



2024

NOVEMBER

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

SELLER'S MARKET

The City of Guelph's real estate market has shifted to a seller's market once again. The median sale price rose by 2.79% to \$755,500, and the average sale price increased by 3% to \$790,650. Sales volume surged by 53.44%, driven by a 48.98% jump in unit sales to 146. New listings declined slightly by 3.94%, while expired listings remained unchanged. The rise in the unit sales/listings ratio puts the Guelph market into the seller's favour.



November year-over-year sales volume of \$115,434,898

Up 53.44% from 2023's \$75,229,746 with unit sales of 146 up 48.98% from last November's 98. New listings of 195 are down 3.94% from a year ago, with the sales/listing ratio of 74.87% up 26.6%.



Year-to-date sales volume of \$1,292,496,186

Up 2.41% from 2023's \$1,262,112,663 with unit sales of 1,622 up from 1,563 in 2023. New listings of 3,093 are up 16.63% from a year ago, with the sales/listing ratio of 52.44% down 6.50%.



Year-to-date average sale price of \$794,726

Down from \$799,070 one year ago with median sale price of \$770,000 up from \$765,000 one year ago. Average days-on-market of 26.7 is up 6.5 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$755,500

+2.79%

Average Sale Price

\$790,650

+3%

Sales Volume

\$115,434,898

+53.44%

Unit Sales

146

+48.98%

New Listings

195

-3.94%

Expired Listings

22

No Change

Unit Sales/Listings Ratio

74.87%

+26.6%

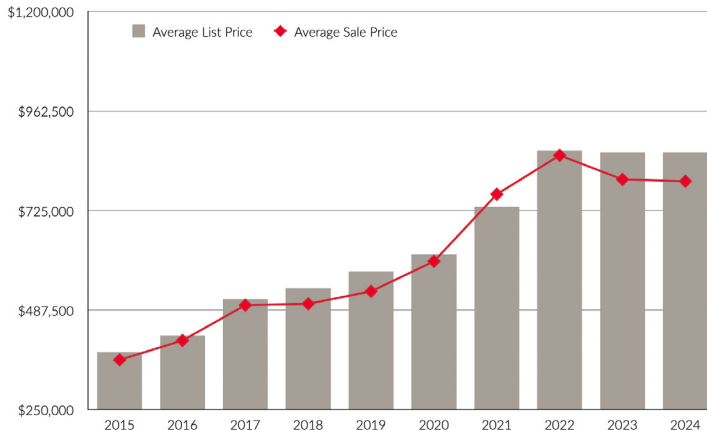
*Year-over-year comparison
(November 2024 vs. November 2023)*

THE MARKET IN DETAIL

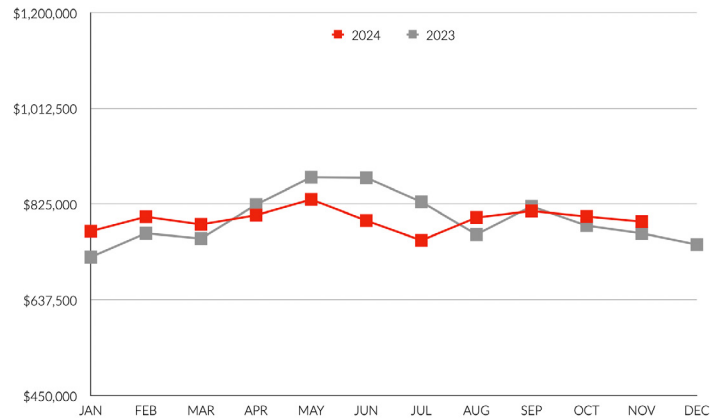
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,638,310,185	\$1,262,112,663	\$1,292,496,186	+2.41%
YTD Unit Sales	1,864	1,563	1,622	+3.77%
YTD New Listings	3,190	2,652	3,093	+16.63%
YDT Sales/Listings Ratio	58.43%	58.94%	52.44%	-6.5%
YTD Expired Listings	153	145	249	+71.72%
Monthly Volume Sales	\$79,550,744	\$75,229,746	\$115,434,898	+53.44%
Monthly Unit Sales	108	98	146	+48.98%
Monthly New Listings	172	203	195	-3.94%
Monthly Sales/Listings Ratio	62.79%	48.28%	74.87%	+26.6%
Monthly Expired Listings	18	22	22	No Change
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	12	4	6	+50%
YTD Sales: \$350K-\$549K	173	234	217	-7.26%
YTD Sales: \$550K-\$749K	486	454	526	+15.86%
YTD Sales: \$750K-\$999K	709	595	619	+4.03%
YTD Sales: \$1M - \$2M	464	276	253	-8.33%
YTD Sales: \$2M+	19	3	6	+100%
YTD Average Days-On-Market	17.73	20.18	26.73	+32.43%
YTD Average Sale Price	\$856,414	\$799,070	\$794,726	-0.54%
YTD Median Sale Price	\$795,000	\$765,000	\$770,000	+0.65%

