



2024

OCTOBER

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BALANCED MARKET

The City of Guelph's real estate market switched back to a balanced market this past month, as the median sale price rose slightly, while the average sale price saw a modest increase of 2.29%. Sales volume jumped by 35.05%, with unit sales up 29.63%. New listings grew by 15.21%, and expired listings increased by 54.17%. The unit sales-to-listings ratio improved by 5.14%, showing heightened buyer interest in a competitive market.



October year-over-year sales volume of \$112,928,405

Up 35.05% from 2023's \$83,619,348 with unit sales of 140 up 29.63% from last October's 108. New listings of 303 are up 15.21% from a year ago, with the sales/listing ratio of 46.2% up 5.14%.



Year-to-date sales volume of \$1,177,061,288

Down 0.83% from 2023's \$1,186,882,917 with unit sales of 1,476 up from 1,465 in 2023. New listings of 2,898 are up 18.33% from a year ago, with the sales/listing ratio of 50.93% down 8.89%.



Year-to-date average sale price of \$795,134

Down from \$802,212 one year ago with median sale price of \$771,750 up from \$768,750 one year ago. Average days-on-market of 26.2 is up 6.8 days from last year.

OCTOBER NUMBERS

Median Sale Price

\$770,000

+0.65%

Average Sale Price

\$800,600

+2.29%

Sales Volume

\$112,928,405

+35.05%

Unit Sales

140

+29.63%

New Listings

303

+15.21%

Expired Listings

37

+54.17%

Unit Sales/Listings Ratio

46.2%

+5.14%

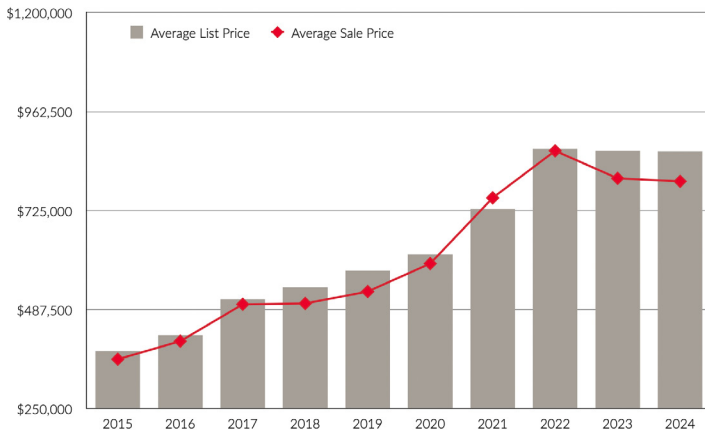
*Year-over-year comparison
(October 2024 vs. October 2023)*

THE MARKET IN DETAIL

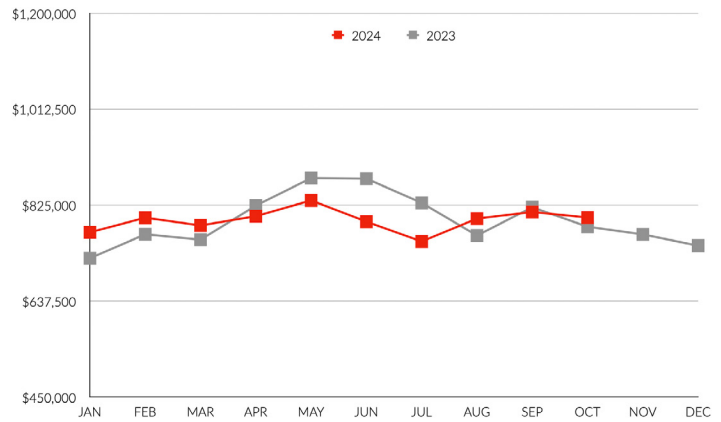
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,558,759,441	\$1,186,882,917	\$1,177,061,288	-0.83%
YTD Unit Sales	1,756	1,465	1,476	+0.75%
YTD New Listings	3,018	2,449	2,898	+18.33%
YDT Sales/Listings Ratio	58.18%	59.82%	50.93%	-8.89%
YTD Expired Listings	135	123	227	+84.55%
Monthly Volume Sales	\$113,393,310	\$83,619,348	\$112,928,405	+35.05%
Monthly Unit Sales	152	108	140	+29.63%
Monthly New Listings	194	263	303	+15.21%
Monthly Sales/Listings Ratio	78.35%	41.06%	46.20%	+5.14%
Monthly Expired Listings	21	24	37	+54.17%
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	12	2	5	+150%
YTD Sales: \$350K-\$549K	152	218	194	-11.01%
YTD Sales: \$550K-\$749K	450	421	479	+13.78%
YTD Sales: \$750K-\$999K	669	564	567	+0.53%
YTD Sales: \$1M - \$2M	453	259	230	-11.2%
YTD Sales: \$2M+	19	3	6	+100%
YTD Average Days-On-Market	16.50	19.40	26.20	+35.05%
YTD Average Sale Price	\$868,397	\$802,212	\$795,134	-0.88%
YTD Median Sale Price	\$822,450	\$768,750	\$771,750	+0.39%

