



2024

OCTOBER

GUELPH/ERAMOSIA

Real Estate Market Report



OVERVIEW

BALANCED MARKET

The real estate market in **Guelph/Eramosa** has reverted back to a balanced market this month. The median sale price rose by 19.21%, and the average sale price increased by 7.72%. Sales volume surged 67.56%, with unit sales up 55.56%. New listings remained steady, while expired listings increased by 20%. The unit sales-to-listings ratio climbed by 17.24%, reflecting strong buyer demand and rising prices in a competitive market.

October year-over-year sales volume of \$17,646,900



Up 67.56% from 2023's \$10,531,400 with unit sales of 14 with an increase of 55.56%. New listings of 29 are the same as in 2023, with the sales/listing ratio of 48.28% up by 17.24% compared to 2023.

Year-to-date sales volume of \$119,759,450



Down 9.29% from 2023's \$132,031,423 with unit sales of 106 down from the 118 in 2023. New listings of 280 are up 13.36% from a year ago, with the sales/listing ratio of 37.86% down by 9.92%.

Year-to-date average sale price of \$1,136,207



Up from \$1,110,210 a year ago with median sale price of \$1,092,500 up from \$991,975 a year ago. Average days-on-market of 32.9, which has gone up 2.4 days compared to last year.

OCTOBER NUMBERS

Median Sale Price

\$1,108,500

+19.21%

Average Sale Price

\$1,260,493

+7.72%

Sales Volume

\$17,646,900

+67.56%

Unit Sales

14

+55.56%

New Listings

29

No Change

Expired Listings

6

+20%

Unit Sales/Listings Ratio

48.28%

+17.24%

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

THE MARKET IN DETAIL

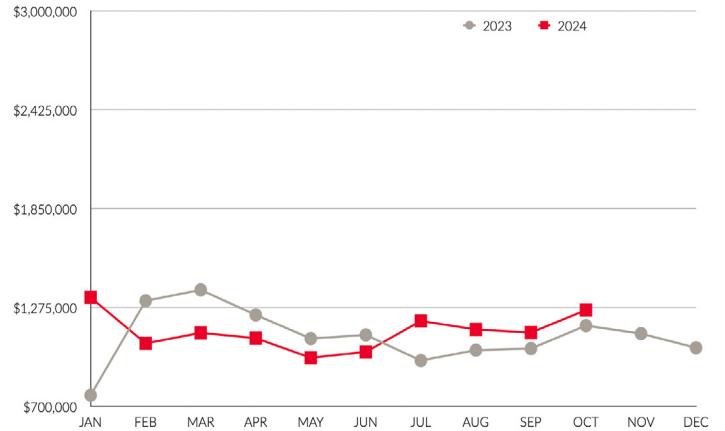
	2022	2023	2024	2023-2024
YTD Volume Sales	\$145,188,924	\$132,031,423	\$119,759,450	-9.29%
YTD Unit Sales	109	118	106	-10.17%
YTD New Listings	235	247	280	+13.36%
YDT Sales/Listings Ratio	46.38%	47.77%	37.86%	-9.92%
YTD Expired Listings	14	16	38	+137.5%
Monthly Volume Sales	\$10,500,500	\$10,531,400	\$17,646,900	+67.56%
Monthly Unit Sales	10	9	14	+55.56%
Monthly New Listings	22	29	29	No Change
Monthly Sales/Listings Ratio	45.45%	31.03%	48.28%	+17.24%
Monthly Expired Listings	2	5	6	+20%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	5	2	-60%
YTD Sales: \$550K-\$749K	4	11	8	-27.27%
YTD Sales: \$750K-\$999K	27	40	33	-17.5%
YTD Sales: \$1M- \$2M	67	58	61	+5.17%
YTD Sales: \$2M+	78	63	3	-95.24%
YTD Average Days-On-Market	25.30	30.50	32.90	+7.87%
YTD Average Sale Price	\$1,315,231	\$1,110,210	\$1,136,207	+2.34%
YTD Median Sale Price	\$1,154,250	\$991,975	\$1,092,500	+10.13%

