



2024
JULY

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

The City of Guelph real estate market continues to be a balanced market despite both unit sales and sales volume being lower than they were this time last year. Both average and median sale prices dropped in comparison to last year. The significant increase in new listings reflects a shift in market dynamics, while the rise in expired listings suggests some challenges for sellers. Despite these changes, the market still shows signs of stability.

July year-over-year sales volume of \$102,511,332

Down 20.24% from 2023's \$128,526,169 with unit sales of 136 down 12.26% from last July's 155. New listings of 314 are up 20.31% from a year ago, with the sales/listing ratio of 43.31% down 16.07%.

Year-to-date sales volume of \$854,871,225

Down 8.39% from 2023's \$933,178,363 with unit sales of 1,076 down from 1,142 in 2023. New listings of 2,032 are up 20.88% from a year ago, with the sales/listing ratio of 52.95% down 14.98%.

Year-to-date average sale price of \$791,533

Down from \$807,627 one year ago with median sale price of \$750,000 down from \$789,950 one year ago. Average days-on-market of 24.6 is up 5.9 days from last year.

JULY NUMBERS

Median Sale Price

\$741,000

-6.2%

Average Sale Price

\$753,760

-9.1%

Sales Volume

\$102,511,332

-20.24%

Unit Sales

136

-12.26%

New Listings

314

+20.31%

Expired Listings

16

+6.67%

Unit Sales/Listings Ratio

43.31%

-16.07%

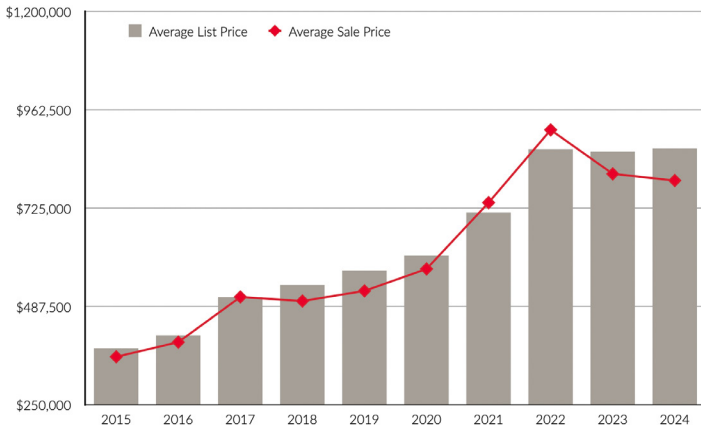
*Year-over-year comparison
(July 2024 vs. July 2023)*

THE MARKET IN DETAIL

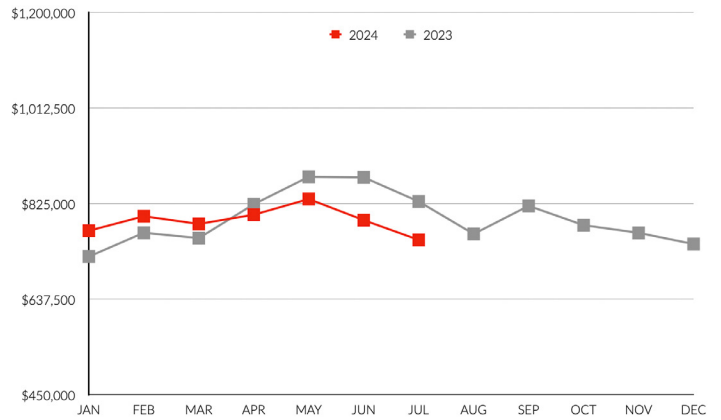
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,250,271,824	\$933,178,363	\$854,871,225	-8.39%
YTD Unit Sales	1,351	1,142	1,076	-5.78%
YTD New Listings	2,372	1,681	2,032	+20.88%
YTD Sales/Listings Ratio	56.96%	67.94%	52.95%	-14.98%
YTD Expired Listings	55	66	130	+96.97%
Monthly Volume Sales	\$99,327,577	\$128,526,169	\$102,511,332	-20.24%
Monthly Unit Sales	129	155	136	-12.26%
Monthly New Listings	282	261	314	+20.31%
Monthly Sales/Listings Ratio	45.74%	59.39%	43.31%	-16.07%
Monthly Expired Listings	24	15	16	+6.67%
YTD Sales: \$0-\$199K	0	0	0	
YTD Sales: \$200k-349K	7	2	4	+100%
YTD Sales: \$350K-\$549K	82	167	140	-16.17%
YTD Sales: \$550K-\$749K	309	323	364	+12.69%
YTD Sales: \$750K-\$999K	537	440	405	-7.95%
YTD Sales: \$1M - \$2M	398	207	163	-21.26%
YTD Sales: \$2M+	18	2	4	+100%
YTD Average Days-On-Market	11.43	18.71	24.57	+31.3%
YTD Average Sale Price	\$913,864	\$807,627	\$791,533	-1.99%
YTD Median Sale Price	\$911,500	\$789,950	\$750,000	-5.06%

