



2024 SEPTEMBER

CENTRE WELLINGTON Real Estate Market Report



OVERVIEW

BUYER'S MARKET

Centre Wellington's real estate market has become a buyer's market this month. The median sale price rose slightly by 0.94%, but the average sale price dropped significantly by 12.44%. Sales volume declined by 28.16%, with unit sales down by 17.95%. New listings fell by 15.65%, while expired listings surged by 72.73%. The unit sales/listings ratio saw a slight decrease of 0.92%.



September year-over-year sales volume of \$27,852,400

Down 28.16% from 2023's \$38,768,299 with unit sales of 32 down 17.95% from last September's 39. New listings of 97 are down 15.65% from a year ago, with the sales/listing ratio of 32.99% down 0.92%.



Year-to-date sales volume of \$345,705,565

Up 8.21% from 2023's \$319,481,646 with unit sales of 389 up by 5.42% from last year's 369. New listings of 778 are up 17.35% from a year ago, with the sales/listing ratio of 50% down 5.66%.



Year-to-date average sale price of \$880,794

Up from \$858,393 one year ago with median sale price of \$807,500 up from \$799,999 one year ago. Average days-on-market of 35.2 is up 6.2 days from last year.

SEPTEMBER NUMBERS

Median Sale Price

\$807,500

+0.94%

Average Sale Price

\$870,388

-12.44%

Sales Volume

\$27,852,400

-28.16%

Unit Sales

32

-17.95%

New Listings

97

-15.65%

Expired Listings

19

+72.73%

Unit Sales/Listings Ratio

32.99%

-0.92%

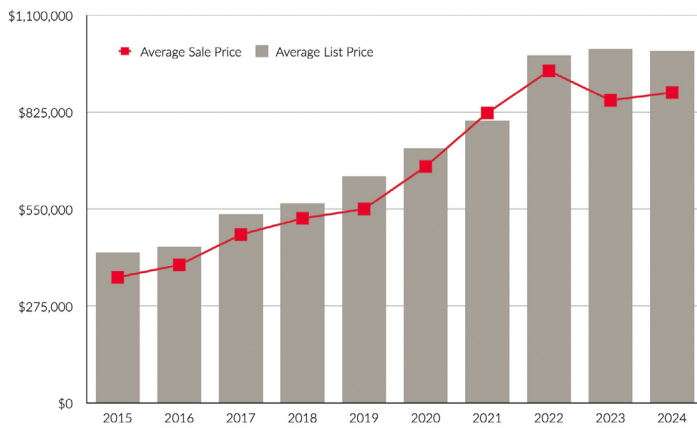
*Year-over-year comparison
(September 2024 vs. September 2023)*

THE MARKET IN DETAIL

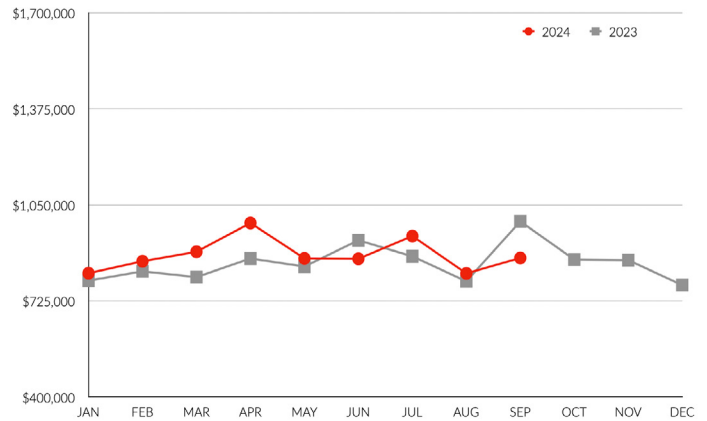
	2022	2023	2024	2023-2024
YTD Volume Sales	\$349,150,243	\$319,481,646	\$345,705,565	+8.21%
YTD Unit Sales	360	369	389	+5.42%
YTD New Listings	613	663	778	+17.35%
YTD Sales/Listings Ratio	58.73%	55.66%	50.00%	-5.66%
YTD Expired Listings	36	61	98	+60.66%
Monthly Volume Sales	\$25,689,800	\$38,768,299	\$27,852,400	-28.16%
Monthly Unit Sales	30	39	32	-17.95%
Monthly New Listings	71	115	97	-15.65%
Monthly Sales/Listings Ratio	42.25%	33.91%	32.99%	-0.92%
Monthly Expired Listings	10	11	19	+72.73%
YTD Sales: \$0-\$199K	7	7	6	-14.29%
YTD Sales: \$200k-349K	7	4	2	-50%
YTD Sales: \$350K-\$549K	14	25	34	+36%
YTD Sales: \$550K-\$749K	65	115	116	+0.87%
YTD Sales: \$750K-\$999K	120	137	124	-9.49%
YTD Sales: \$1M-\$2M	143	77	103	+33.77%
YTD Sales: \$2M+	4	5	7	+40%
YTD Average Days-On-Market	19.89	29.00	35.22	+21.46%
YTD Average Sale Price	\$941,841	\$858,393	\$880,794	+2.61%
YTD Median Sale Price	\$925,000	\$799,999	\$807,500	+0.94%

