



2024 **AUGUST**

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

The City of Guelph's real estate market is trending towards a seller's market this month. The median sale price increased by 1.97%, and the average sale price rose by 4.33%. Sales volume saw a significant boost of 20.66%, with unit sales up 15.65%. New listings increased by 18.27%, while expired listings surged by 218.18%. Despite the slight drop in the unit sales/listings ratio, sellers are still benefiting from strong demand.

August year-over-year sales volume of \$106,207,758



Up 20.66% from 2023's \$88,020,532 with unit sales of 133 up 15.65% from last August's 115. New listings of 233 are up 18.27% from a year ago, with the sales/listing ratio of 57.08% down 1.29%.

Year-to-date sales volume of \$961,078,983



Down 5.89% from 2023's \$1,021,198,895 with unit sales of 1,209 down from 1,257 in 2023. New listings of 2,265 are up 20.61% from a year ago, with the sales/listing ratio of 53.38% down 13.56%.

Year-to-date average sale price of \$792,411



Down from \$802,348 one year ago with median sale price of \$761,750 down from \$774,975 one year ago. Average days-on-market of 25.1 is up 6.38 days from last year.

AUGUST NUMBERS

Median Sale Price

\$775,000

+1.97%

Average Sale Price

\$798,555

+4.33%

Sales Volume

\$106,207,758

+20.66%

Unit Sales

133

+15.65%

New Listings

233

+18.27%

Expired Listings

35

+218.18%

Unit Sales/Listings Ratio

57.08%

-1.29%

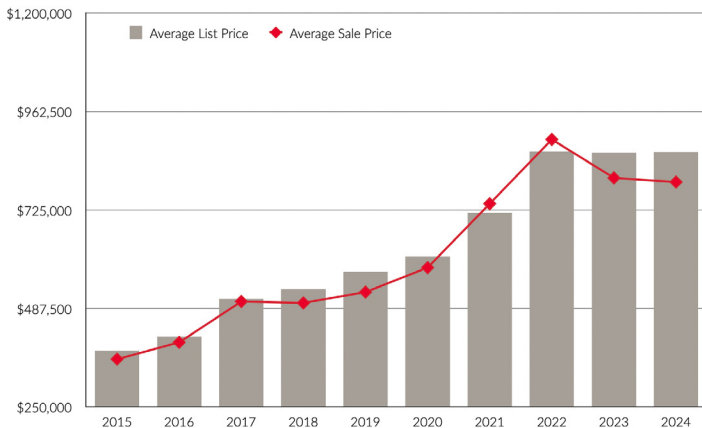
*Year-over-year comparison
(August 2024 vs. August 2023)*

THE MARKET IN DETAIL

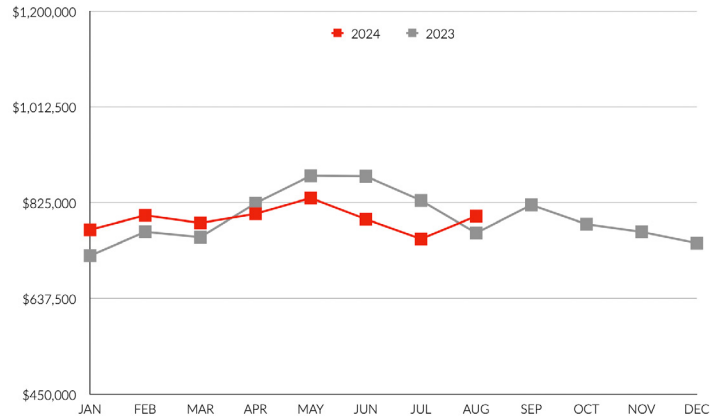
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,336,627,595	\$1,021,198,895	\$961,078,983	-5.89%
YTD Unit Sales	1,464	1,257	1,209	-3.82%
YTD New Listings	2,571	1,878	2,265	+20.61%
YDT Sales/Listings Ratio	56.94%	66.93%	53.38%	-13.56%
YTD Expired Listings	90	77	165	+114.29%
Monthly Volume Sales	\$86,355,771	\$88,020,532	\$106,207,758	+20.66%
Monthly Unit Sales	113	115	133	+15.65%
Monthly New Listings	199	197	233	+18.27%
Monthly Sales/Listings Ratio	56.78%	58.38%	57.08%	-1.29%
Monthly Expired Listings	35	11	35	+218.18%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	7	2	5	+150%
YTD Sales: \$350K-\$549K	108	184	158	-14.13%
YTD Sales: \$550K-\$749K	347	363	404	+11.29%
YTD Sales: \$750K-\$999K	567	485	457	-5.77%
YTD Sales: \$1M - \$2M	416	222	185	-16.67%
YTD Sales: \$2M+	19	3	5	+66.67%
YTD Average Days-On-Market	13.50	18.75	25.13	+34%
YTD Average Sale Price	\$895,157	\$802,348	\$792,411	-1.24%
YTD Median Sale Price	\$880,700	\$774,975	\$761,750	-1.71%