City of Guelph MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

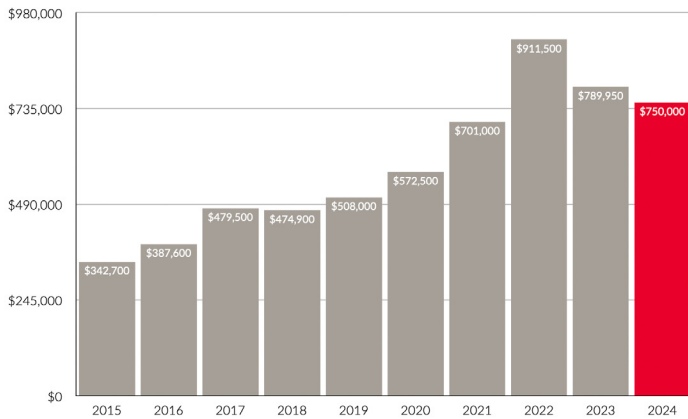


Year-Over-Year

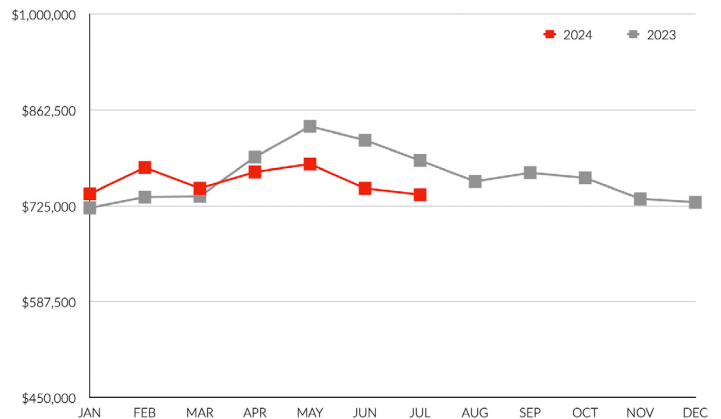