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

AVERAGE SALE PRICE

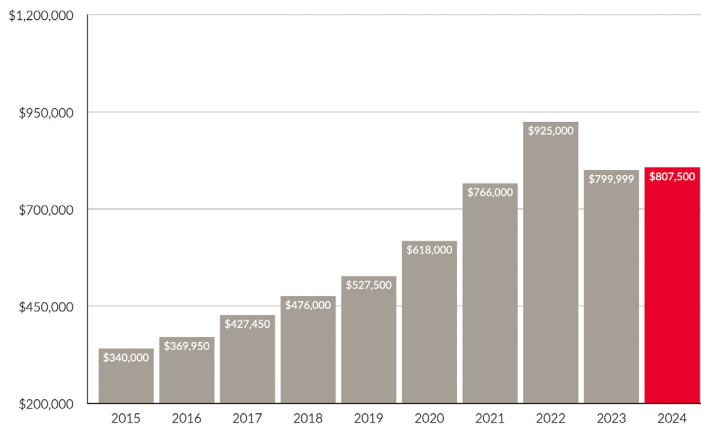


Year-Over-Year

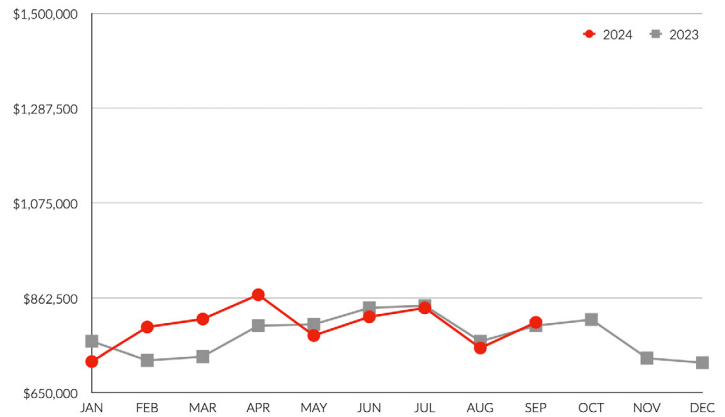


