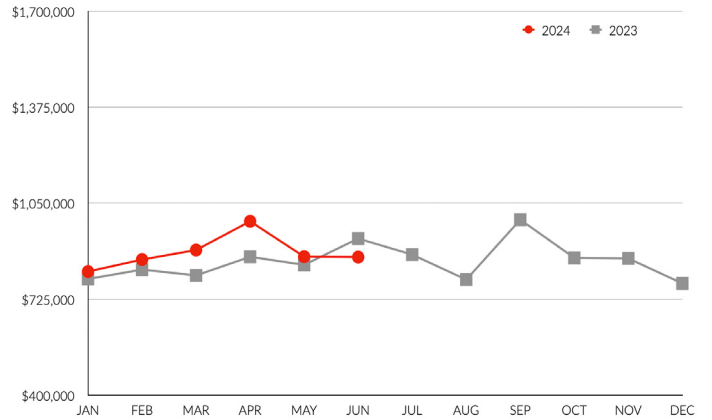
	2022	2023	2024	2023-2024
YTD Volume Sales	\$275,229,403	\$225,243,993	\$233,064,295	+3.47%
YTD Unit Sales	275	263	262	-0.38%
YTD New Listings	442	399	529	+32.58%
YDT Sales/Listings Ratio	62.22%	65.91%	49.53%	-16.39%
YTD Expired Listings	7	30	50	+66.67%
Monthly Volume Sales	\$31,161,150	\$61,392,500	\$34,704,295	-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: \$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: \$2M+	4	3	4	+33.33%
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 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