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



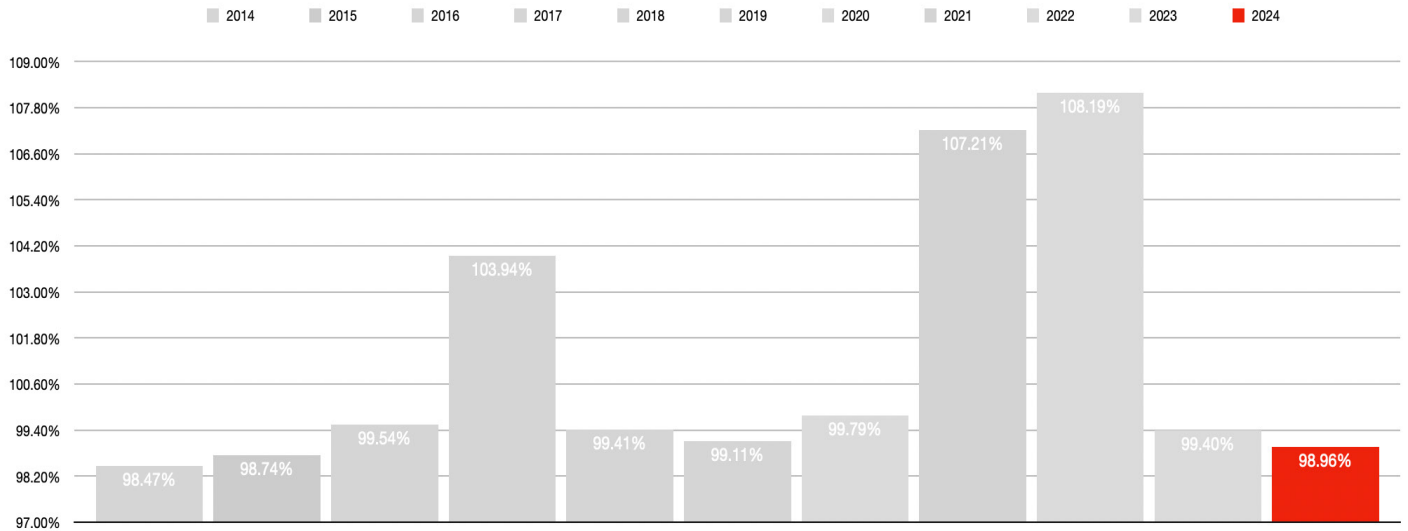
Year-Over-Year



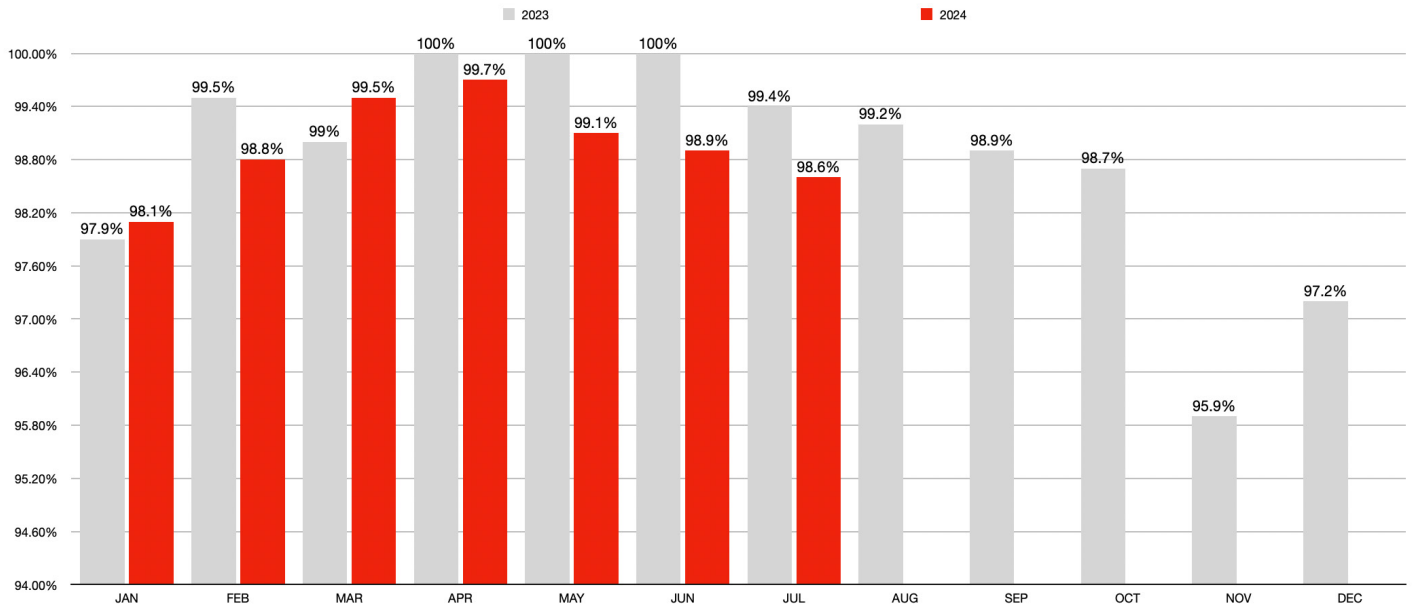
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

