



2024
JUNE

WELLINGTON COUNTY
Real Estate Market Report



OVERVIEW

BALANCED MARKET

The **Wellington County** real estate market remains a balanced market in June despite the median sale price, average sale price, and unit sales being lower in comparison to this time last year, bringing down the sales volume as well. With an increase in new listings, and over double the number of expired listings, buyers have more options to choose from, intensifying competition among sellers.



June year-over-year sales volume of \$239,639,097

Down 16.4% from 2023's \$286,659,170 with unit sales of 287 down 13.81% from last June's 333. New listings of 581 are up 8.6% from a year ago, with the sales/listing ratio of 49.40% down 12.85%.



Year-to-date sales volume of \$1,248,121,814

Down 6.25% from 2023's \$1,331,332,219 with unit sales of 1,514 down 5.26% from 2023's 1,598. New listings of 3,072 are up 24.02% from a year ago, with the sales/listing ratio of 49.28% down 15.23%.



Year-to-date average sale price of \$820,825

Down from \$821,857 one year ago with median sale price of \$776,125 up from \$765,000 one year ago. Average days-on-market of 31 is up 4 days from last year.

JUNE NUMBERS

Median Sale Price

\$775,250

-3.15%

Average Sale Price

\$834,979

-3%

Sales Volume

\$239,639,097

-16.4%

Unit Sales

287

-13.81%

New Listings

581

+8.6%

Expired Listings

62

+158.33%

Unit Sales/Listings Ratio

49.40%

-12.85%

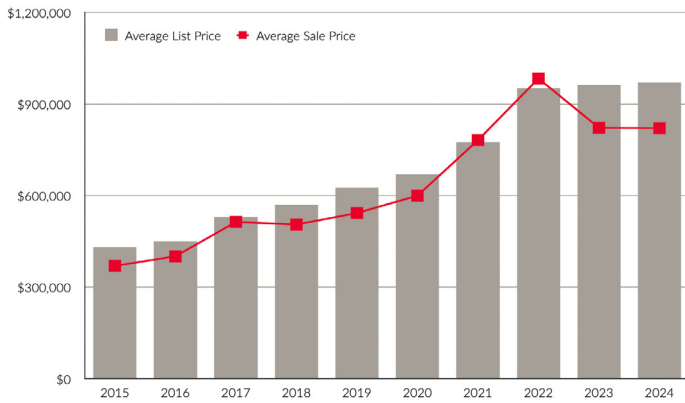
*Year-over-year comparison
(June 2024 vs. June 2023)*

THE MARKET IN DETAIL

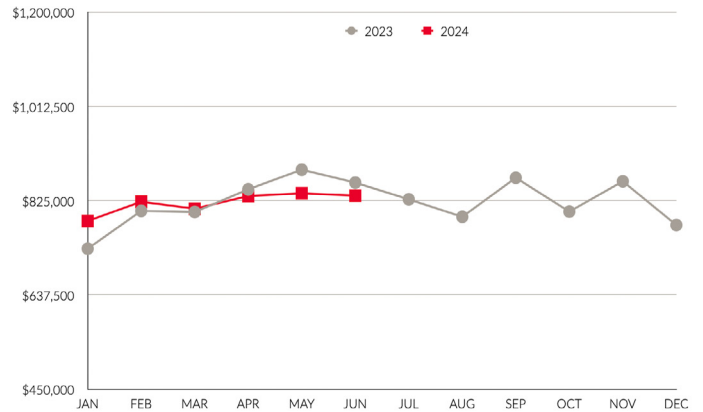
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,819,351,078	\$1,331,332,219	\$1,248,121,814	-6.25%
YTD Unit Sales	1,845	1,598	1,514	-5.26%
YTD New Listings	3,214	2,477	3,072	+24.02%
YTD Sales/Listings Ratio	57.41%	64.51%	49.28%	-15.23%
YTD Expired Listings	63	144	278	+93.06%
Monthly Volume Sales	\$223,918,876	\$286,659,170	\$239,639,097	-16.4%
Monthly Unit Sales	253	333	287	-13.81%
Monthly New Listings	608	535	581	+8.6%
Monthly Sales/Listings Ratio	41.61%	62.24%	49.40%	-12.85%
Monthly Expired Listings	24	24	62	+158.33%
YTD Sales: \$0-\$199K	16	16	12	-25%
YTD Sales: \$200k-349K	14	12	11	-8.33%
YTD Sales: \$350K-\$549K	100	246	211	-14.23%
YTD Sales: \$550K-\$749K	390	454	475	+4.63%
YTD Sales: \$750K-\$999K	645	541	499	-7.76%
YTD Sales: \$1M-\$2M	619	310	303	-2.26%
YTD Sales: \$2M+	61	21	16	-23.81%
YTD Average Days-On-Market	12.00	27.00	31.00	+14.81%
YTD Average Sale Price	\$983,592	\$821,857	\$820,825	-0.13%
YTD Median Sale Price	\$926,389	\$765,000	\$776,125	+1.45%