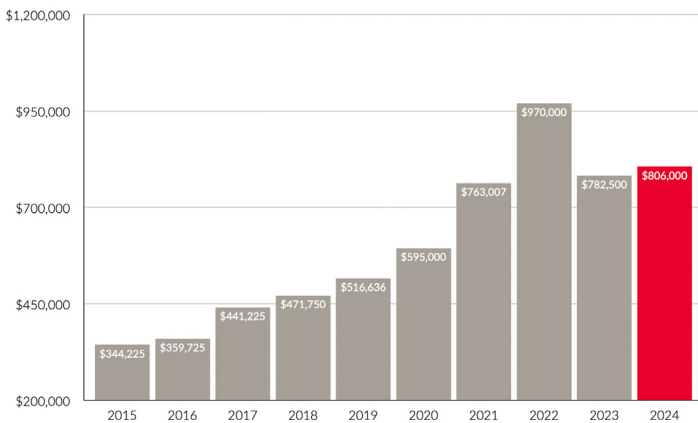


Year-Over-Year

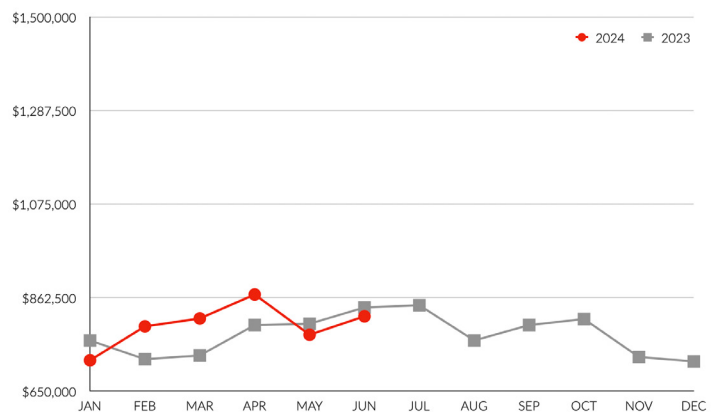


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



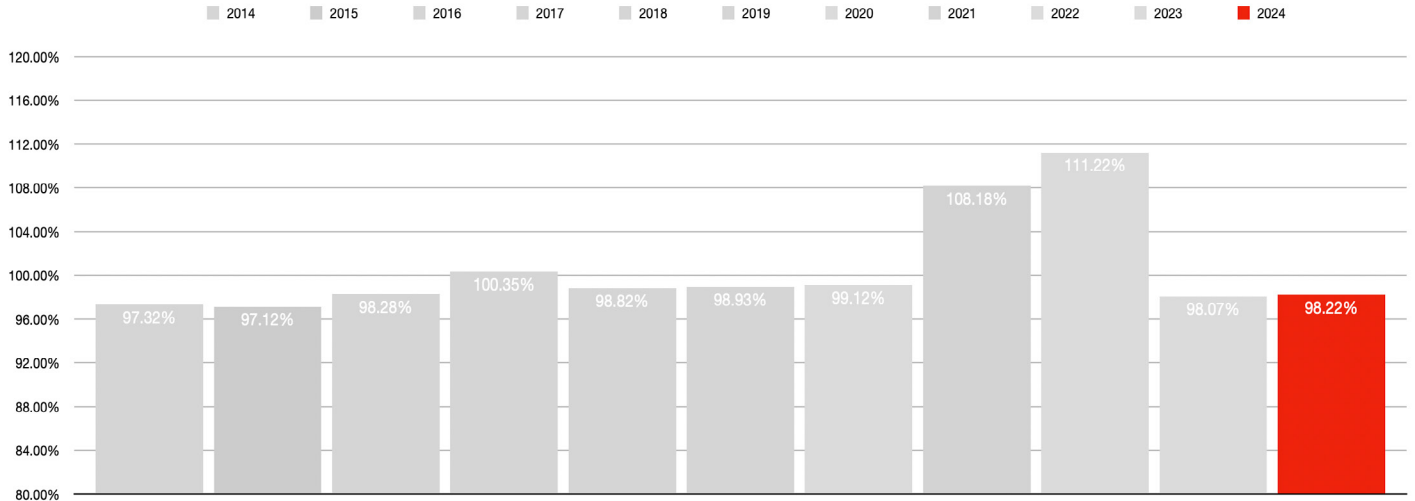
Year-Over-Year



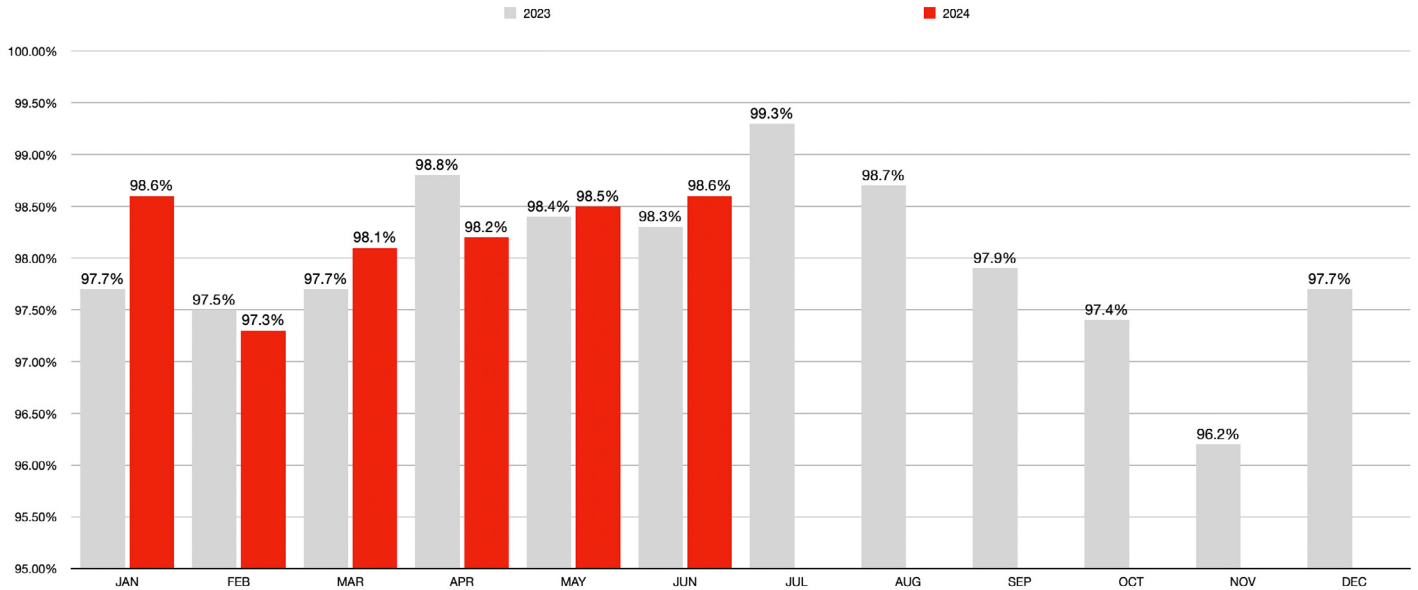
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