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

AVERAGE SALE PRICE

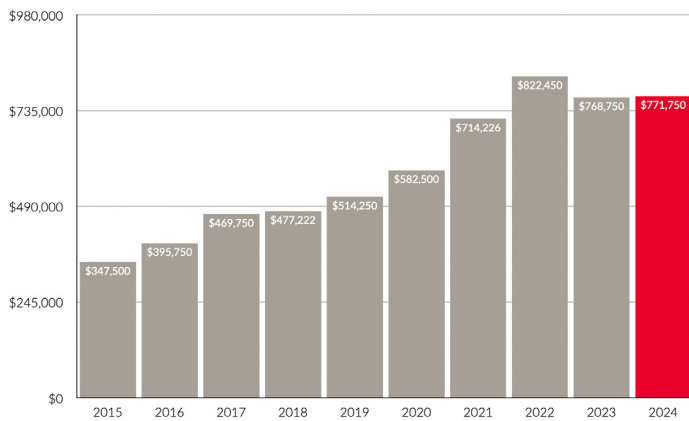


Year-Over-Year

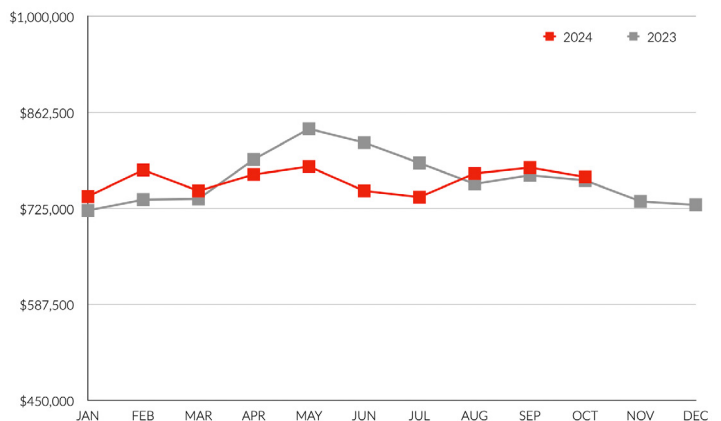


