



2024

NOVEMBER

CENTRE WELLINGTON

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

SELLER'S MARKET

Centre Wellington's real estate market remained strong in November, with notable gains across several indicators. The median sale price increased by 18.21% to \$860,000, while the average sale price rose by 8.57% to \$937,018. Sales volume surged by 65.21%, supported by a 52.17% rise in unit sales. New listings fell by 25.37%, and expired listings dropped by 70%. The market remains a seller's market with the unit sales-to-listings ratio at 70%.



November year-over-year sales volume of \$32,795,644

Up 65.21% from 2023's \$19,850,900 with unit sales of 35 up 52.17% from last November's 23. New listings of 50 are down 25.37% from a year ago, with the sales/listing ratio of 70% up 35.67%.



Year-to-date sales volume of \$416,297,409

Up 14.51% from 2023's \$363,549,246 with unit sales of 464 up by 10.48% from last year's 420. New listings of 890 are up 12.23% from a year ago, with the sales/listing ratio of 52.13% down 0.83%.



Year-to-date average sale price of \$891,734

Up from \$859,409 one year ago with median sale price of \$807,500 up from \$799,999 one year ago. Average days-on-market of 35.7 is up 6.3 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$860,000

+18.21%

Average Sale Price

\$937,018

+8.57%

Sales Volume

\$32,795,644

+65.21%

Unit Sales

35

+52.17%

New Listings

50

-25.37%

Expired Listings

6

-70%

Unit Sales/Listings Ratio

70%

+35.67%

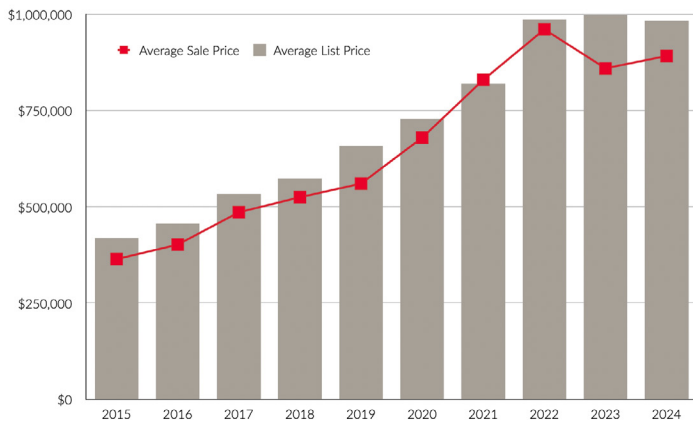
*Year-over-year comparison
(November 2024 vs. November 2023)*

THE MARKET IN DETAIL

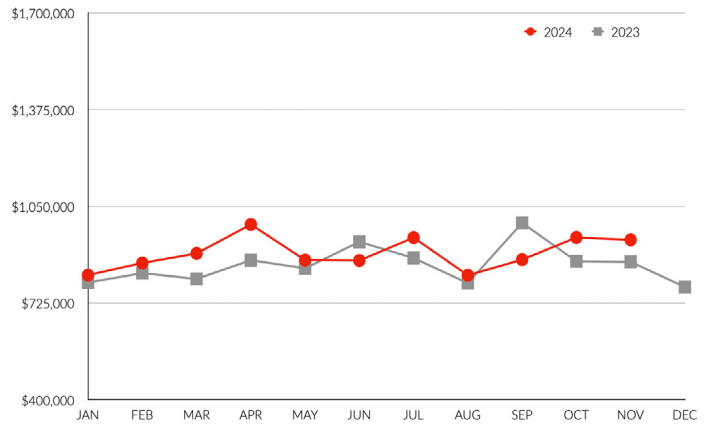
	2022	2023	2024	2023-2024
YTD Volume Sales	\$400,328,343	\$363,549,246	\$416,297,409	+14.51%
YTD Unit Sales	423	420	464	+10.48%
YTD New Listings	721	793	890	+12.23%
YTD Sales/Listings Ratio	58.67%	52.96%	52.13%	-0.83%
YTD Expired Listings	55	94	118	+25.53%
Monthly Volume Sales	\$23,800,400	\$19,850,900	\$32,795,644	+65.21%
Monthly Unit Sales	31	23	35	+52.17%
Monthly New Listings	49	67	50	-25.37%
Monthly Sales/Listings Ratio	63.27%	34.33%	70.00%	+35.67%
Monthly Expired Listings	9	20	6	-70%
YTD Sales: \$0-\$199K	7	7	7	No Change
YTD Sales: \$200k-349K	8	5	2	-60%
YTD Sales: \$350K-\$549K	20	29	39	+34.48%
YTD Sales: \$550K-\$749K	85	132	141	+6.82%
YTD Sales: \$750K-\$999K	141	153	146	-4.58%
YTD Sales: \$1M-\$2M	158	89	122	+37.08%
YTD Sales: \$2M+	4	7	10	+42.86%
YTD Average Days-On-Market	23.55	29.45	35.73	+21.3%
YTD Average Sale Price	\$960,642	\$859,409	\$891,734	+3.76%
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