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

AVERAGE SALE PRICE

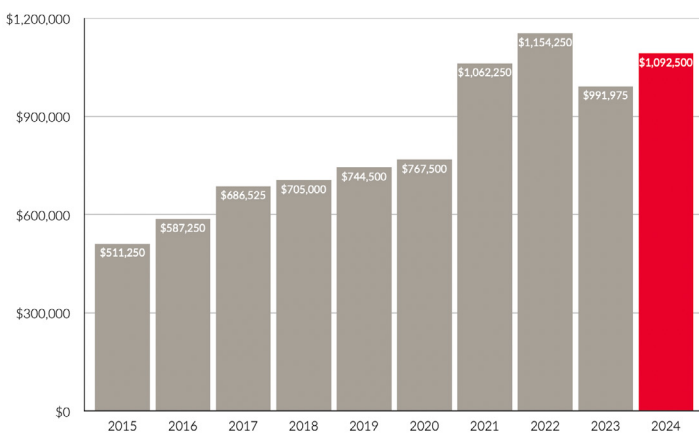


Year-Over-Year

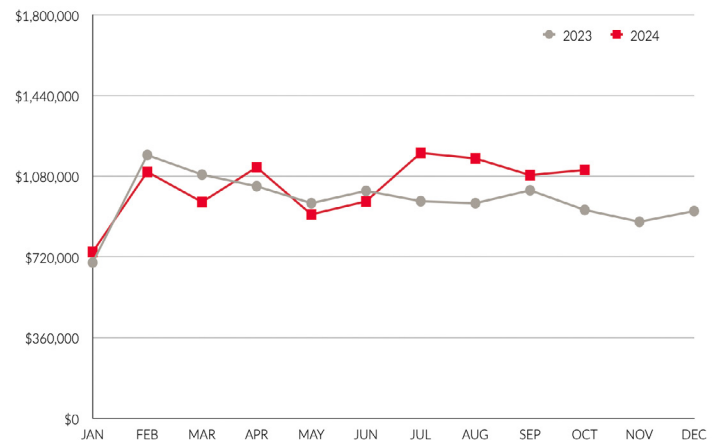