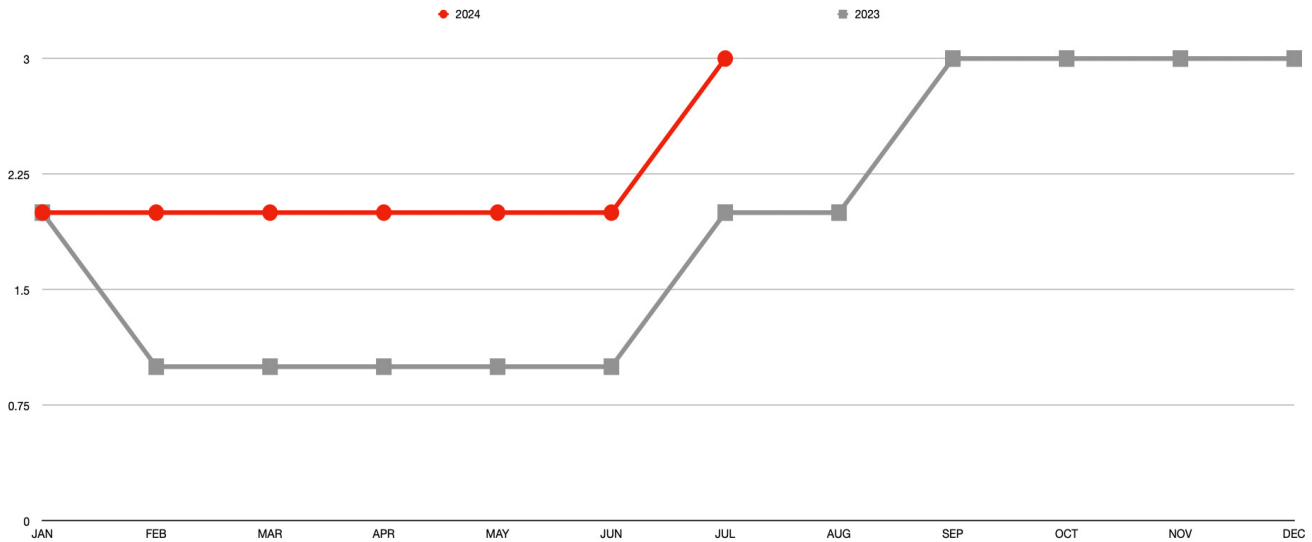


Year-Over-Year

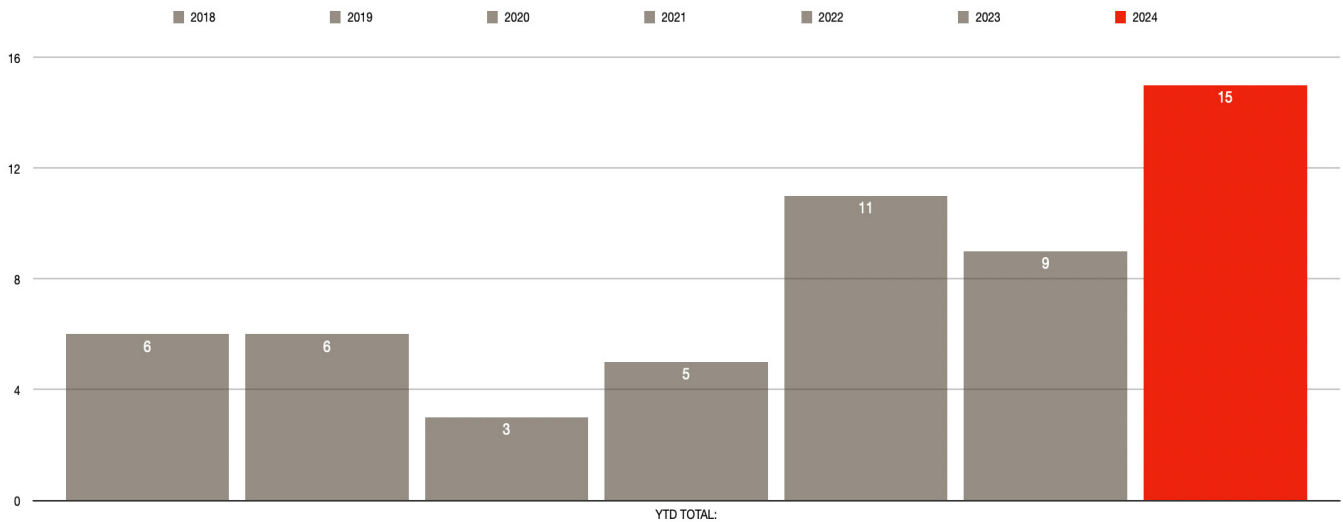


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