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

AVERAGE SALE PRICE

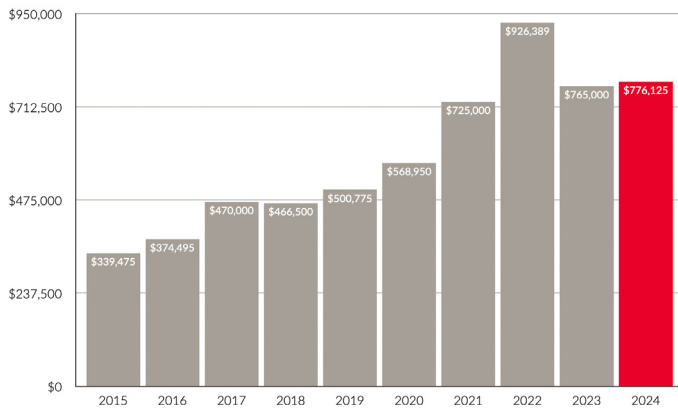


Year-Over-Year

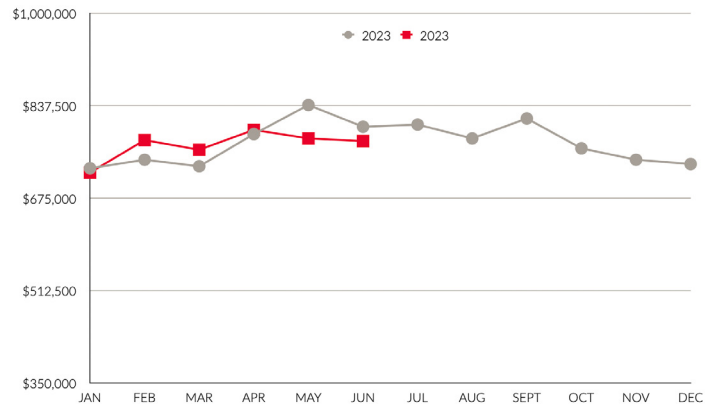