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



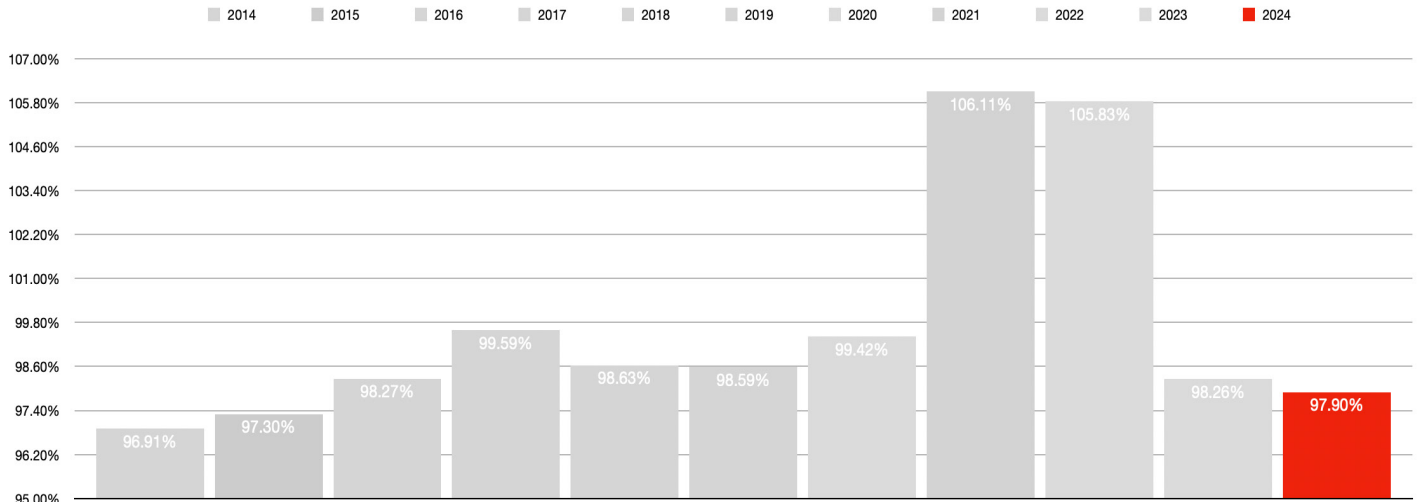
Year-Over-Year



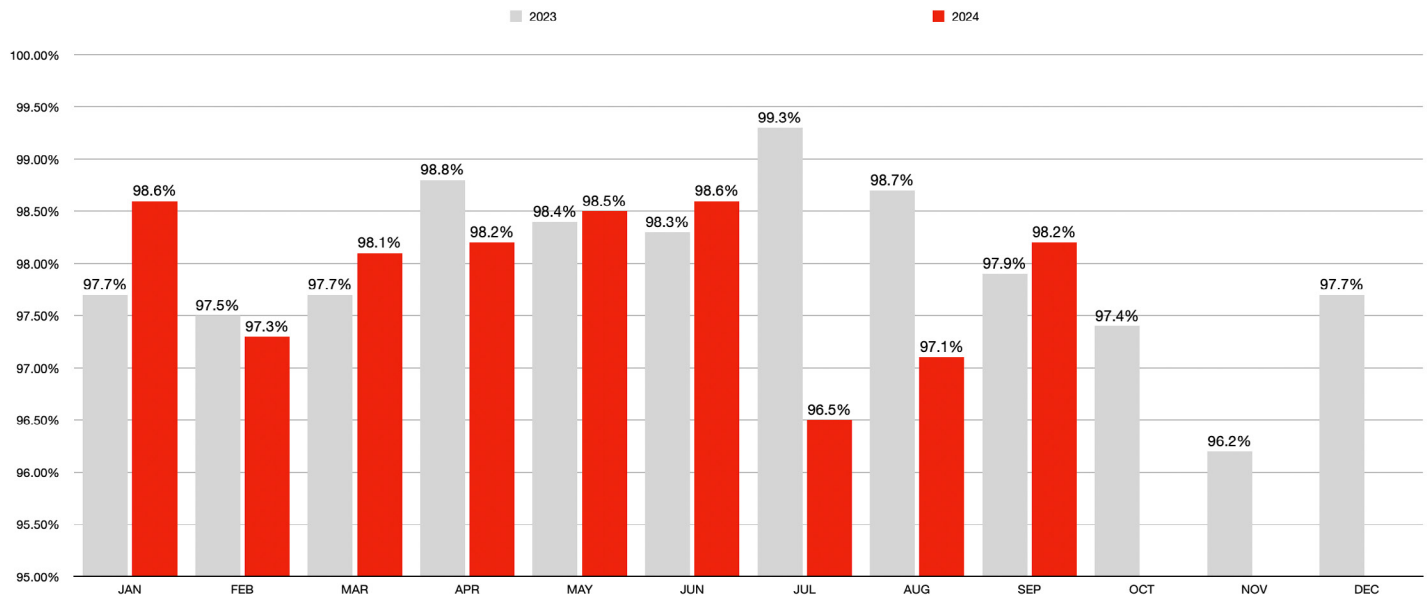
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