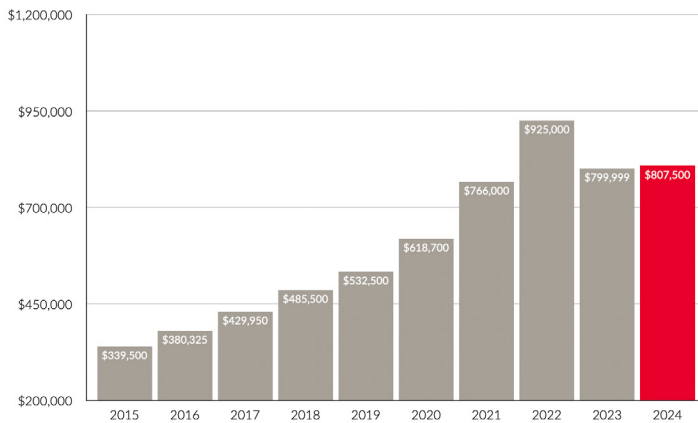


Year-Over-Year

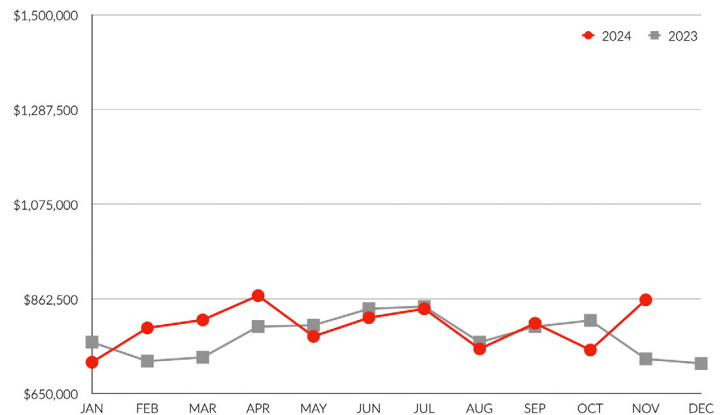


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



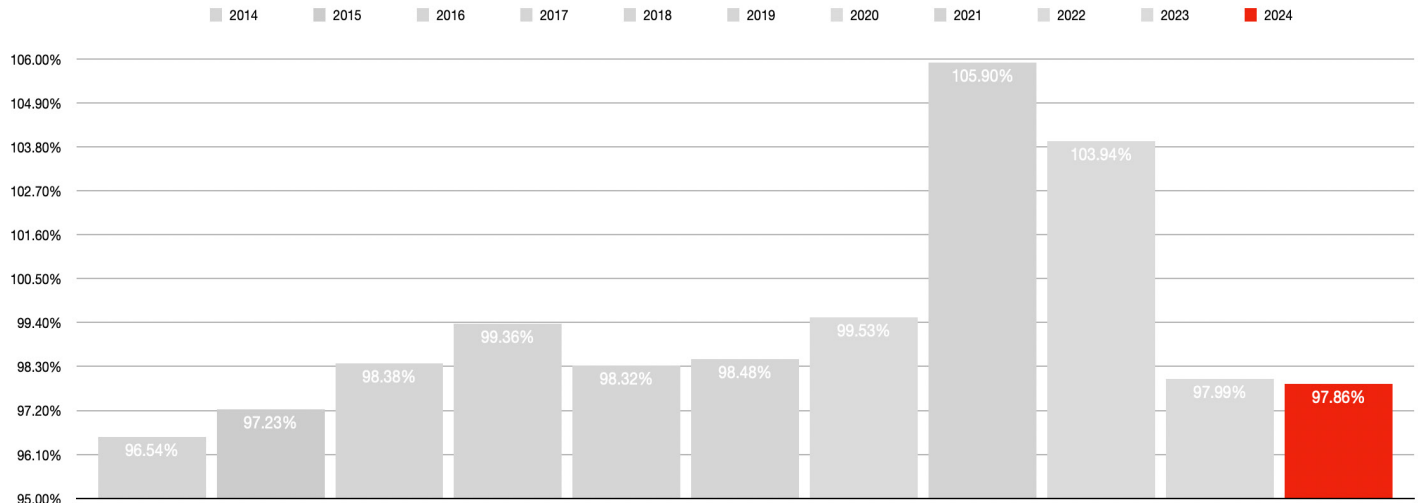
Year-Over-Year



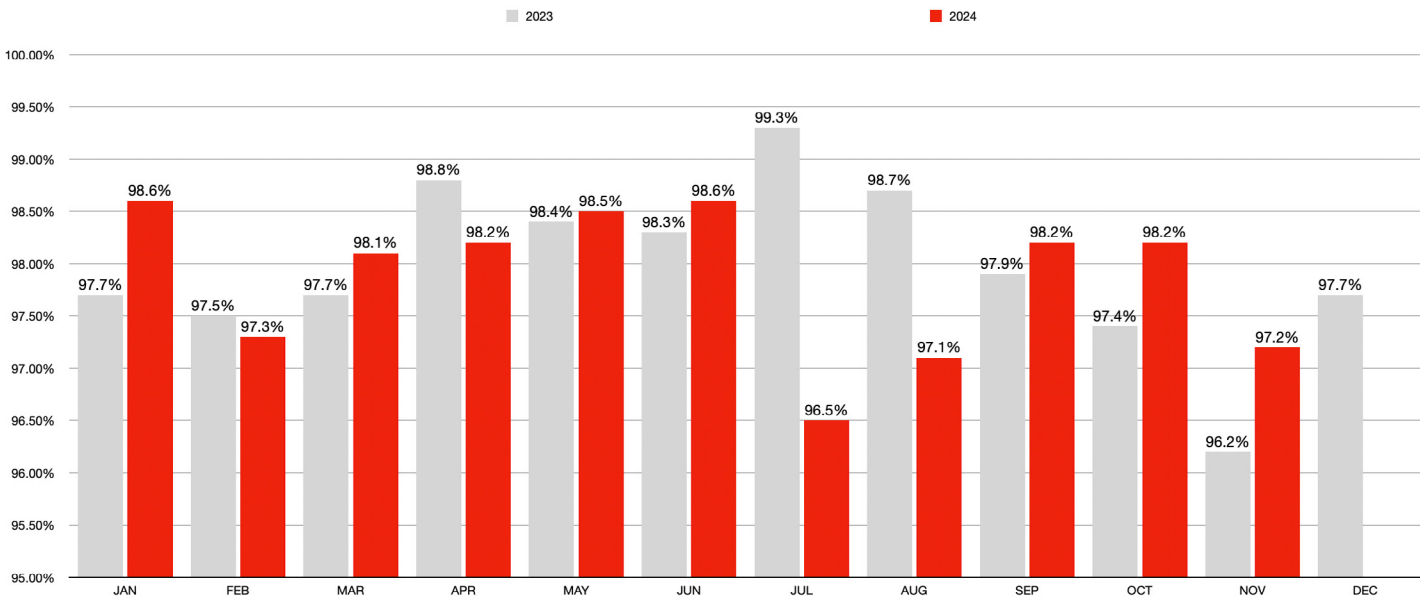
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