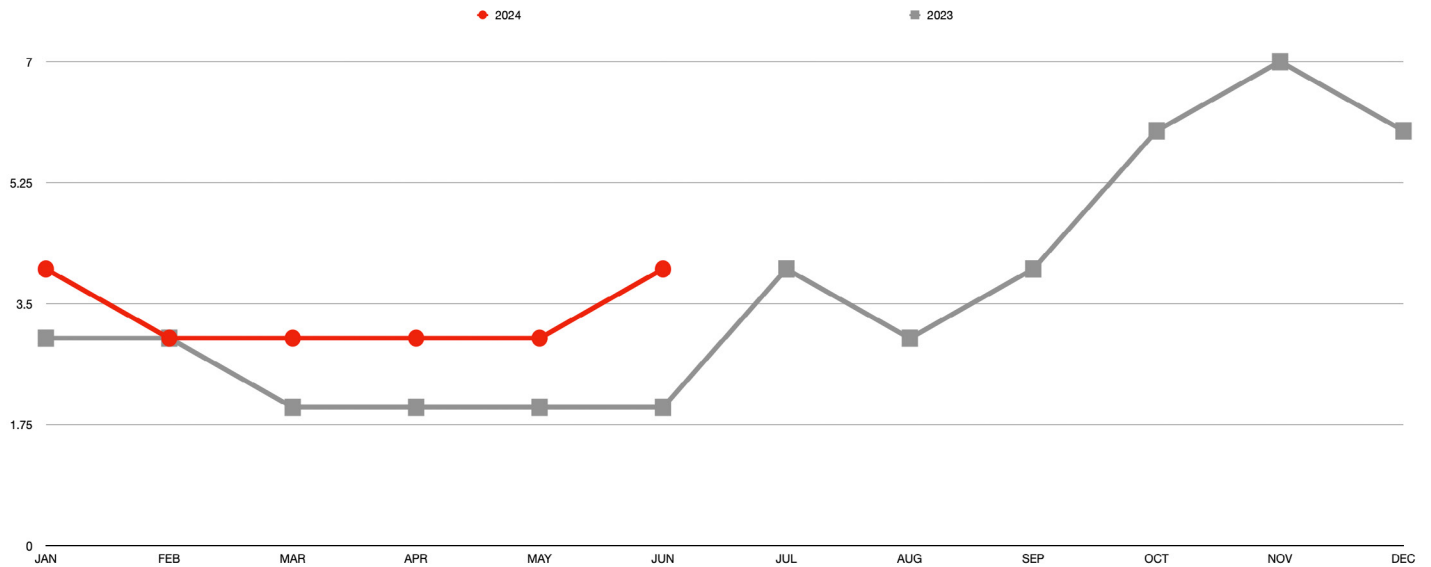


Year-Over-Year

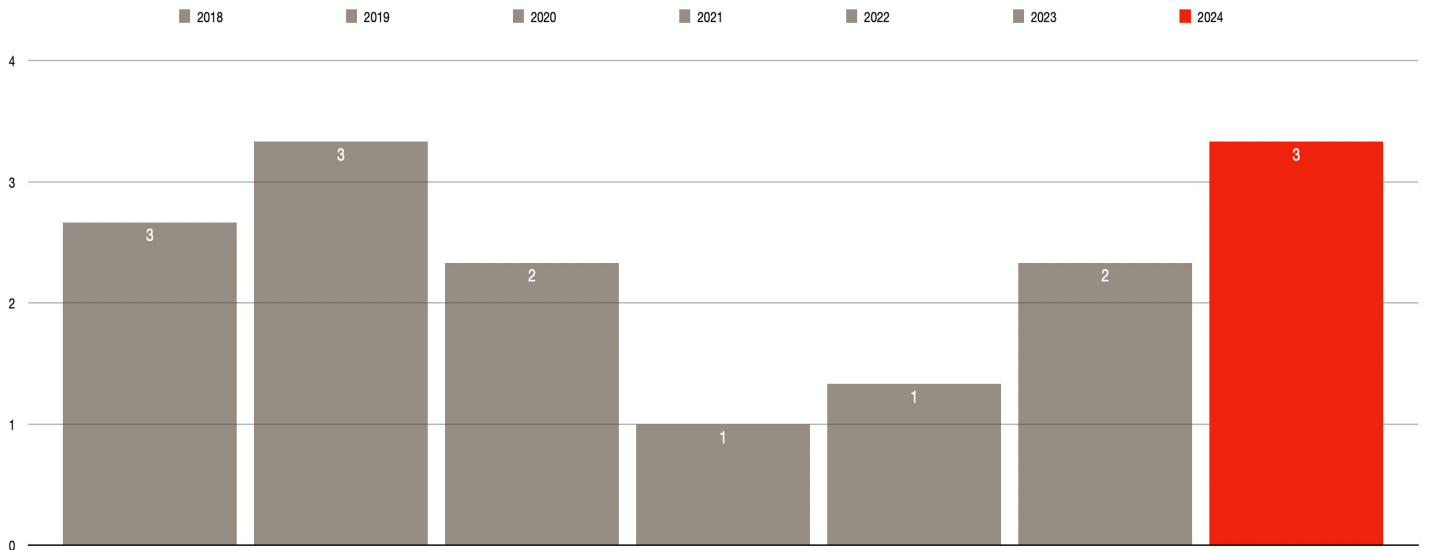


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

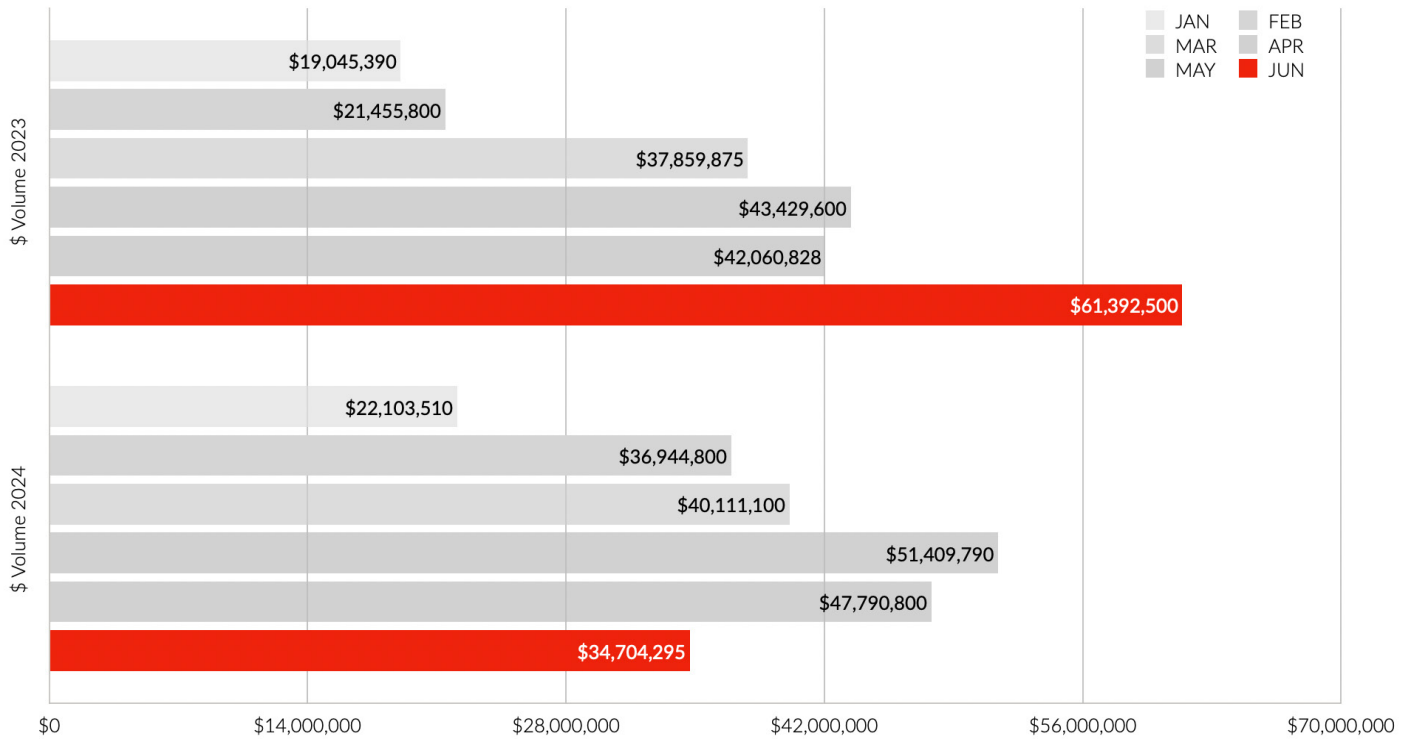


