



2024 **SEPTEMBER**

GUELPH/ERAMOSIA Real Estate Market Report



OVERVIEW

BUYER'S MARKET

The real estate market in **Guelph/Eramosa** has shifted to a buyer's market this month. The median sale price increased by 6.63%, and the average sale price rose by 8.97%. Sales volume climbed by 16.75%, with unit sales up by 7.14%. New listings also saw an increase of 8.33%, while expired listings surged by 300%. Despite a slight decrease in the unit sales/listings ratio of 0.43%, the market remains robust with rising prices and active buyer demand.

September year-over-year sales volume of \$16,943,900



Up 16.75% from 2023's \$14,512,499 with unit sales of 15 with an increase of 7.14%. New listings of 39 are up 8.33% from 2023, with the sales/listing ratio of 38.46% down by 0.43% in 2023.

Year-to-date sales volume of \$102,112,550



Down 15.96% from 2023's \$121,500,023 with unit sales of 92 down from the 109 in 2023. New listings of 251 are up 15.14% from a year ago, with the sales/listing ratio of 36.65% down by 13.35%.

Year-to-date average sale price of \$1,122,398



Up from \$1,103,550 a year ago with median sale price of \$1,085,000 up from \$1,015,000 a year ago. Average days-on-market of 33.7, which has gone up 3.78 days compared to last year.

SEPTEMBER NUMBERS

Median Sale Price

\$1,085,000

+6.63%

Average Sale Price

\$1,129,593

+8.97%

Sales Volume

\$16,943,900

+16.75%

Unit Sales

15

+7.14%

New Listings

39

+8.33%

Expired Listings

8

+300%

Unit Sales/Listings Ratio

38.46%

-0.43%

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

THE MARKET IN DETAIL

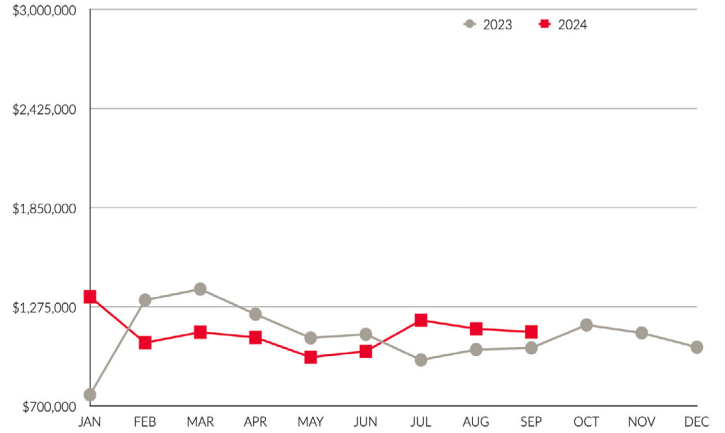
	2022	2023	2024	2023-2024
YTD Volume Sales	\$134,688,424	\$121,500,023	\$102,112,550	-15.96%
YTD Unit Sales	99	109	92	-15.6%
YTD New Listings	213	218	251	+15.14%
YDT Sales/Listings Ratio	46.48%	50.00%	36.65%	-13.35%
YTD Expired Listings	12	11	32	+190.91%
Monthly Volume Sales	\$12,138,000	\$14,512,499	\$16,943,900	+16.75%
Monthly Unit Sales	9	14	15	+7.14%
Monthly New Listings	27	36	39	+8.33%
Monthly Sales/Listings Ratio	33.33%	38.89%	38.46%	-0.43%
Monthly Expired Listings	3	2	8	+300%
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	4	10	8	-20%
YTD Sales: \$750K-\$999K	22	35	28	-20%
YTD Sales: \$1M- \$2M	62	57	53	-7.02%
YTD Sales: \$2M+	73	61	2	-96.72%
YTD Average Days-On-Market	25.22	29.89	33.67	+12.64%
YTD Average Sale Price	\$1,344,695	\$1,103,550	\$1,122,398	+1.71%
YTD Median Sale Price	\$1,200,000	\$1,015,000	\$1,085,000	+6.9%