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



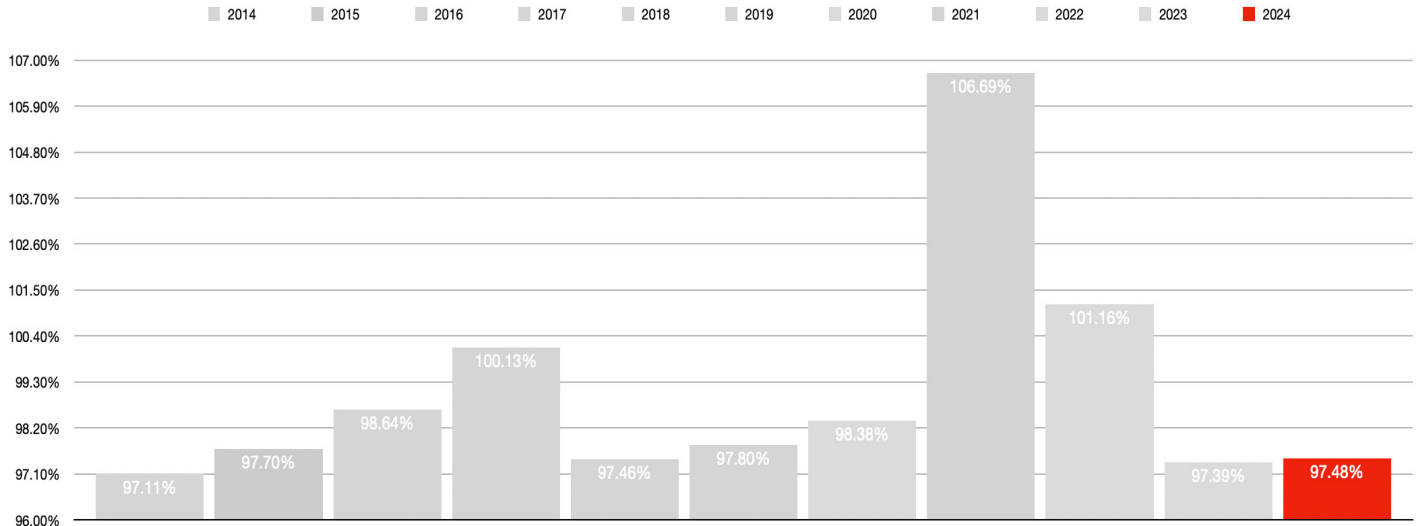
Year-Over-Year



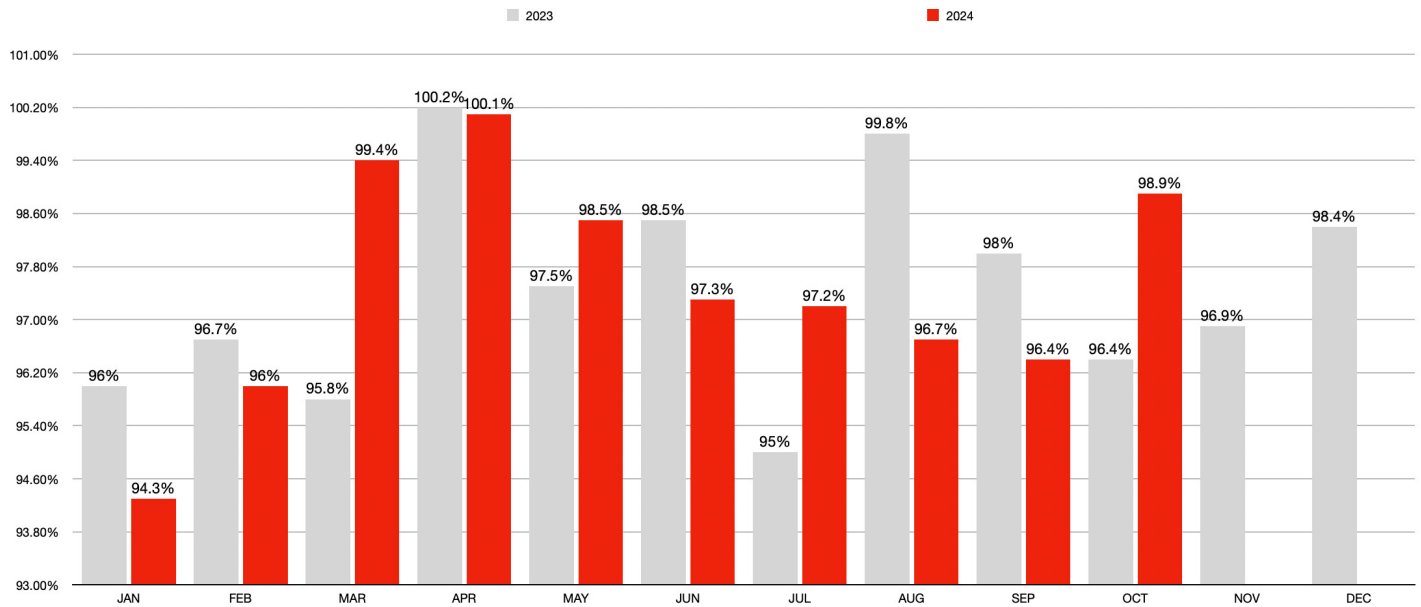
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