Month-Over-Month 2023 vs. 2024

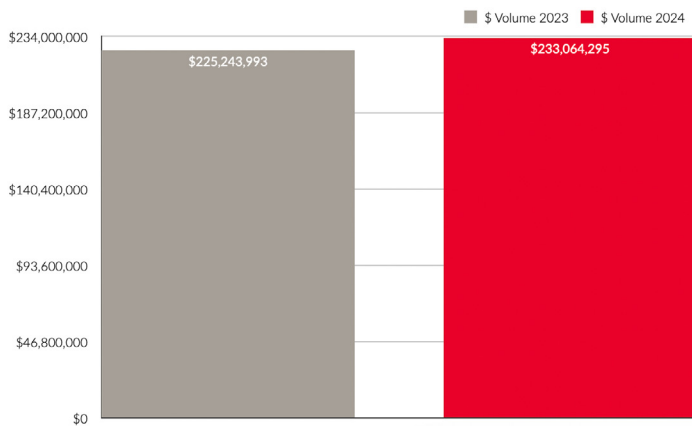


Year-Over-Year

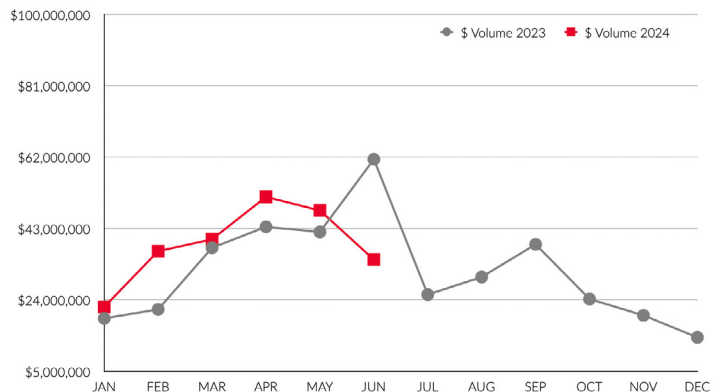
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