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

AVERAGE SALE PRICE

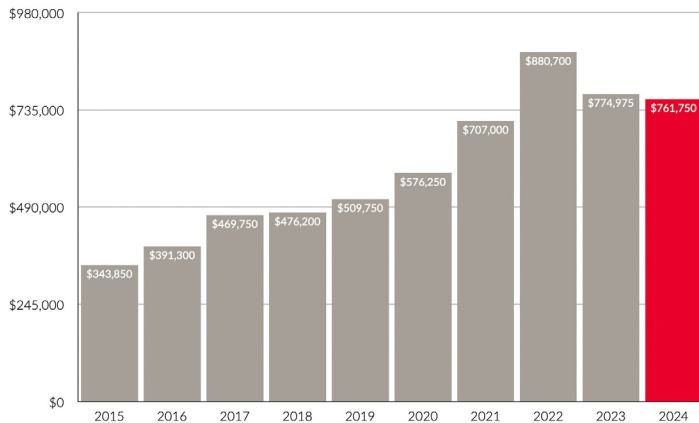


Year-Over-Year

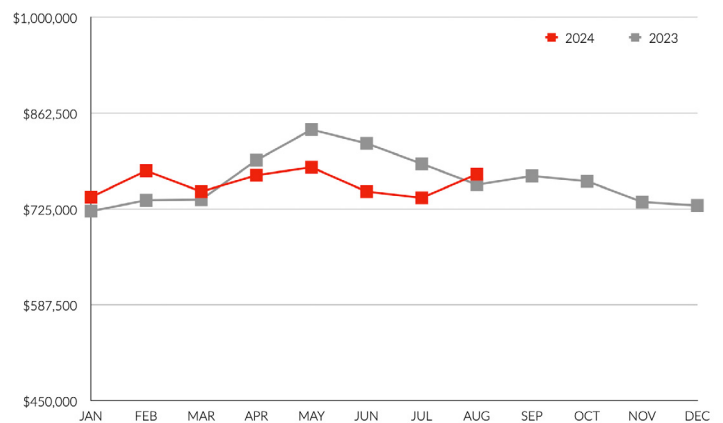