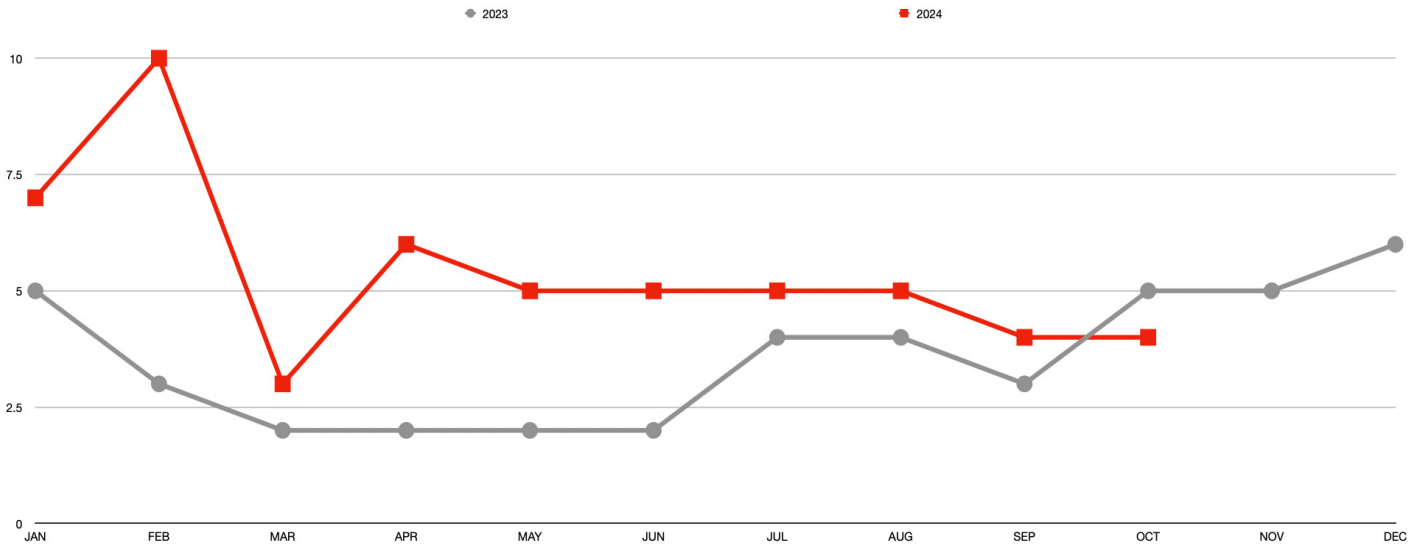


Year-Over-Year

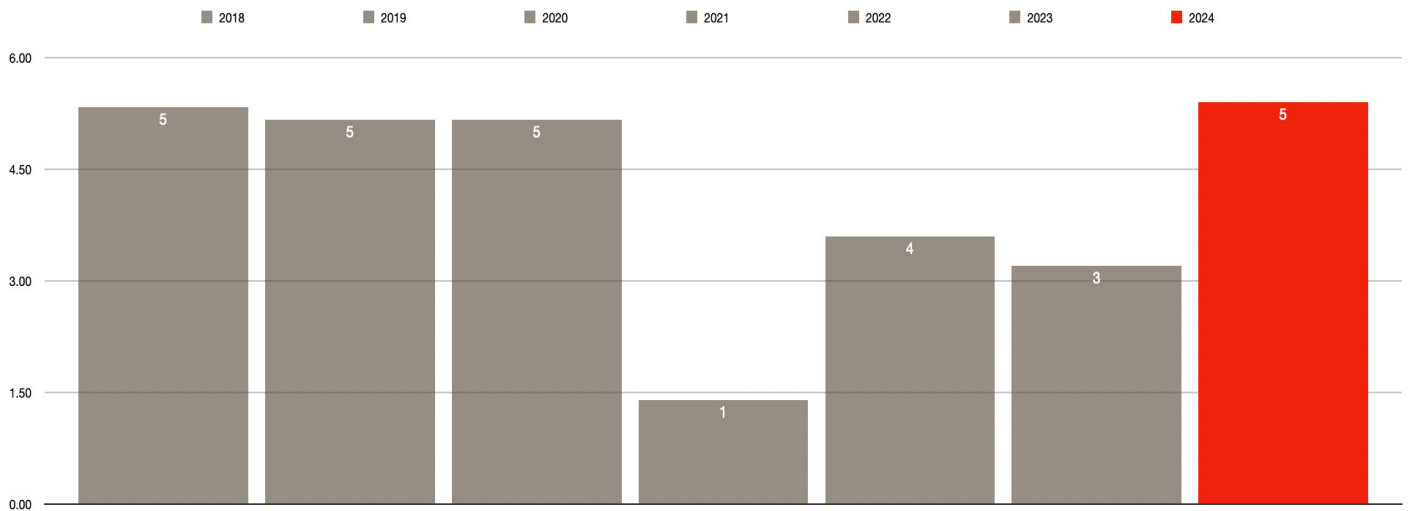


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

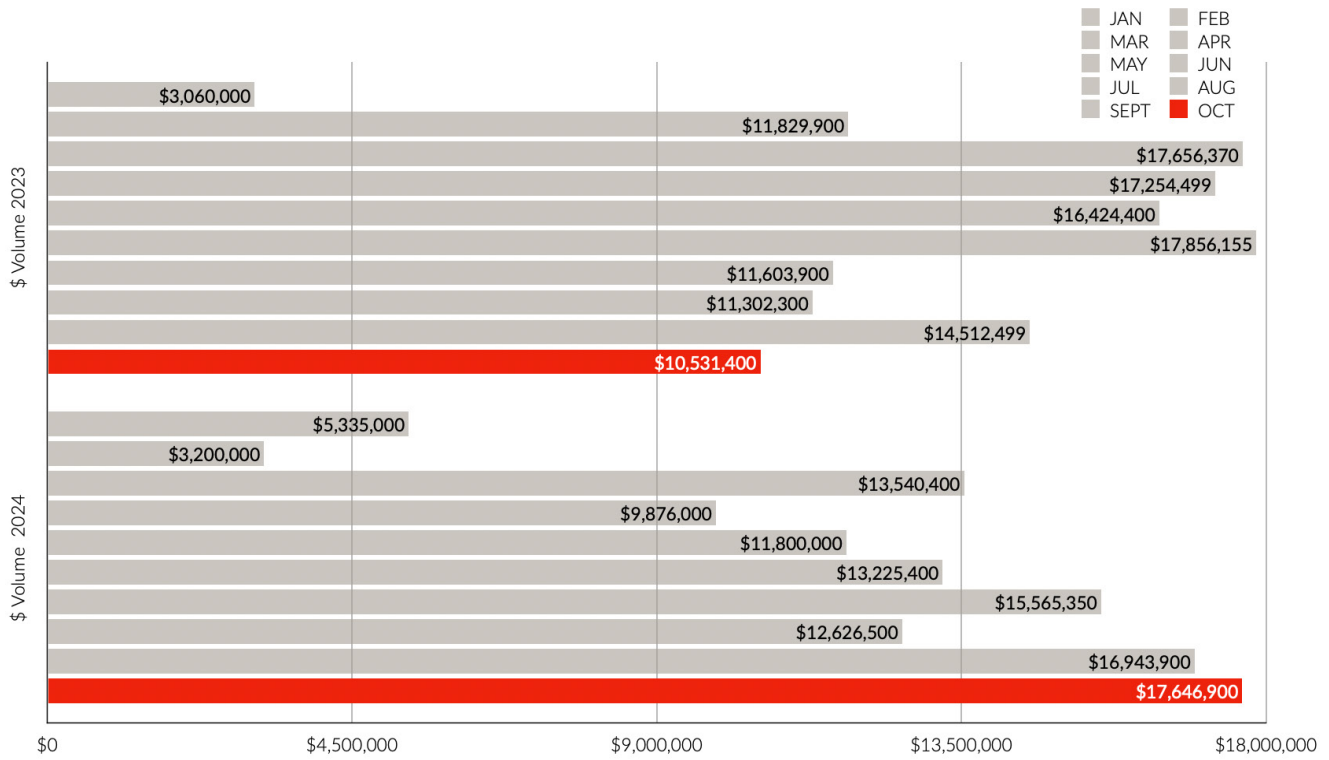


