



# 2024

# DECEMBER

## CITY OF GUELPH

## Real Estate Market Report



**ROYAL CITY REALTY**  
BROKERAGE

# OVERVIEW

## SELLER'S MARKET

The City of Guelph's real estate market remained active in December, showing strong growth across multiple metrics. The median sale price rose by 3.29% to \$754,000, while the average sale price increased by 2.81% to \$766,598. Sales volume saw a significant surge of 69.73%, driven by a 65.08% jump in unit sales to 104. New listings were up by 39.13%, and expired listings increased slightly by 7.84%. With the unit sales-to-listings ratio rising to 108.33%, the Guelph market continues to favour sellers.



### December year-over-year sales volume of \$79,726,200

Up 69.73% from 2023's \$46,973,399 with unit sales of 104 up 65.08% from last December's 63. New listings of 96 are up 39.13% from a year ago, with the sales/listing ratio of 108.33% up 17.03%.



### Year-to-date sales volume of \$1,372,222,386

Up 4.82% from 2023's \$1,309,086,062 with unit sales of 1,726 up from 1,626 in 2023. New listings of 3,189 are up 17.2% from a year ago, with the sales/listing ratio of 54.12% down 5.63%.



### Year-to-date average sale price of \$792,382

Down from \$794,615 one year ago with median sale price of \$762,750 up from \$762,500 one year ago. Average days-on-market of 27.4 is up 5.9 days from last year.