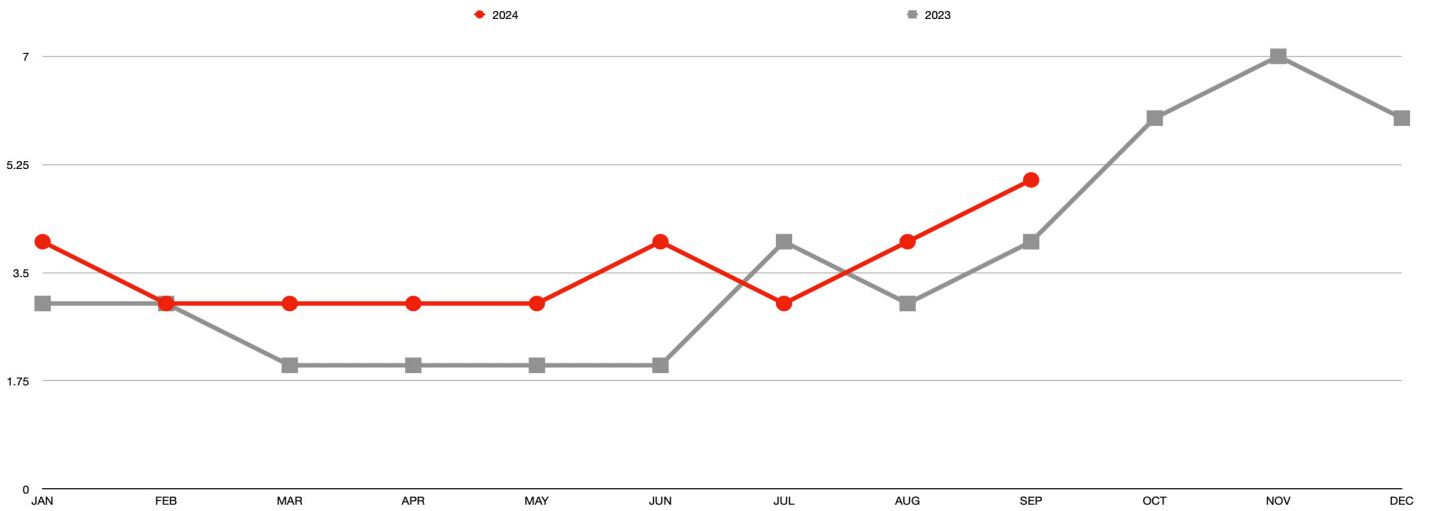


Year-Over-Year

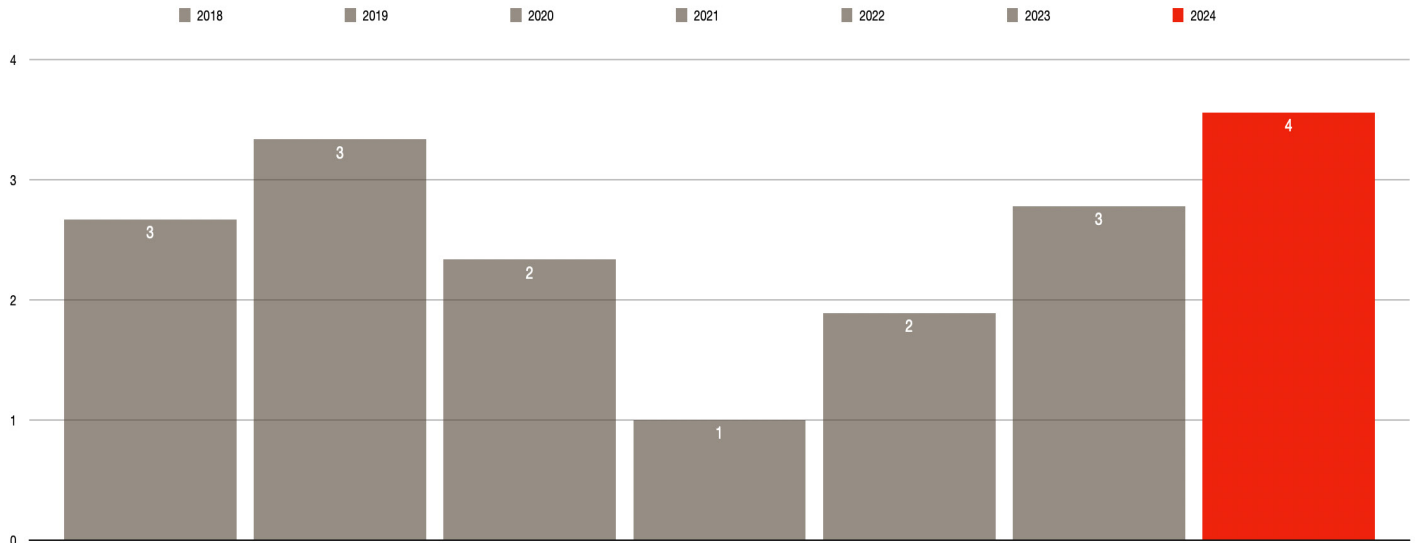


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

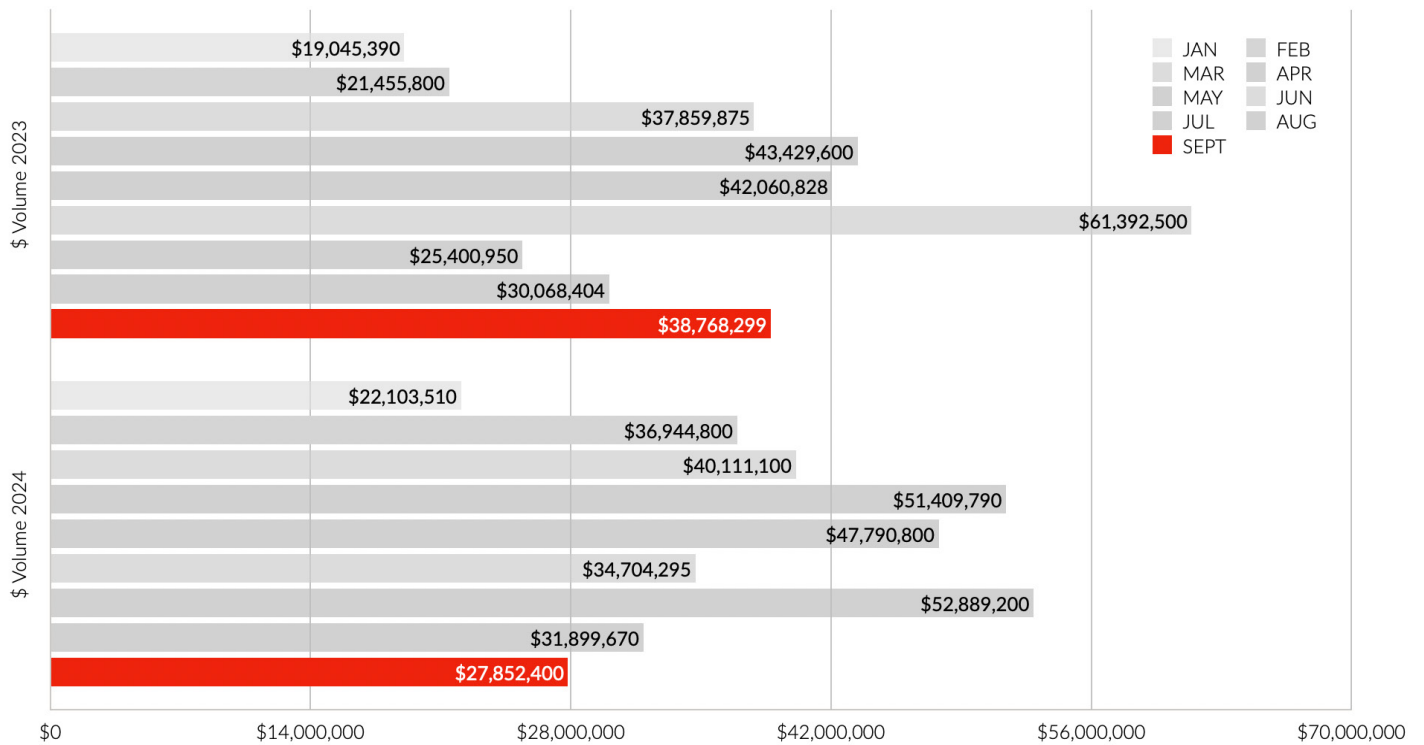


