



2024
JULY

GUELPH/ERAMOSA
Real Estate Market Report



OVERVIEW

BALANCED MARKET

The real estate market in **Guelph/Eramosa** remains a balanced market this month due to increases in both unit sales and new listings. Both the monthly year-to-date median sale price and the average sale price have risen significantly. It is important to note that this market is smaller and more prone to erratic change.

July year-over-year sales volume of \$15,565,350



Up 34.14% from 2023's \$11,603,900 with unit sales of 13 that are up 8.33% from last July's 12. New listings of 25 are down 3.85% from 2023, with the sales/listing ratio of 52% up by 5.85% in 2023.

Year-to-date sales volume of \$72,542,150



Down 24.19% from 2023's \$95,685,224 with unit sales of 66 down from the 84 in 2023. New listings of 192 are up 23.08% from a year ago, with the sales/listing ratio of 34.38% down by 19.47%.

Year-to-date average sale price of \$1,117,732



Down from \$1,123,980 a year ago with median sale price of \$968,500 down from \$1,015,000 a year ago. Average days-on-market of 31.14, which has stayed the same as last year.

JULY NUMBERS

Median Sale Price

\$1,184,350

+22.23%

Average Sale Price

\$1,197,335

+23.82%

Sales Volume

\$15,565,350

+34.14%

Unit Sales

13

+8.33%

New Listings

25

-3.85%

Expired Listings

1

-50%

Unit Sales/Listings Ratio

52%

+5.85%

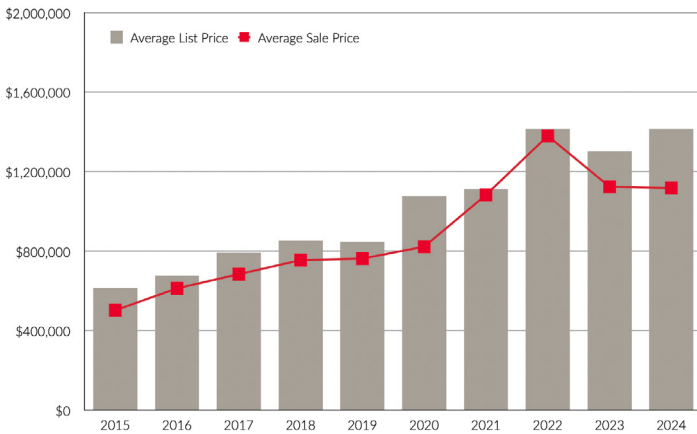
*Year-over-year comparison
(July 2024 vs. July 2023)*

THE MARKET IN DETAIL

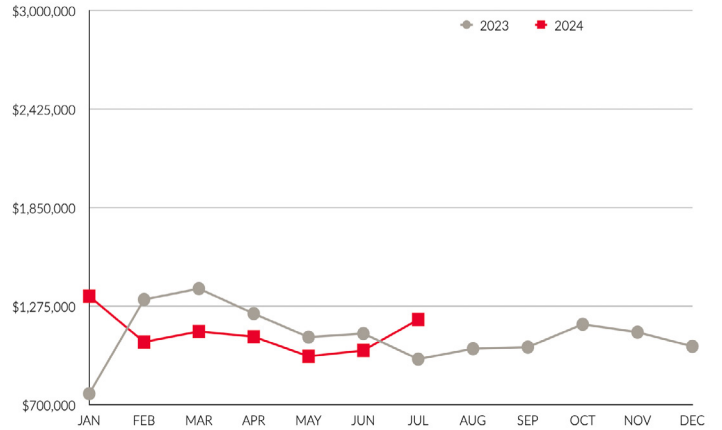
	2022	2023	2024	2023-2024
YTD Volume Sales	\$115,990,424	\$95,685,224	\$72,542,150	-24.19%
YTD Unit Sales	84	84	66	-21.43%
YTD New Listings	169	156	192	+23.08%
YDT Sales/Listings Ratio	49.70%	53.85%	34.38%	-19.47%
YTD Expired Listings	5	8	18	+125%
Monthly Volume Sales	\$5,900,000	\$11,603,900	\$15,565,350	+34.14%
Monthly Unit Sales	5	12	13	+8.33%
Monthly New Listings	20	26	25	-3.85%
Monthly Sales/Listings Ratio	25.00%	46.15%	52.00%	+5.85%
Monthly Expired Listings	1	2	1	-50%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	4	2	-50%
YTD Sales: \$550K-\$749K	3	7	5	-28.57%
YTD Sales: \$750K-\$999K	17	26	24	-7.69%
YTD Sales: \$1M- \$2M	54	44	34	-22.73%
YTD Sales: \$2M+	64	48	2	-95.83%
YTD Average Days-On-Market	23.29	31.86	31.14	-2.24%
YTD Average Sale Price	\$1,380,037	\$1,123,980	\$1,117,732	-0.56%
YTD Median Sale Price	\$1,210,000	\$1,015,000	\$968,500	-4.58%

