



2024 **AUGUST**

GUELPH/ERAMOSIA Real Estate Market Report



OVERVIEW

BALANCED MARKET

The real estate market in **Guelph/Eramosa** 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 \$12,626,500



Up 11.72% from 2023's \$11,302,300 with unit sales of 11 that are the same as last August's. New listings of 20 are down 23.08% from 2023, with the sales/listing ratio of 55% up by 12.69% in 2023.

Year-to-date sales volume of \$85,168,650



Down 20.39% from 2023's \$106,987,524 with unit sales of 77 down from the 95 in 2023. New listings of 212 are up 16.48% from a year ago, with the sales/listing ratio of 36.32% down by 15.88%.

Year-to-date average sale price of \$1,121,498



Up from \$1,111,918 a year ago with median sale price of \$1,034,250 up from \$991,975 a year ago. Average days-on-market of 33.9, which has gone up 3.38 days compared to last year.

AUGUST NUMBERS

Median Sale Price

\$1,160,000

+20.83%

Average Sale Price

\$1,147,864

+11.72%

Sales Volume

\$12,626,500

+11.72%

Unit Sales

11

No Change

New Listings

20

-23.08%

Expired Listings

6

+500%

Unit Sales/Listings Ratio

55%

+12.69%

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

THE MARKET IN DETAIL

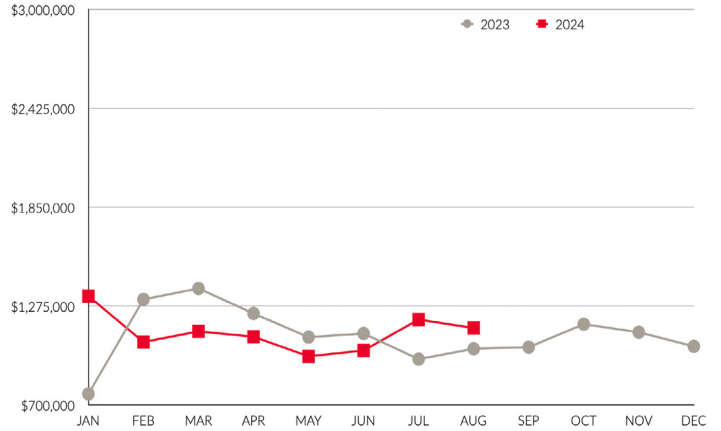
	2022	2023	2024	2023-2024
YTD Volume Sales	\$122,550,424	\$106,987,524	\$85,168,650	-20.39%
YTD Unit Sales	90	95	77	-18.95%
YTD New Listings	186	182	212	+16.48%
YDT Sales/Listings Ratio	48.39%	52.20%	36.32%	-15.88%
YTD Expired Listings	9	9	24	+166.67%
Monthly Volume Sales	\$6,560,000	\$11,302,300	\$12,626,500	+11.72%
Monthly Unit Sales	6	11	11	No Change
Monthly New Listings	17	26	20	-23.08%
Monthly Sales/Listings Ratio	35.29%	42.31%	55.00%	+12.69%
Monthly Expired Listings	4	1	6	+500%
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	8	6	-25%
YTD Sales: \$750K-\$999K	19	31	25	-19.35%
YTD Sales: \$1M- \$2M	58	49	43	-12.24%
YTD Sales: \$2M+	68	53	2	-96.23%
YTD Average Days-On-Market	23.25	30.50	33.88	+11.07%
YTD Average Sale Price	\$1,344,199	\$1,111,918	\$1,121,498	+0.86%
YTD Median Sale Price	\$1,205,000	\$991,975	\$1,034,250	+4.26%