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

AVERAGE SALE PRICE

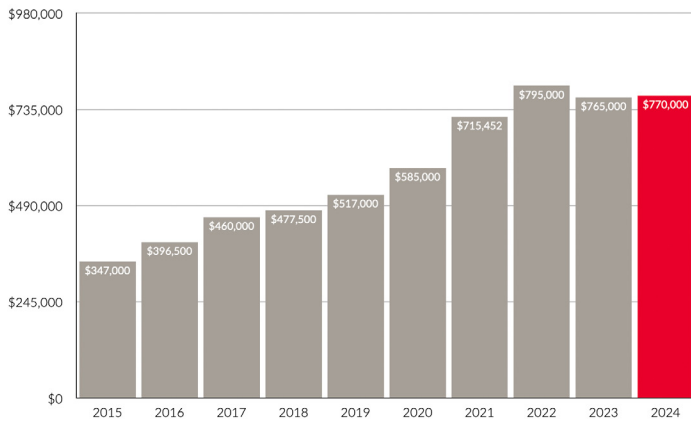


Year-Over-Year

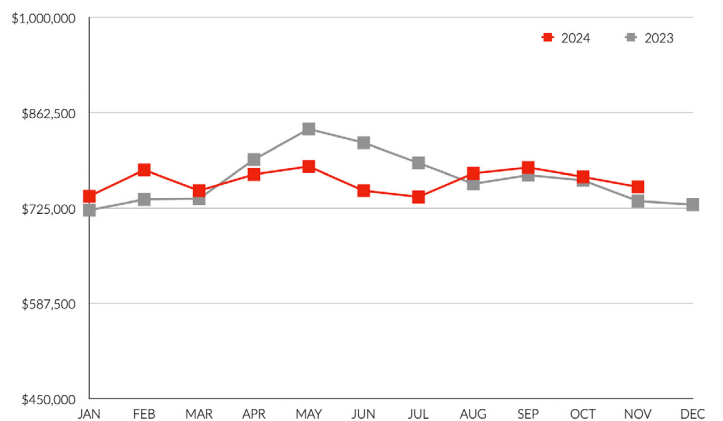