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

AVERAGE SALE PRICE

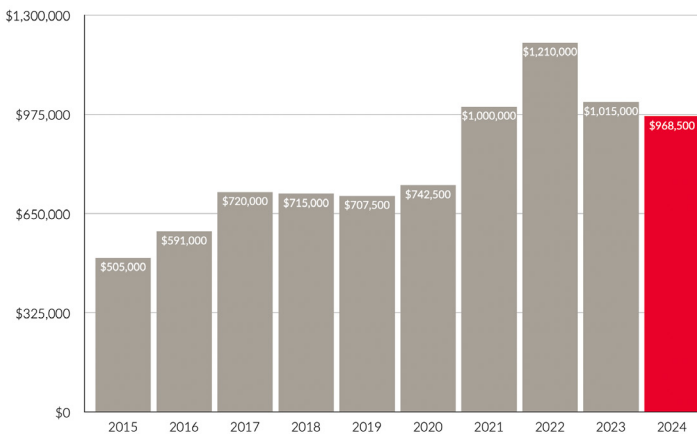


Year-Over-Year

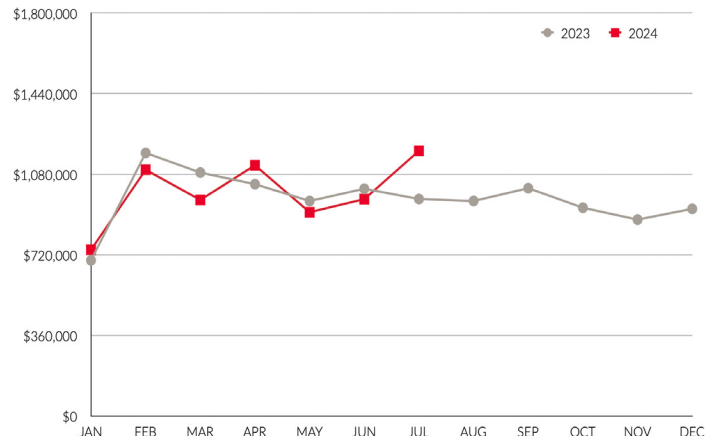


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



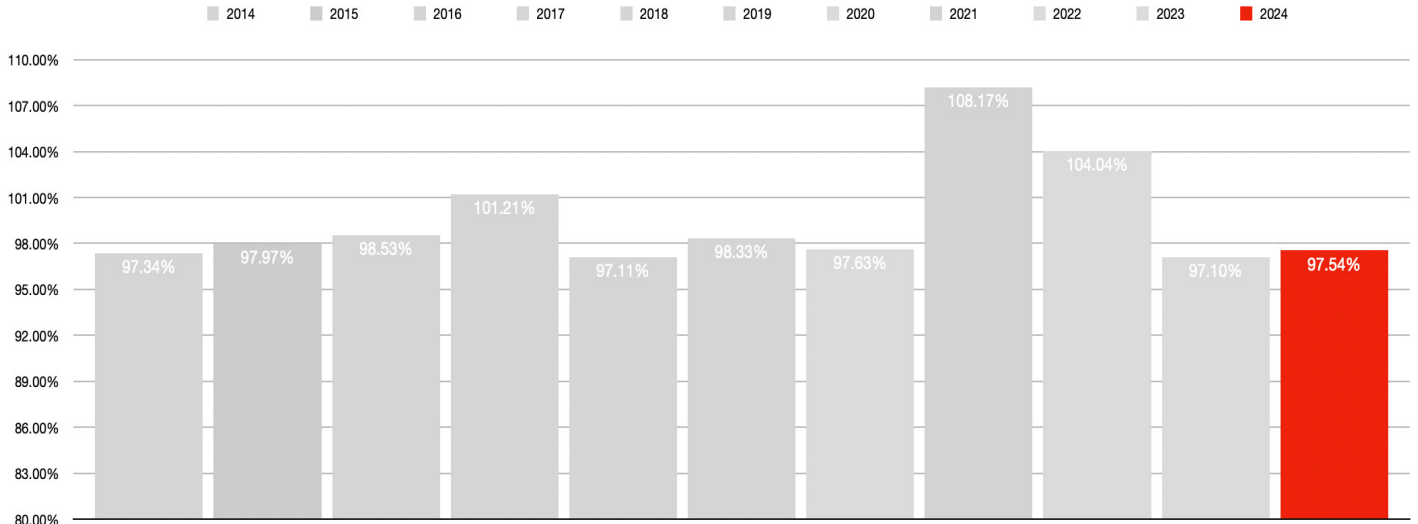
Year-Over-Year



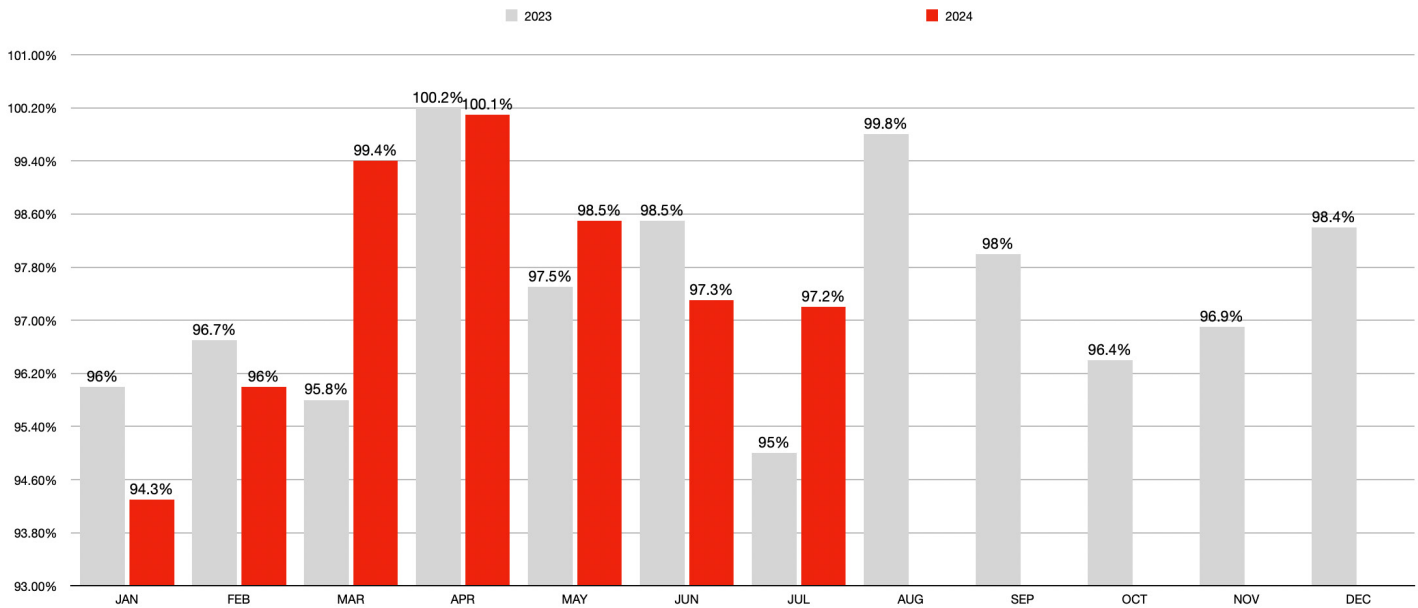
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