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

AVERAGE SALE PRICE

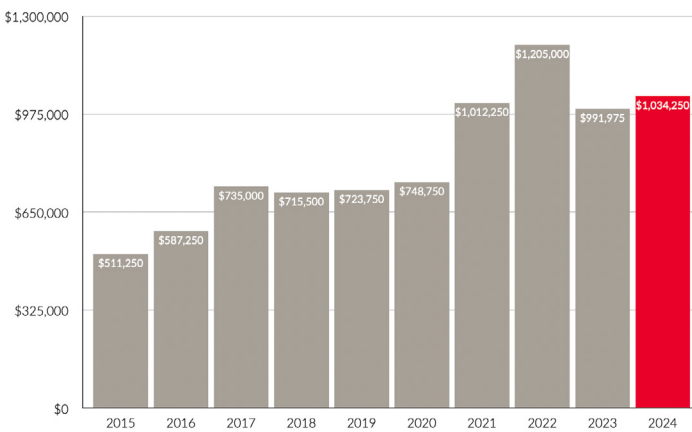


Year-Over-Year

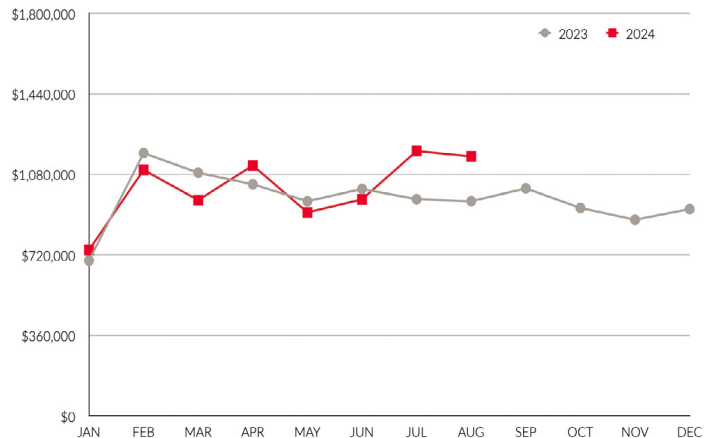