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

AVERAGE SALE PRICE

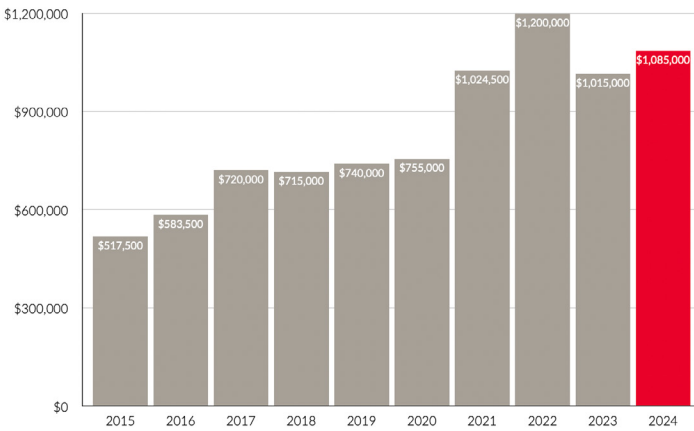


Year-Over-Year

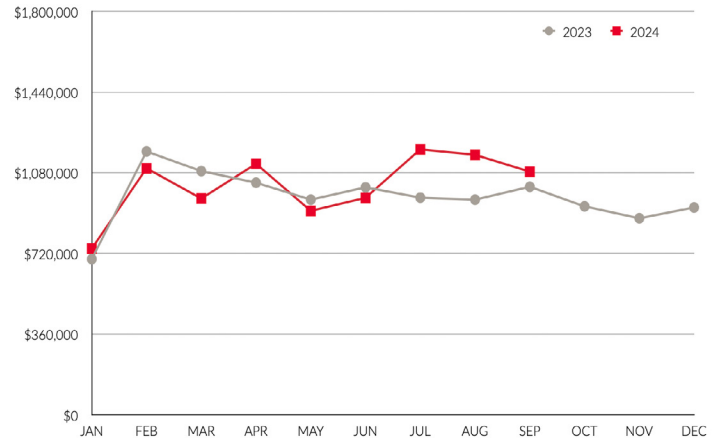