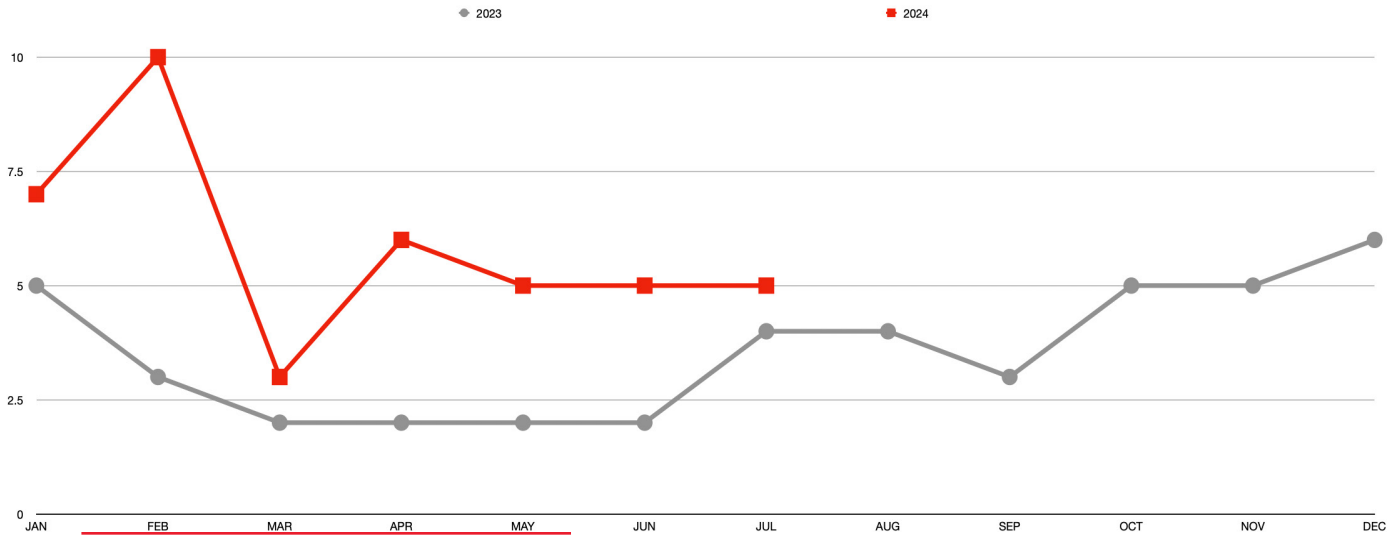


Year-Over-Year

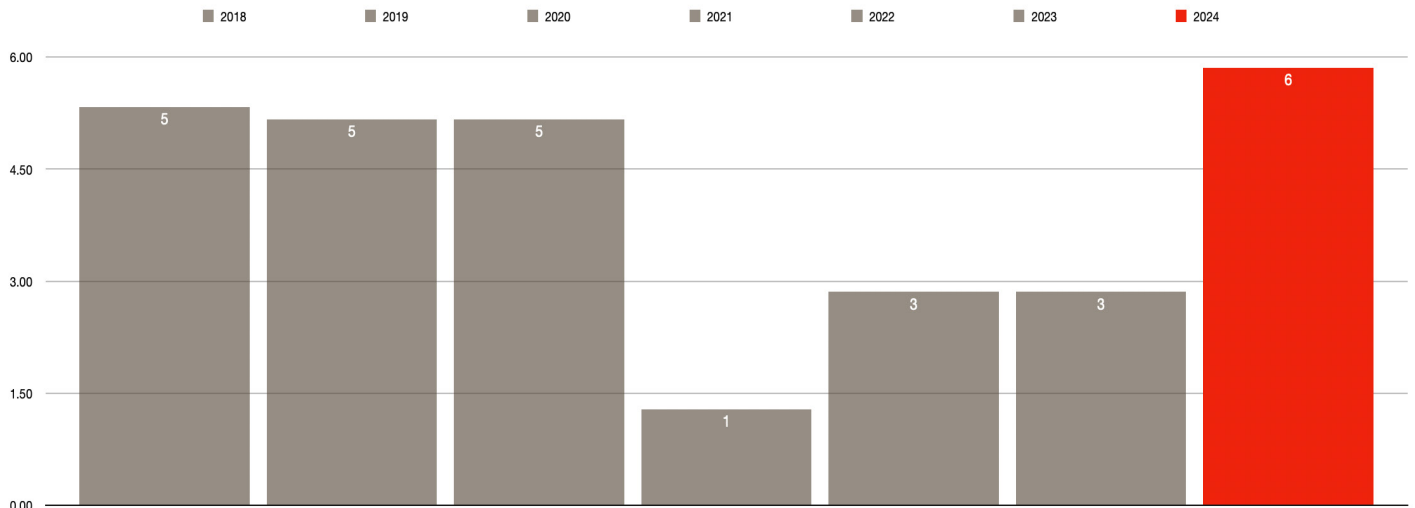


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

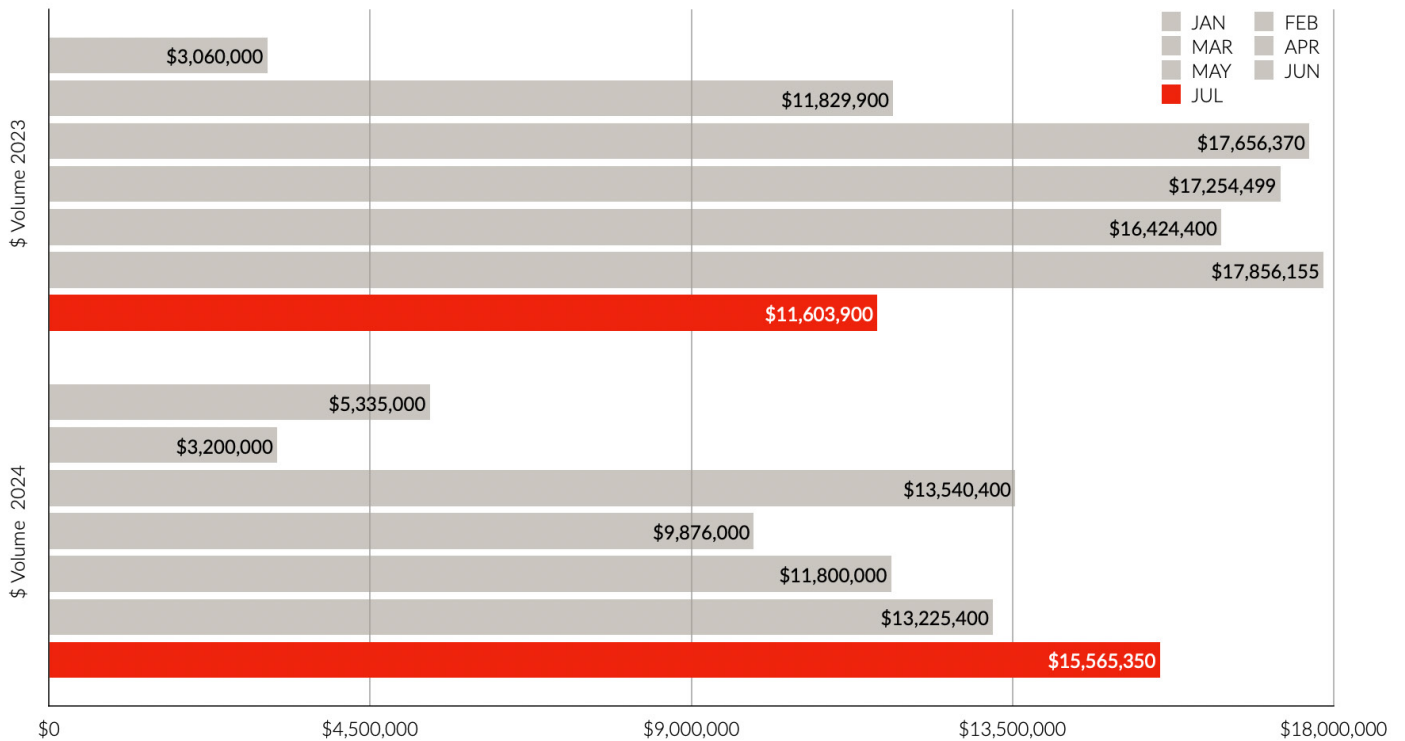