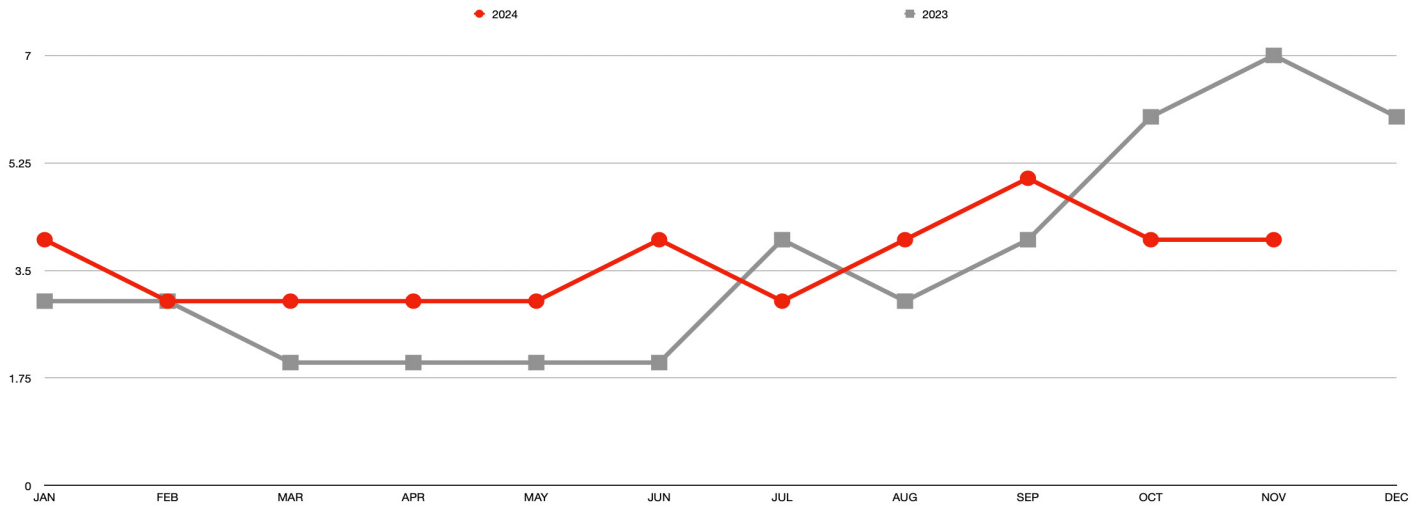


Year-Over-Year

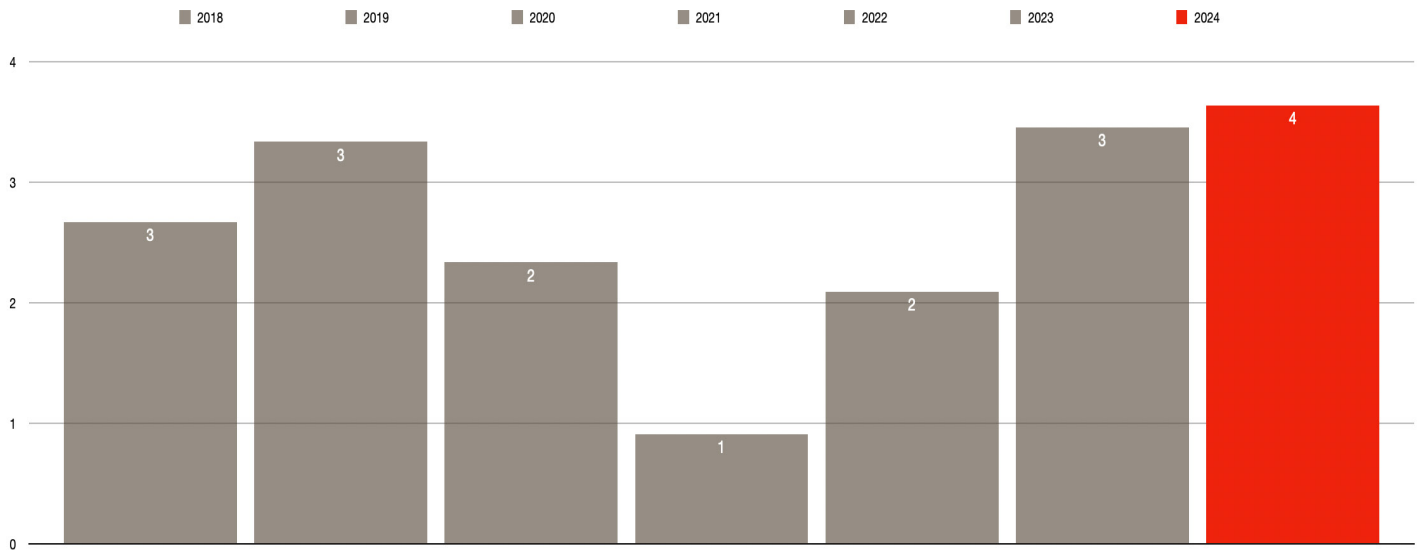


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

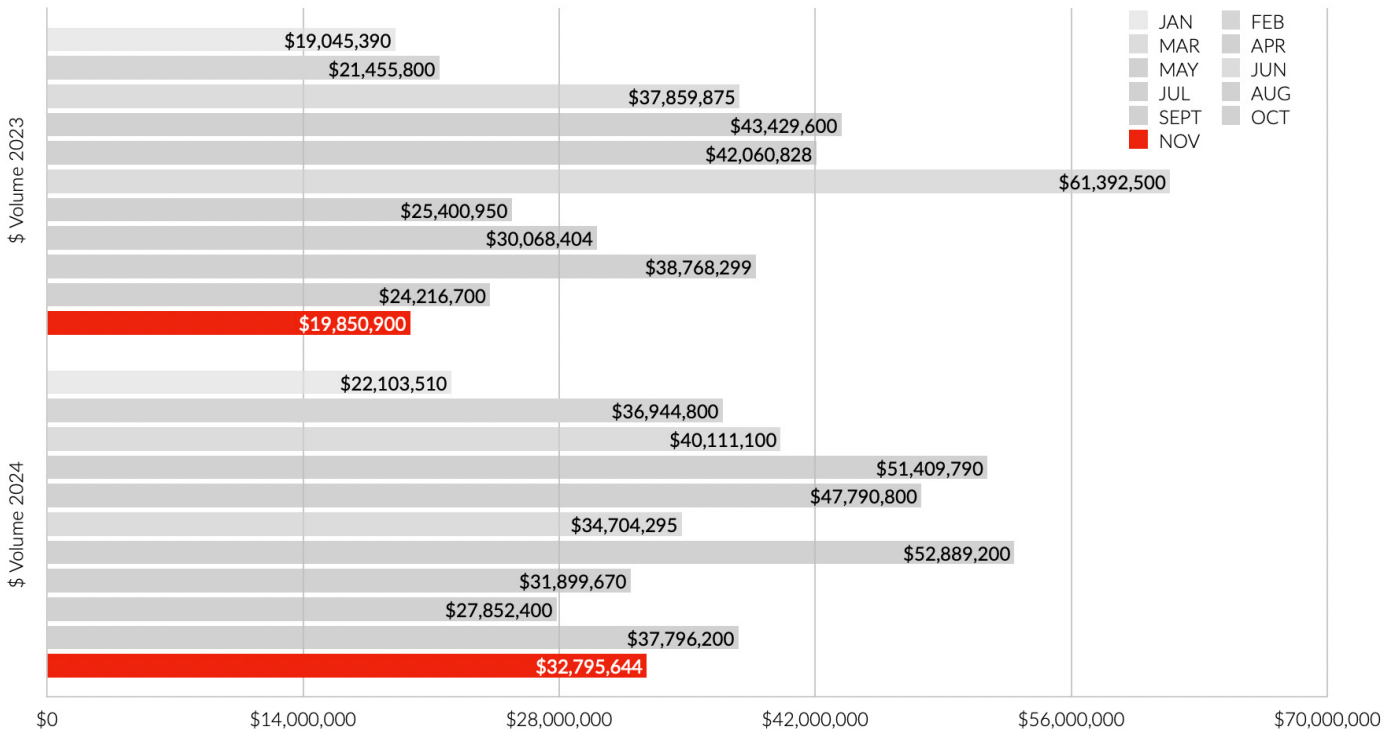