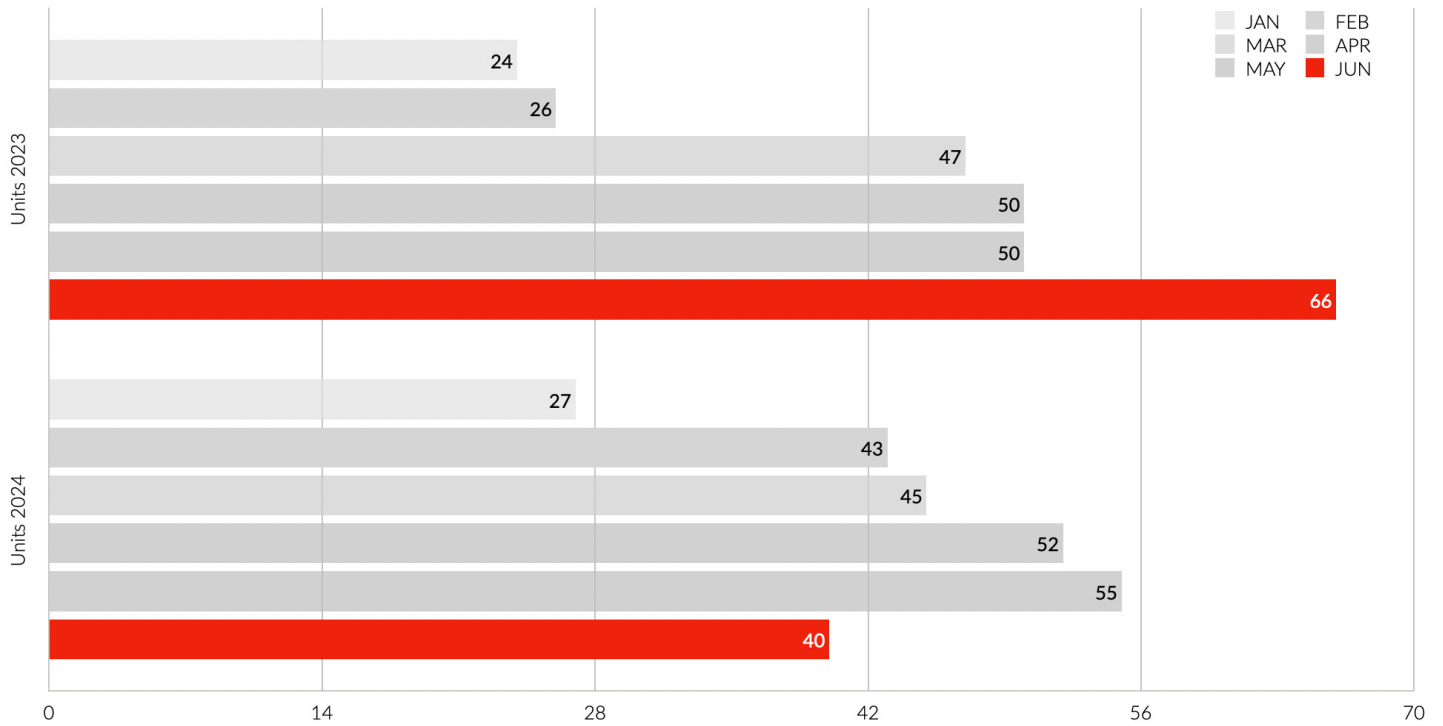


Yearly Totals 2023 vs. 2024

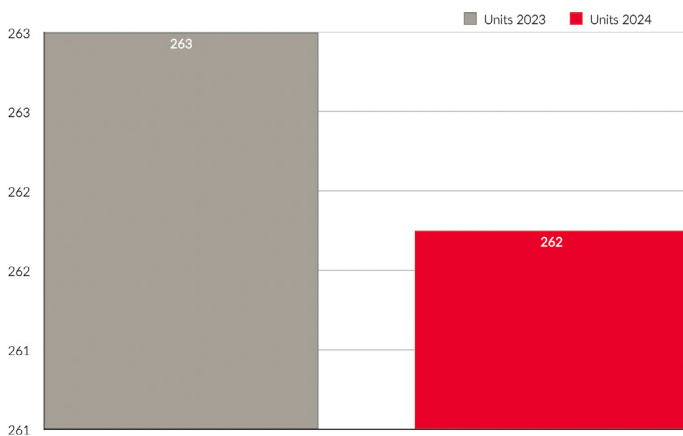


Month vs. Month 2023 vs. 2024

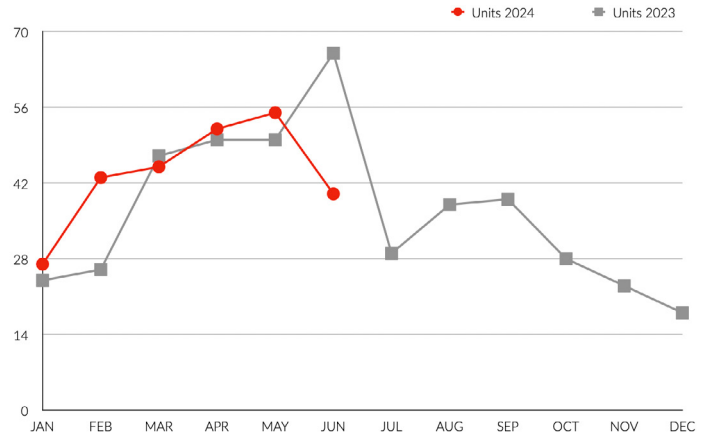
UNIT SALES



Monthly Comparison 2023 vs. 2024

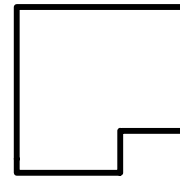


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE

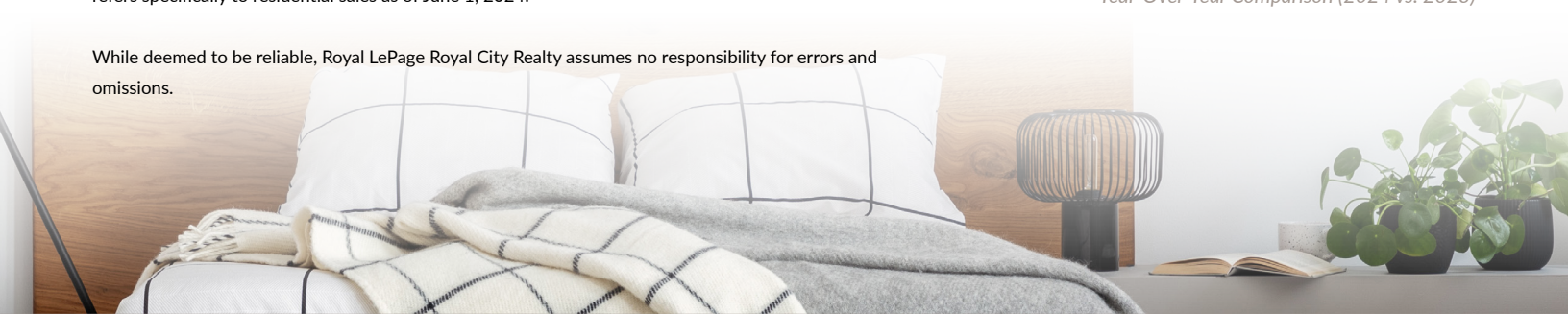


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↑ \$198,864,695 +1.68%	↑ \$23,894,500 +0.69%	↑ \$11,315,000 +582.65%
YTD Unit Sales	↑ 204 +9.68%	↑ 39 +8.33%	↑ 6 +100%
YTD Average Sale Price	↓ \$974,827 -7.29%	↓ \$612,679 -7.06%	↑ \$1,885,833 +241.33%
June Sales Volume	↓ \$28,446,795 -47.49%	↓ \$3,037,500 -41.42%	↑ \$700,000 +139.32%
June Unit Sales	↑ 29 +16%	↓ 5 -37.5%	1 No Change