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



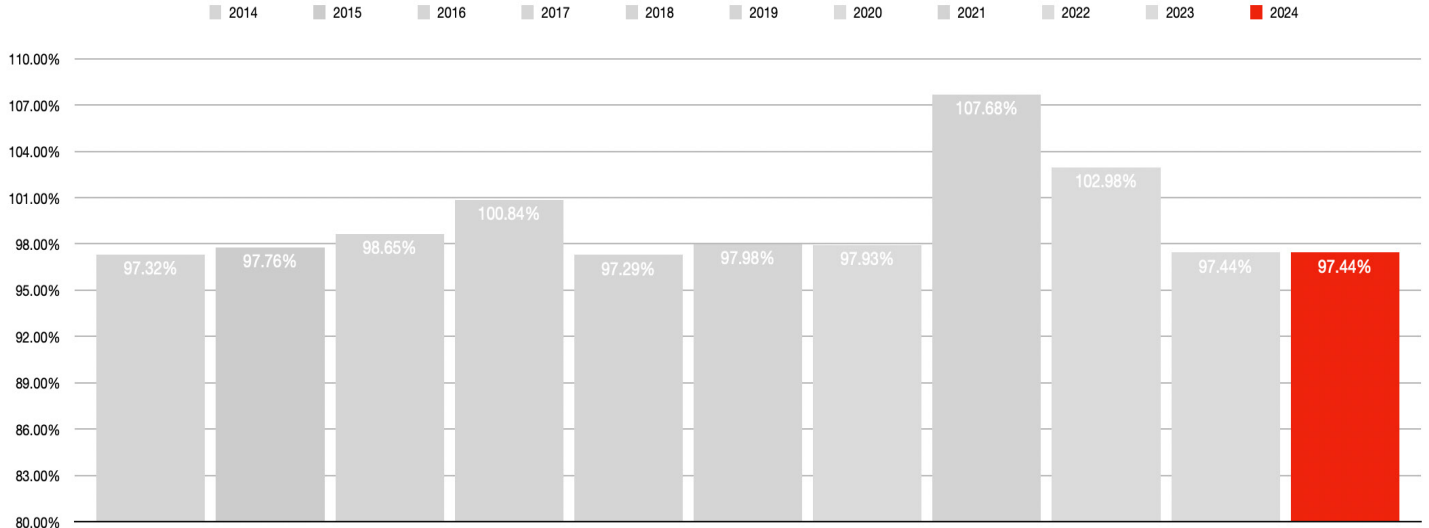
Year-Over-Year



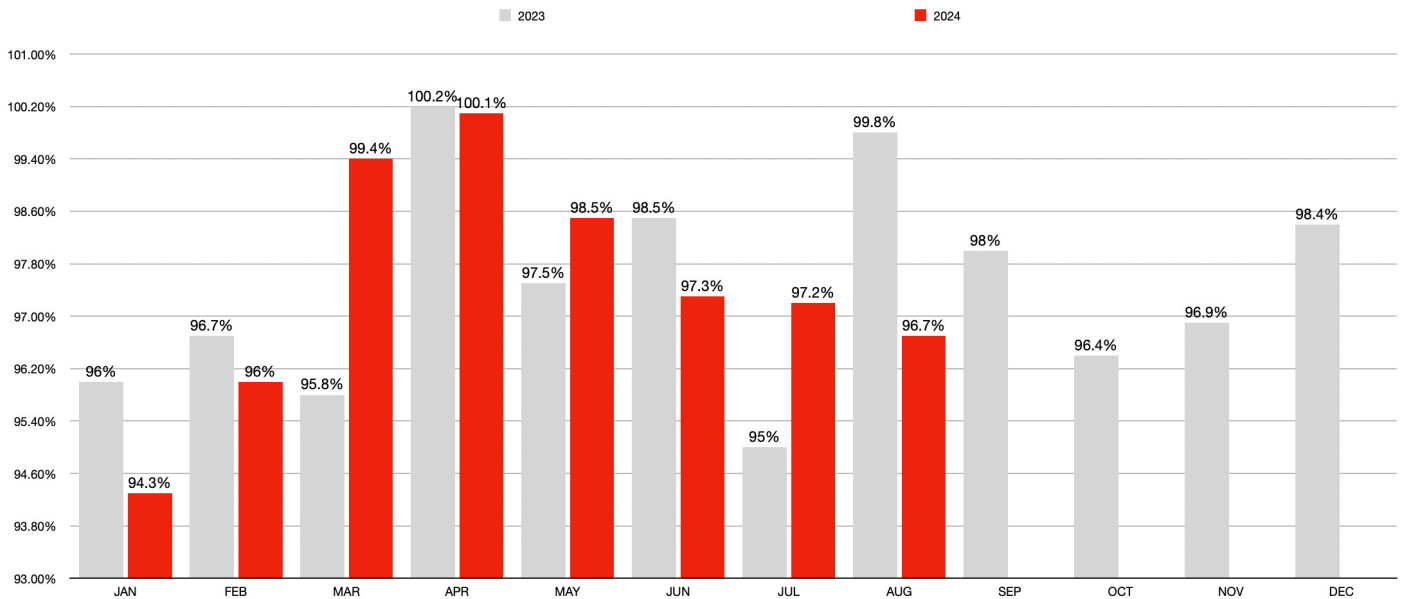
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