Month-Over-Month 2023 vs. 2024

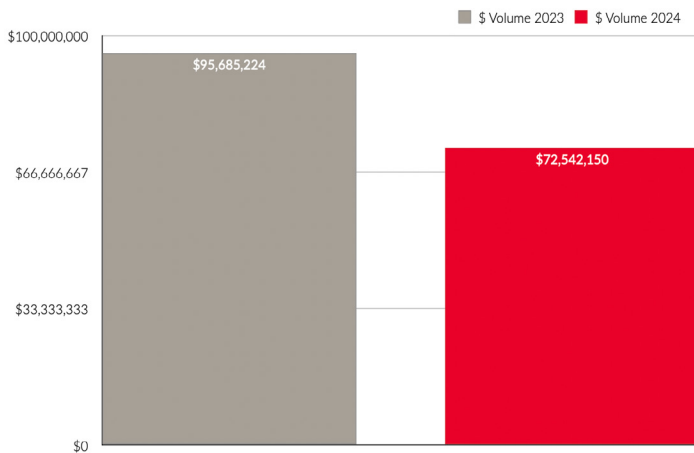


Year-Over-Year

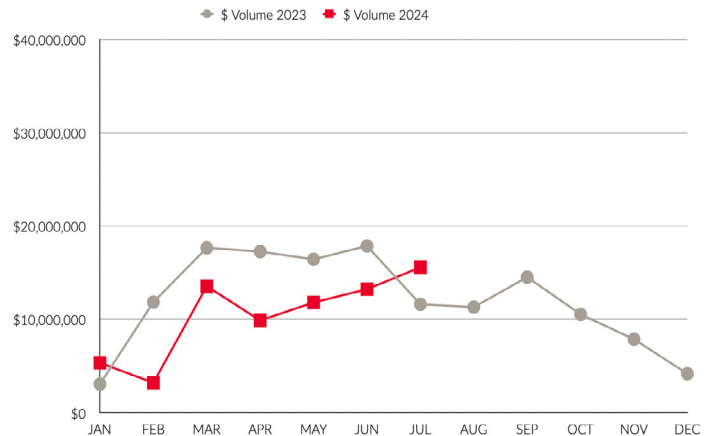
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