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



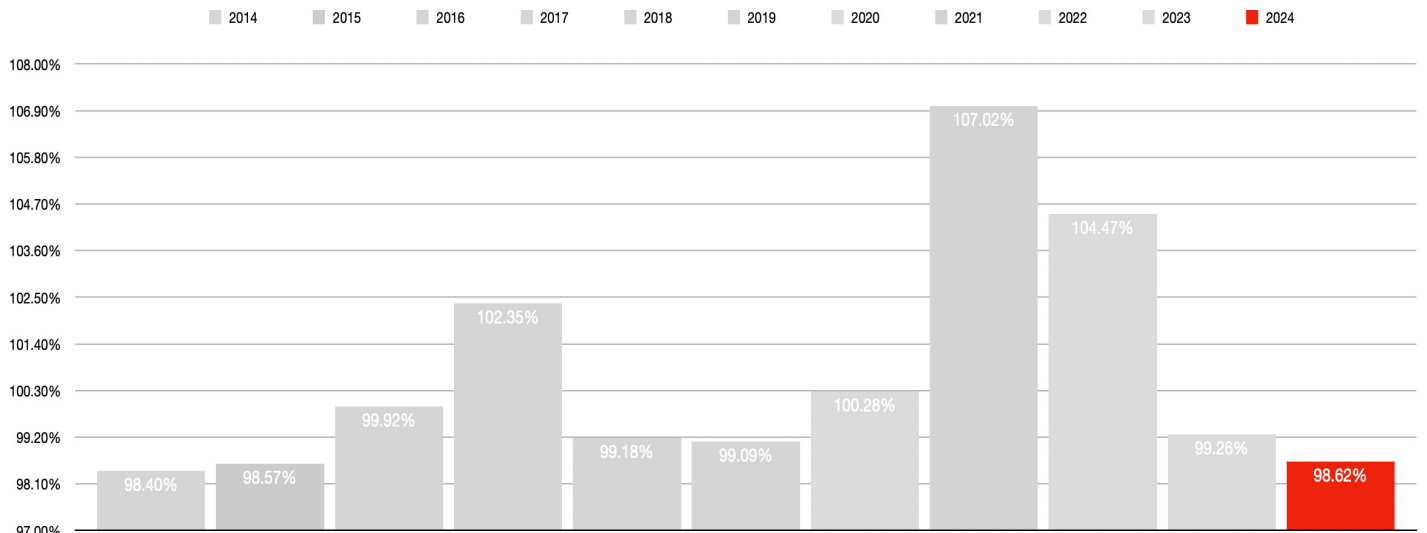
Year-Over-Year



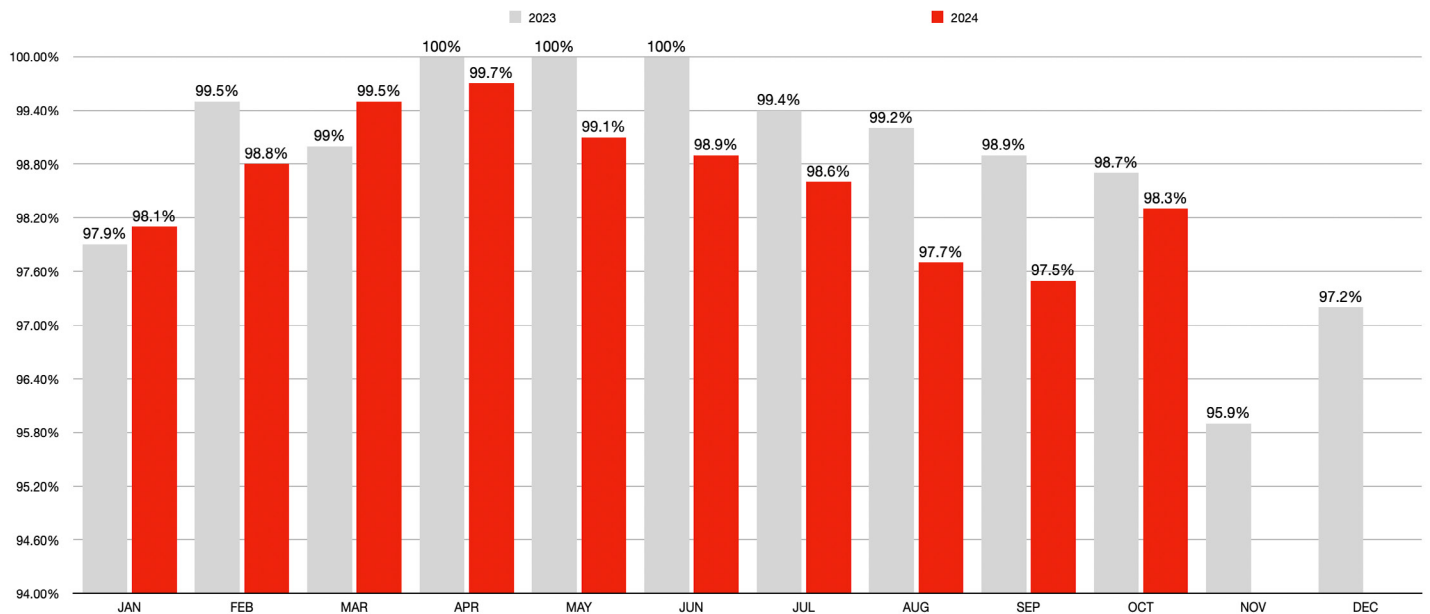
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