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



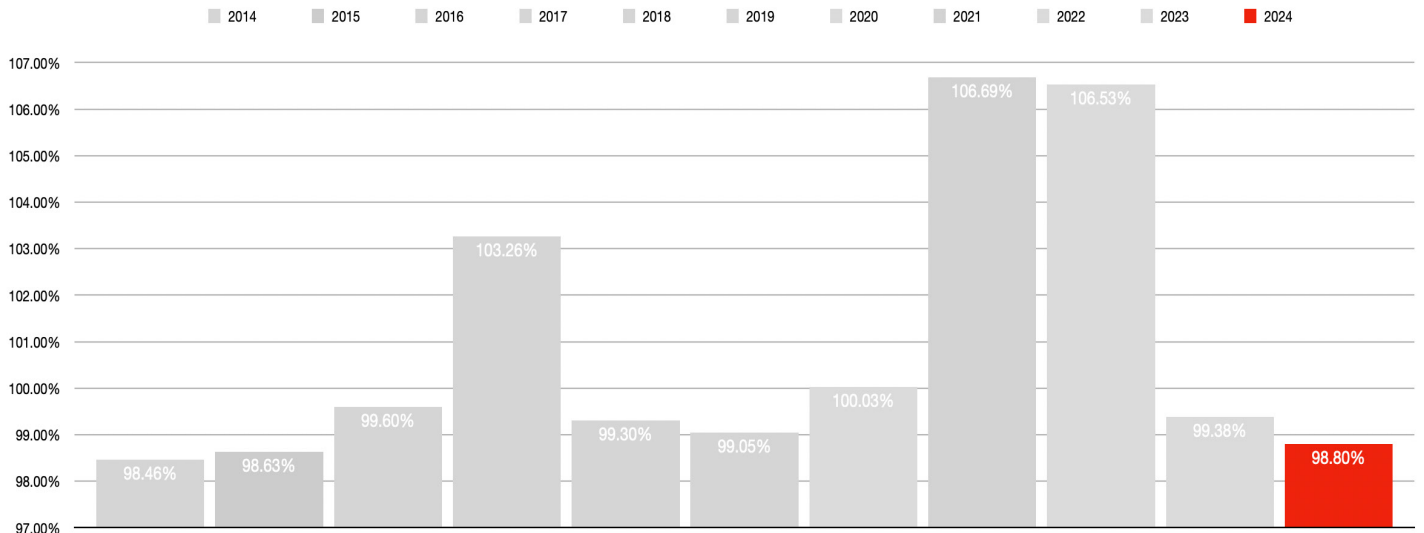
Year-Over-Year



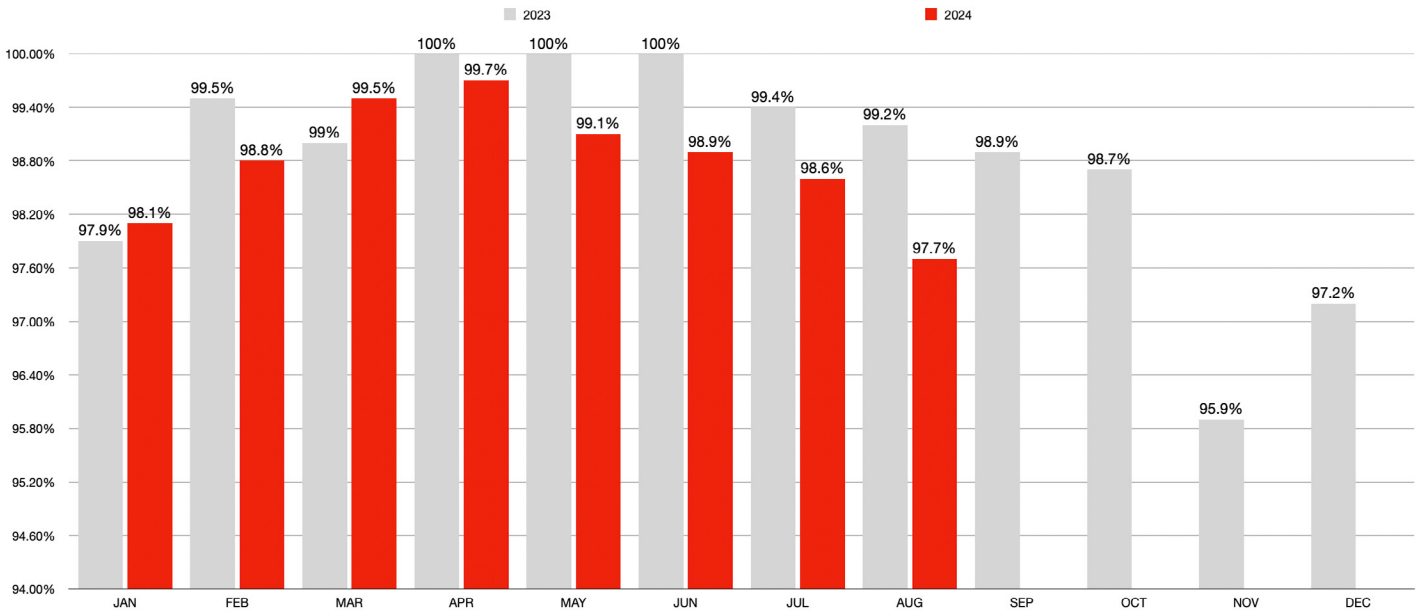
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