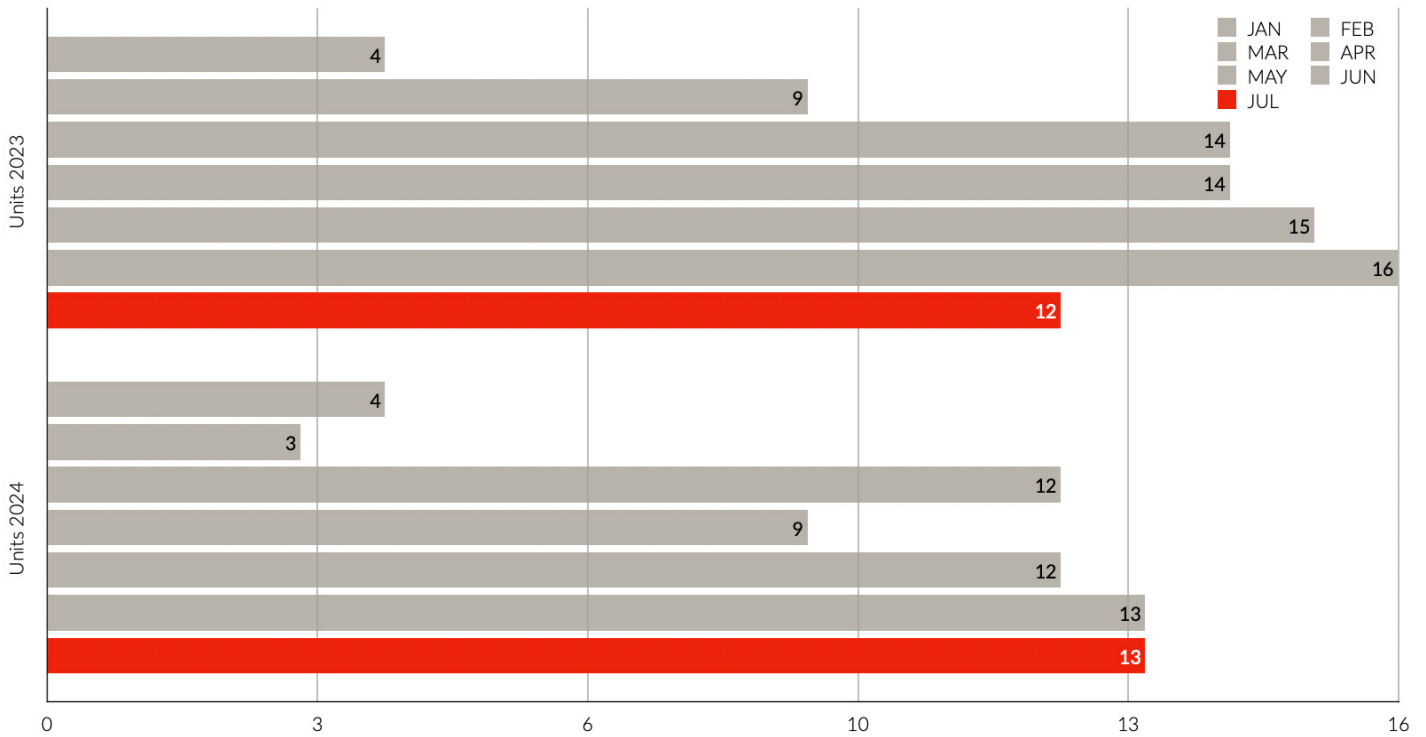


Yearly Totals 2023 vs. 2024

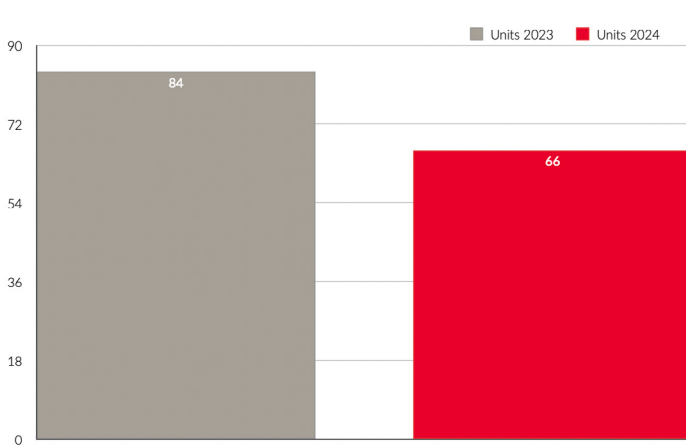


Month vs. Month 2023 vs. 2024

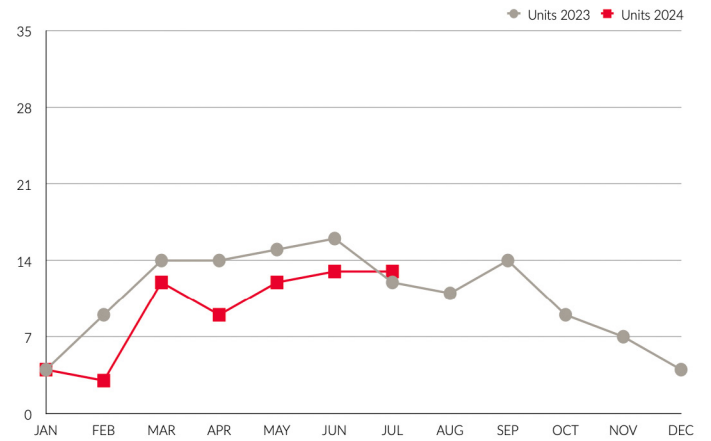
UNIT SALES



Monthly Comparison 2023 vs. 2024

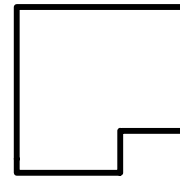


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE

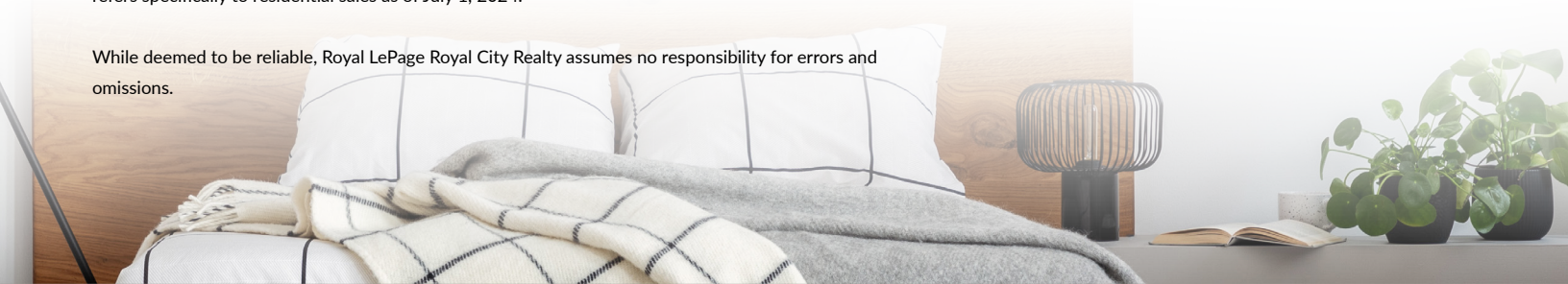


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$67,410,150 -25.15%	\$5,132,000 +11.94%	\$910,000 -85.67%
YTD Unit Sales	59 -22.37%	7 No Change	1 -80%
YTD Average Sale Price	\$1,142,545 -3.58%	\$733,143 +11.94%	\$910,000.00 -28.35%
July Sales Volume	\$14,315,350 +23.37%	\$1,250,000 Up from 0	\$0 No Change
July Unit Sales	11 -8.33%	2 Up from 0	\$0 No Change