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



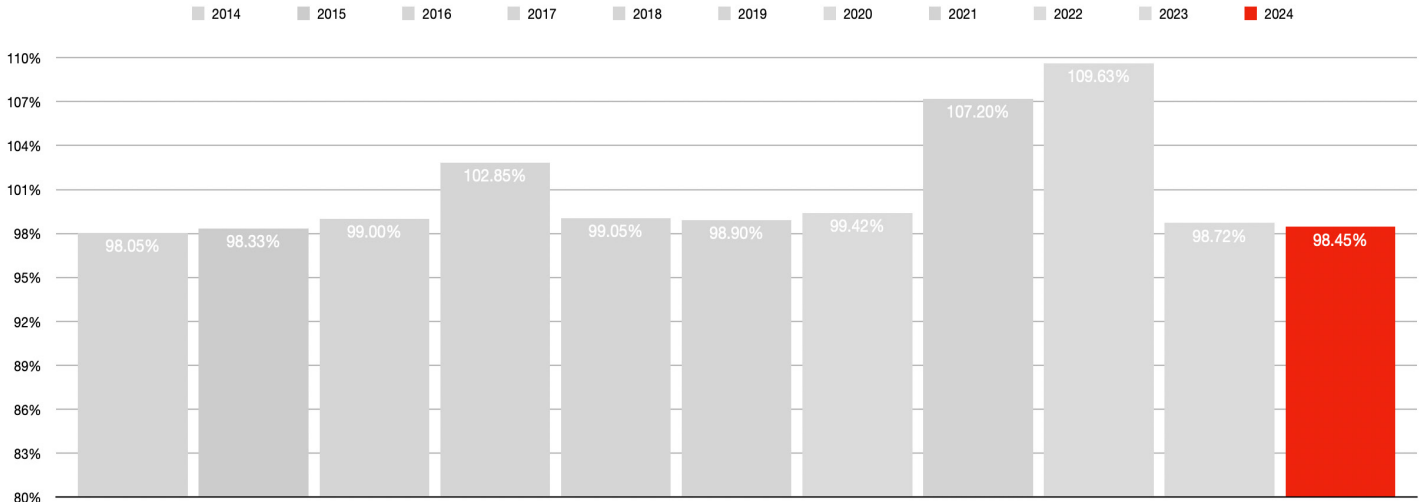
Year-Over-Year



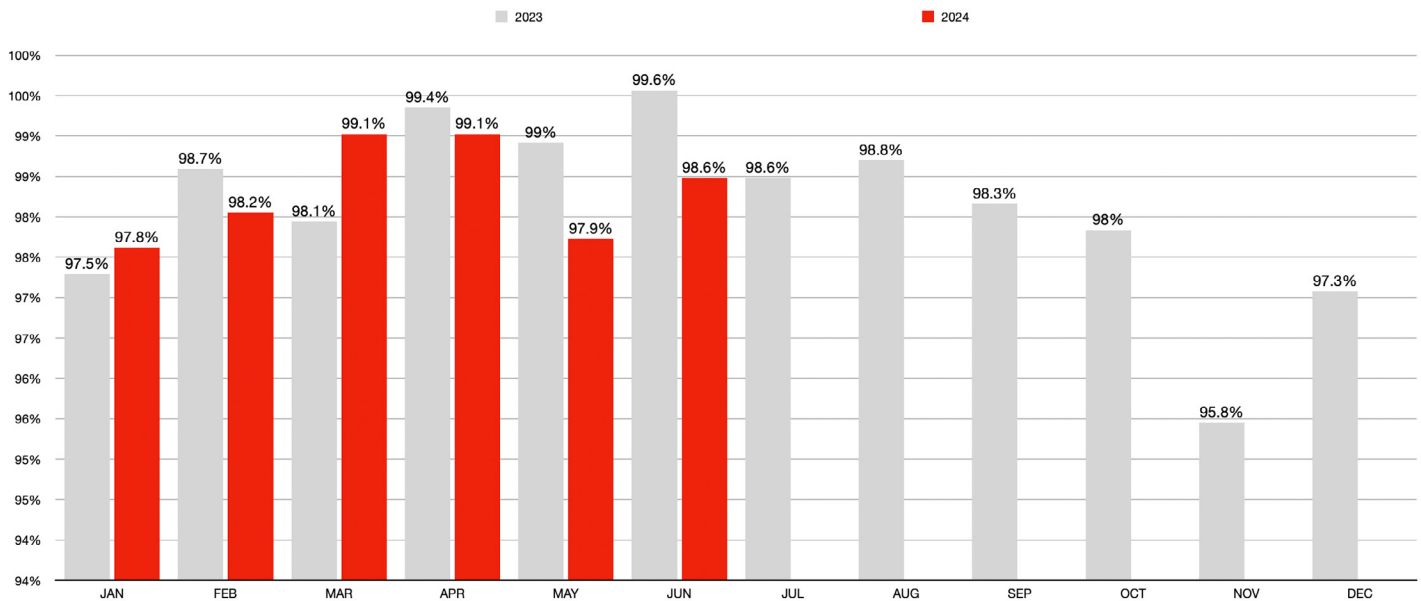
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