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



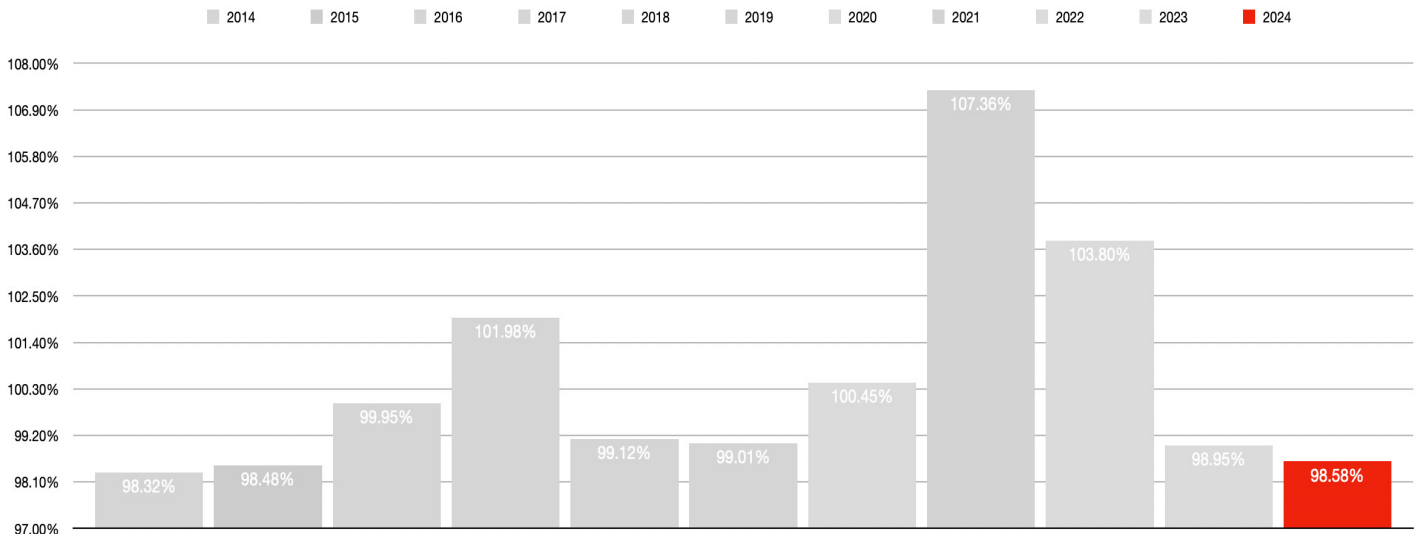
Year-Over-Year



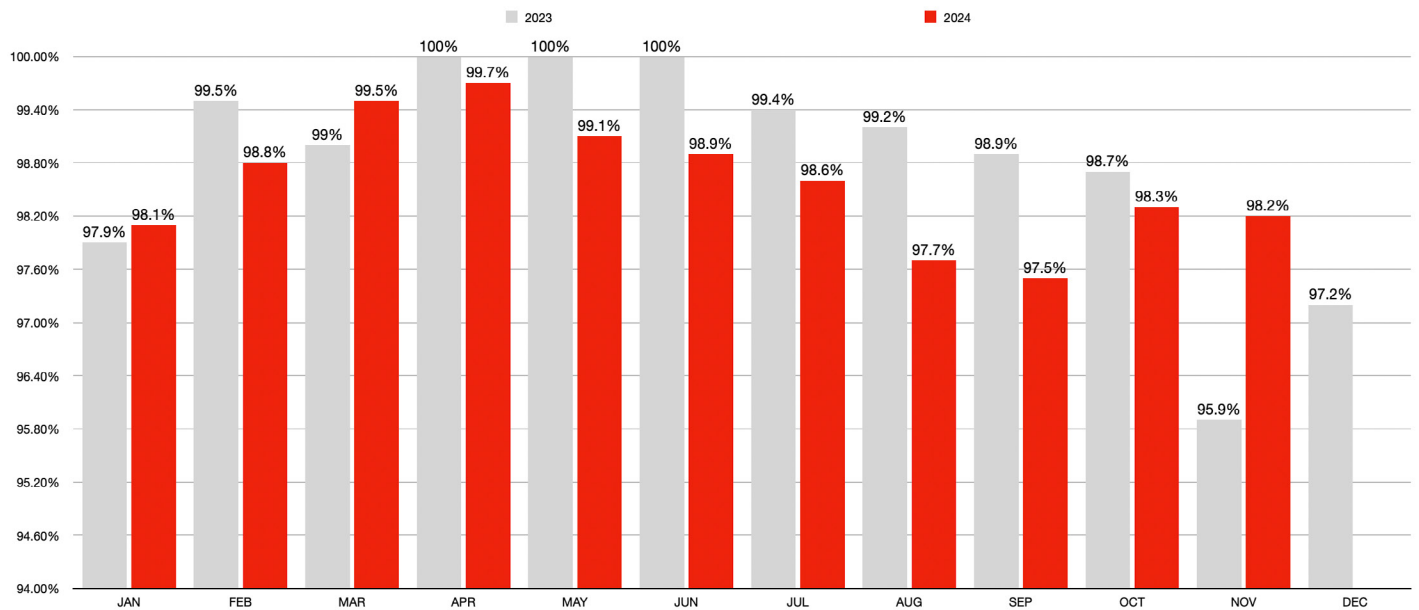
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