Month-Over-Month 2023 vs. 2024

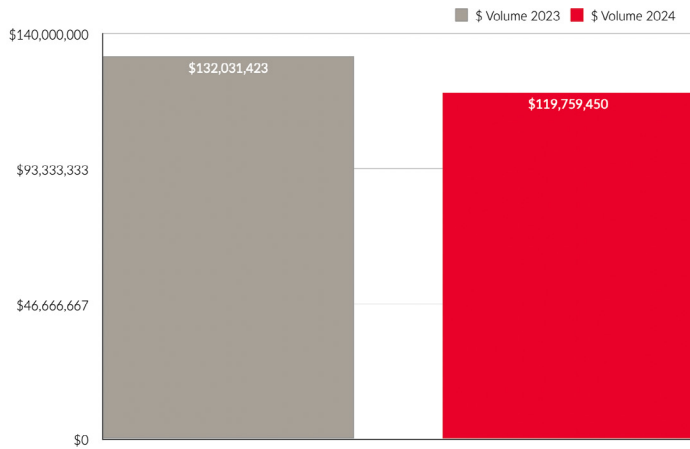


Year-Over-Year

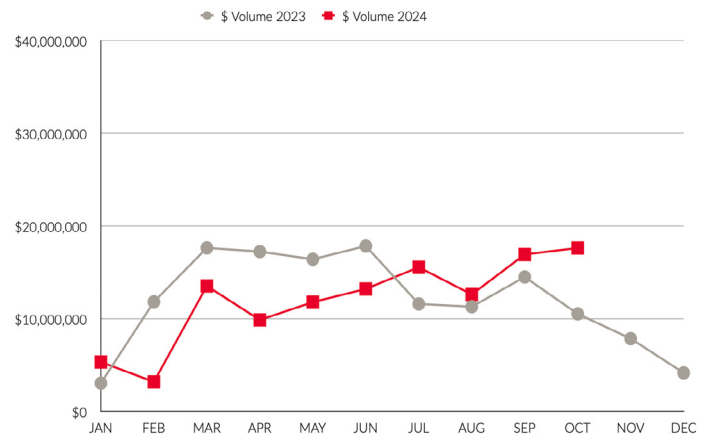
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