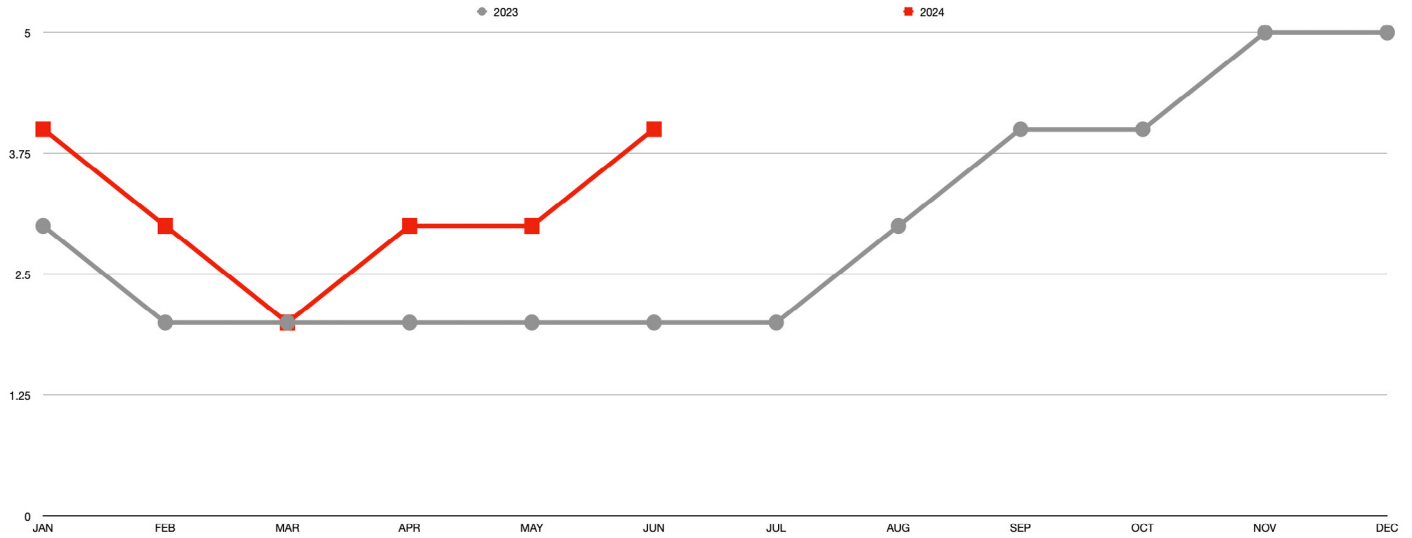


Year-Over-Year

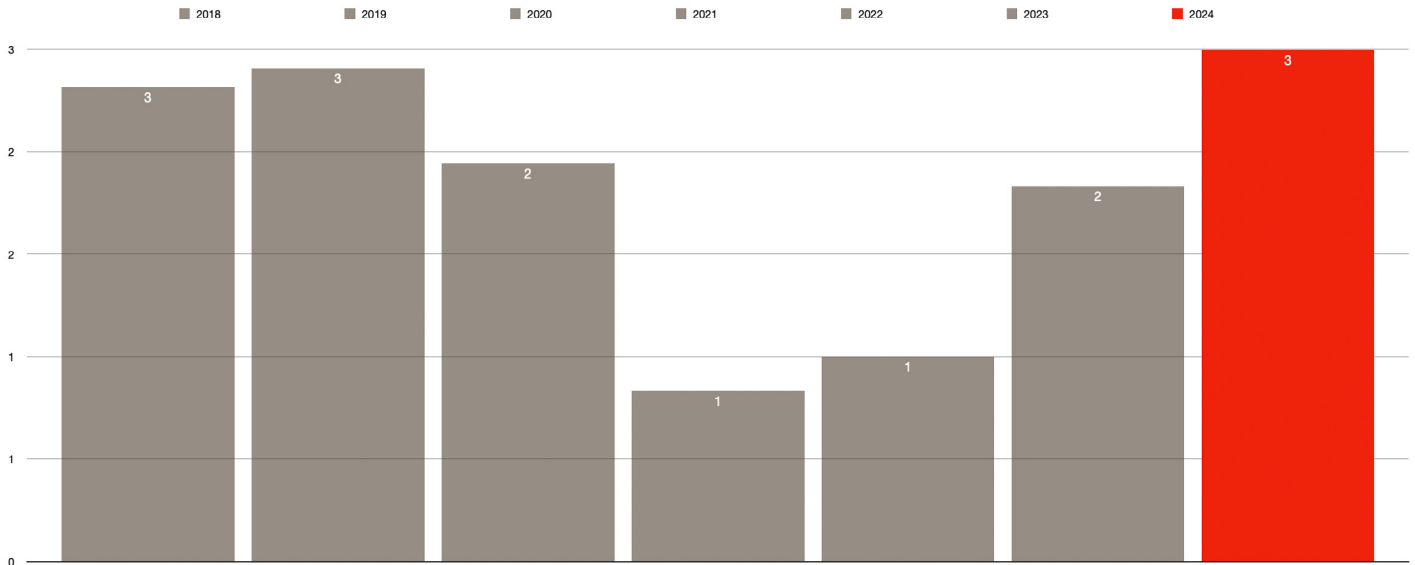


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

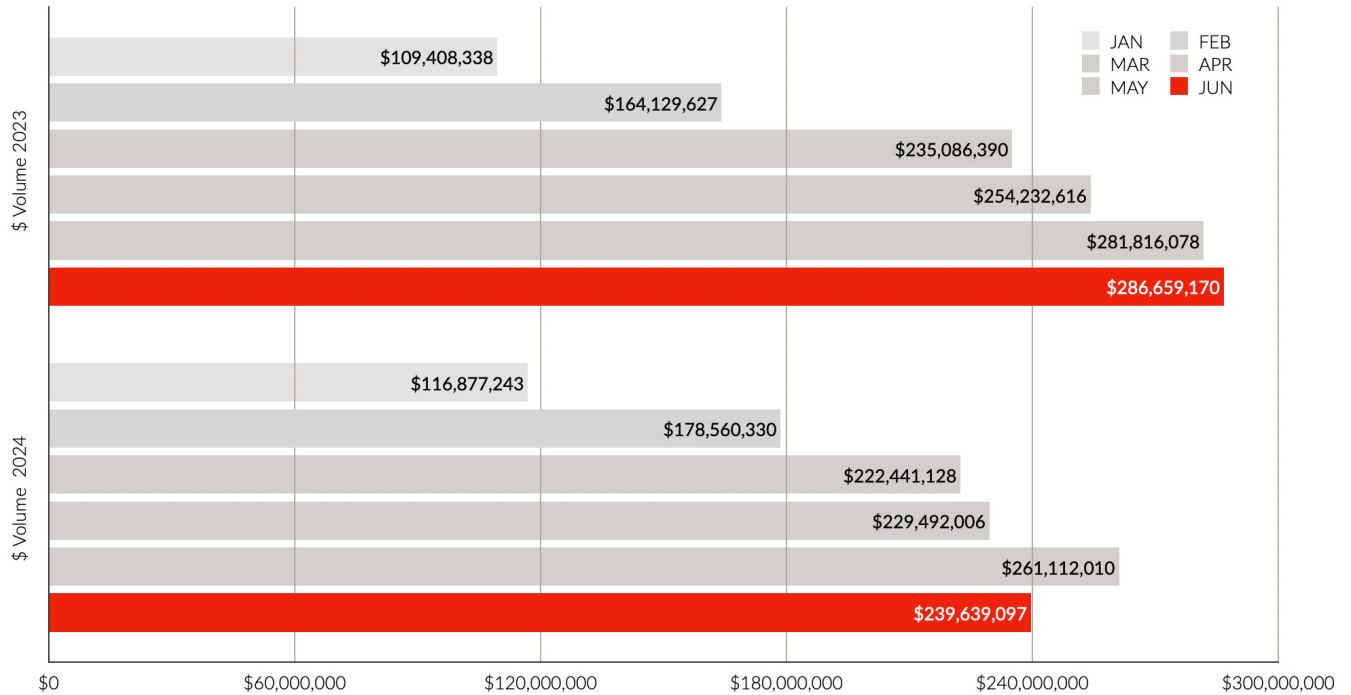