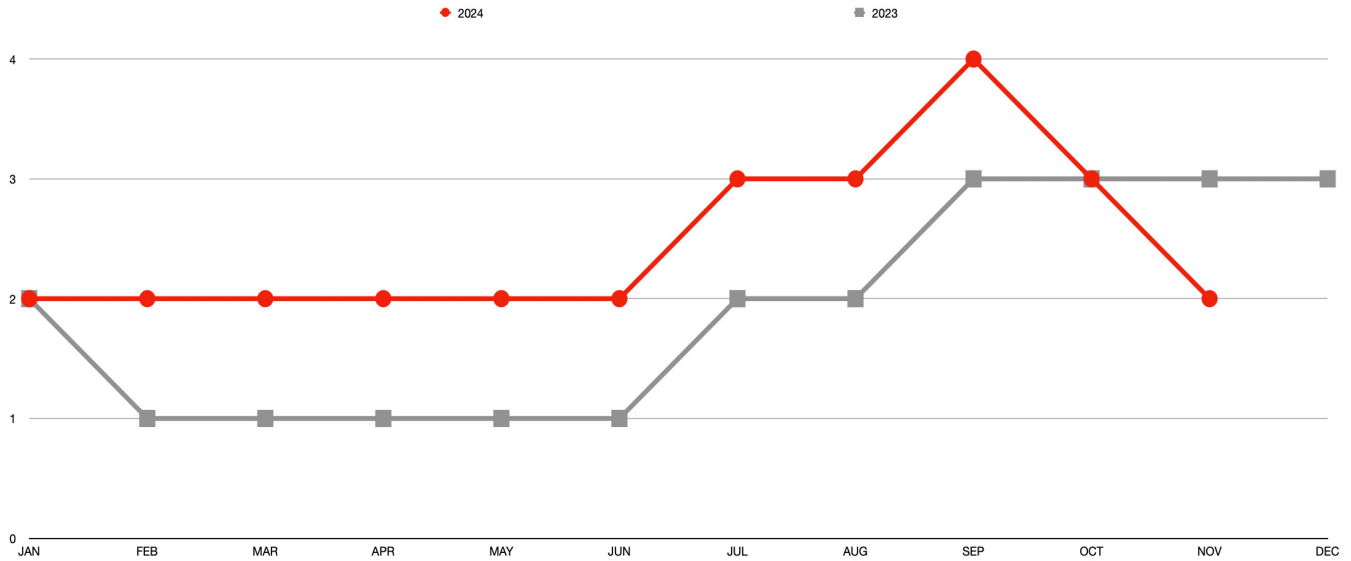


Year-Over-Year

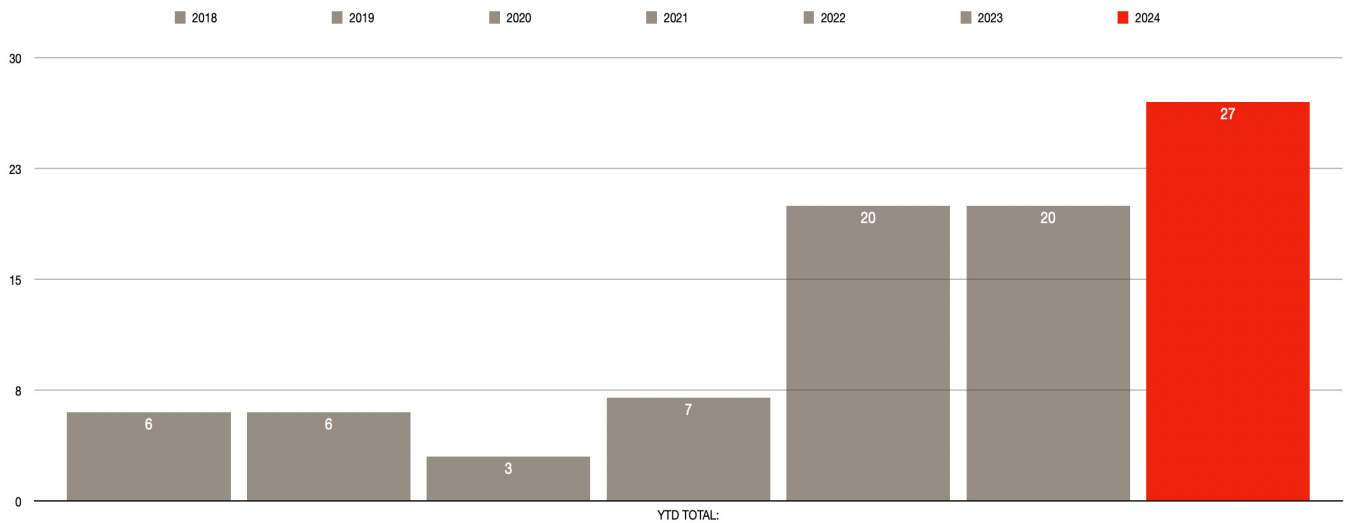


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

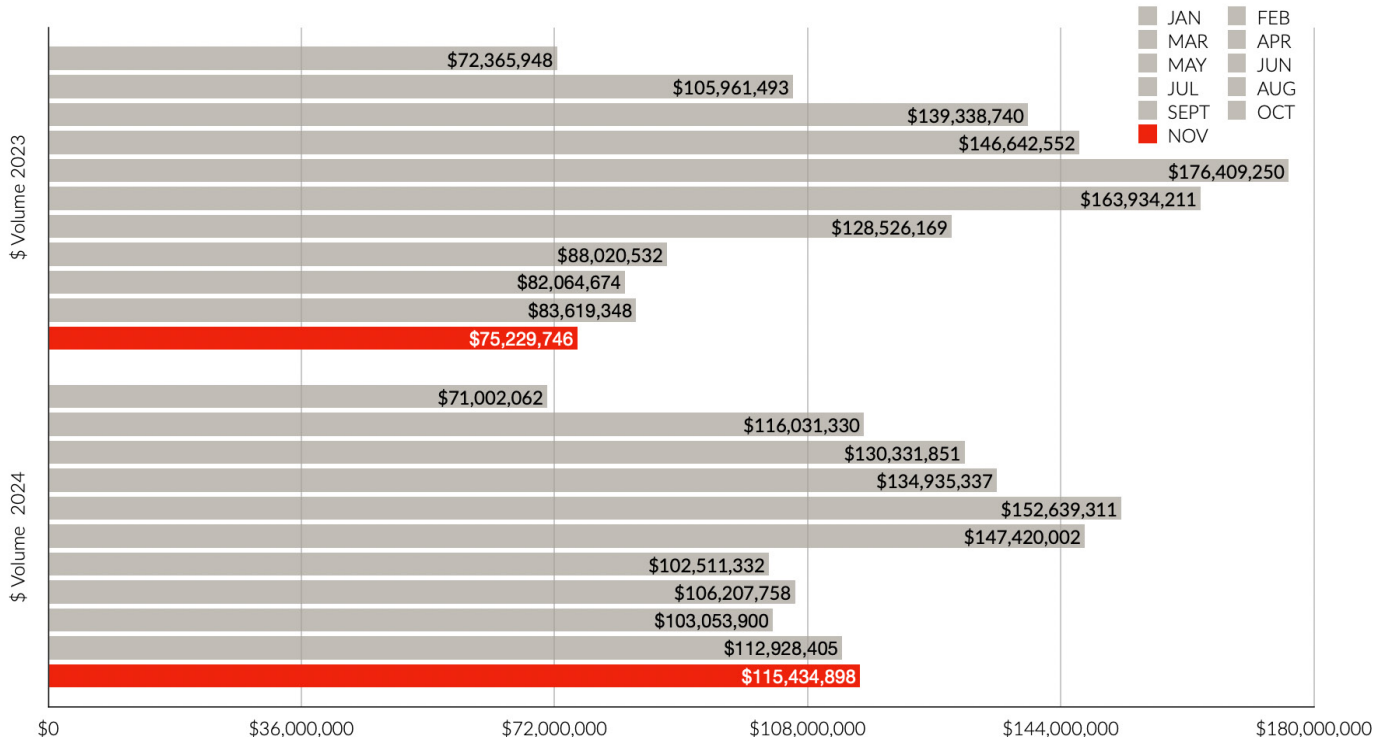