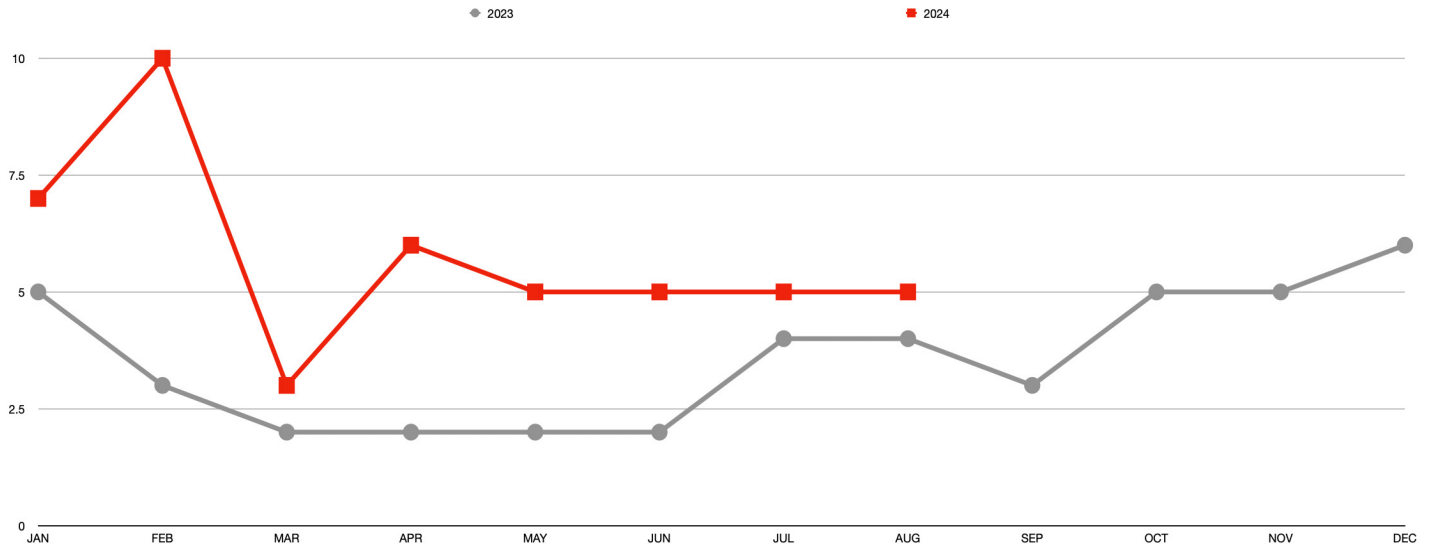


Year-Over-Year

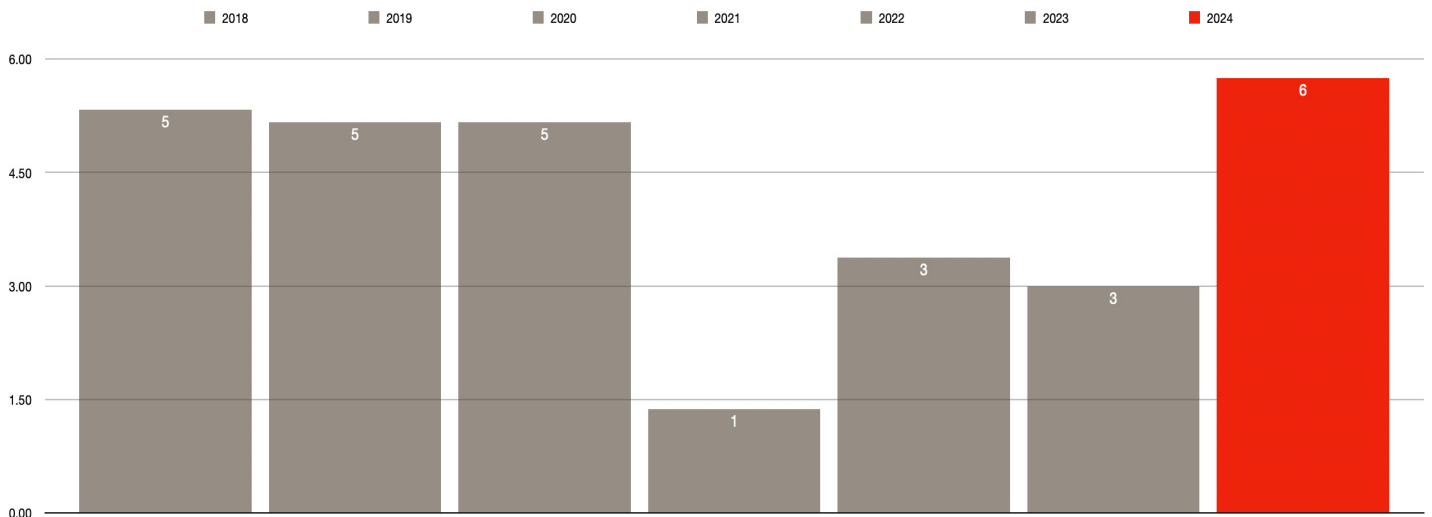


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

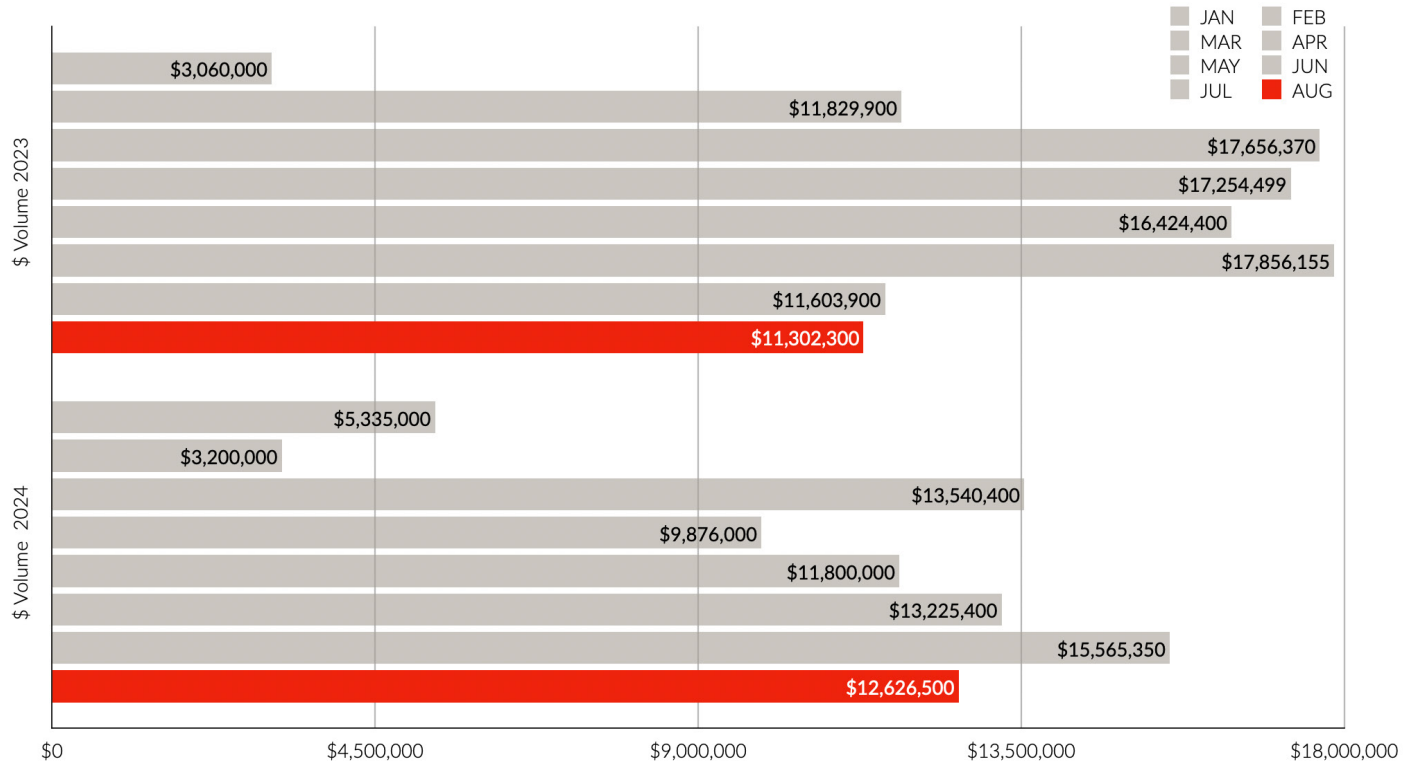