Month-Over-Month 2023 vs. 2024

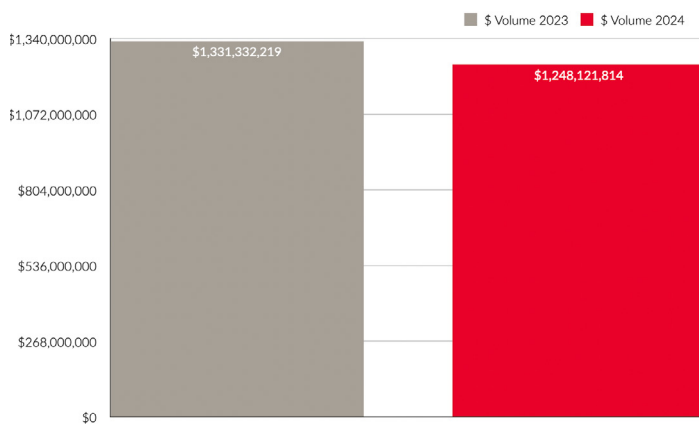


Year-Over-Year

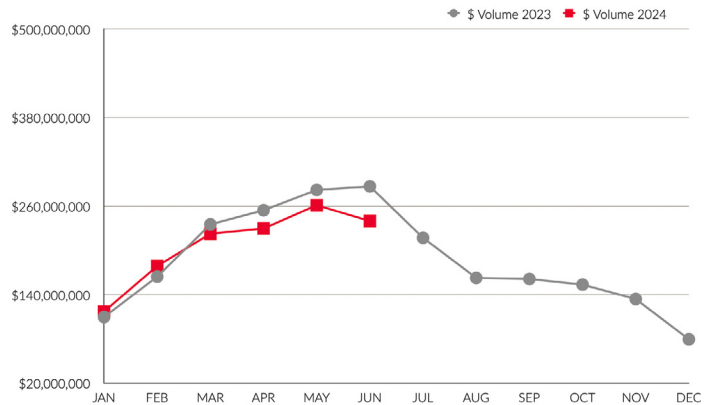
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