Month-Over-Month 2023 vs. 2024

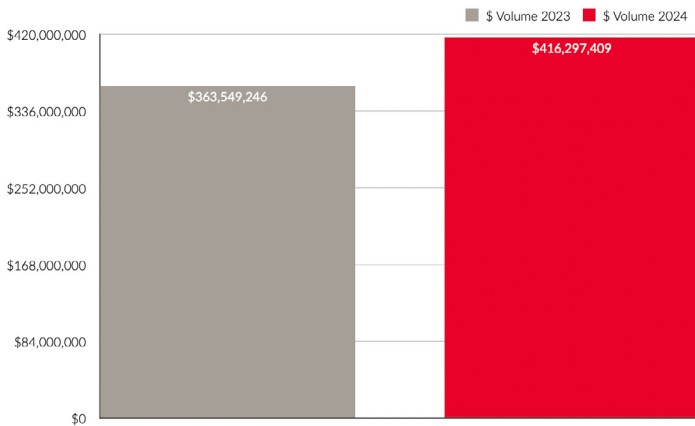


Year-Over-Year

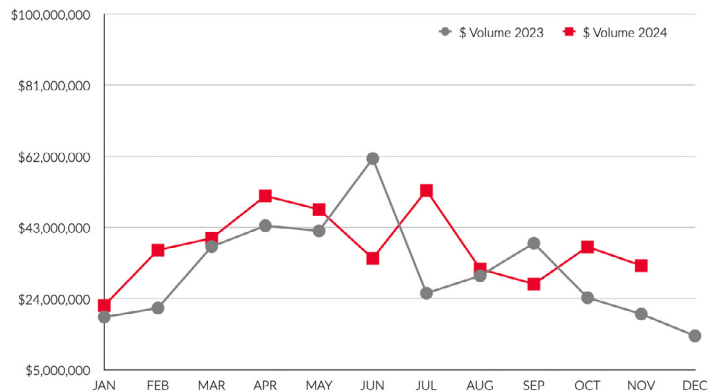
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