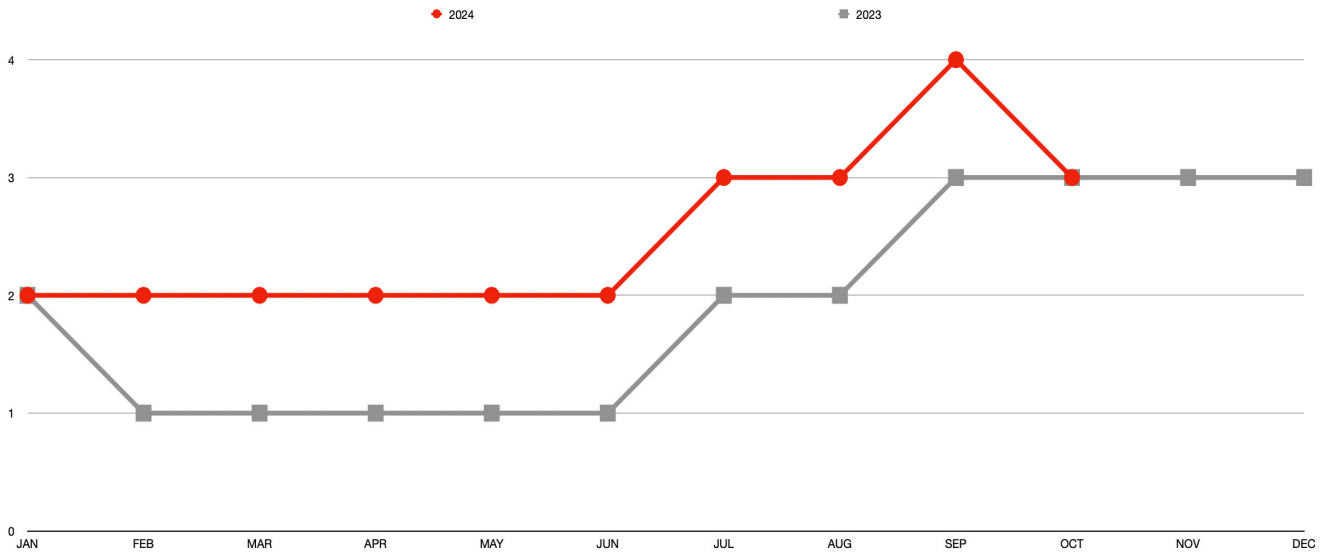


Year-Over-Year

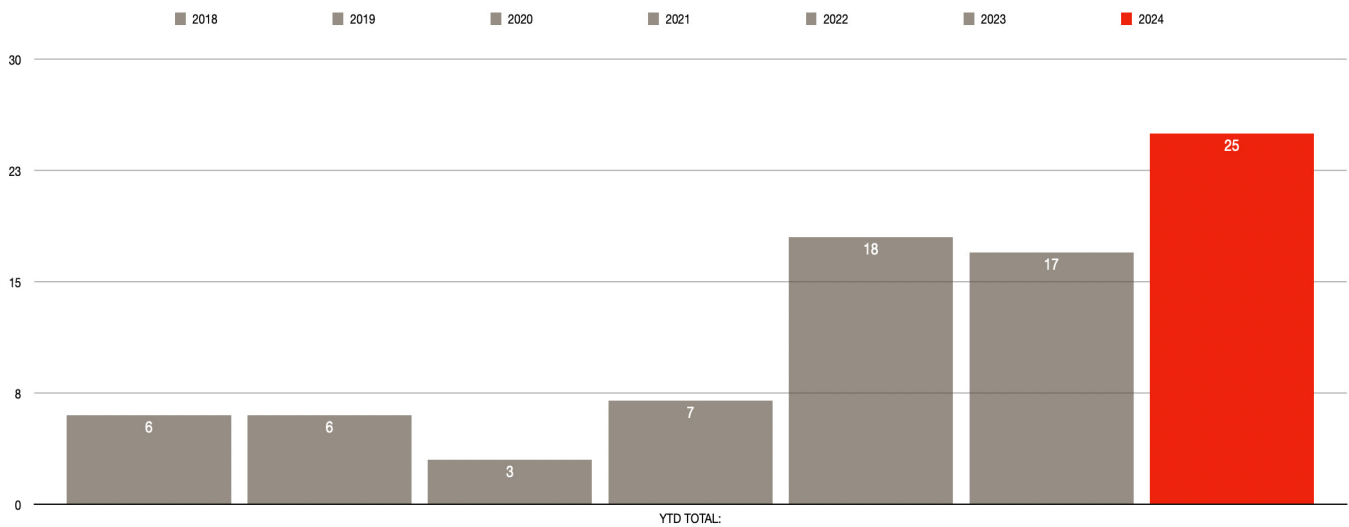


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

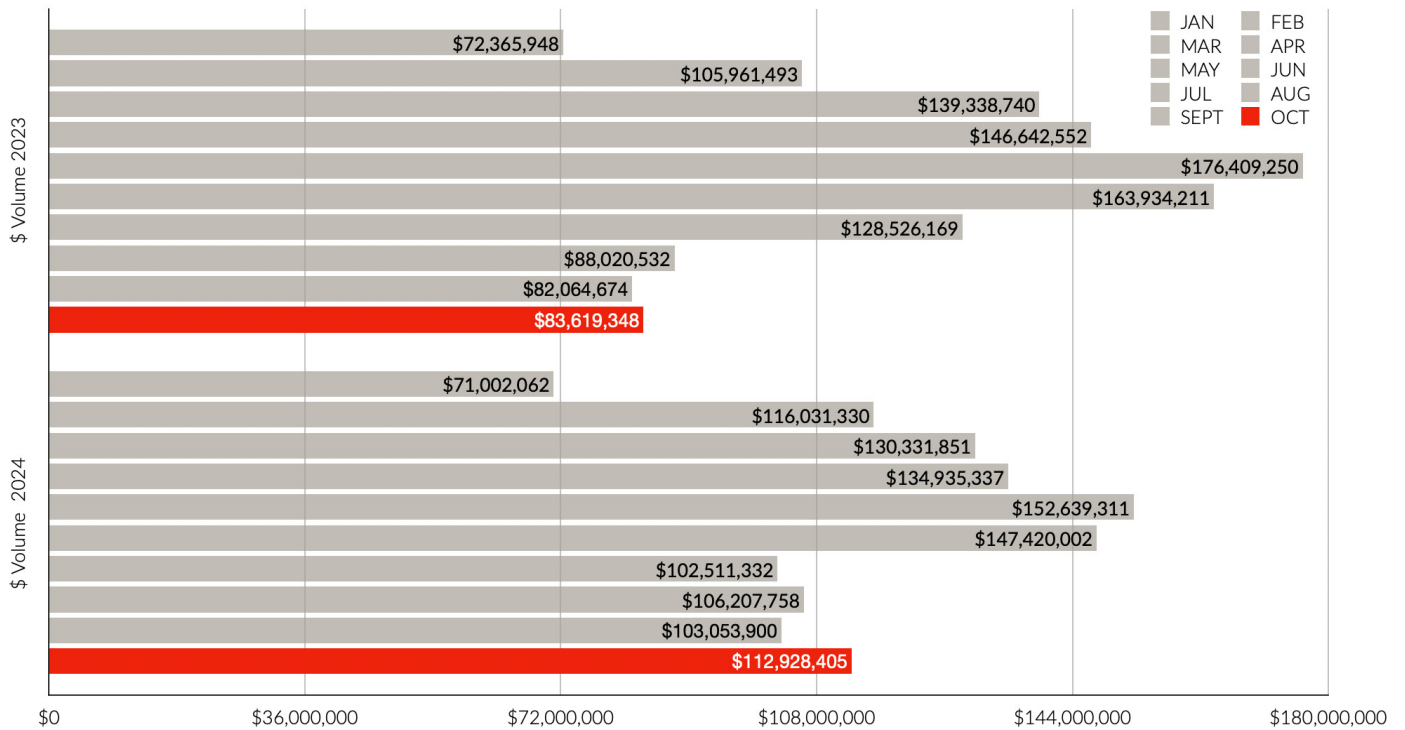


Month-Over-Month 2023 vs. 2024

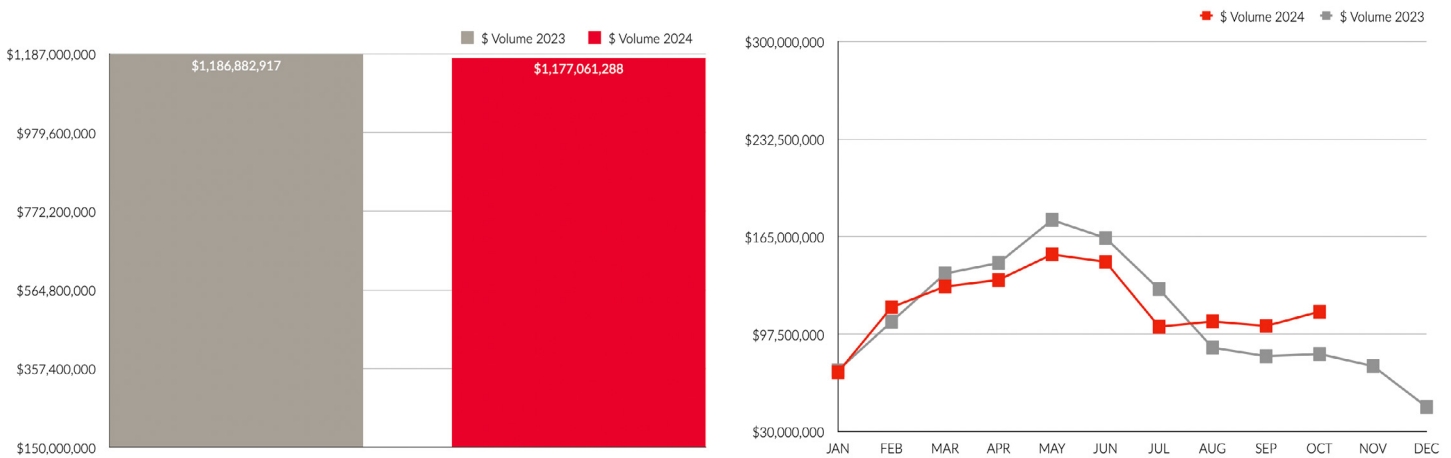


Year-Over-Year

DOLLAR VOLUME SALES