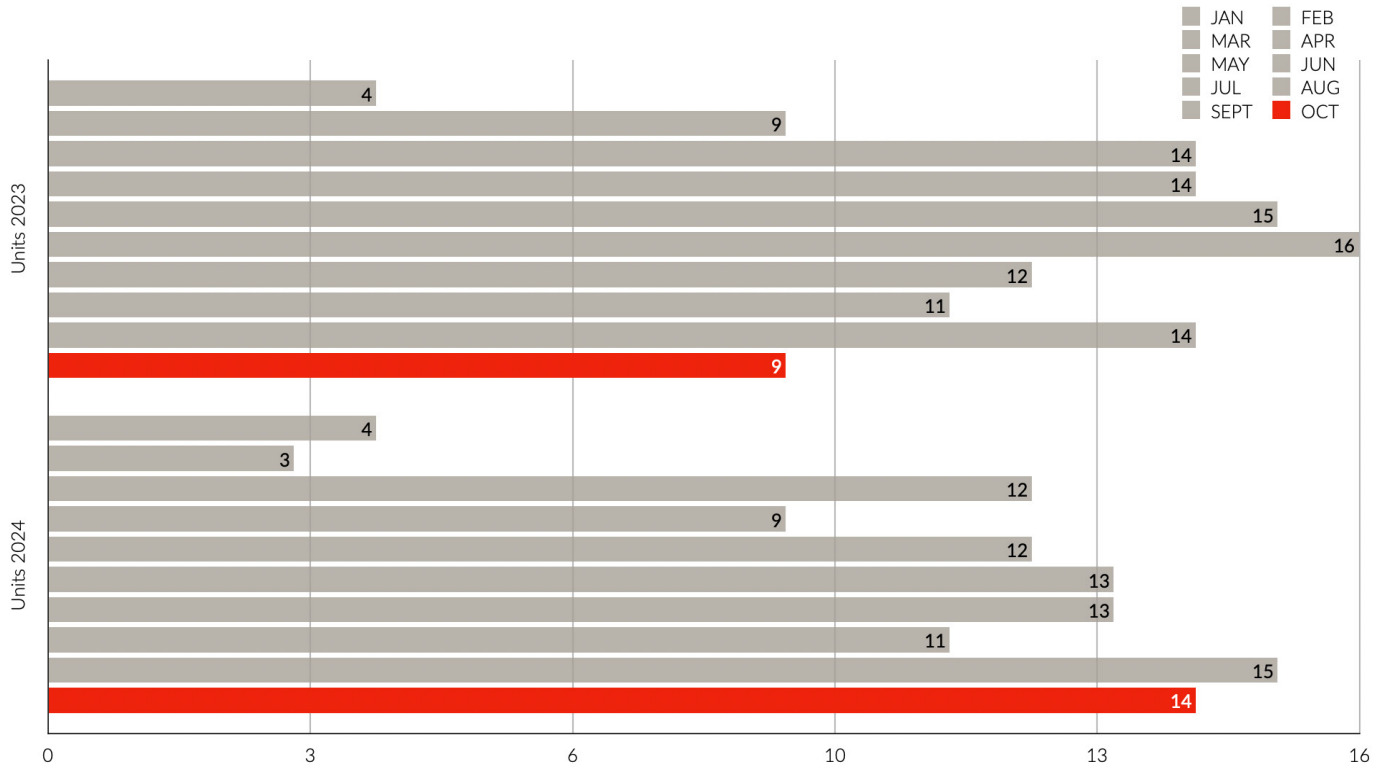


Yearly Totals 2023 vs. 2024

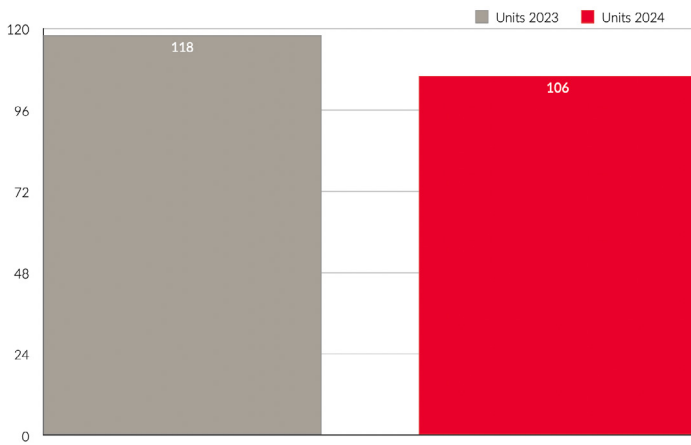


Month vs. Month 2023 vs. 2024

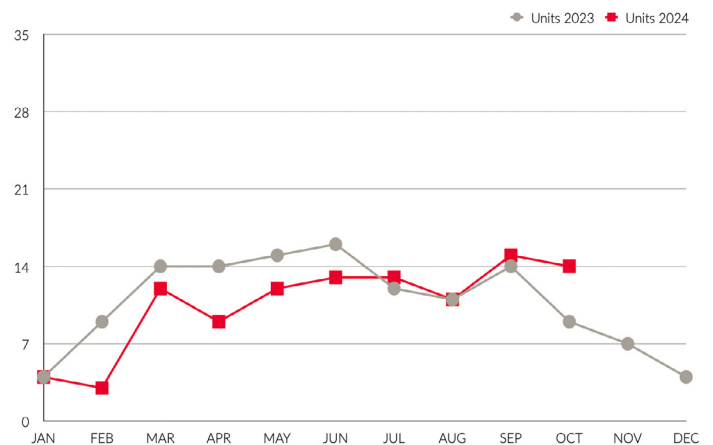
UNIT SALES



Monthly Comparison 2023 vs. 2024

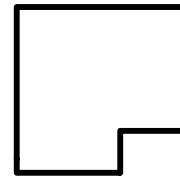


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



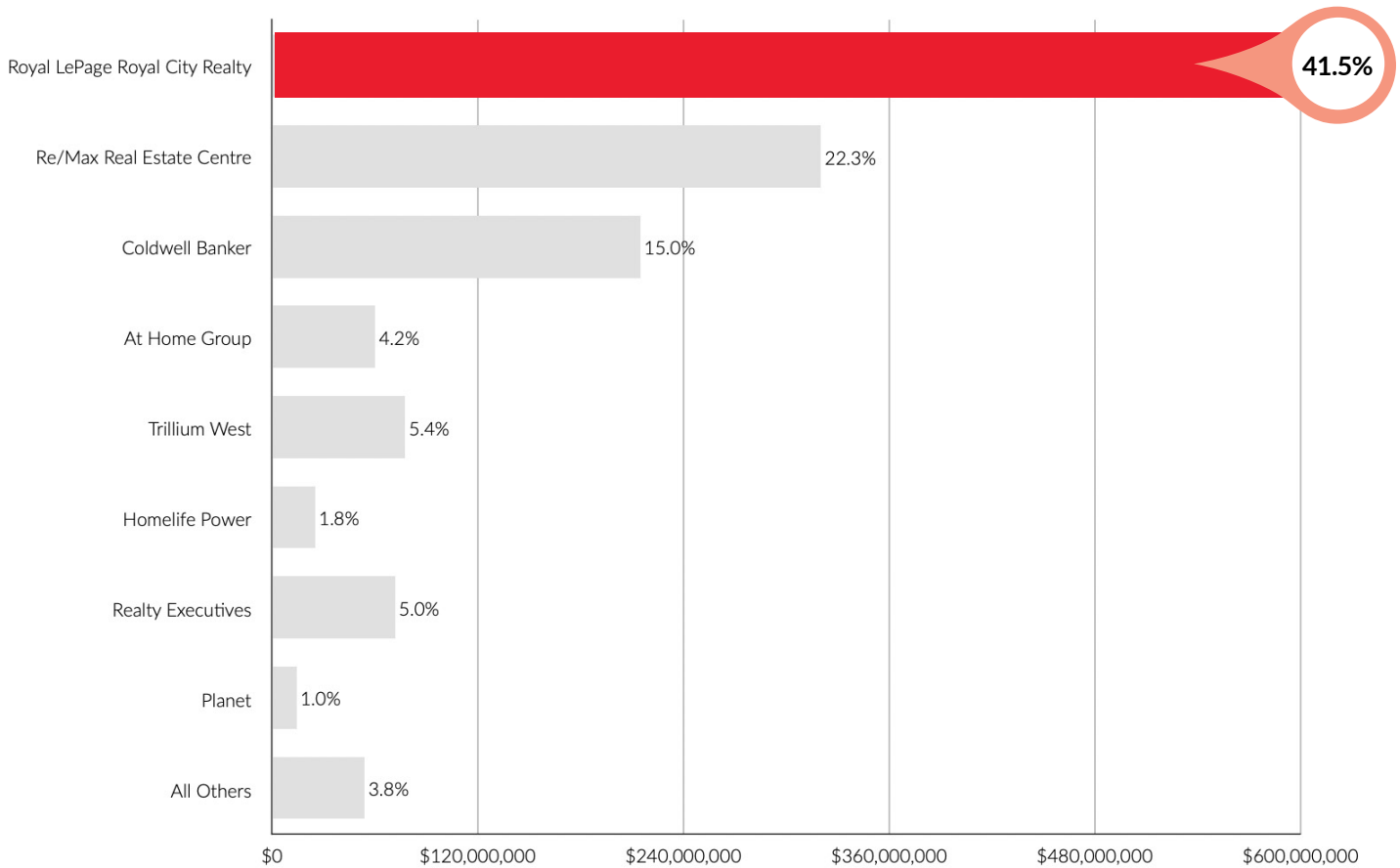
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$114,037,450 -7.84%	\$5,722,000 -21.18%	\$5,710,000 -10.08%
YTD Unit Sales	98 -7.55%	8 -27.27%	4 -20%
YTD Average Sale Price	\$1,163,647 -0.31%	\$715,250 +8.38%	\$1,427,500.00 +12.4%
October Sales Volume	\$17,646,900 +94.21%	\$0 -100%	\$3,900,000 Up from \$0
October Unit Sales	14 +100%	0 -100%	2 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 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.