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



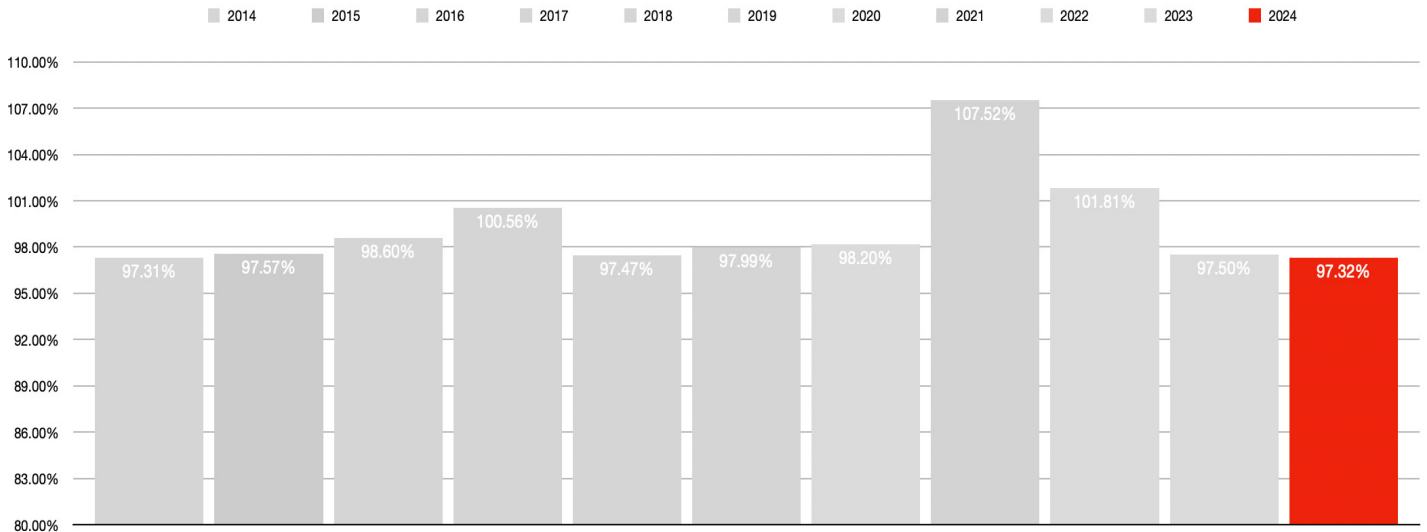
Year-Over-Year



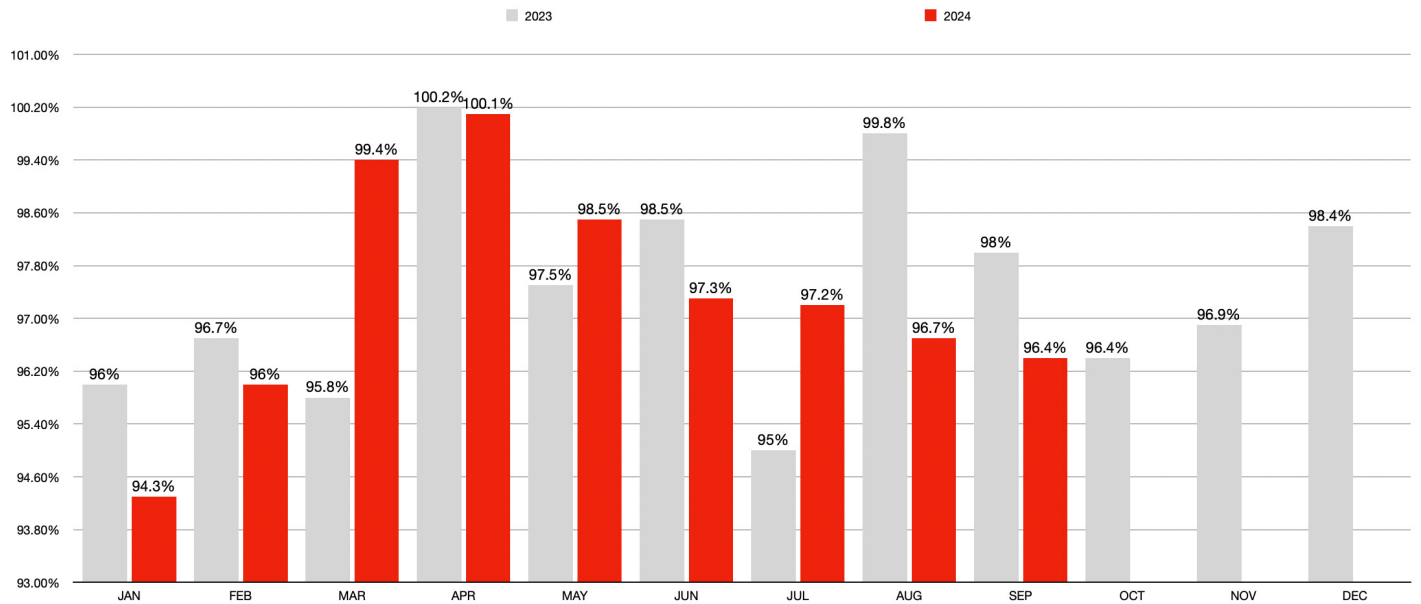
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