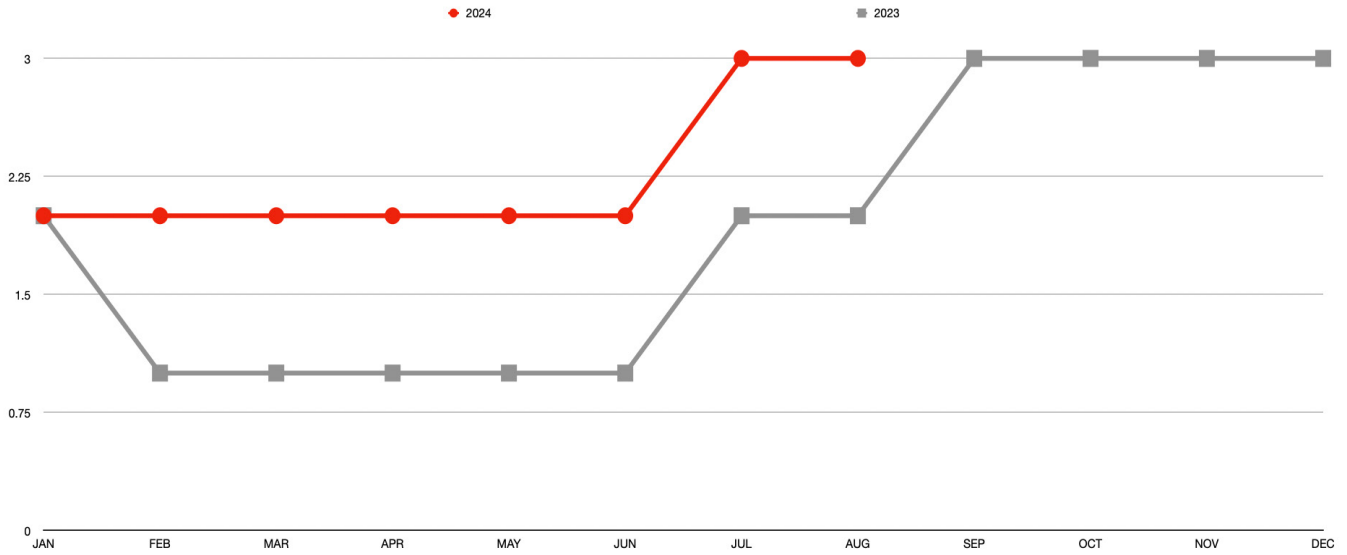


Year-Over-Year

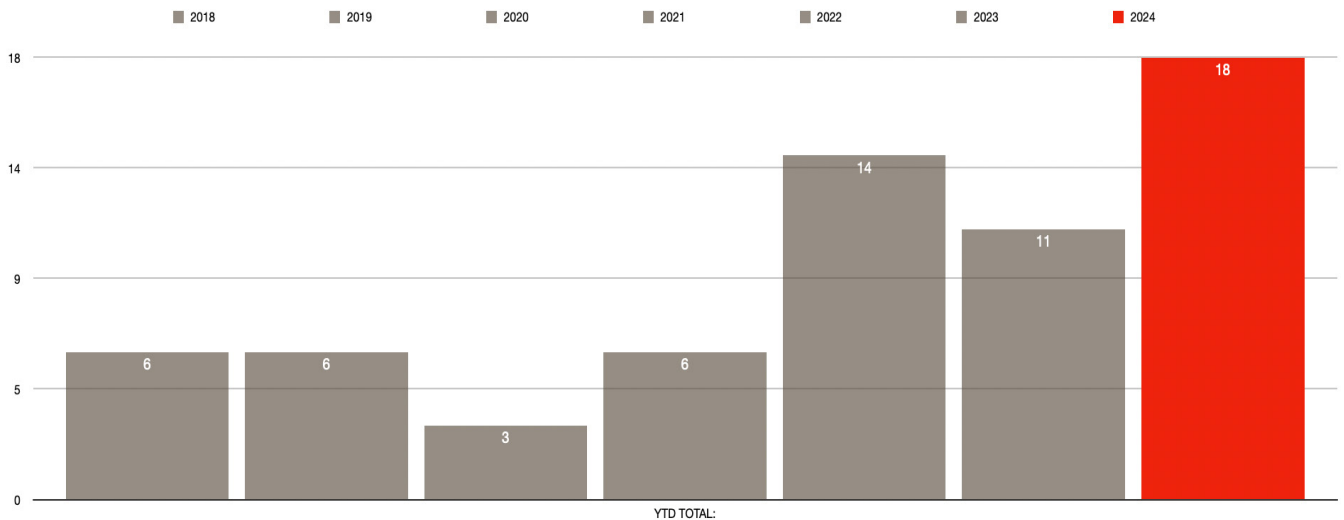


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

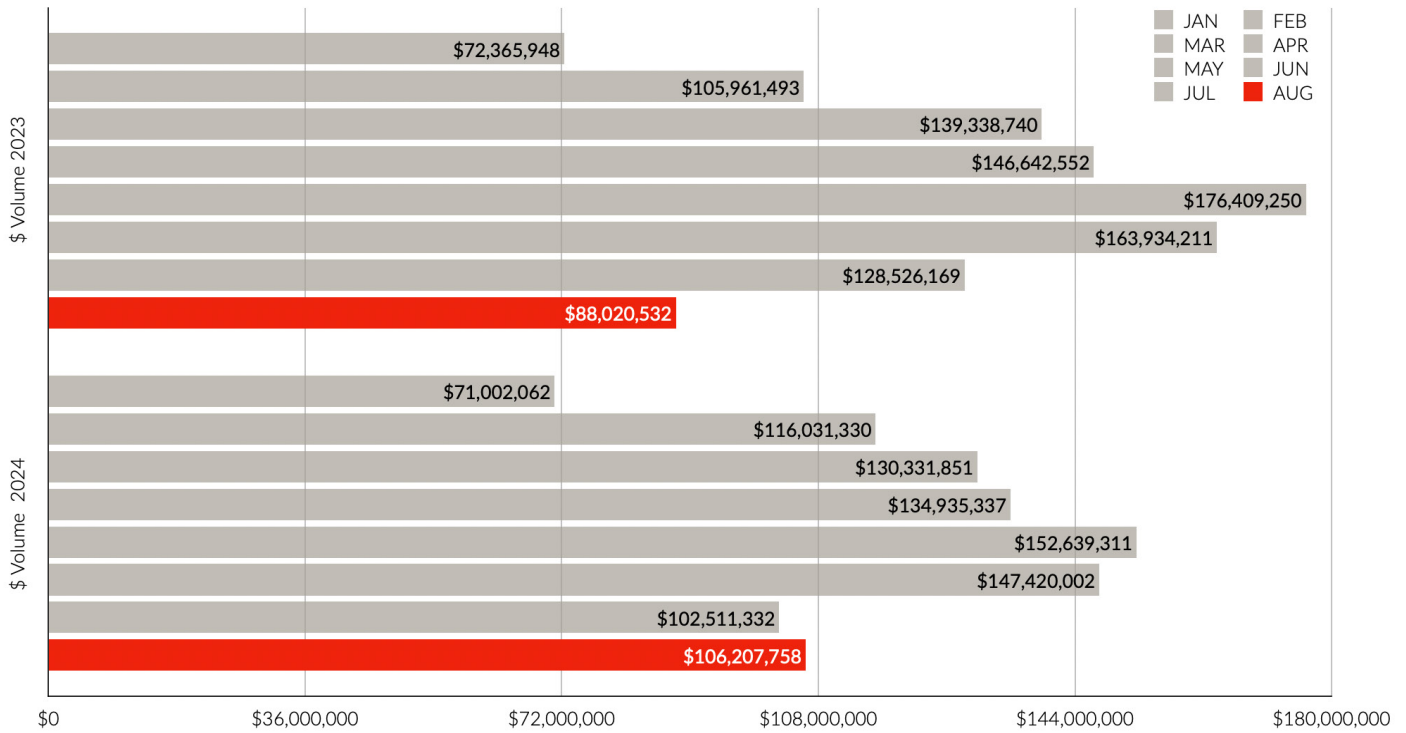


Month-Over-Month 2023 vs. 2024

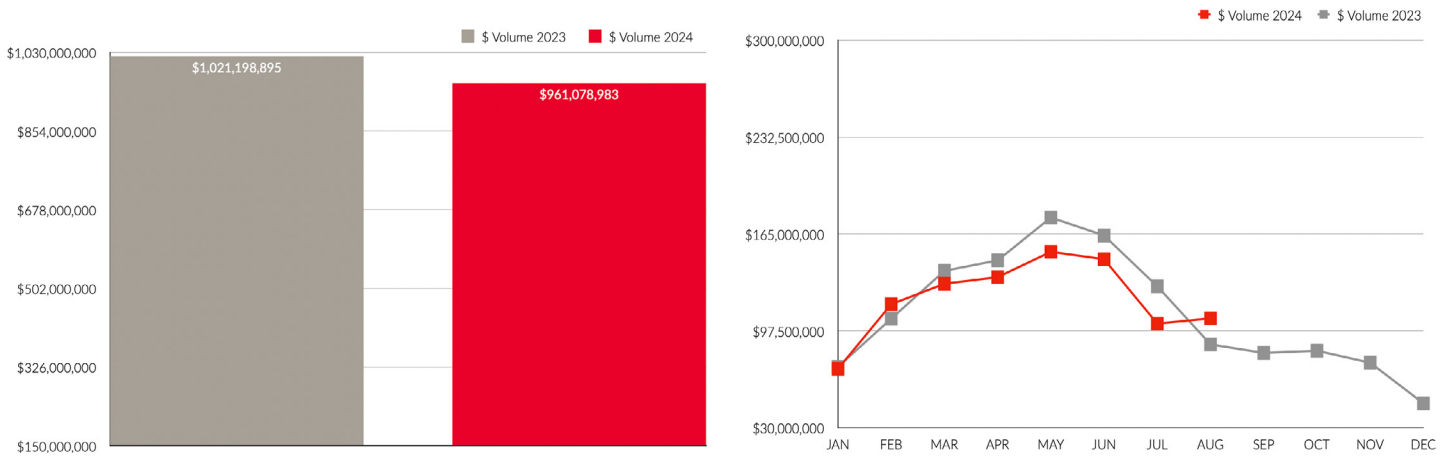


Year-Over-Year

DOLLAR VOLUME SALES