Month-Over-Month 2023 vs. 2024

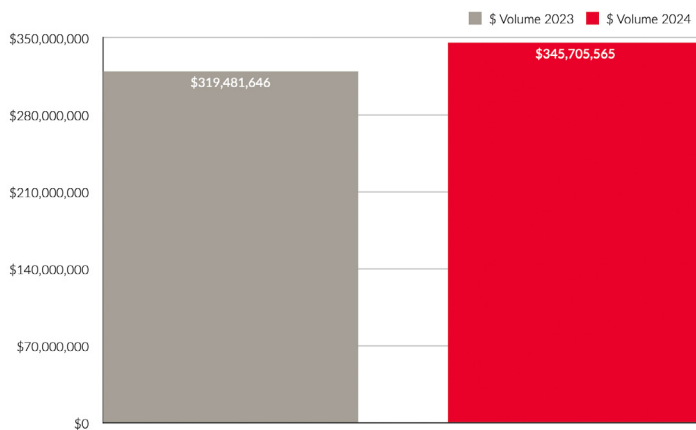


Year-Over-Year

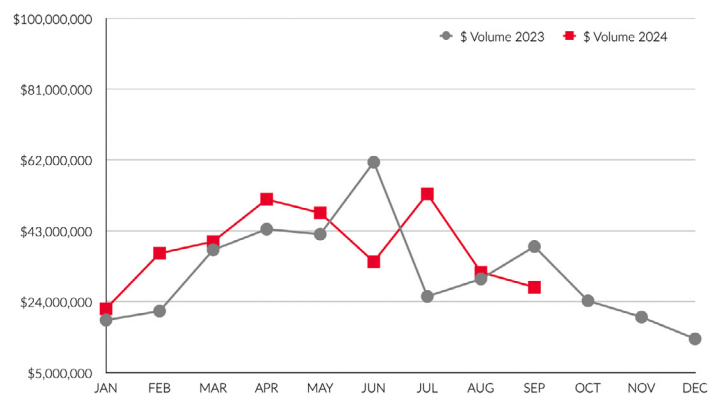
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