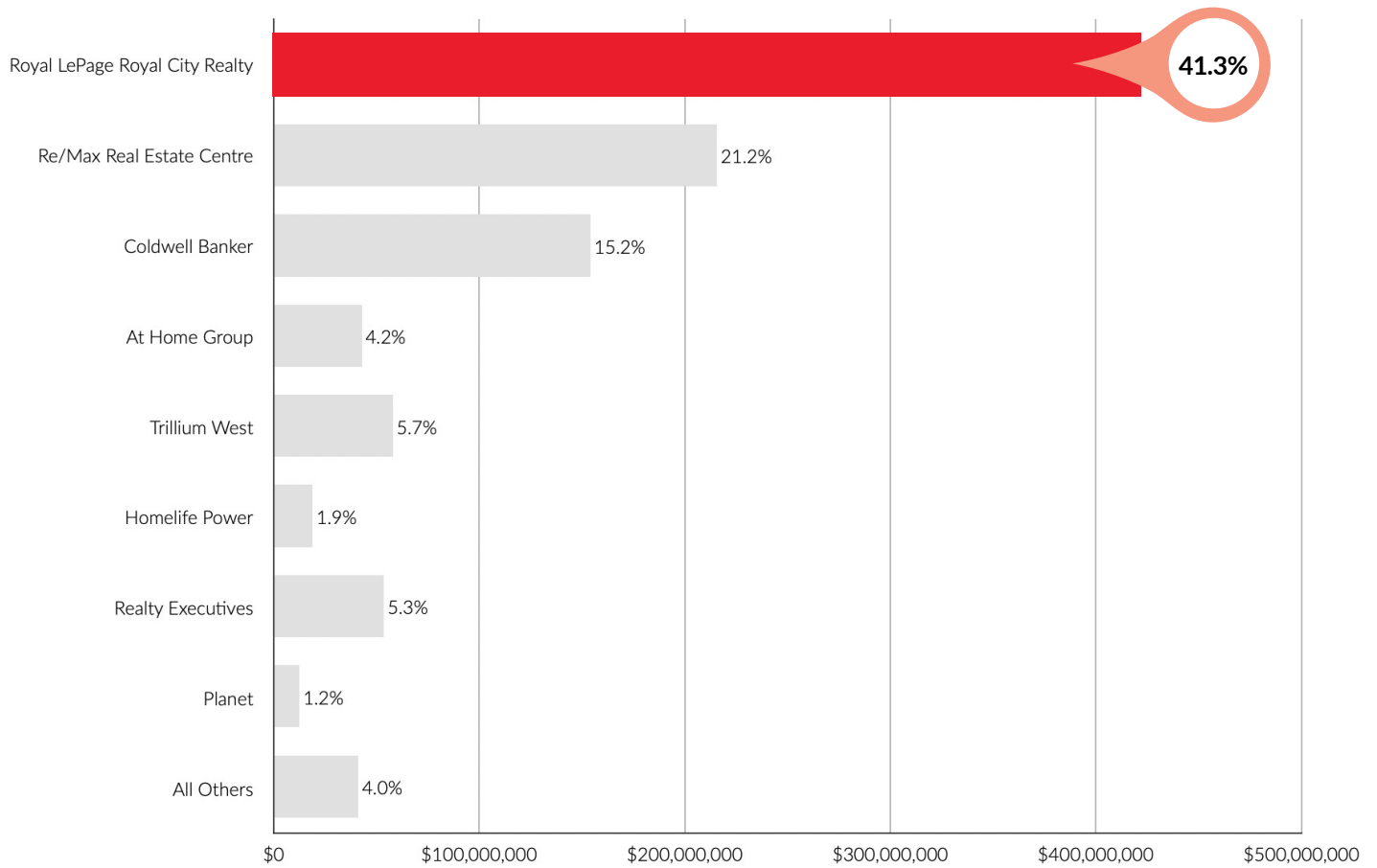
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of July 1, 2024.