Month-Over-Month 2023 vs. 2024

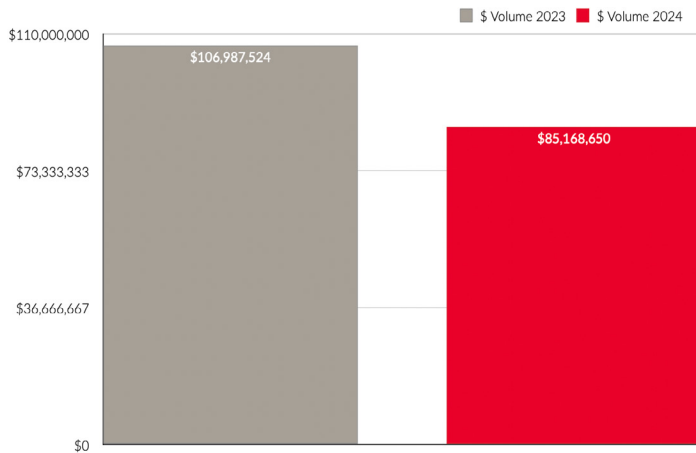


Year-Over-Year

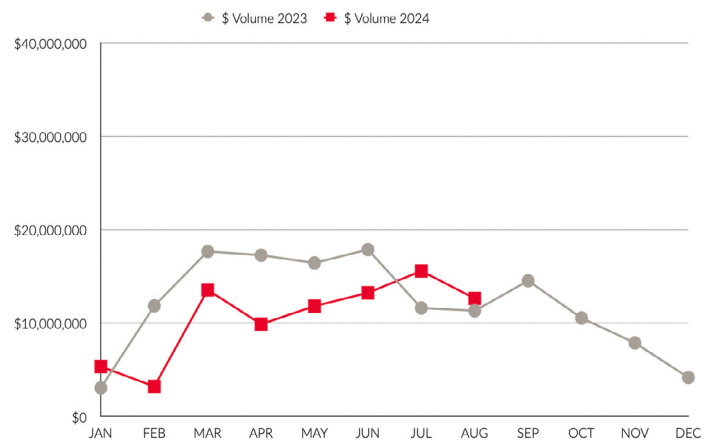
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