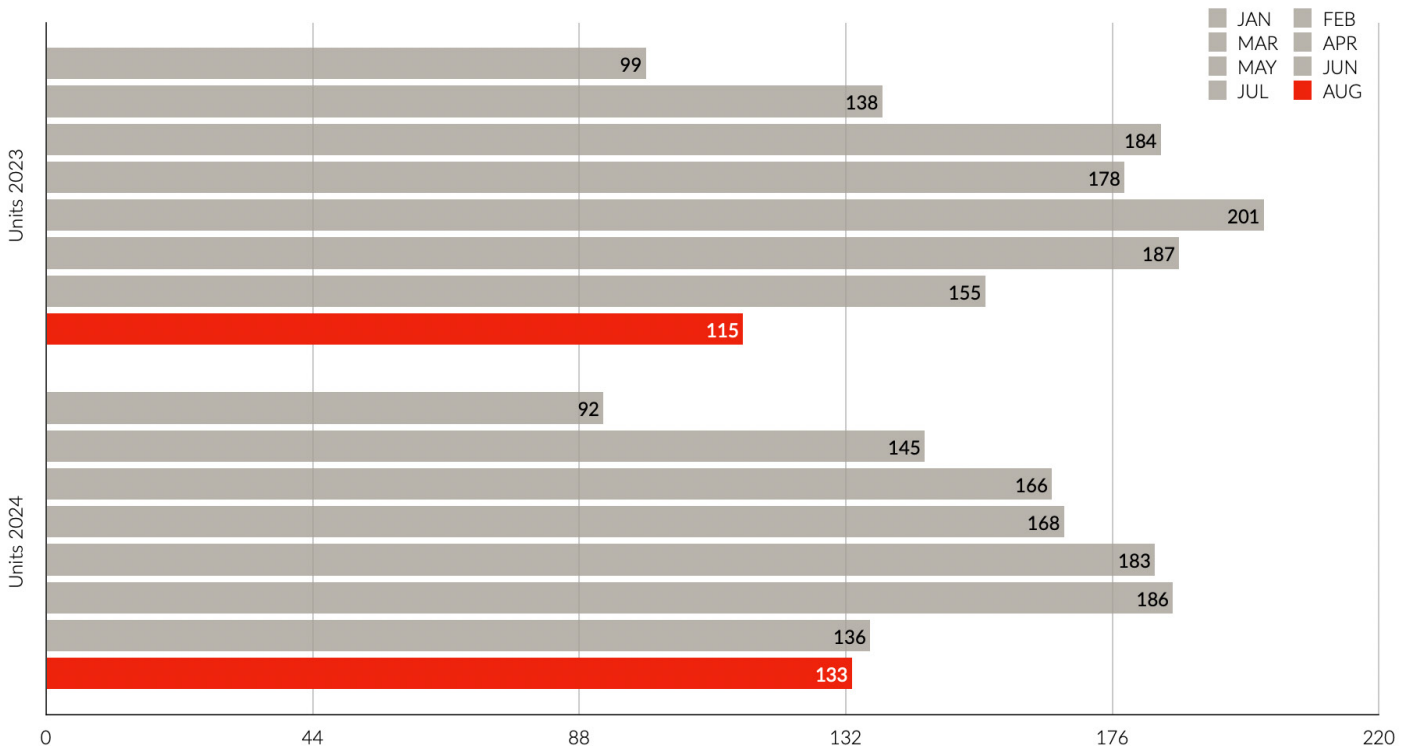
Monthly Comparison 2023 vs. 2024



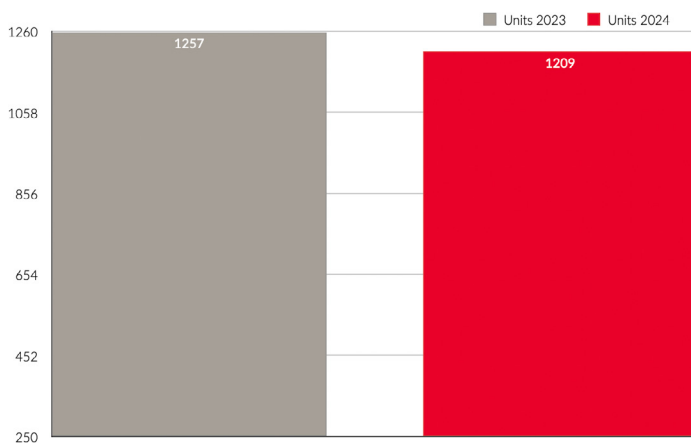
Yearly Totals 2023 vs. 2024

Month vs. Month 2023 vs. 2024

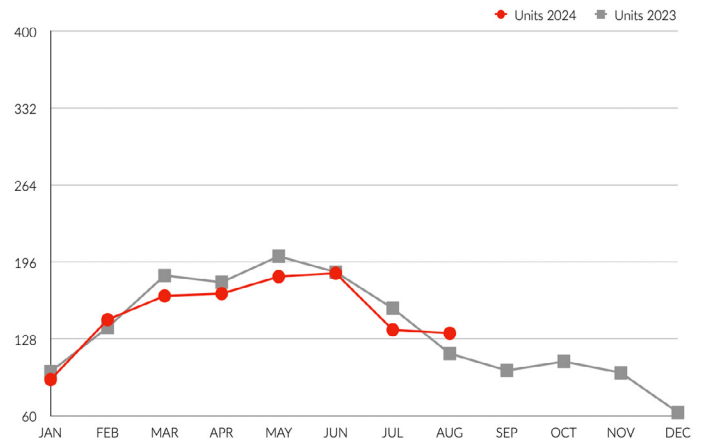
UNIT SALES



Monthly Comparison 2023 vs. 2024

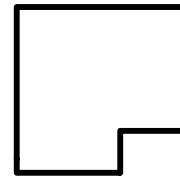


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$659,674,383 -9.04%	\$271,010,011 -2.56%	\$2,435,000 -66.99%
YTD Unit Sales	743 -5.47%	432 -4.21%	3 -70%
YTD Average Sale Price	\$887,852 -3.77%	\$627,338 +1.72%	\$811,666.67 +10.04%
August Sales Volume	\$80,087,608 +32.77%	\$25,325,150 -7.26%	\$0 No Change
August Unit Sales	92 +31.43%	40 -9.09%	0 No Change