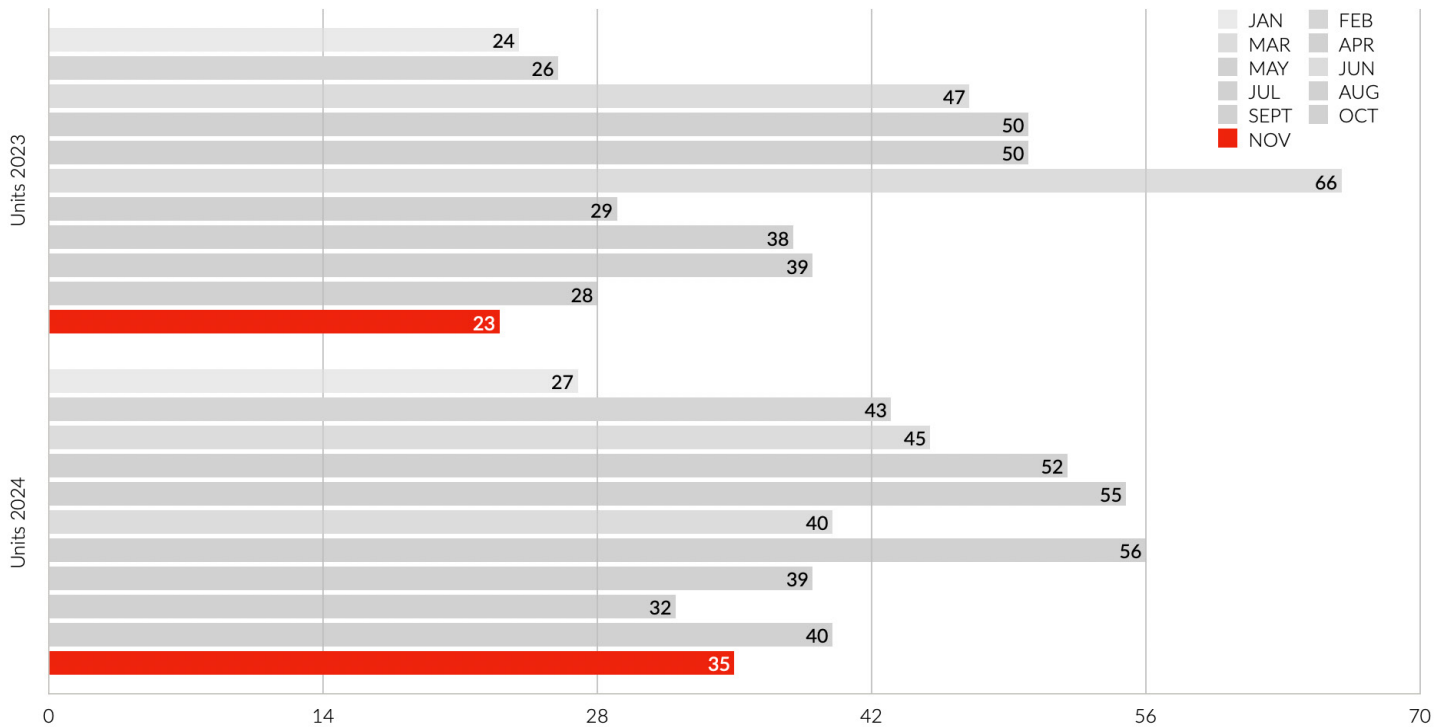


Yearly Totals 2023 vs. 2024

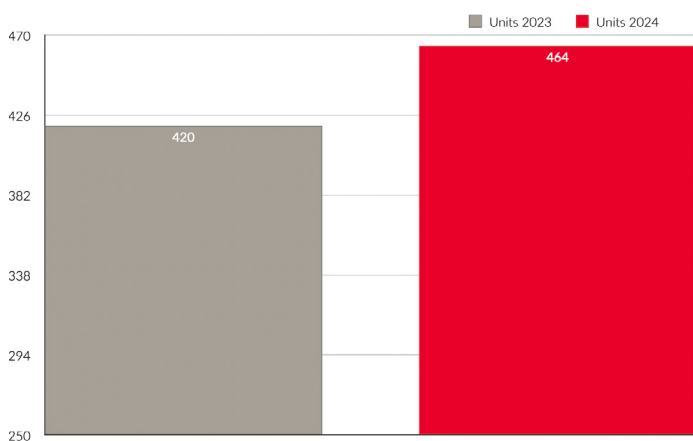


Month vs. Month 2023 vs. 2024

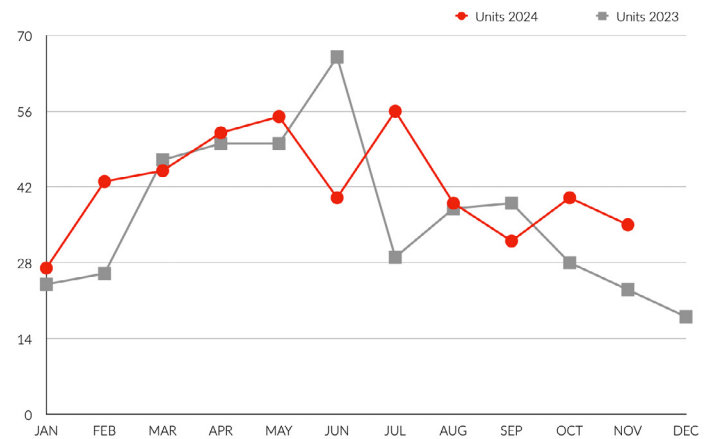
UNIT SALES



Monthly Comparison 2023 vs. 2024

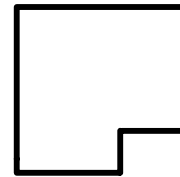


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE

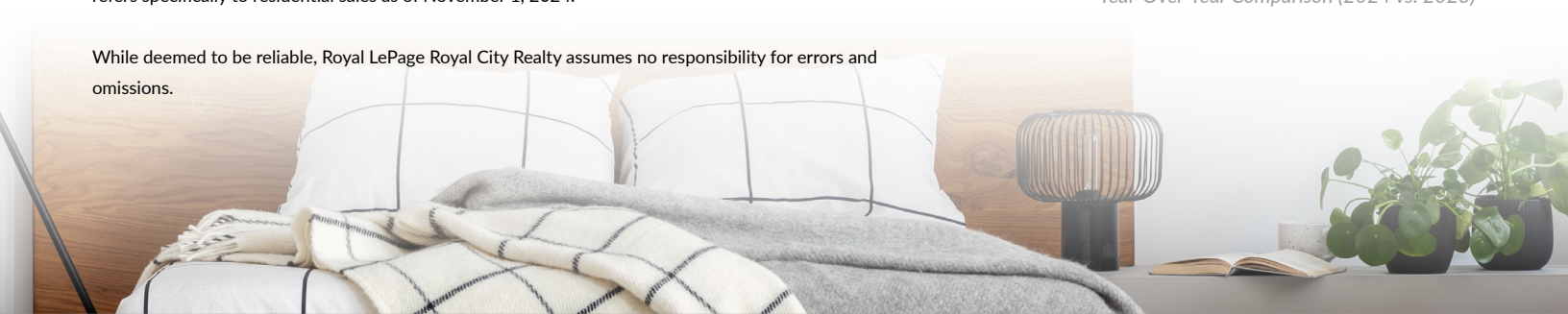


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$367,583,509 +14.84%	 \$34,608,200 +6.86%	 \$12,420,000 +649.32%
YTD Unit Sales	 377 +19.3%	 57 +16.33%	 8 +166.67%
YTD Average Sale Price	 \$975,023 -3.74%	 \$607,161 -8.14%	 \$1,552,500 +181%
November Sales Volume	 \$31,920,644 +60.8%	 \$875,000 Up from 0	 \$0 No Change
November Unit Sales	 33 +43.48%	 2 Up from 0	 0 No Change