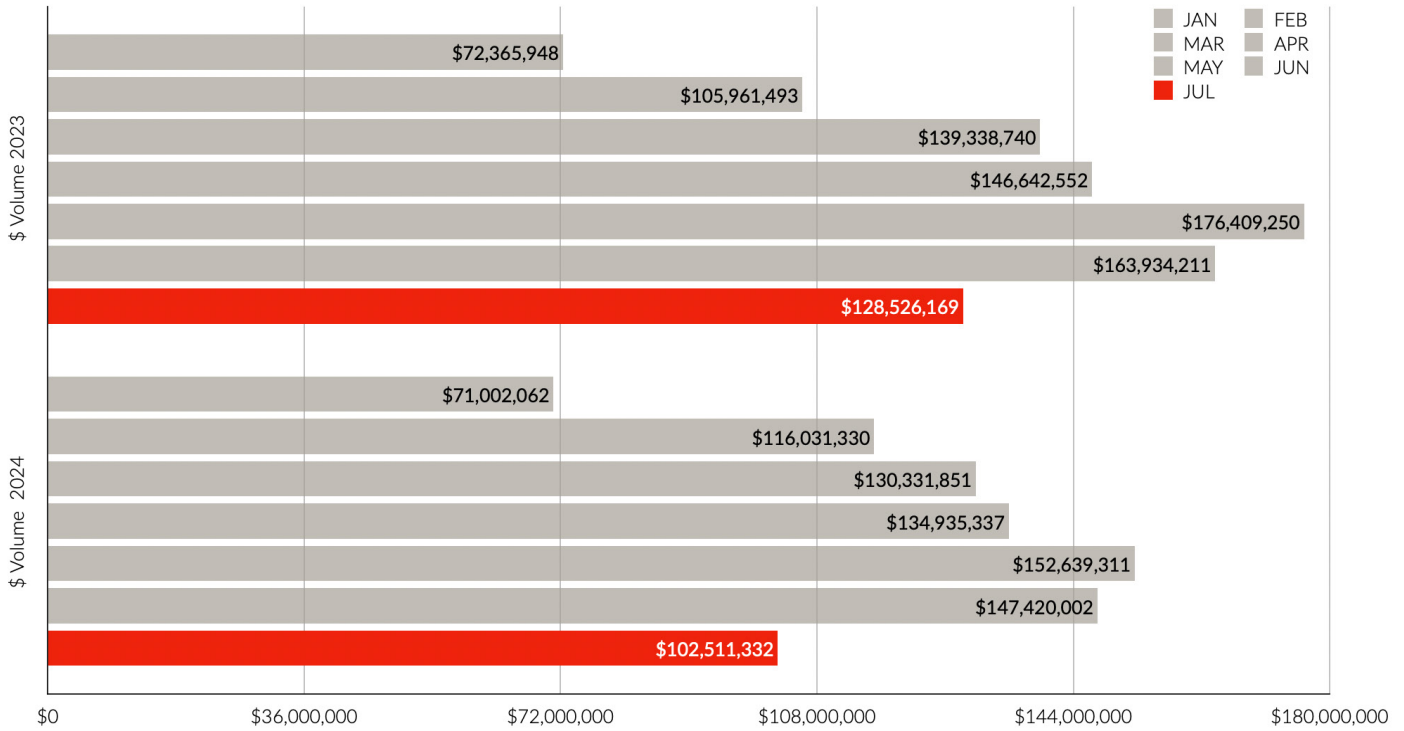


Month-Over-Month 2023 vs. 2024



Year-Over-Year

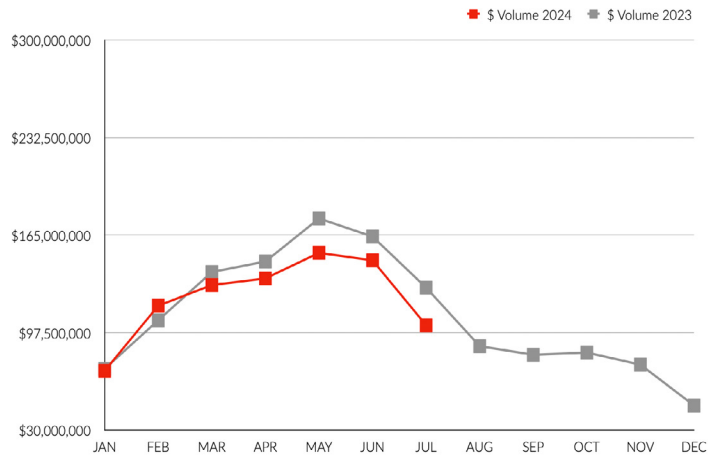
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