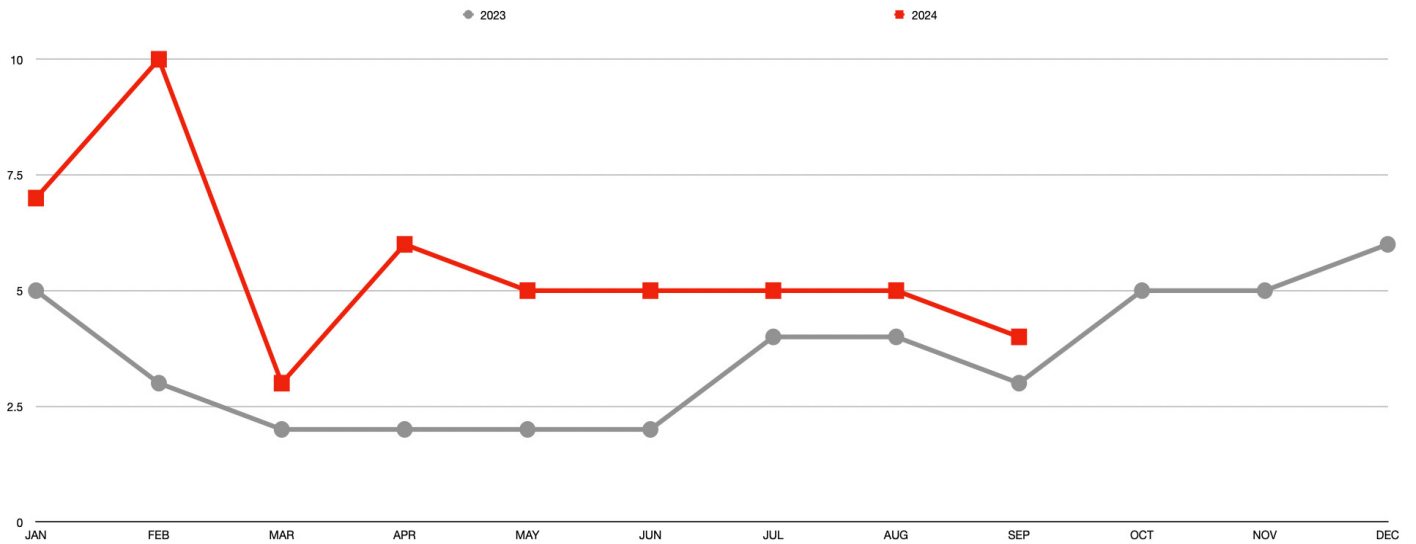


Year-Over-Year

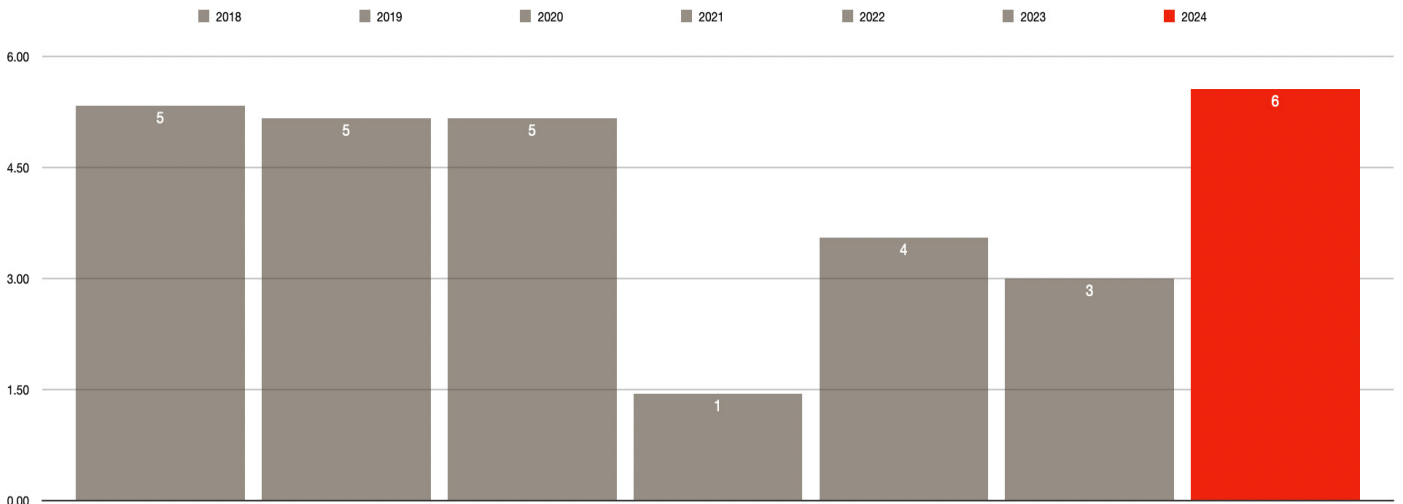


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

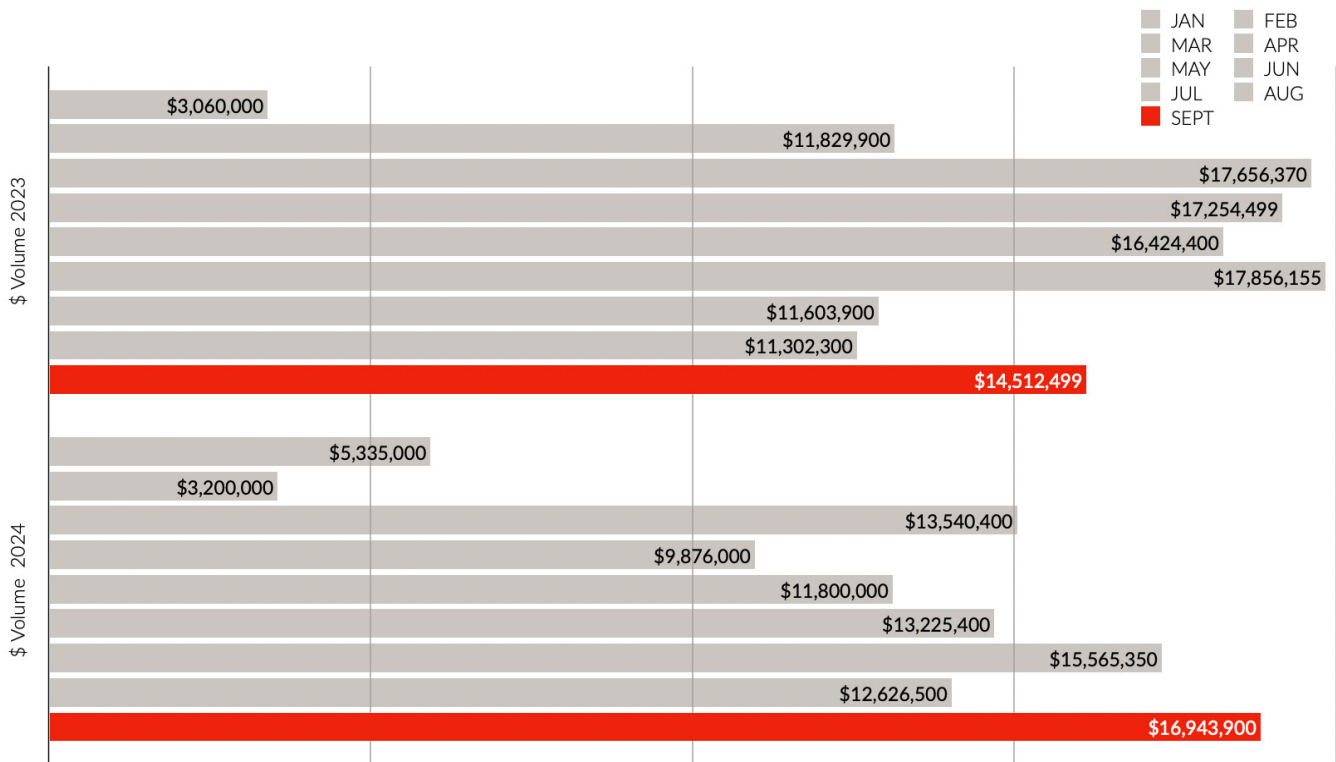