Month-Over-Month 2023 vs. 2024

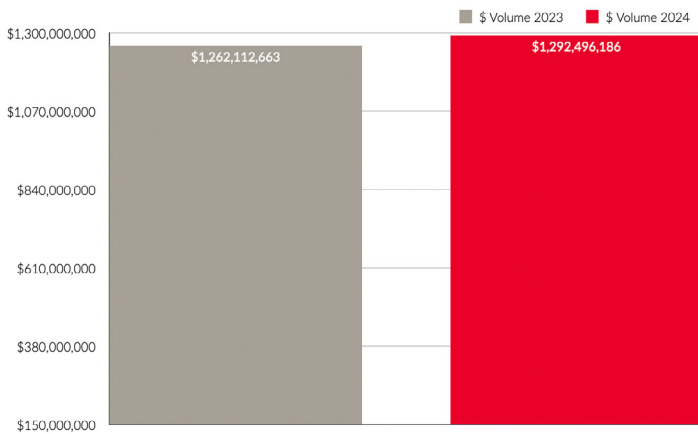


Year-Over-Year

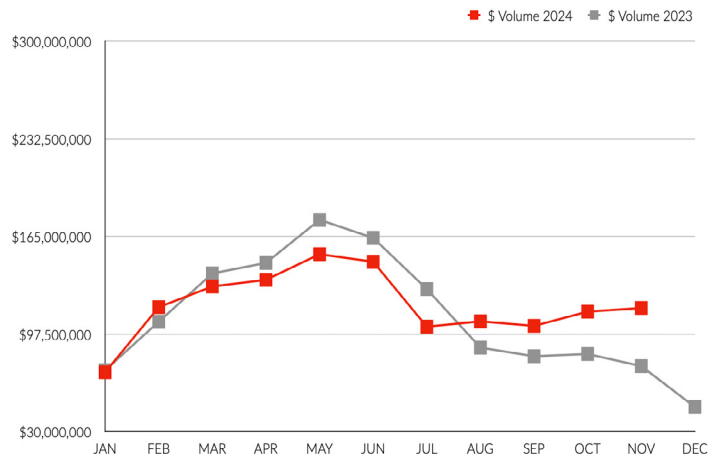
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