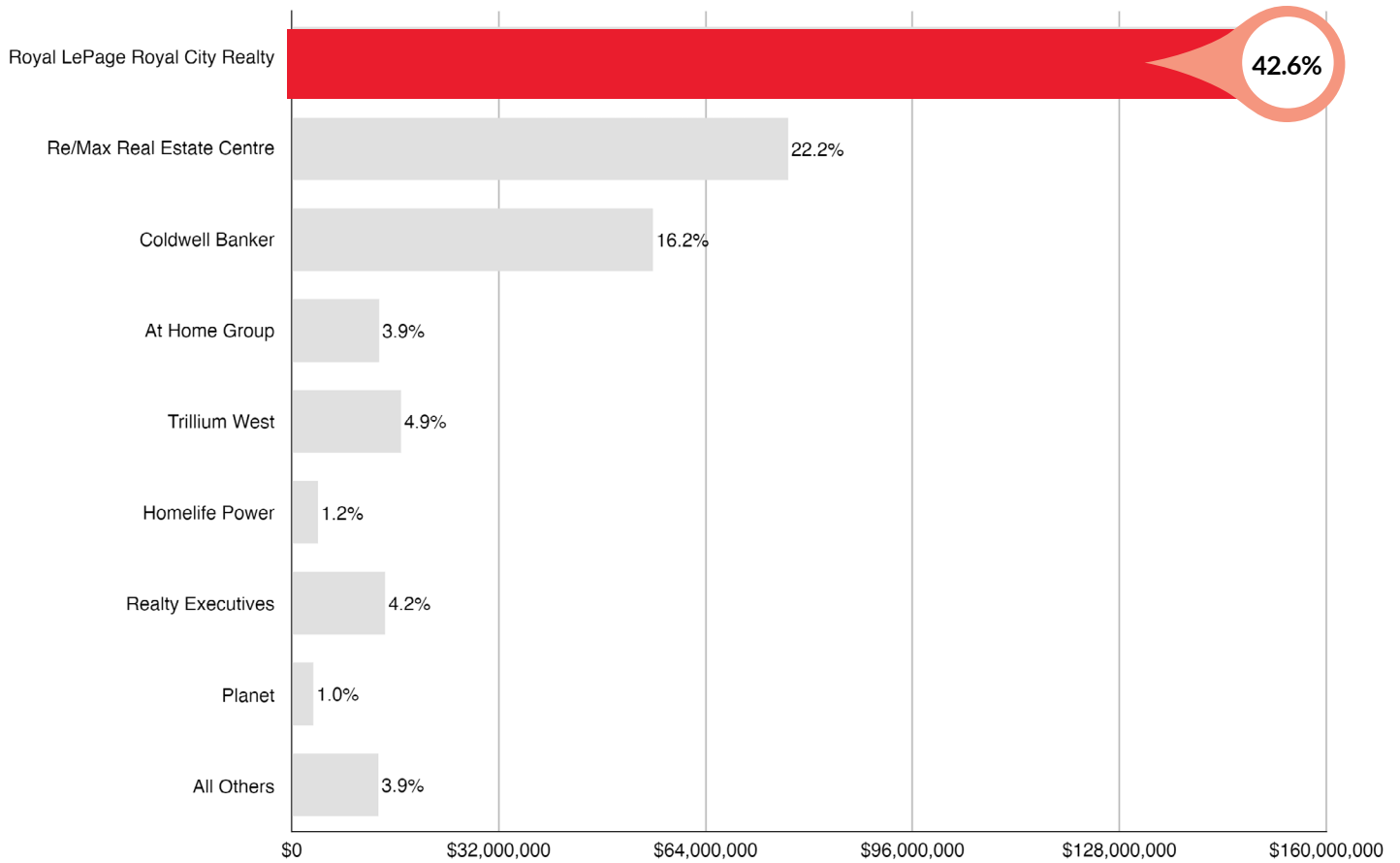
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of June 1, 2024.