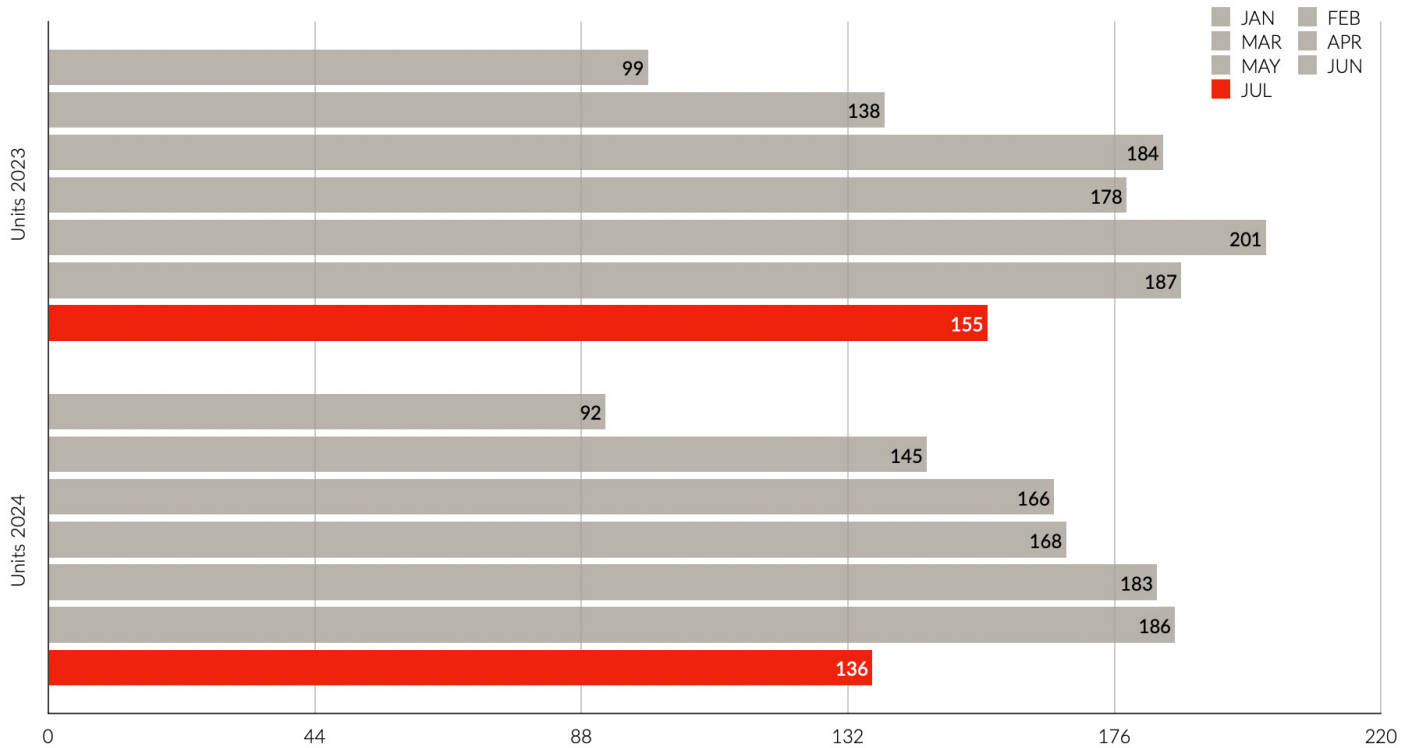


Yearly Totals 2023 vs. 2024

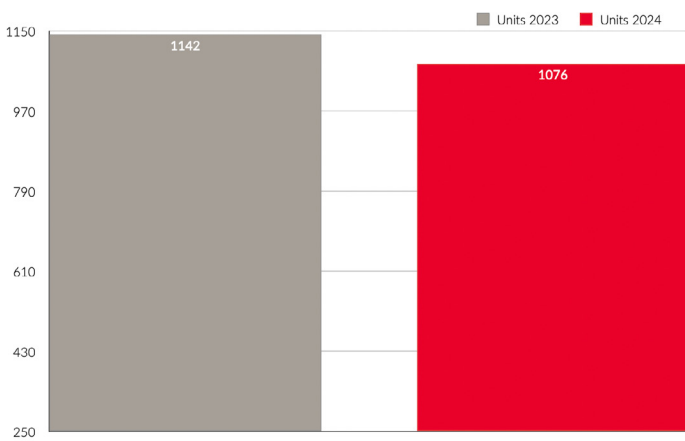


Month vs. Month 2023 vs. 2024

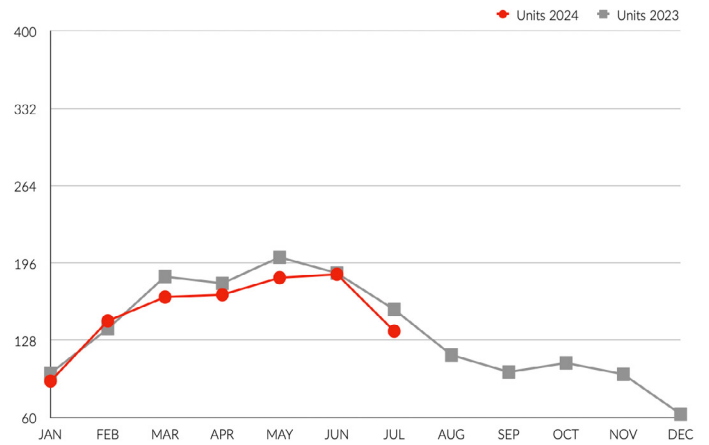
UNIT SALES



Monthly Comparison 2023 vs. 2024

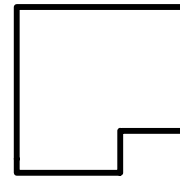


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$579,586,775 -12.83%	\$245,684,861 -2.05%	\$2,435,000 -66.99%
YTD Unit Sales	651 -9.08%	392 -3.69%	3 -70%
YTD Average Sale Price	\$890,302 -4.13%	\$626,747 +1.69%	\$811,666.67 +10.04%
July Sales Volume	\$67,977,000 -29.72%	\$31,159,643 +6.37%	\$0 -100%
July Unit Sales	82 -21.15%	51 +4.08%	0 -100%