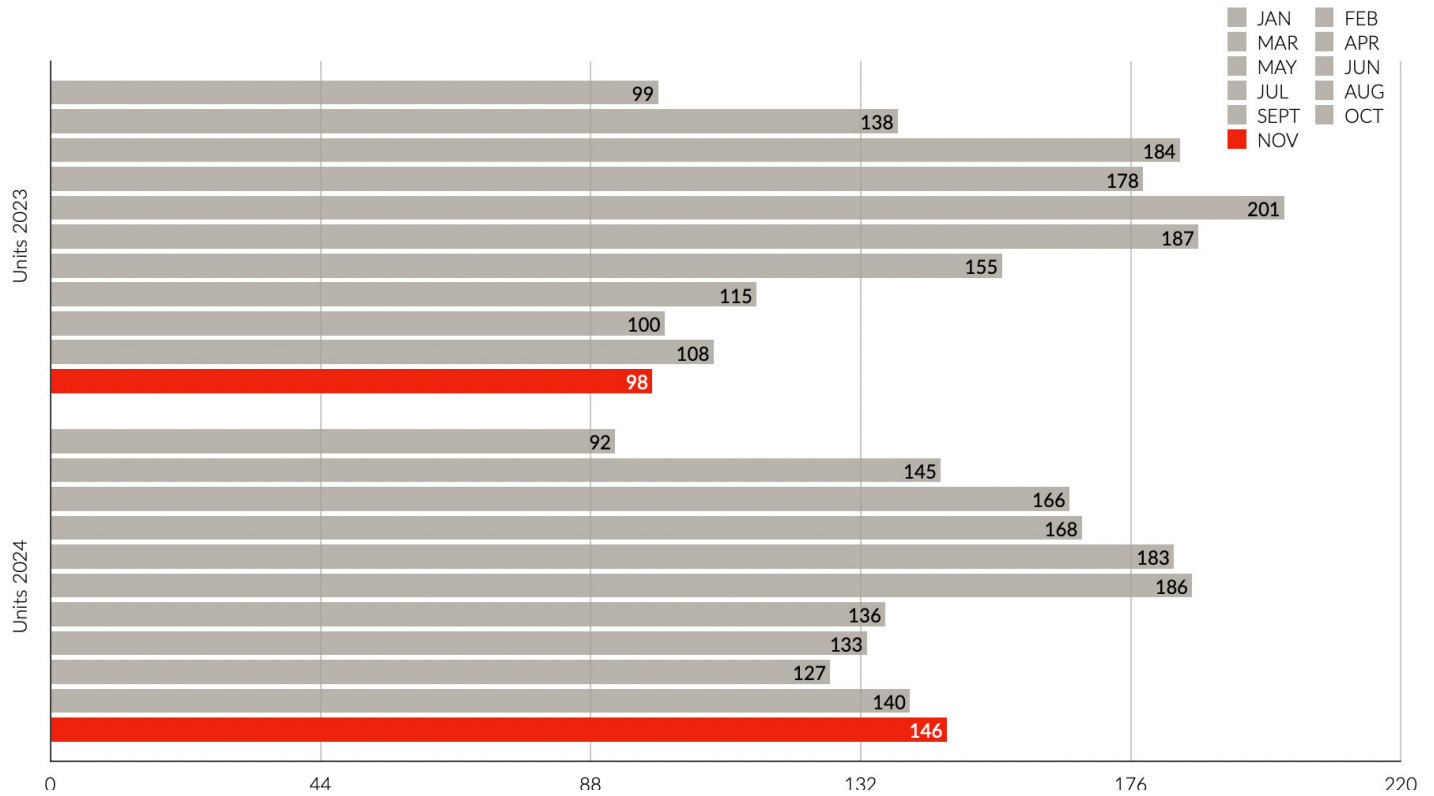


Yearly Totals 2023 vs. 2024

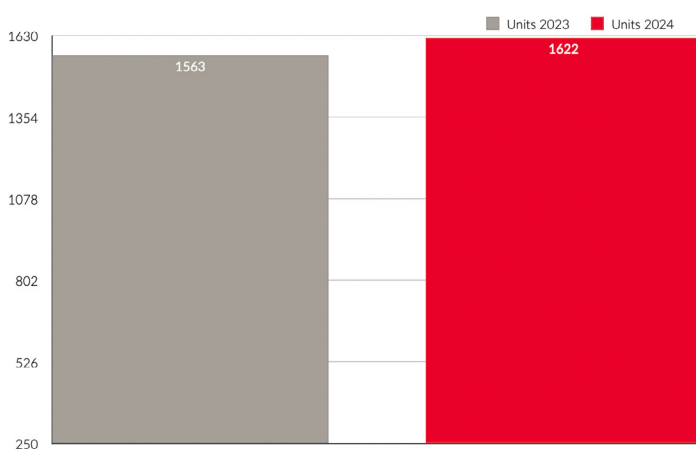


Month vs. Month 2023 vs. 2024

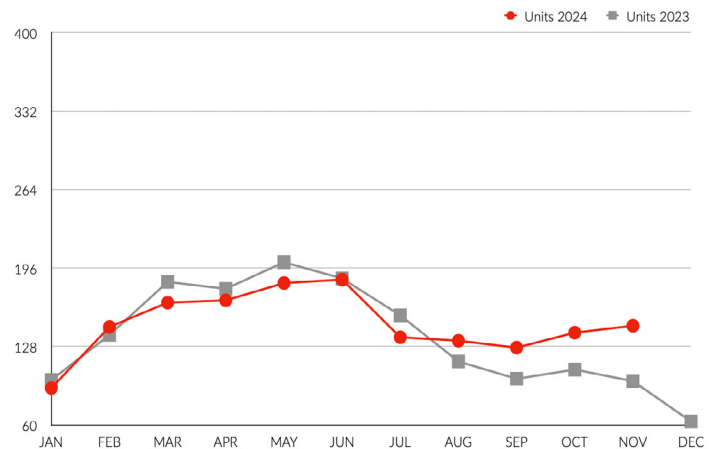
UNIT SALES



Monthly Comparison 2023 vs. 2024

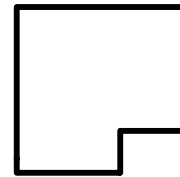


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$900,864,760 +0.01%	 \$350,971,037 +2.8%	 \$8,277,500 -8.6%
YTD Unit Sales	 1015 +2.84%	 562 +1.63%	 7 -46.15%
YTD Average Sale Price	 \$887,551 -2.75%	 \$624,504 +1.15%	 \$1,182,500.00 +69.75%
November Sales Volume	 \$83,262,699 +61.72%	 \$29,492,299 +33.81%	 \$530,000 -55.83%
November Unit Sales	 95 +58.33%	 48 +33.33%	 1 -50%