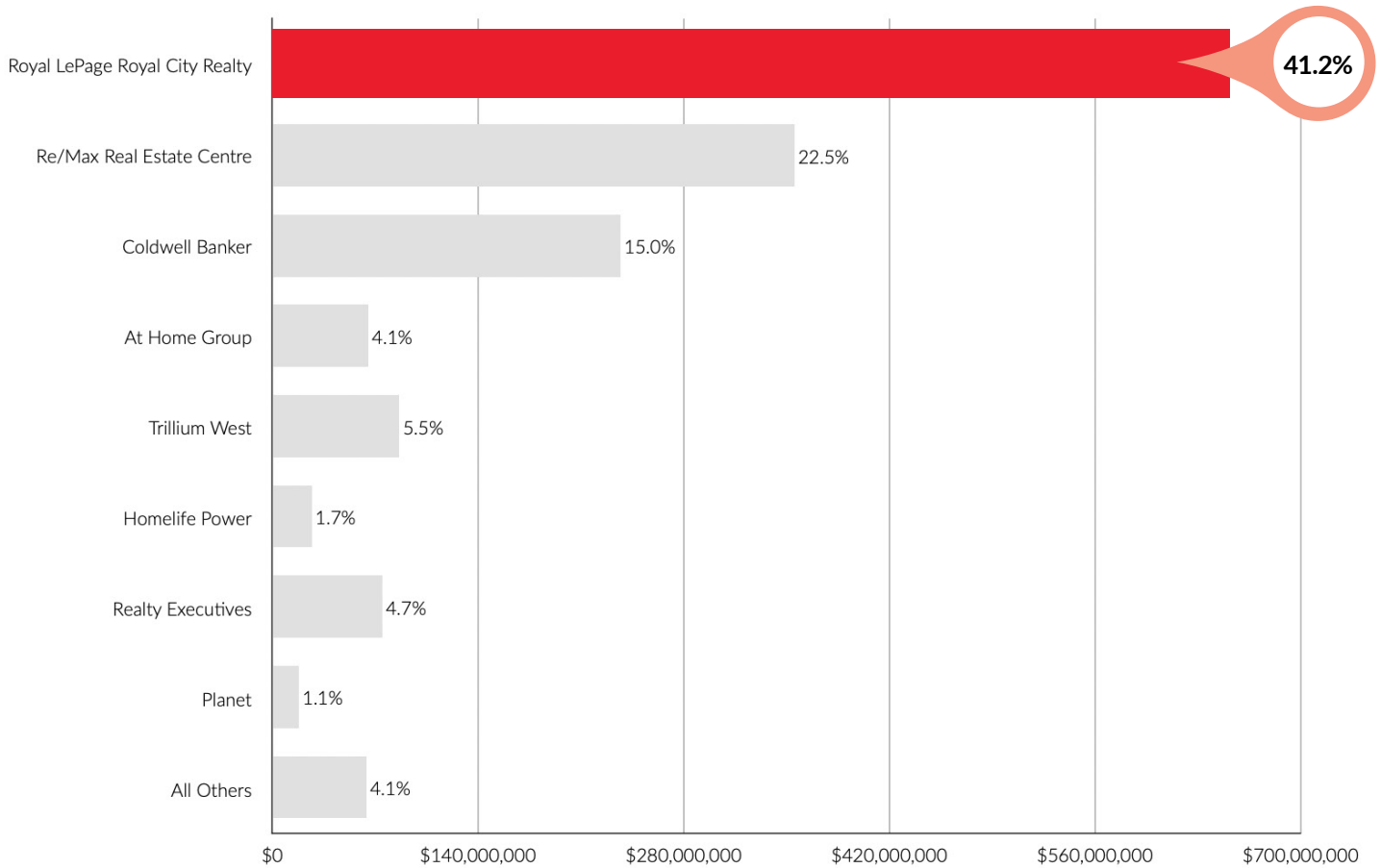
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of November 1, 2024.