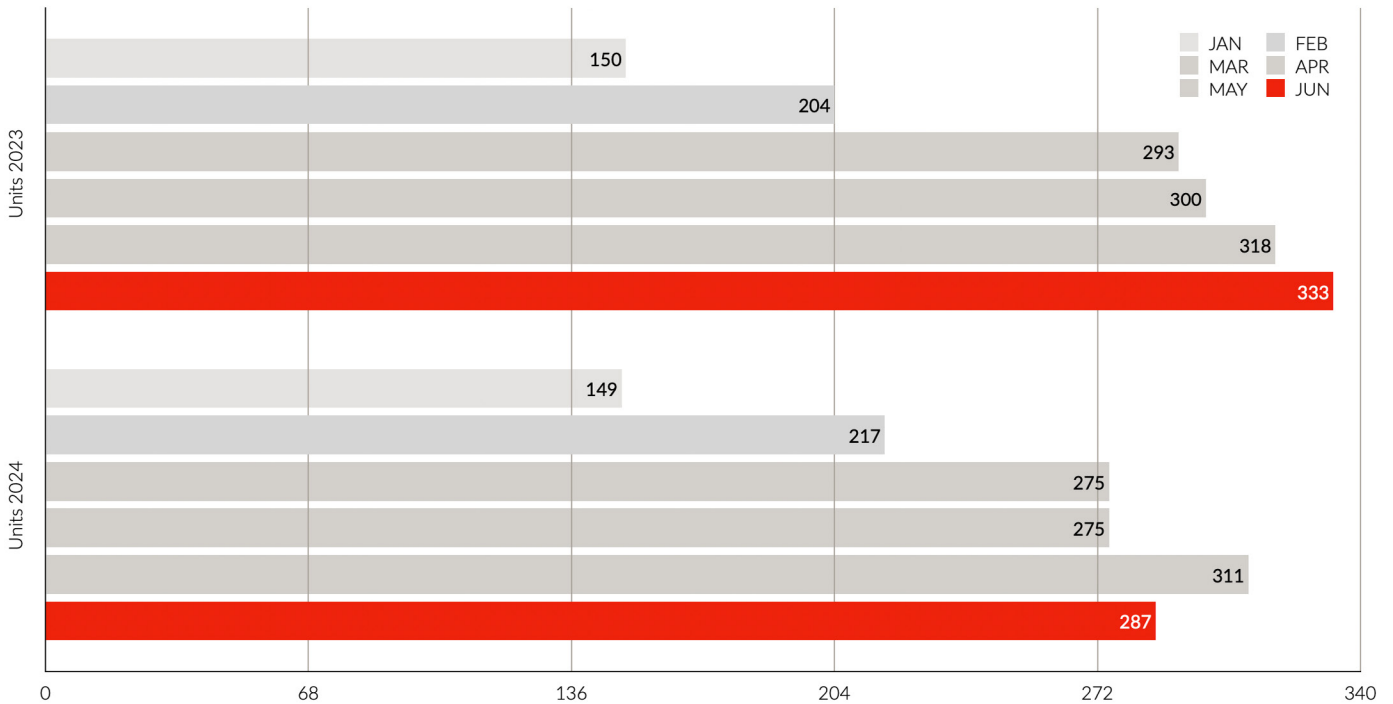


Yearly Totals 2023 vs. 2024

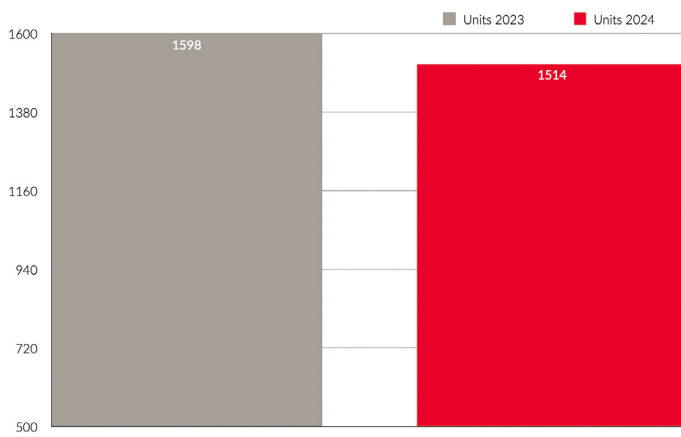


Month vs. Month 2023 vs. 2024

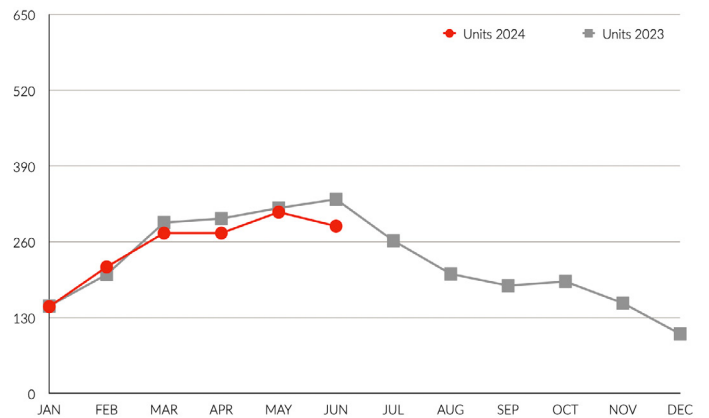
UNIT SALES



Monthly Comparison 2023 vs. 2024

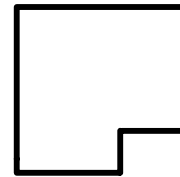


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE

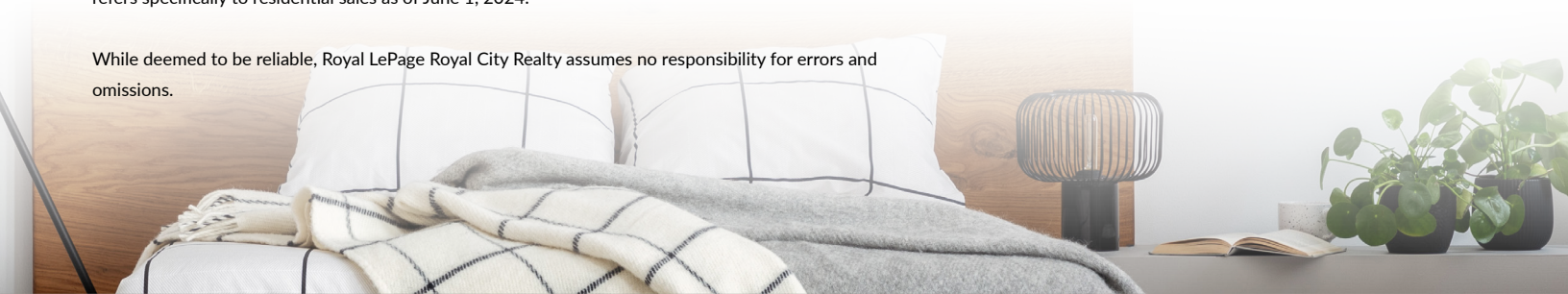