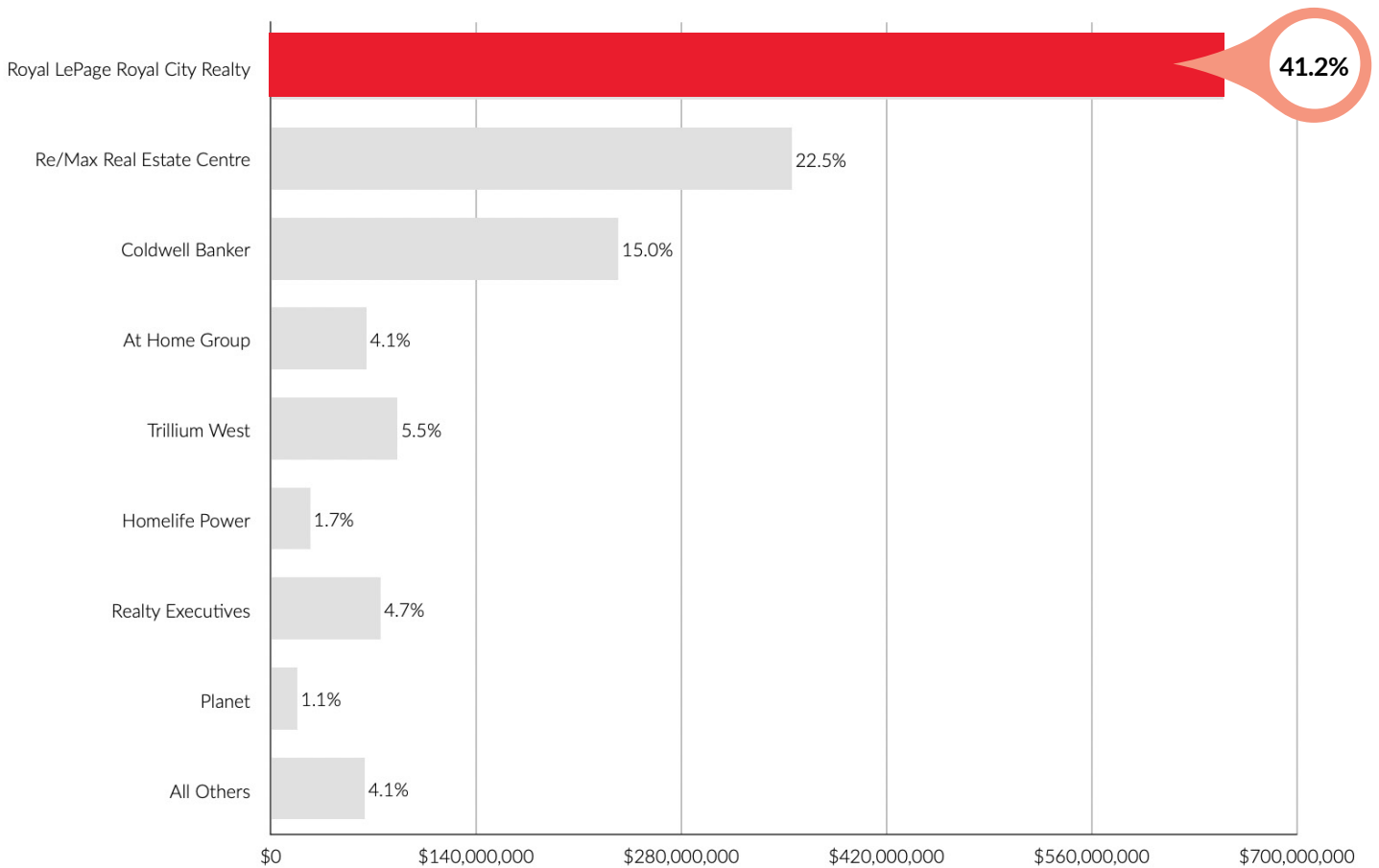
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of November 1, 2024.