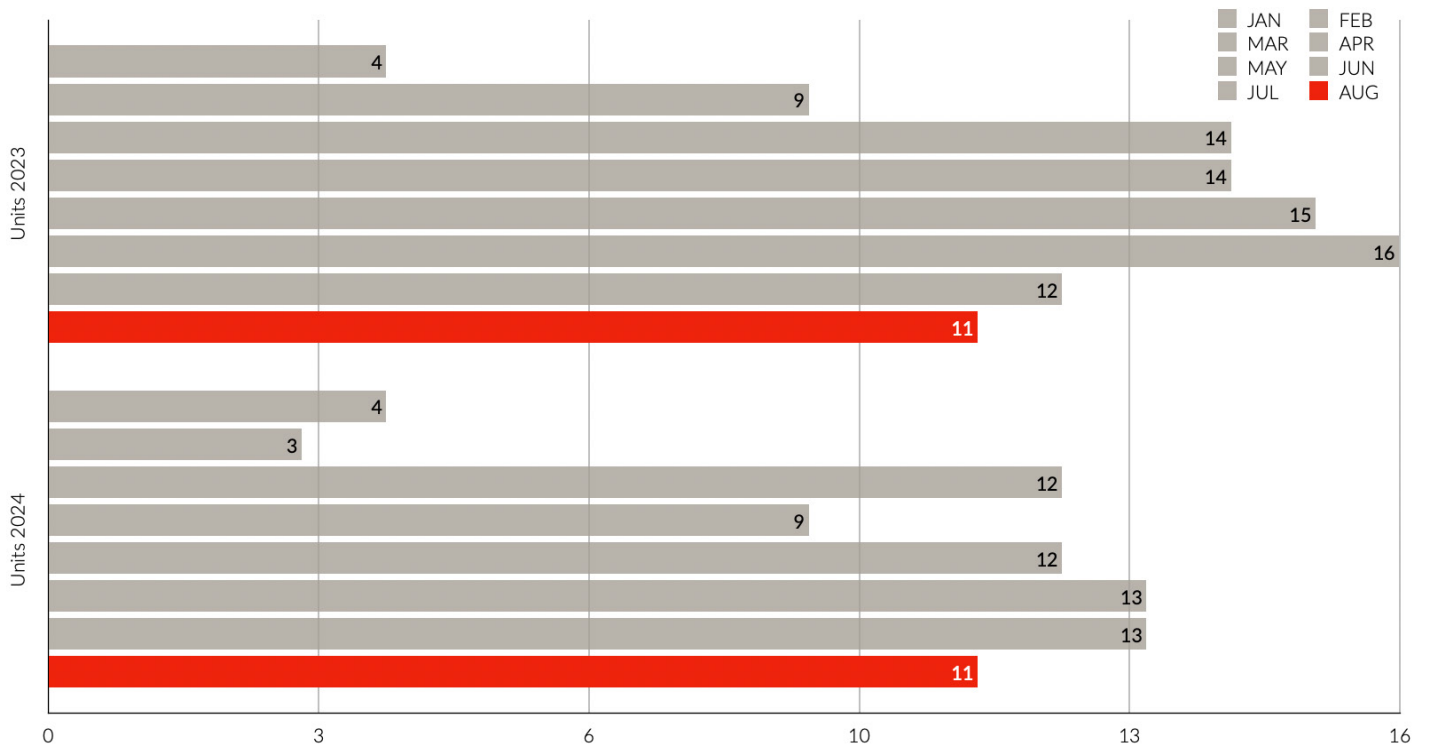


Yearly Totals 2023 vs. 2024

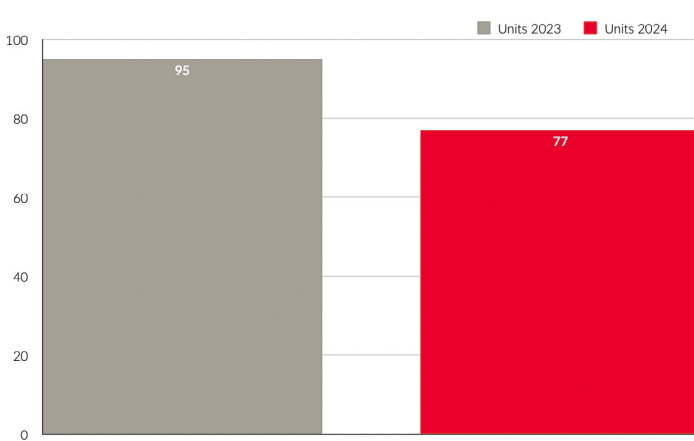


Month vs. Month 2023 vs. 2024

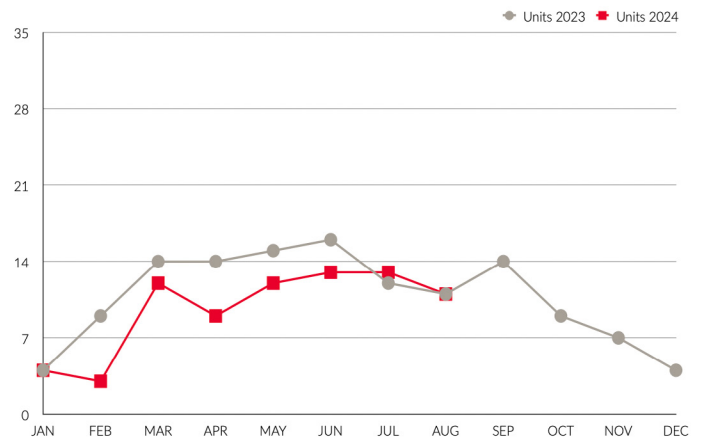
UNIT SALES



Monthly Comparison 2023 vs. 2024

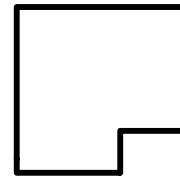


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



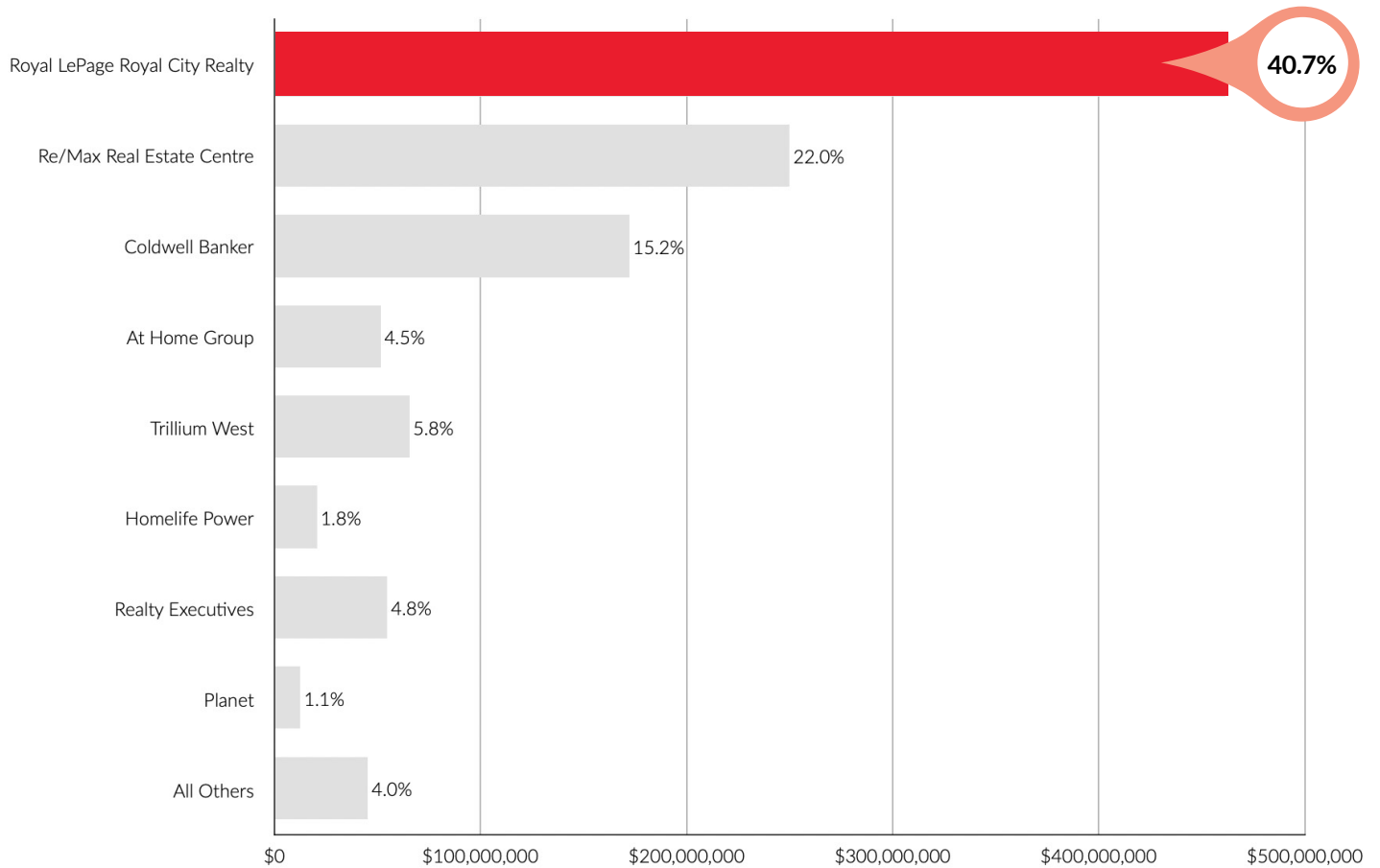
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$80,036,650 -20.54%	↓ \$5,132,000 -1.77%	↓ \$1,810,000 -71.5%
YTD Unit Sales	↓ 70 -18.6%	↓ 7 -12.5%	↓ 2 -60%
YTD Average Sale Price	↓ \$1,143,381 -2.38%	↑ \$733,143 +12.26%	↓ \$905,000.00 -28.74%
August Sales Volume	↑ \$12,626,500 +18.42%	↓ \$0 -100%	↑ \$900,000 Up from \$0
August Unit Sales	↑ 11 +10%	↓ 0 -100%	↑ 1 Up from 0