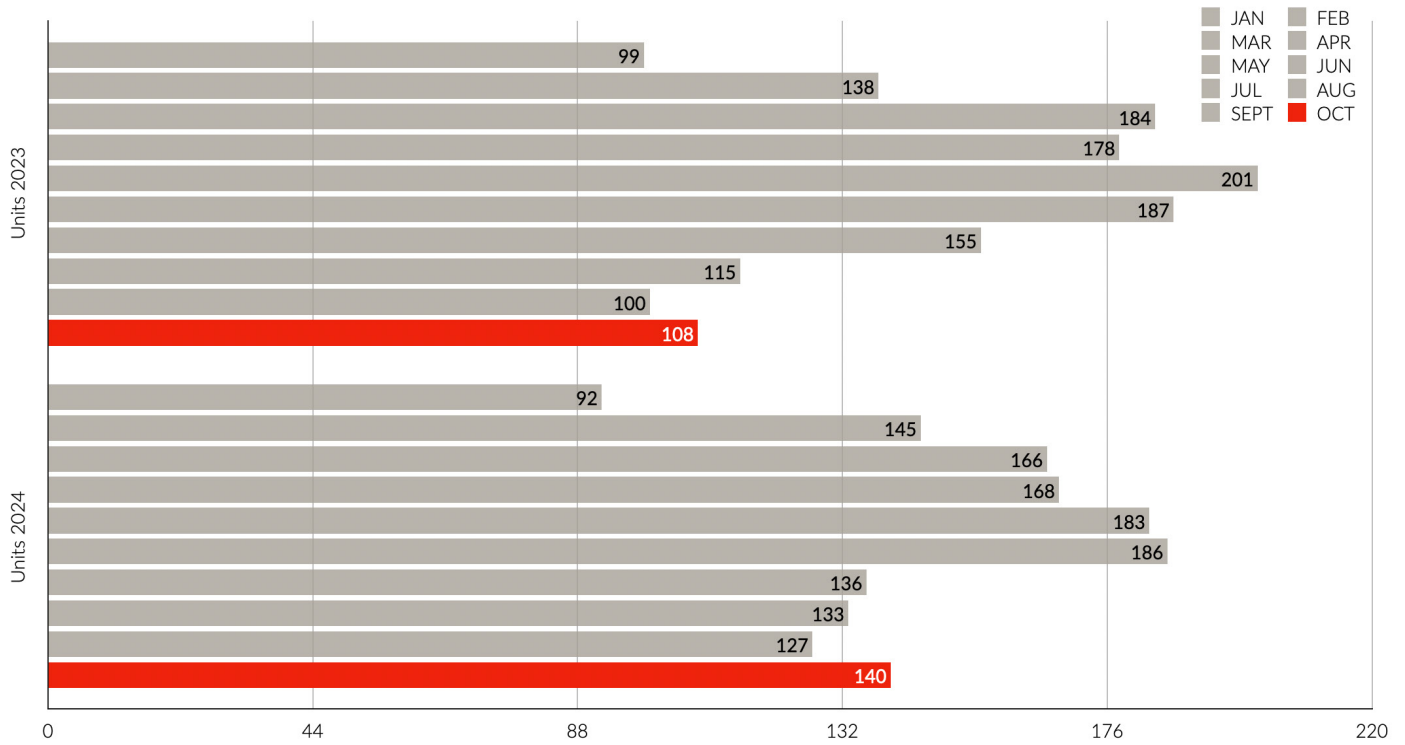
Monthly Comparison 2023 vs. 2024



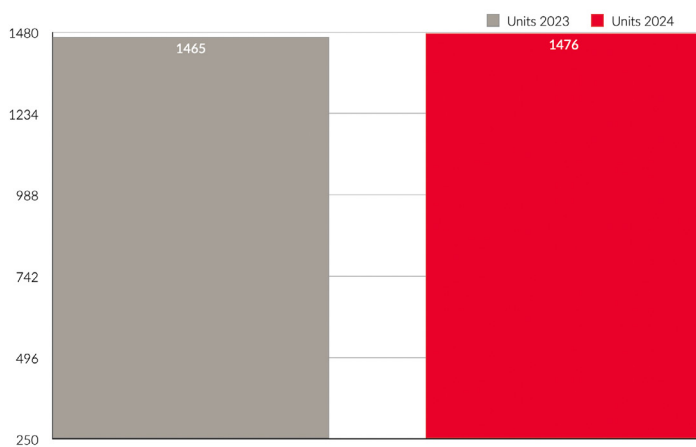
Yearly Totals 2023 vs. 2024

Month vs. Month 2023 vs. 2024

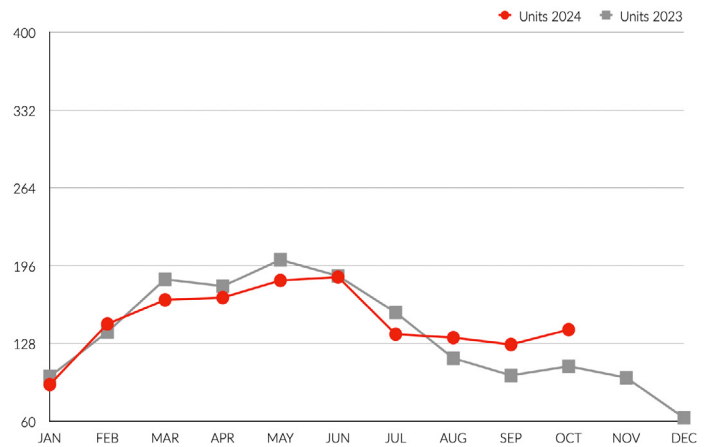
UNIT SALES



Monthly Comparison 2023 vs. 2024

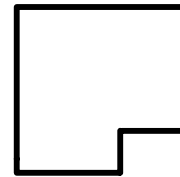


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$817,602,061 -3.73%	 \$321,478,738 +0.66%	 \$7,747,500 -1.38%
YTD Unit Sales	 920 -0.76%	 514 -0.58%	 6 -45.45%
YTD Average Sale Price	 \$888,698 -3%	 \$625,445 +1.25%	 \$1,291,250.00 +80.8%
October Sales Volume	 \$85,193,578 +37.59%	 \$25,010,927 +15.26%	 \$725,000 +51.04%
October Unit Sales	 95 +30.14%	 42 +20%	 1 0%