Month-Over-Month 2023 vs. 2024

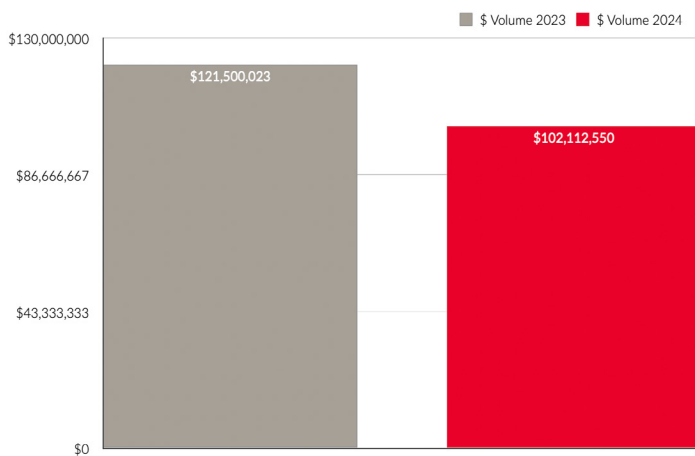


Year-Over-Year

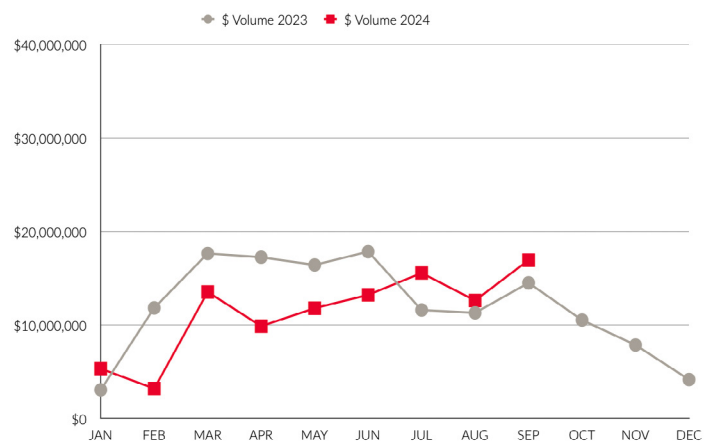
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