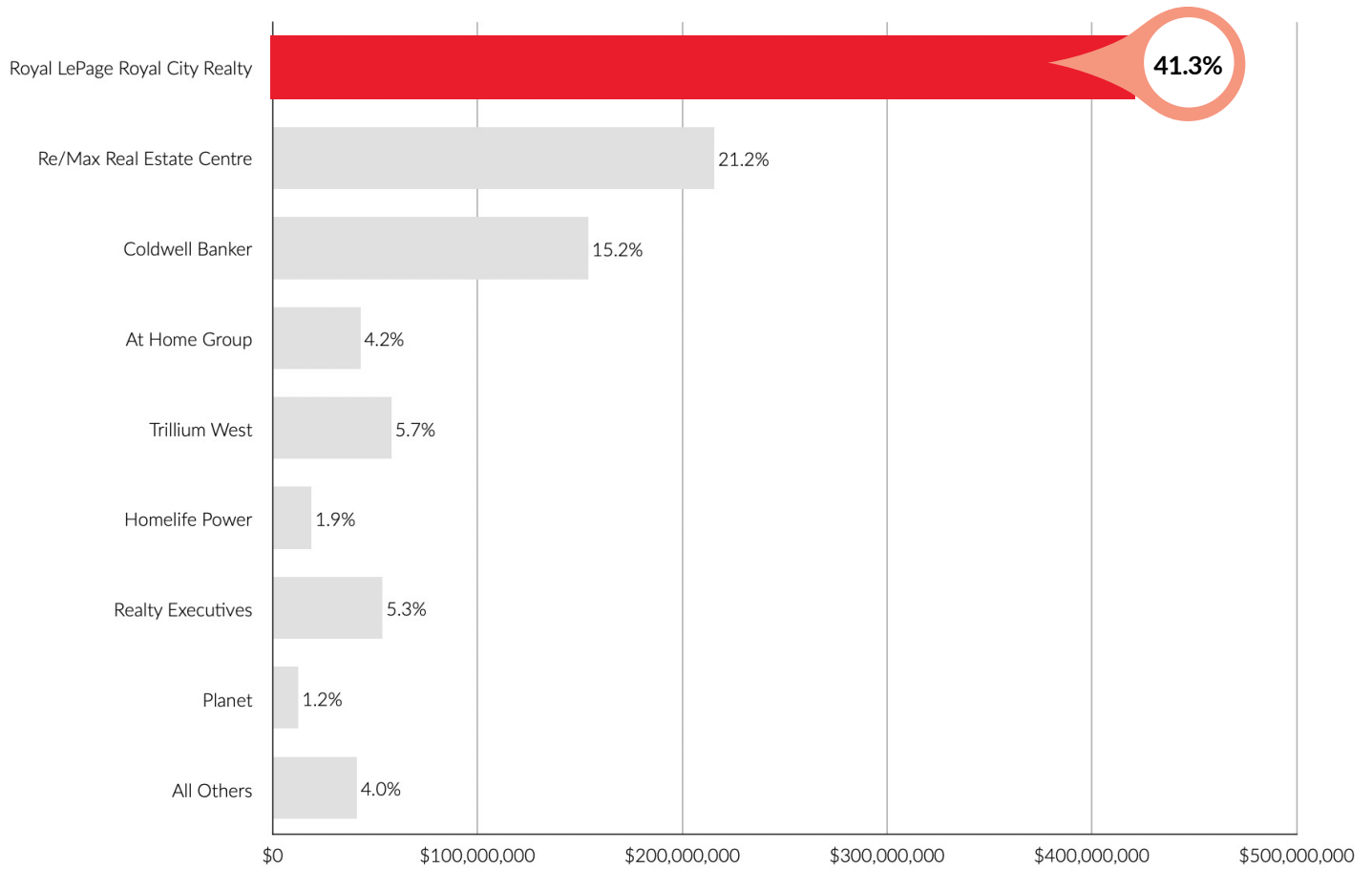
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of July 1, 2024.