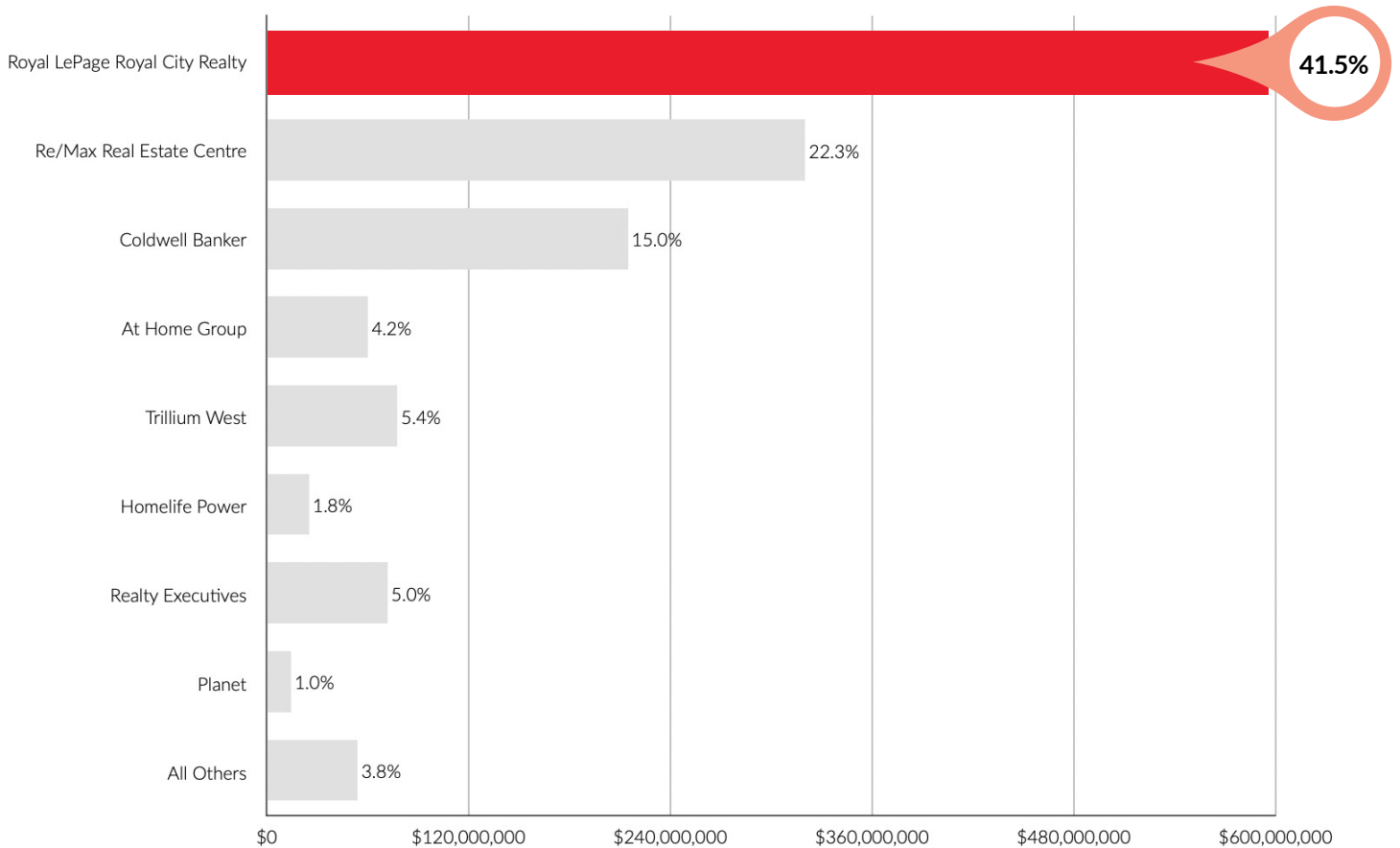
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of October 1, 2024.