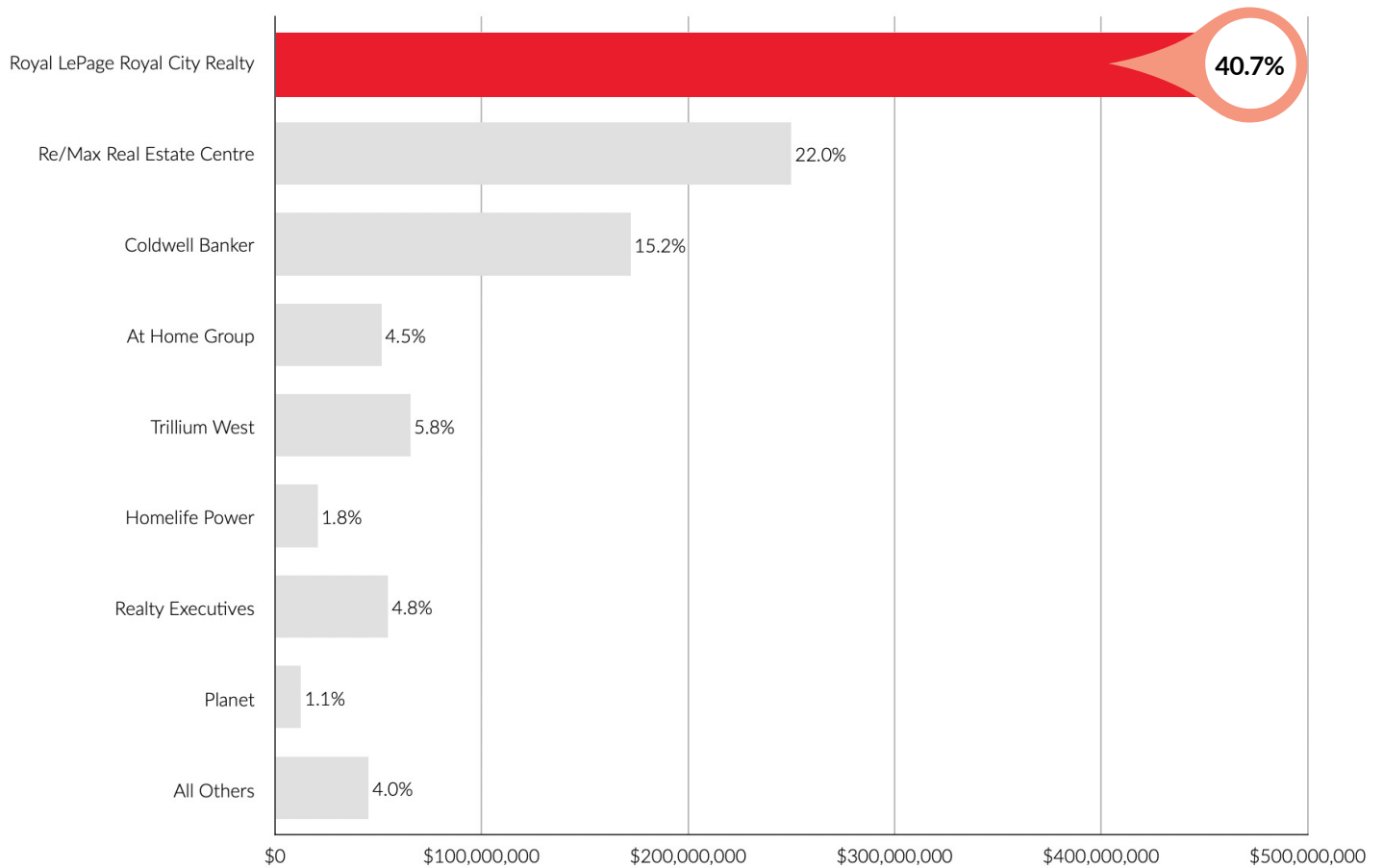
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of August 1, 2024.