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

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



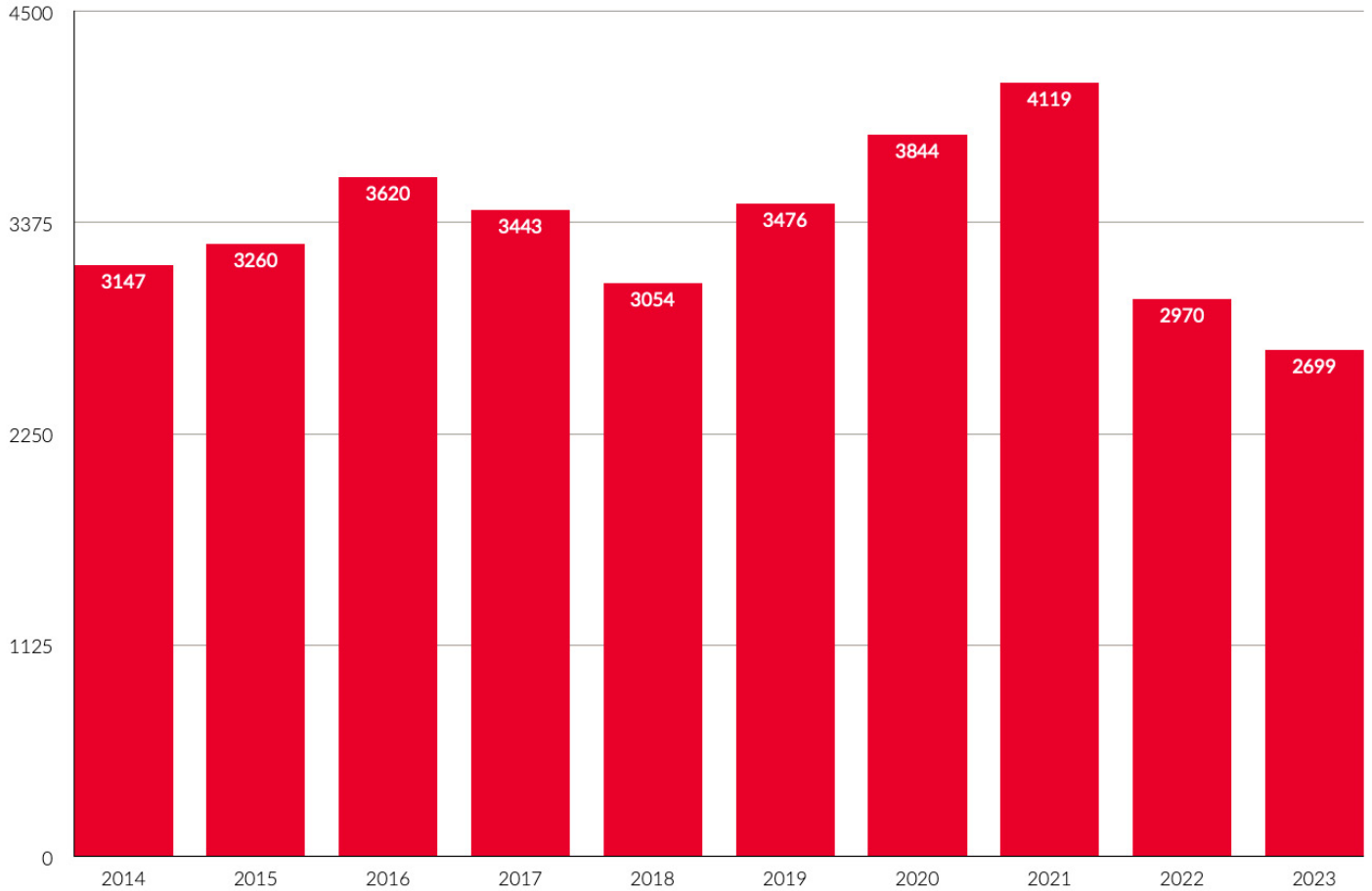
MARKET DOMINANCE



Market Share by Dollar Volume Within Wellington County
Listing Selling Ends Combined for Guelph Based Companies
July 2024



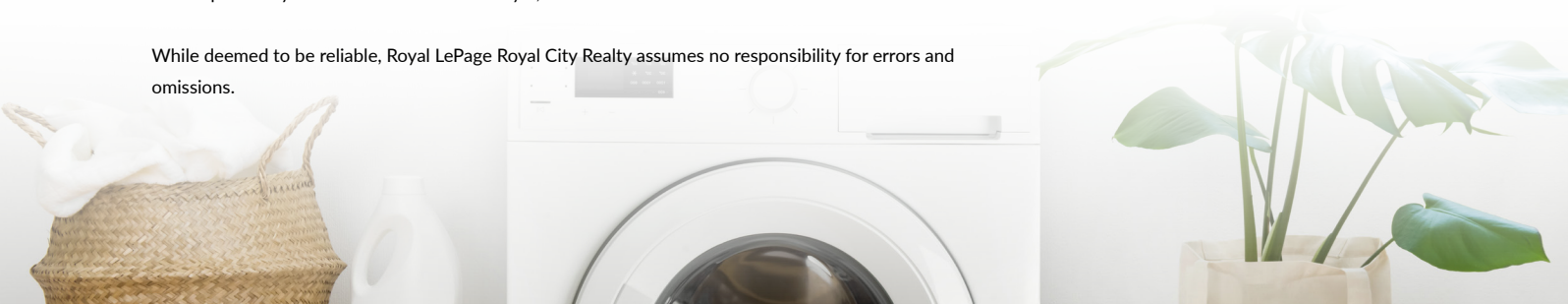
10 YEAR MARKET ANALYSIS



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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