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)

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

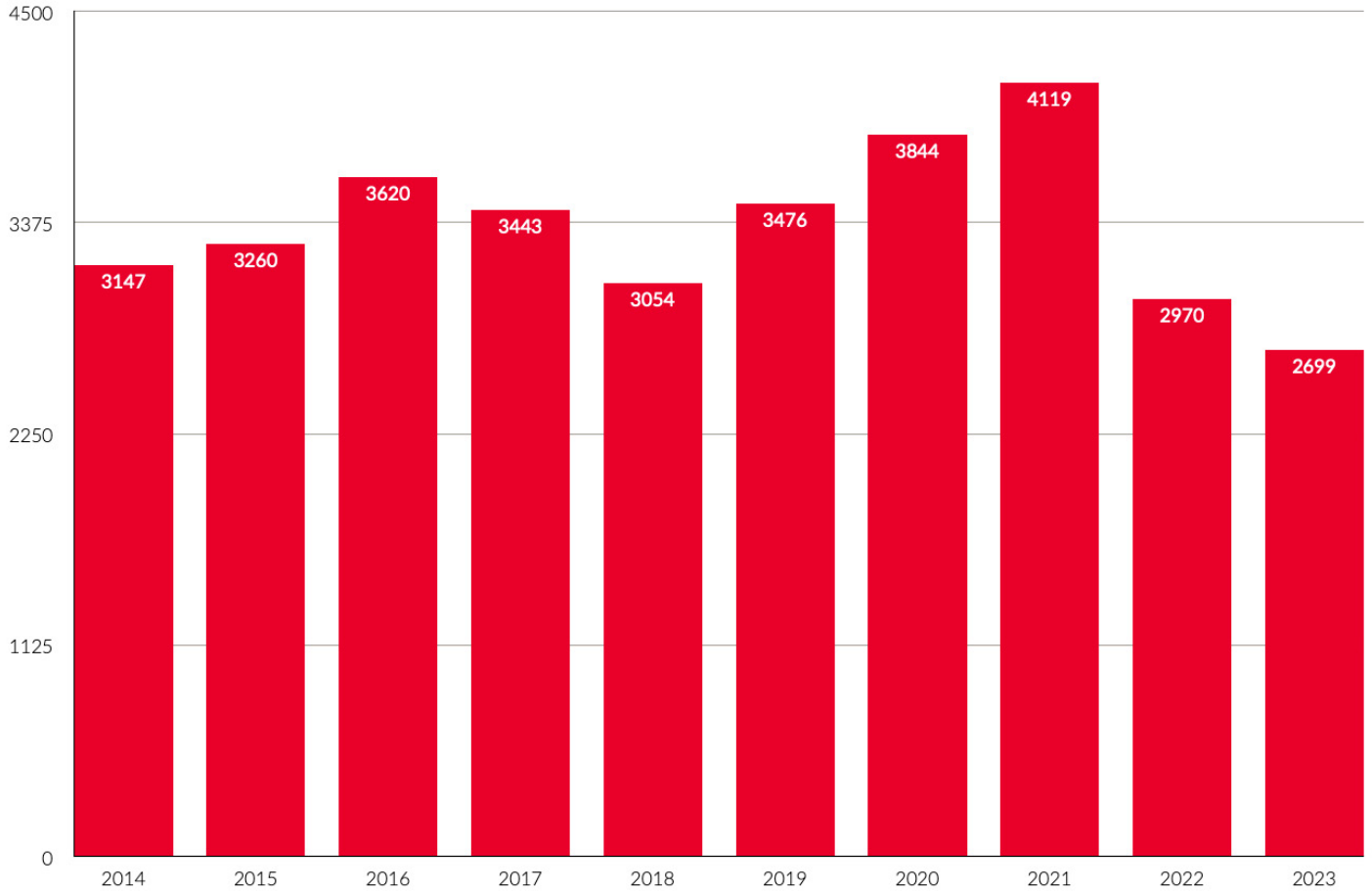
MARKET DOMINANCE



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