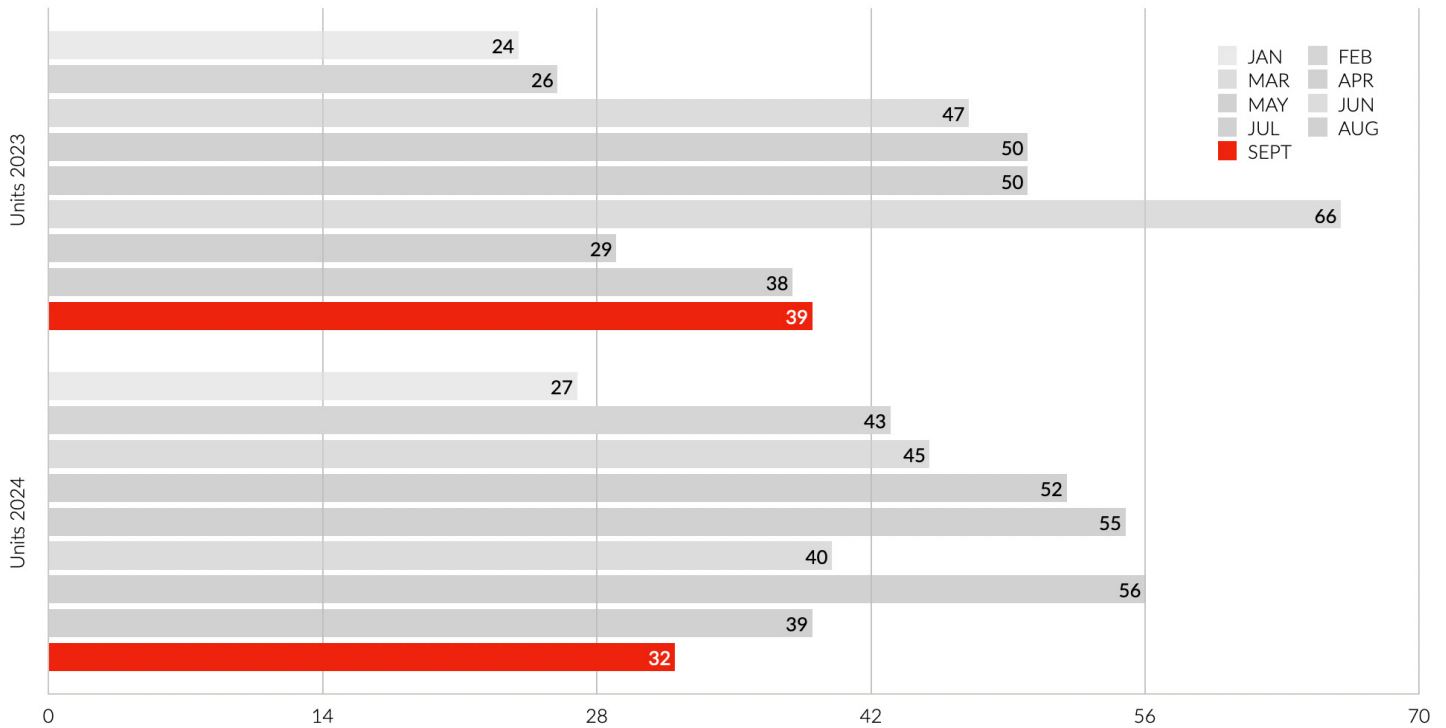


Yearly Totals 2023 vs. 2024

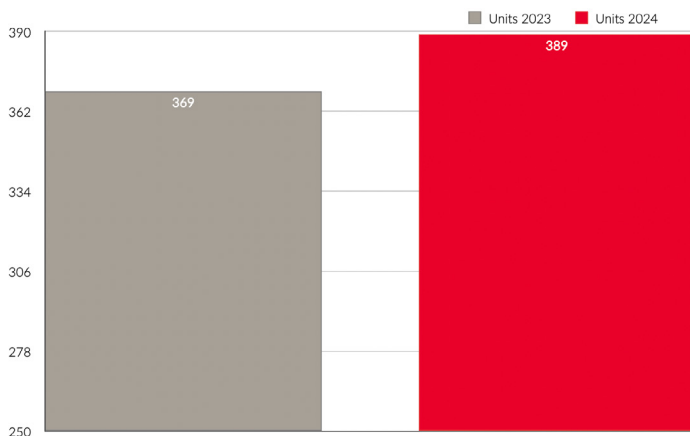


Month vs. Month 2023 vs. 2024

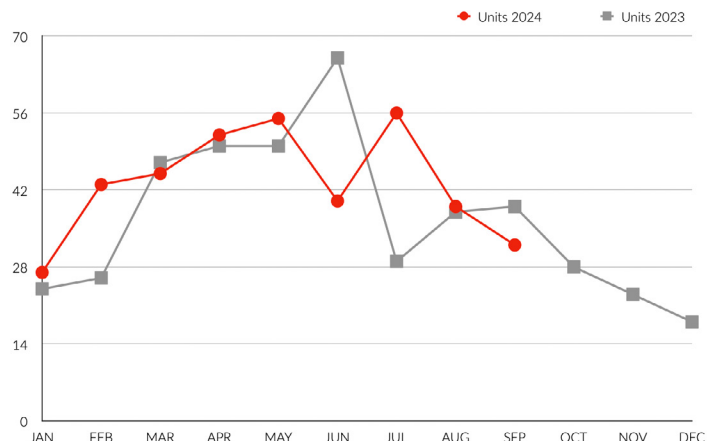
UNIT SALES



Monthly Comparison 2023 vs. 2024

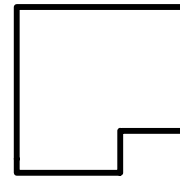


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE

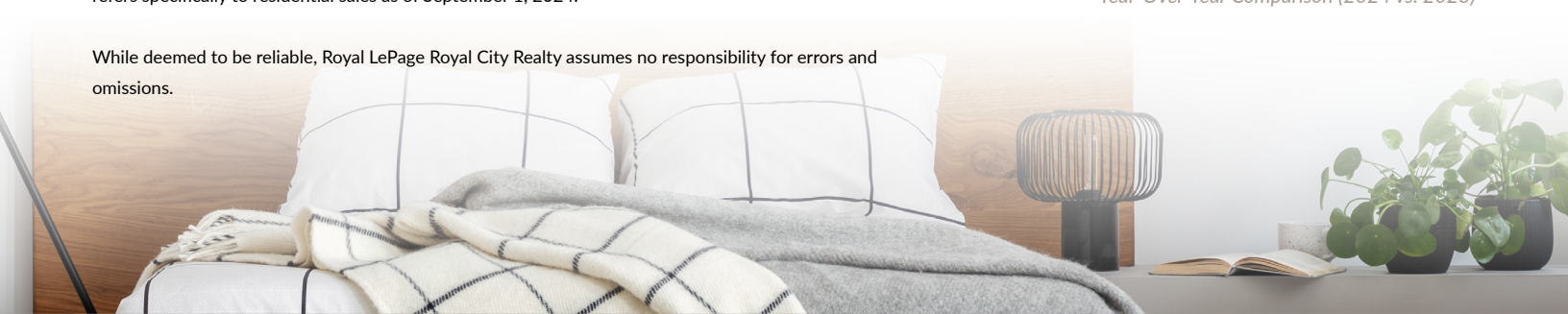