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

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



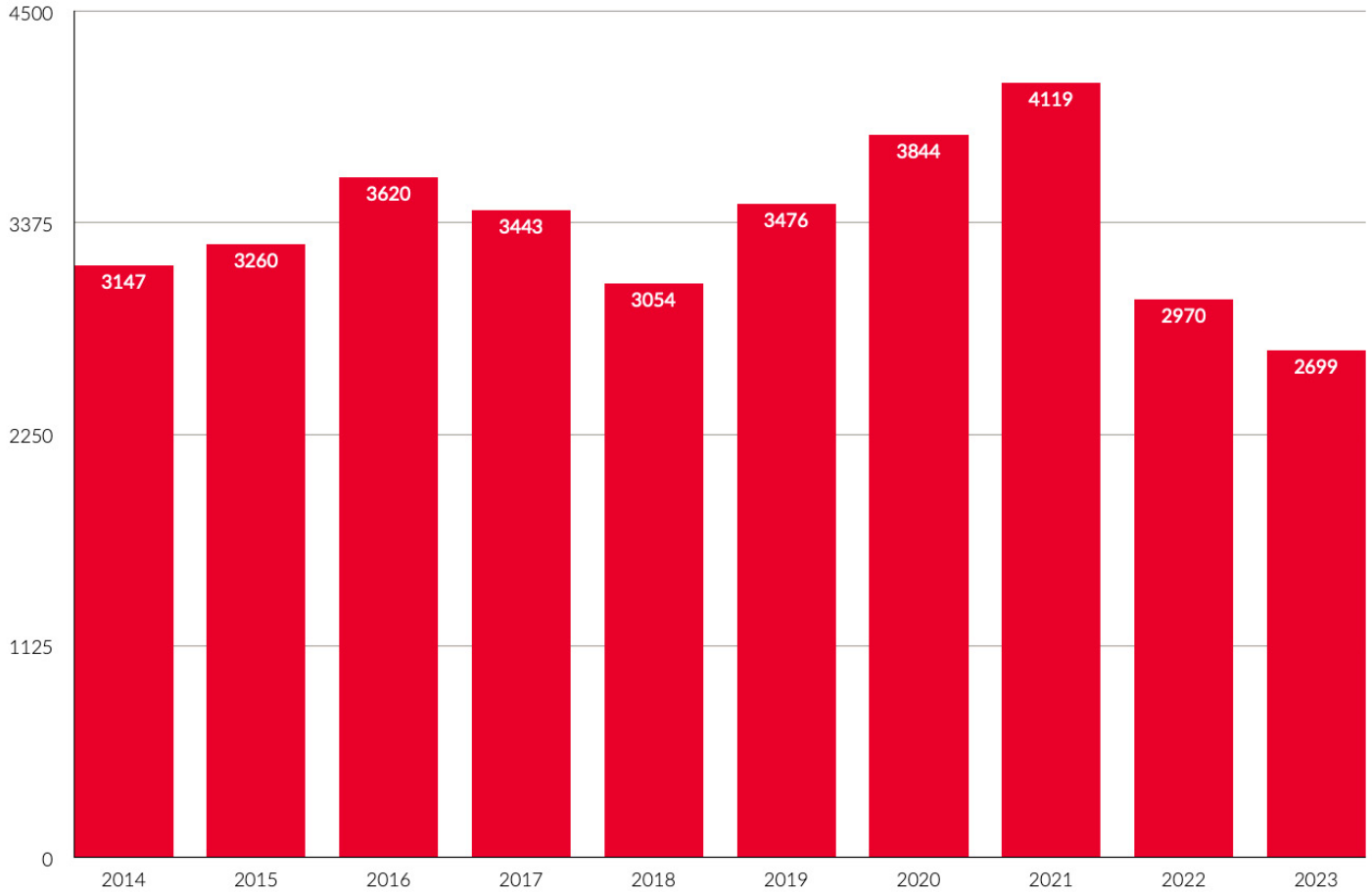
MARKET DOMINANCE



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



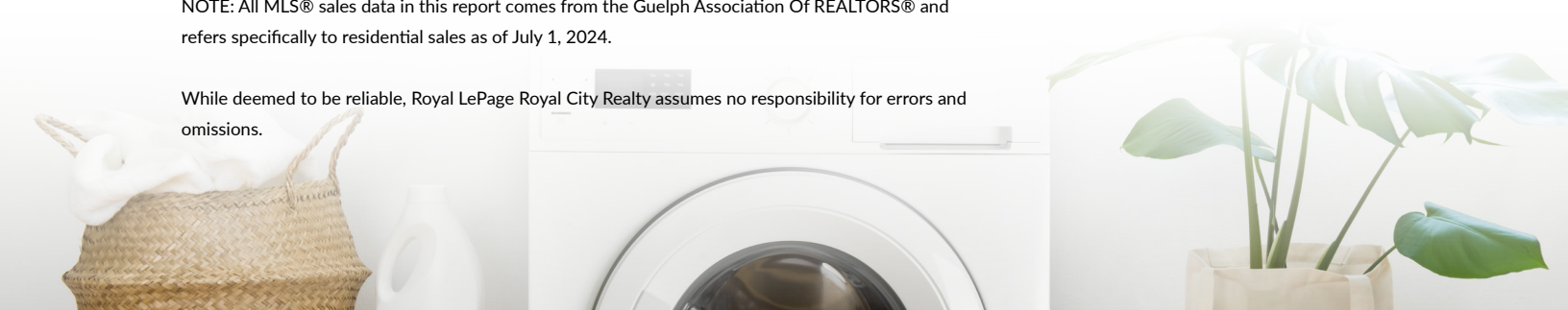
10 YEAR MARKET ANALYSIS



Units Sold

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.

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



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

 /RoyalLePageRoyalCity

 /RoyalCityRealty

 /RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at royalcity.com/market-update/