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$1,040,888,513 -8.56%	\$253,379,406 -0.58%	\$19,547,000 +11.23%
YTD Unit Sales	1122 -7.22%	411 -2.92%	23 -17.86%
YTD Average Sale Price	\$927,708 -1.44%	\$616,495 +2.41%	\$945,304.35 +35.41%
June Sales Volume	\$178,962,881 -24.3%	\$55,636,116 +23.9%	\$3,552,000 +34.16%
June Unit Sales	192 -22.89%	85 +19.72%	6 +20%

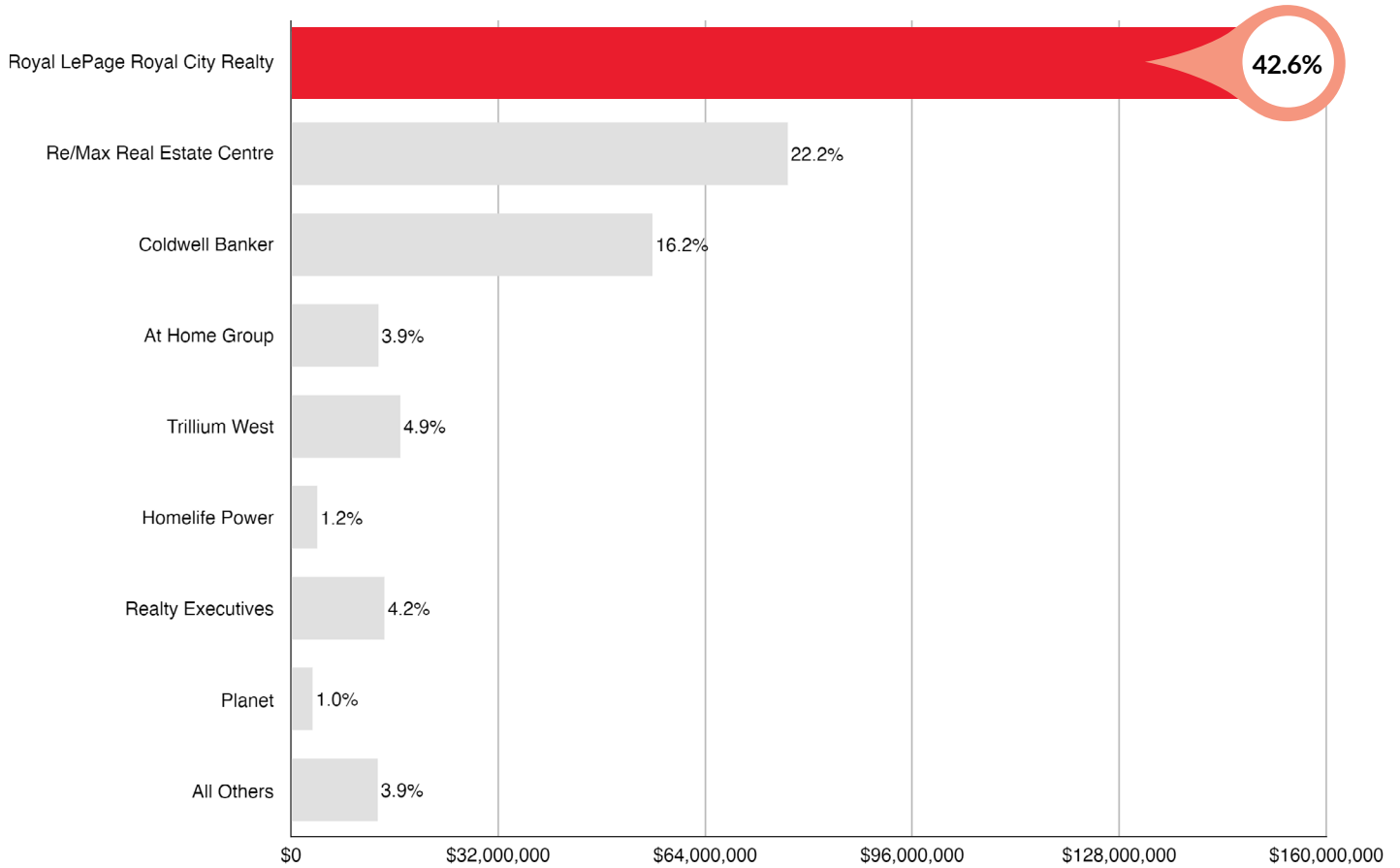
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of June 1, 2024.