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

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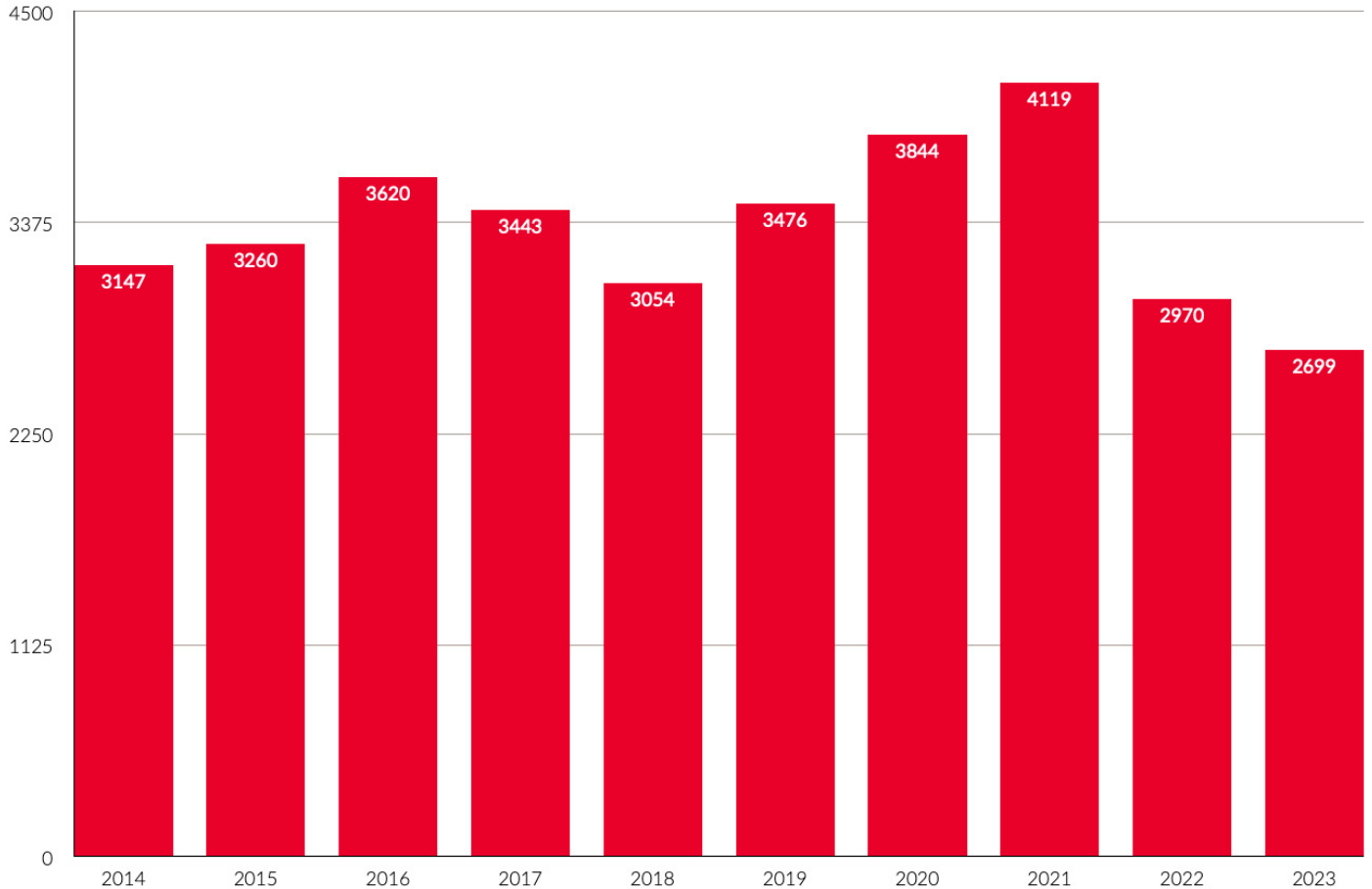
MARKET DOMINANCE



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



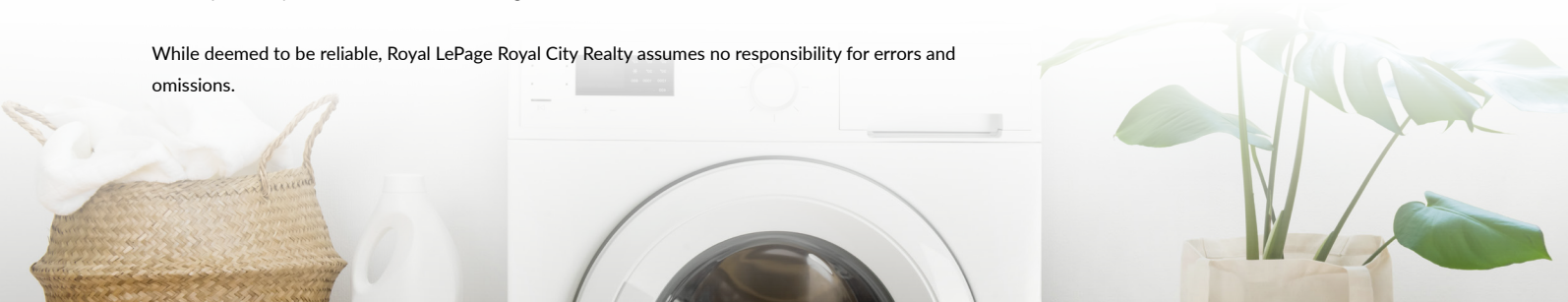
10 YEAR MARKET ANALYSIS



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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