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

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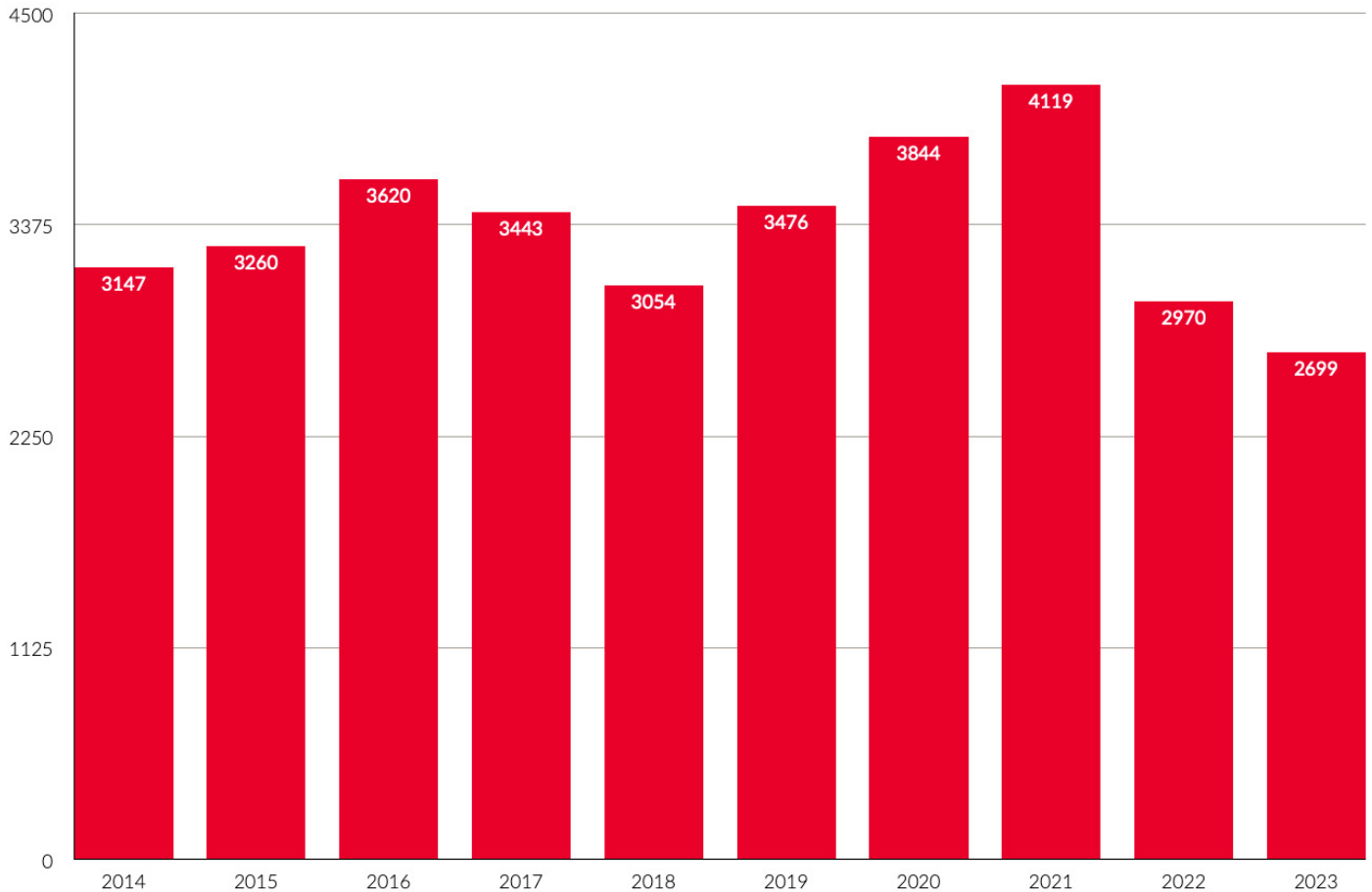
MARKET DOMINANCE



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



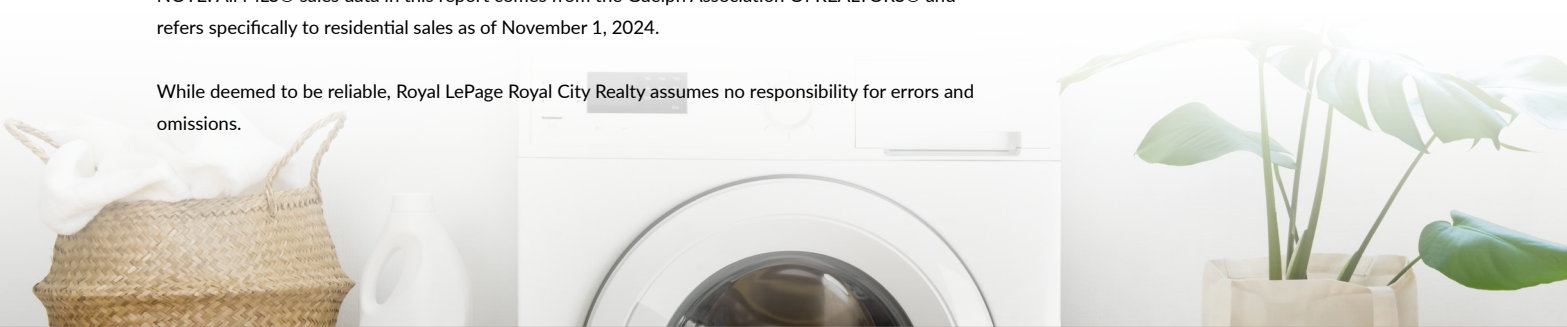
10 YEAR MARKET ANALYSIS



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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