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$302,536,465 +8.24%	\$29,159,400 -3.7%	\$12,420,000 +649.32%
YTD Unit Sales	313 +15.5%	47 +2.17%	8 +166.67%
YTD Average Sale Price	\$966,570 -6.29%	\$620,413 -5.75%	\$1,552,500 +181%
September Sales Volume	\$23,332,400 -35.82%	\$2,740,000 +414.07%	0 No Change
September Unit Sales	25 -24.24%	4 +300%	0 No Change

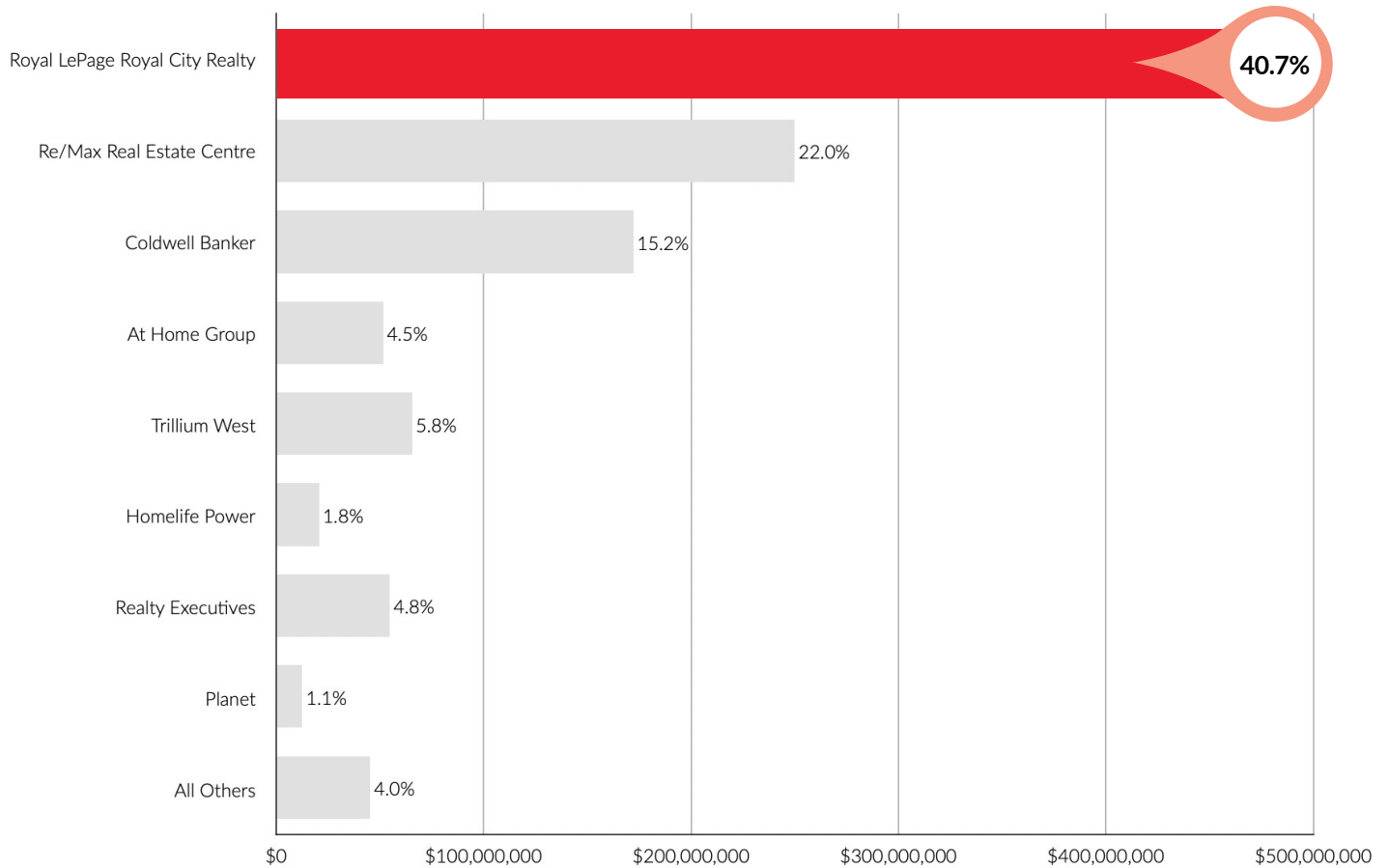
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of September 1, 2024.