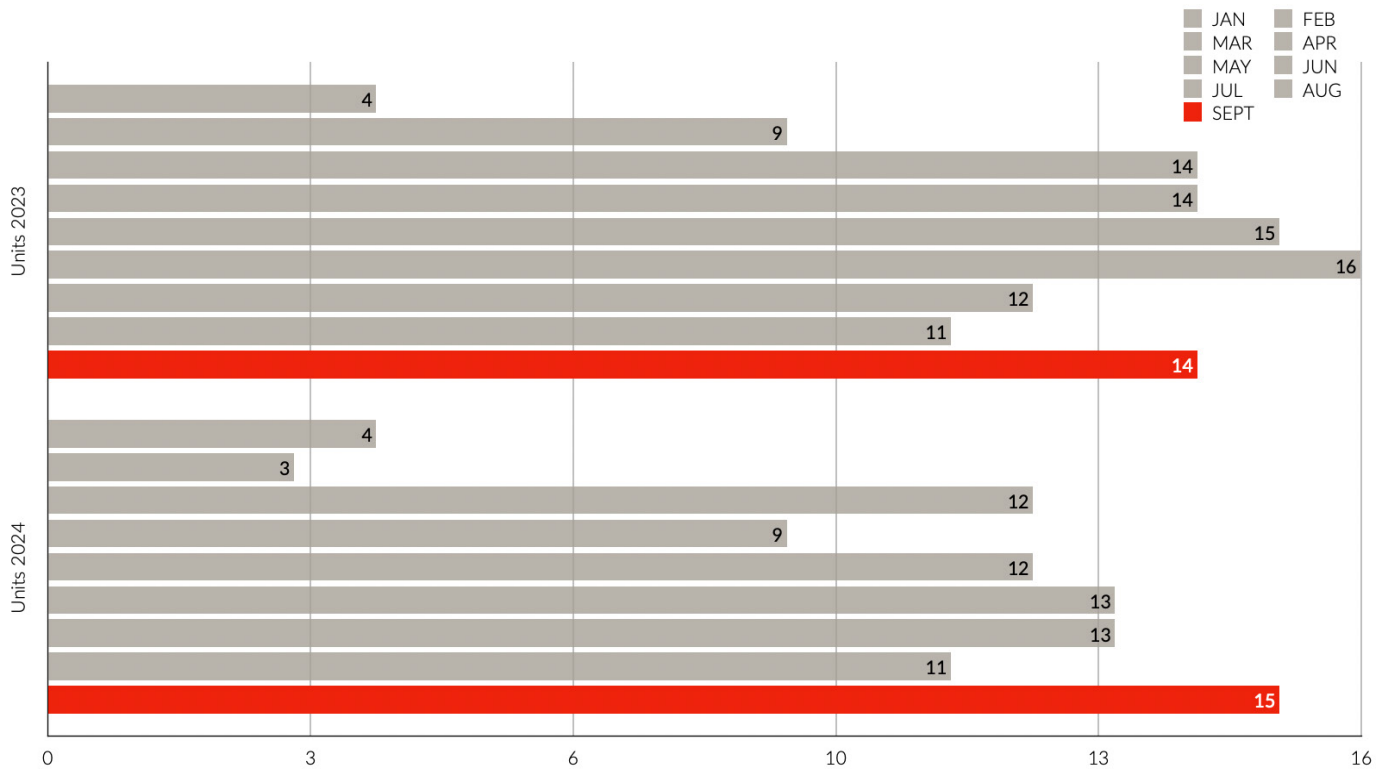


Yearly Totals 2023 vs. 2024

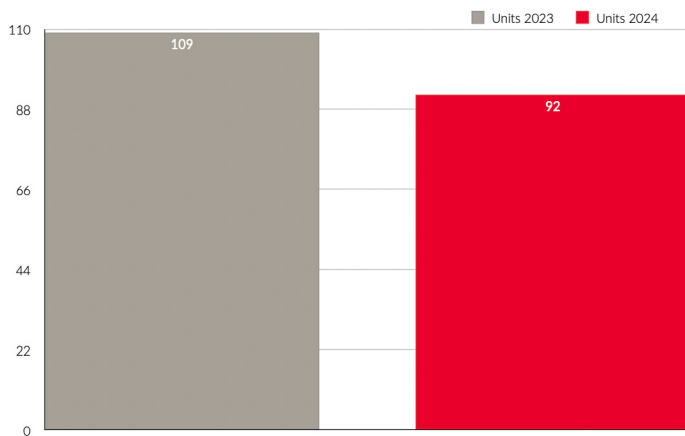


Month vs. Month 2023 vs. 2024

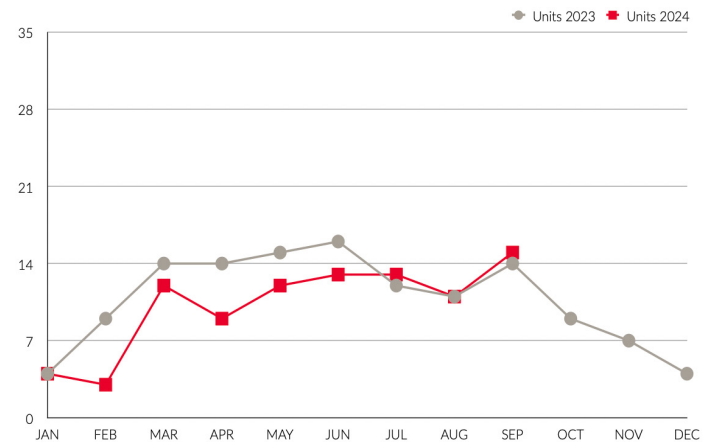
UNIT SALES



Monthly Comparison 2023 vs. 2024

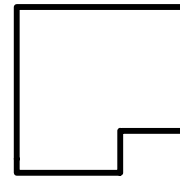


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



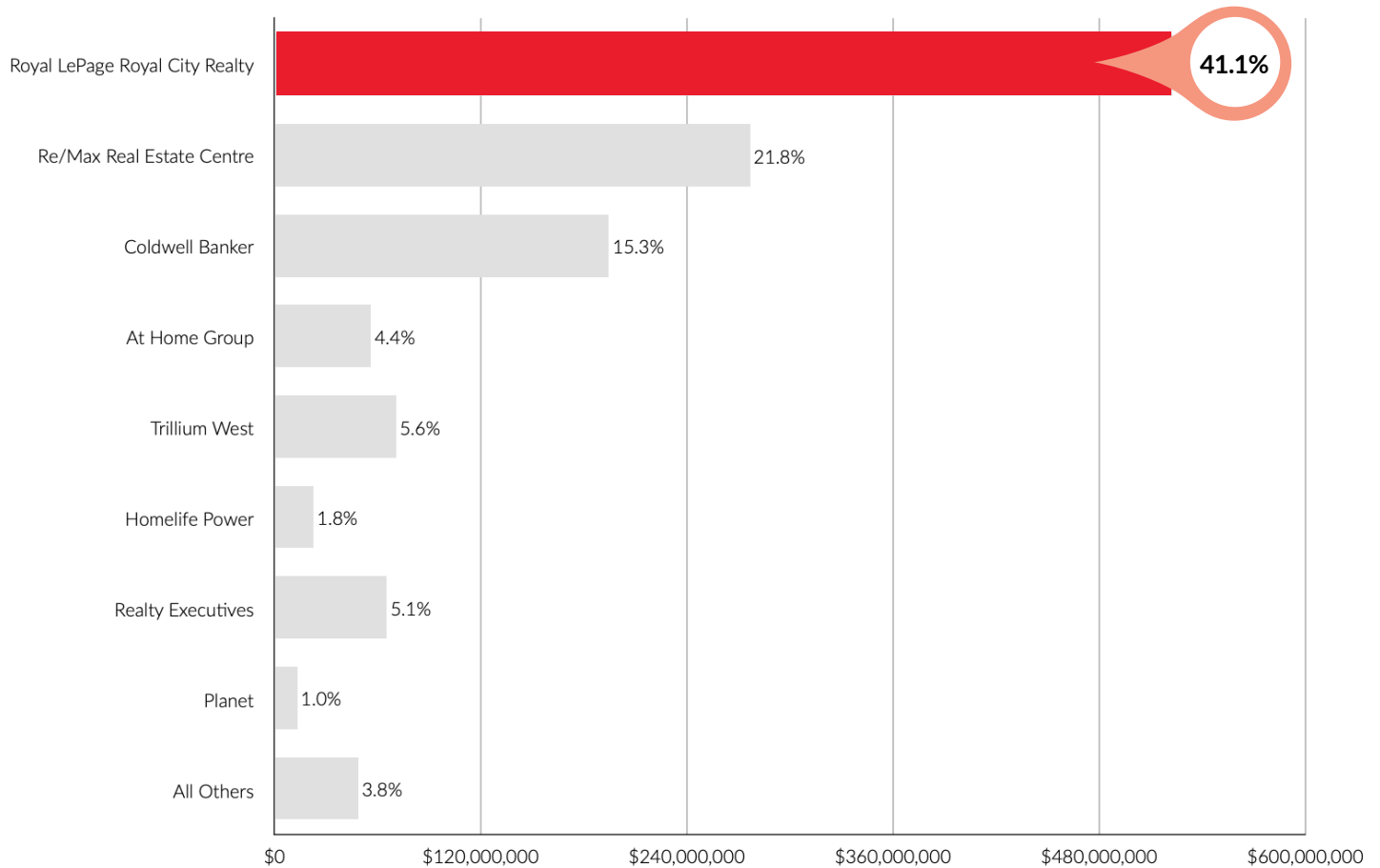
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$96,390,550 -15.92%	\$5,722,000 -1.59%	\$1,810,000 -71.5%
YTD Unit Sales	84 -15.15%	8 -11.11%	2 -60%
YTD Average Sale Price	\$1,147,507 -0.91%	\$715,250 +10.71%	\$905,000.00 -28.74%
September Sales Volume	\$16,353,900 +17.46%	\$590,000 No Change	\$0 No Change
September Unit Sales	14 +7.69%	1 No Change	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.