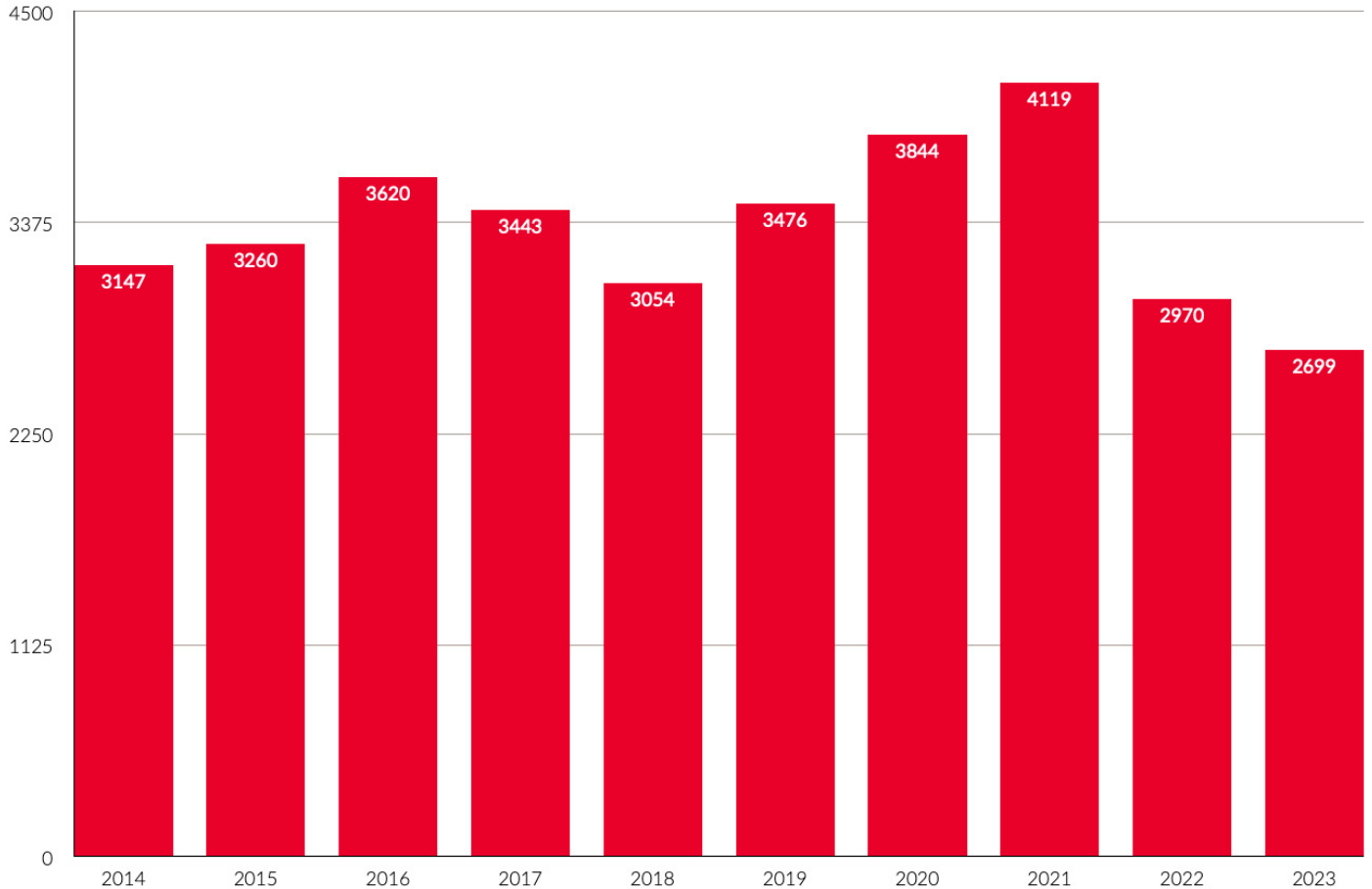
MARKET DOMINANCE



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



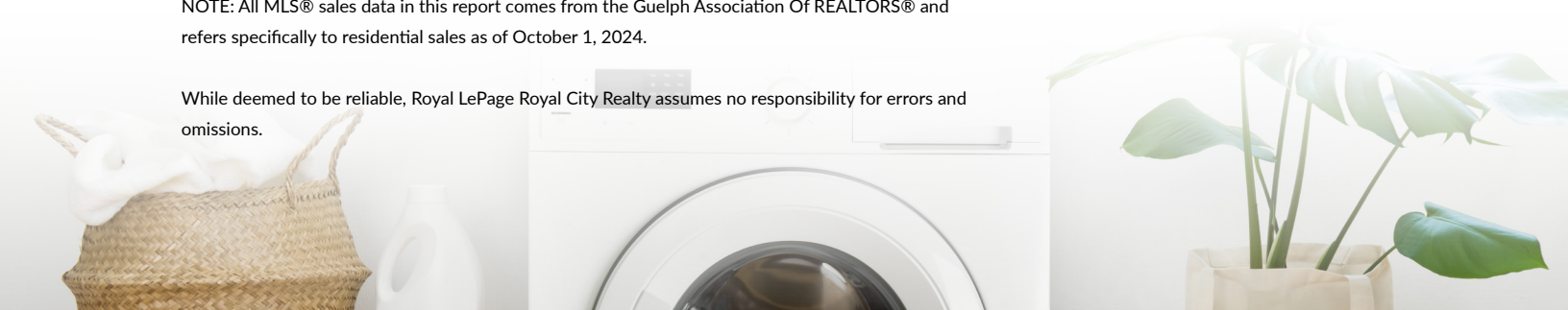
10 YEAR MARKET ANALYSIS



Units Sold

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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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