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

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



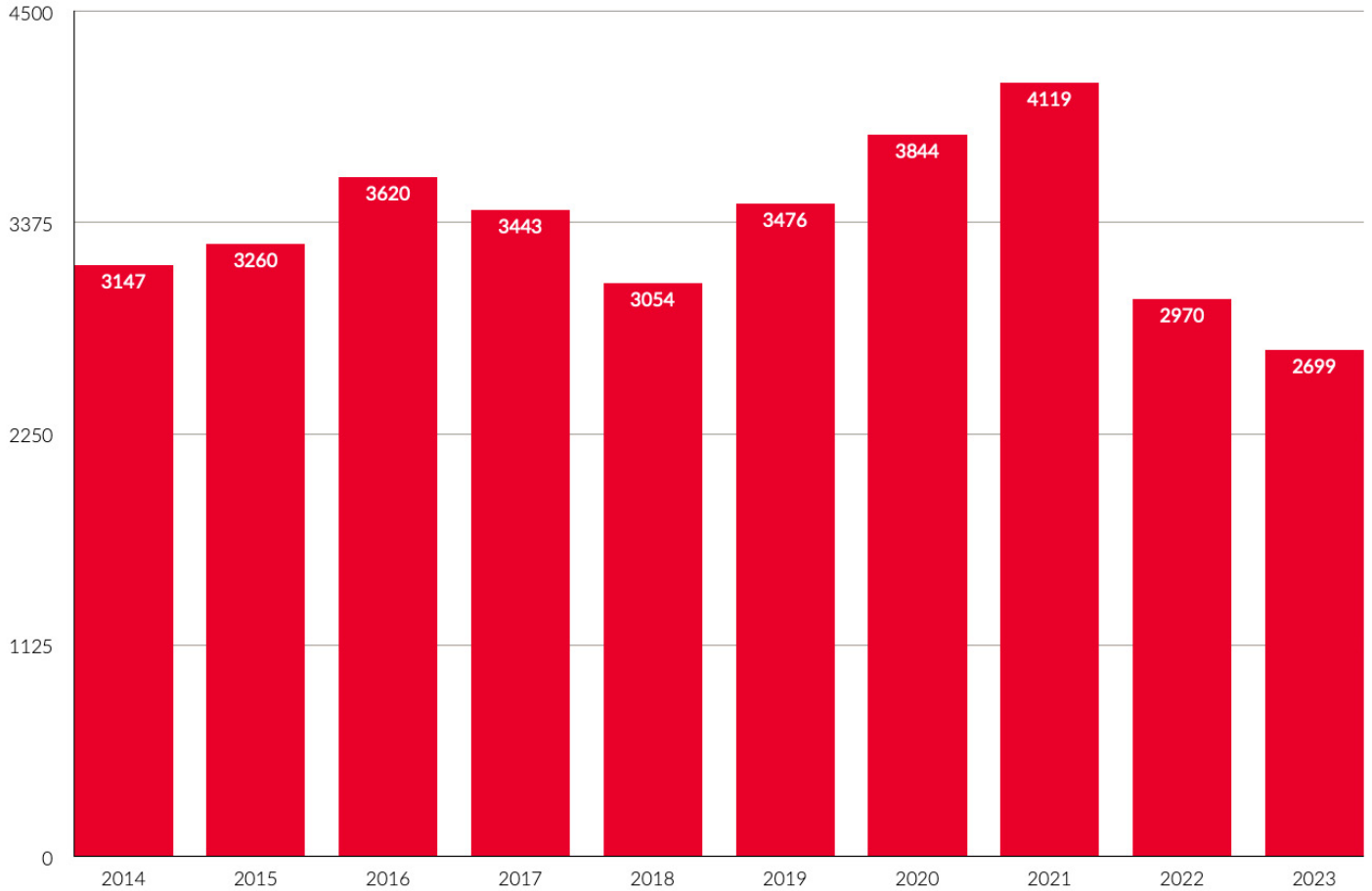
MARKET DOMINANCE



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