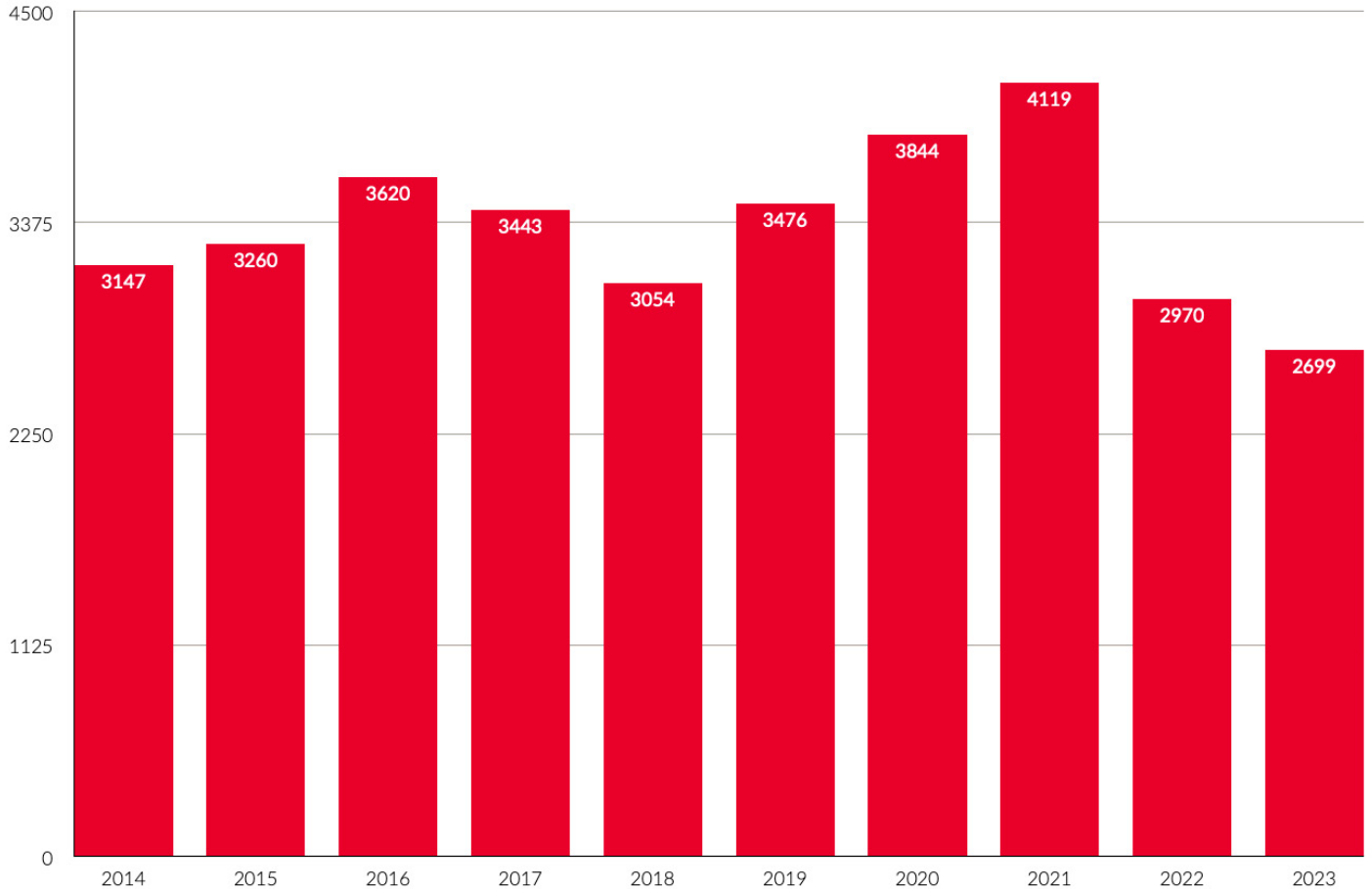
MARKET DOMINANCE



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



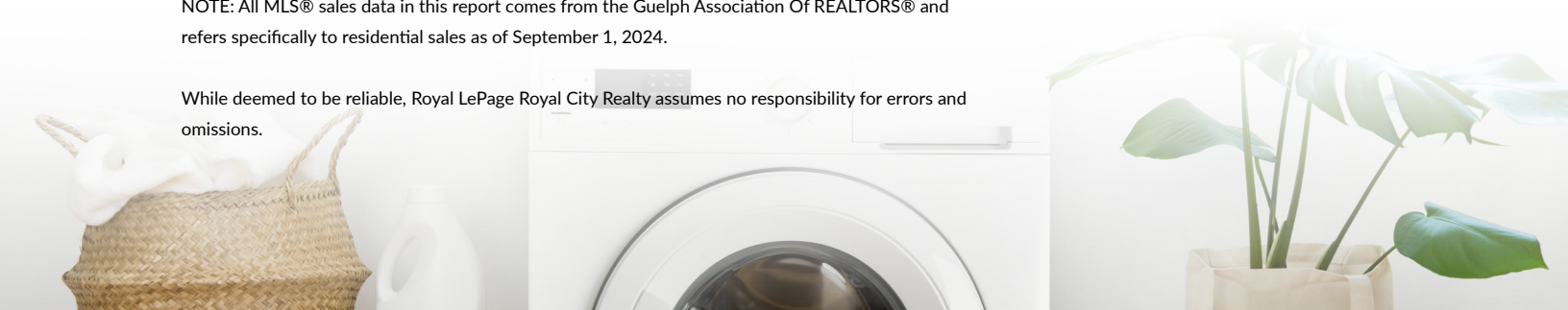
10 YEAR MARKET ANALYSIS



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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