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

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



MARKET DOMINANCE

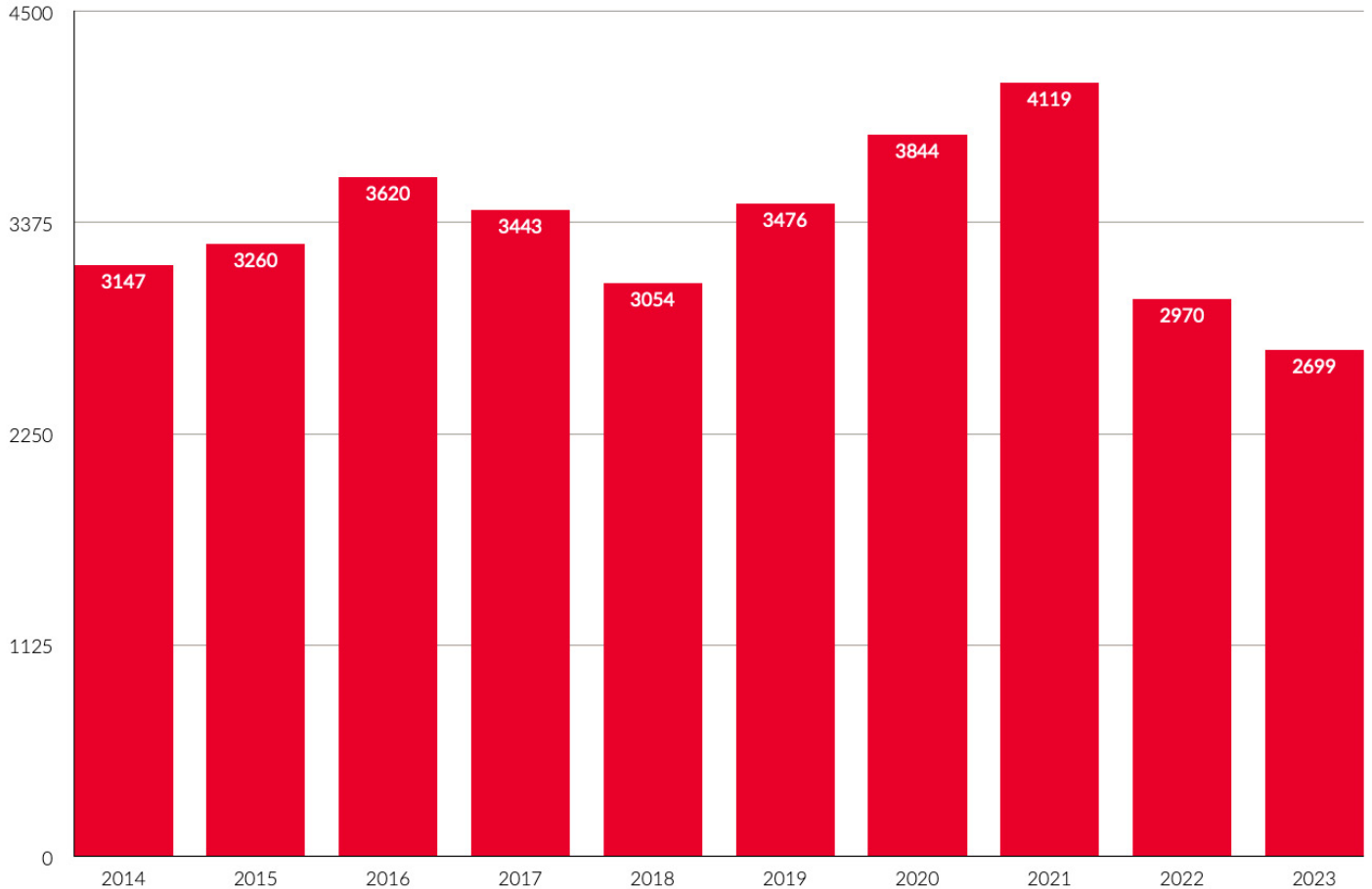


Market Share by Dollar Volume

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



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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