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

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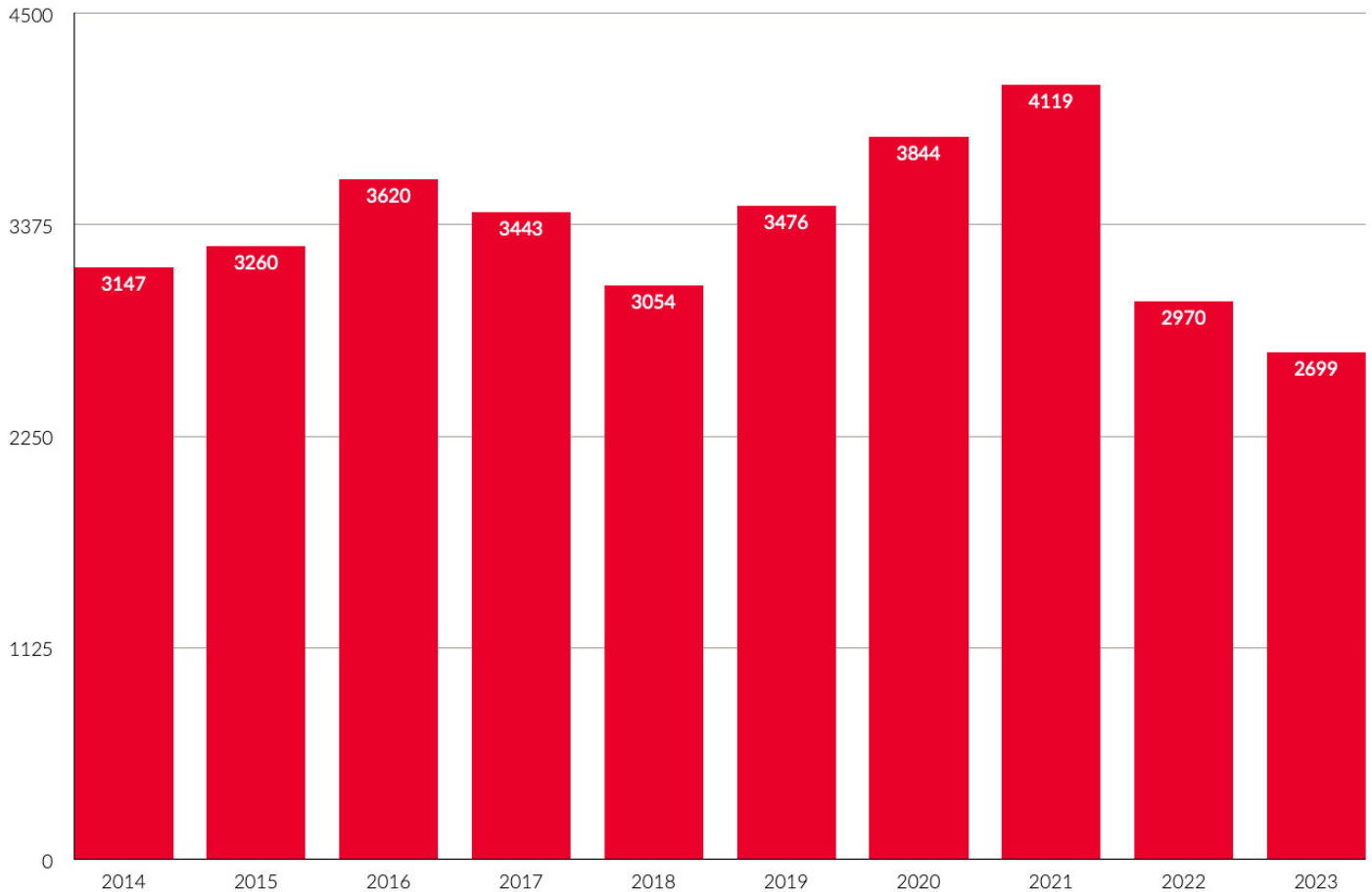
MARKET DOMINANCE



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



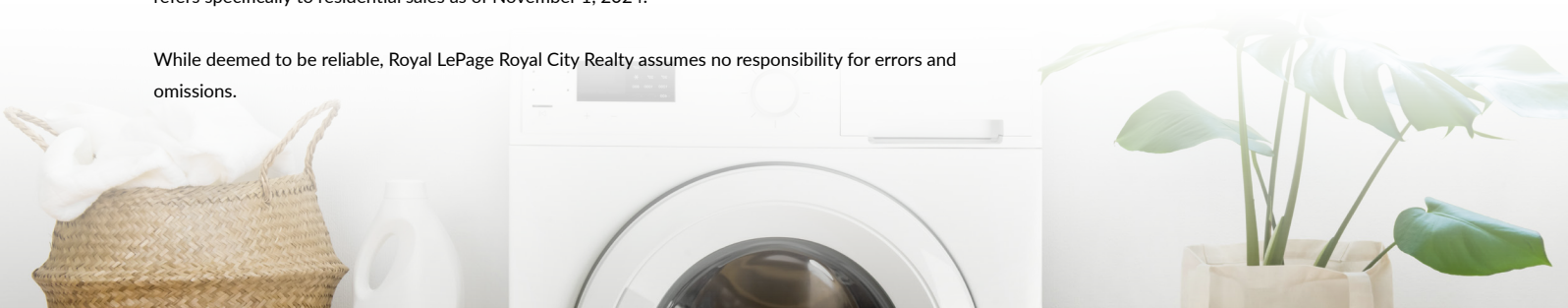
10 YEAR MARKET ANALYSIS



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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