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

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



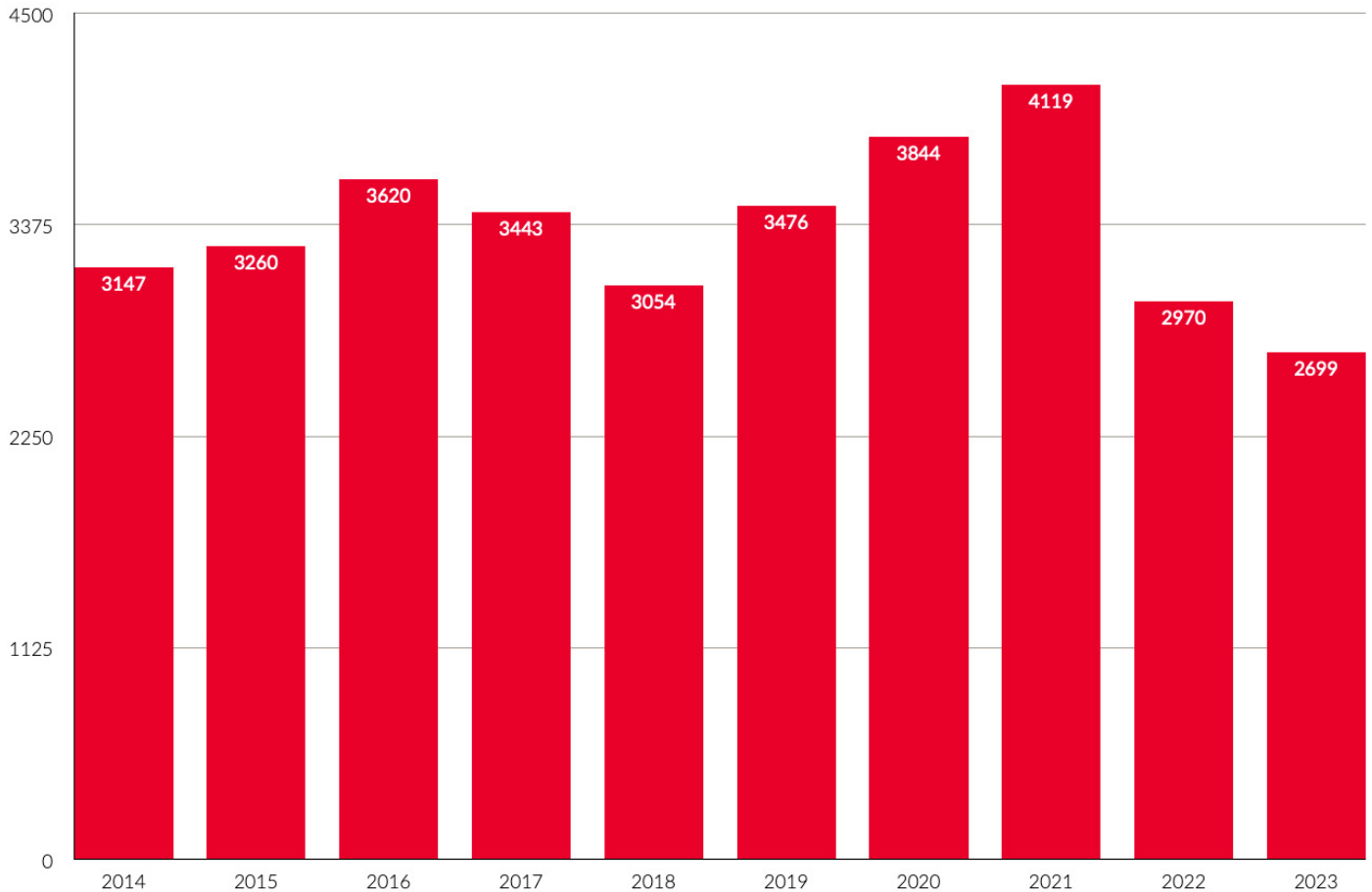
MARKET DOMINANCE



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



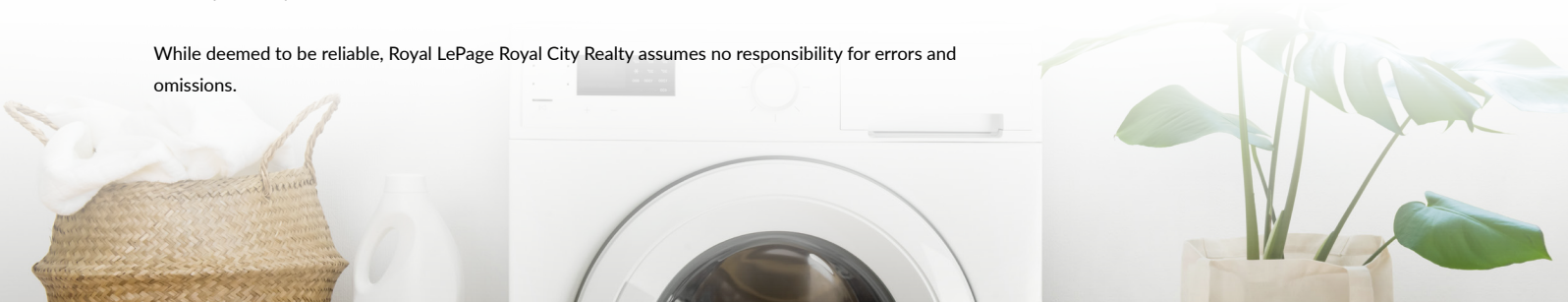
10 YEAR MARKET ANALYSIS



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 October 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/