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

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MARKET DOMINANCE

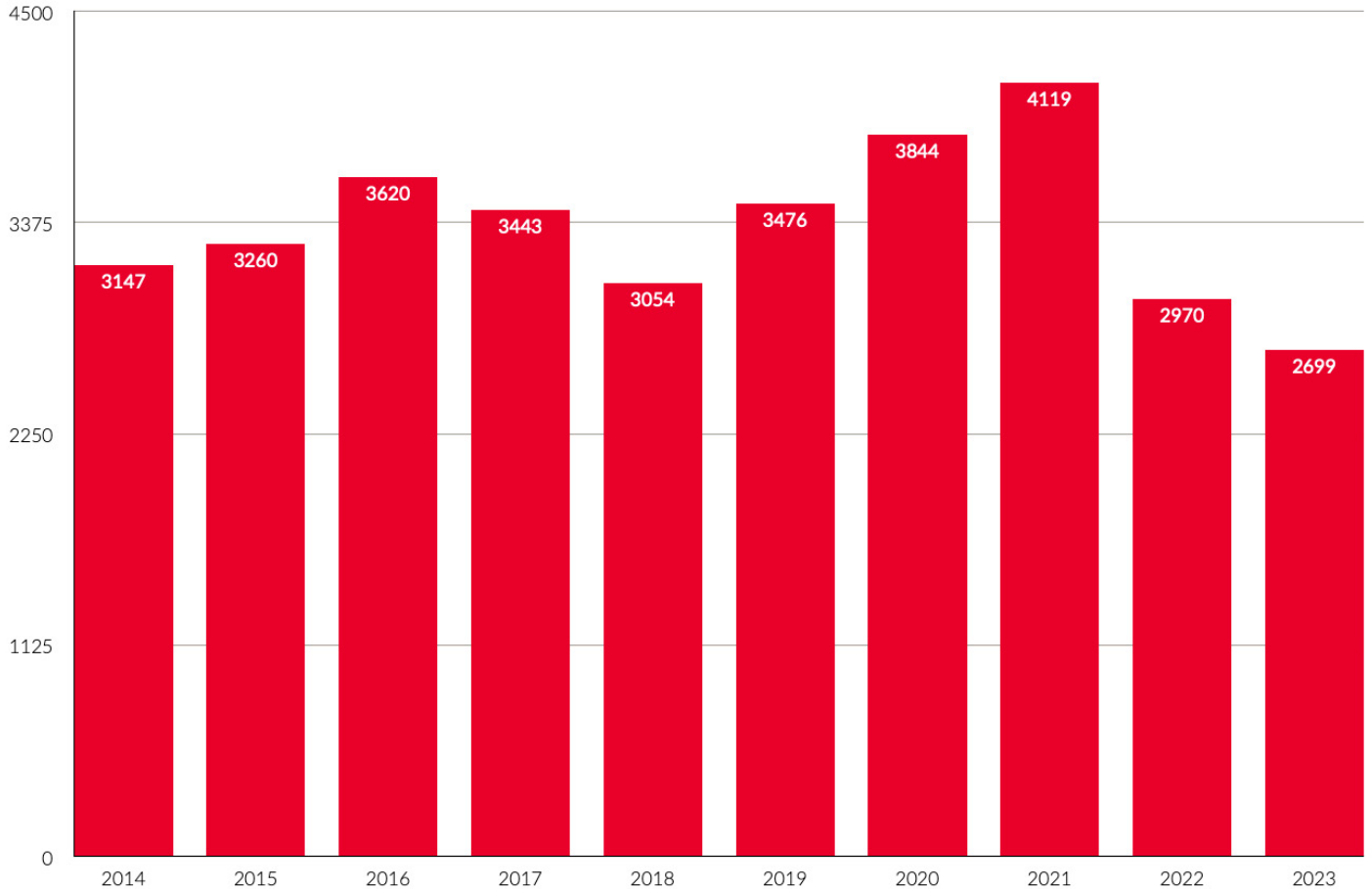


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
June 2024



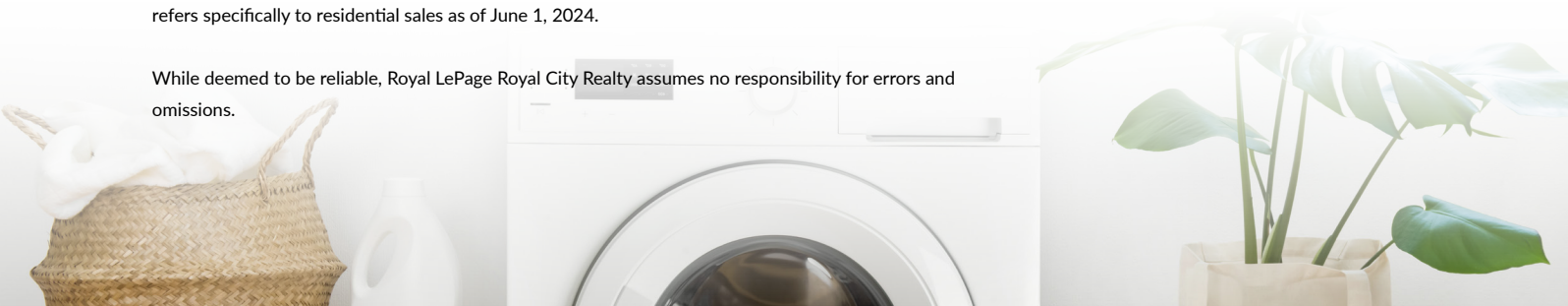
10 YEAR MARKET ANALYSIS



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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