## DECEMBER NUMBERS

Median Sale Price

**\$754,000**

+3.29%

Average Sale Price

**\$766,598**

+2.81%

Sales Volume

**\$79,726,200**

+69.73%

Unit Sales

**104**

+65.08%

New Listings

**96**

+39.13%

Expired Listings

**55**

+7.84%

Unit Sales/Listings Ratio

**108.33%**

+17.03%

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

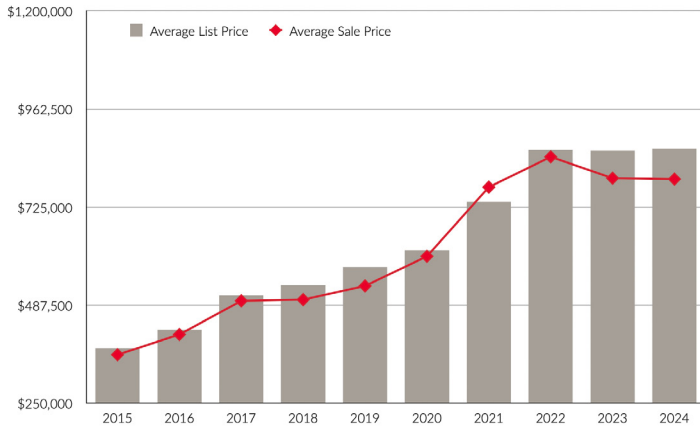


# THE MARKET IN DETAIL

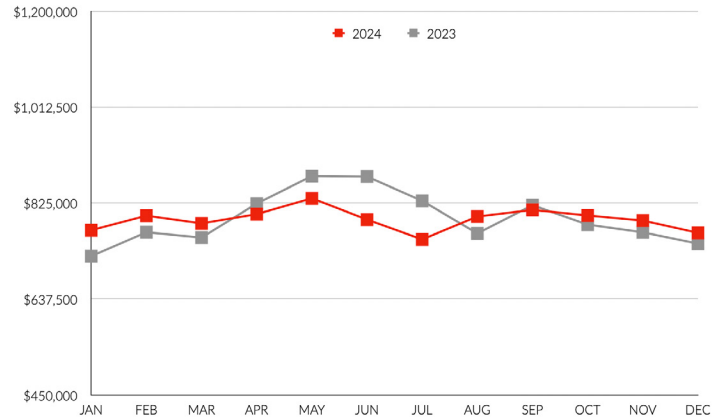
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$1,693,408,484	\$1,309,086,062	\$1,372,222,386	+4.82%
<b>YTD Unit Sales</b>	1,939	1,626	1,726	+6.15%
<b>YTD New Listings</b>	3,262	2,721	3,189	+17.2%
<b>YDT Sales/Listings Ratio</b>	59.44%	59.76%	54.12%	-5.63%
<b>YTD Expired Listings</b>	180	196	304	+55.1%
<b>Monthly Volume Sales</b>	\$55,098,299	\$46,973,399	\$79,726,200	+69.73%
<b>Monthly Unit Sales</b>	75	63	104	+65.08%
<b>Monthly New Listings</b>	72	69	96	+39.13%
<b>Monthly Sales/Listings Ratio</b>	104.17%	91.30%	108.33%	+17.03%
<b>Monthly Expired Listings</b>	27	51	55	+7.84%
<b>YTD Sales: \$0-\$199K</b>	0	1	0	-100%
<b>YTD Sales: \$200k-349K</b>	12	5	9	+80%
<b>YTD Sales: \$350K-\$549K</b>	188	240	232	-3.33%
<b>YTD Sales: \$550K-\$749K</b>	519	485	559	+15.26%
<b>YTD Sales: \$750K-\$999K</b>	728	613	660	+7.67%
<b>YTD Sales: \$1M - \$2M</b>	472	283	265	-6.36%
<b>YTD Sales: \$2M+</b>	19	3	6	+100%
<b>YTD Average Days-On-Market</b>	18.67	21.50	27.42	+27.52%
<b>YTD Average Sale Price</b>	\$846,266	\$794,615	\$792,382	-0.28%
<b>YTD Median Sale Price</b>	\$769,000	\$762,500	\$762,750	+0.03%

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

# AVERAGE SALE PRICE

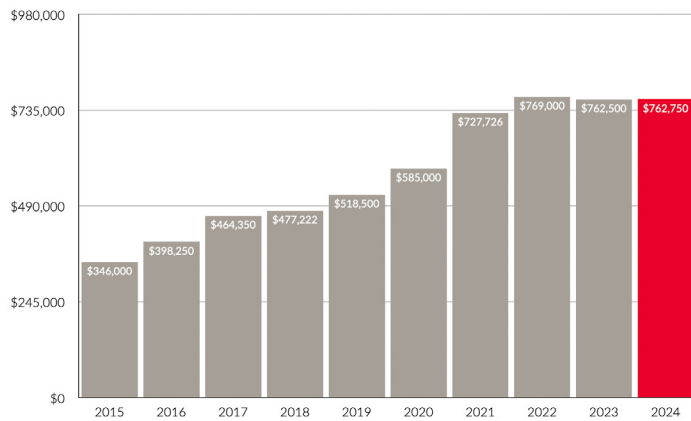


Year-Over-Year

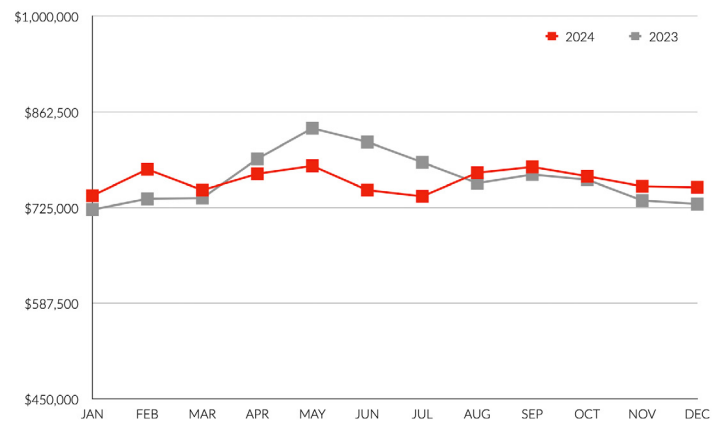


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



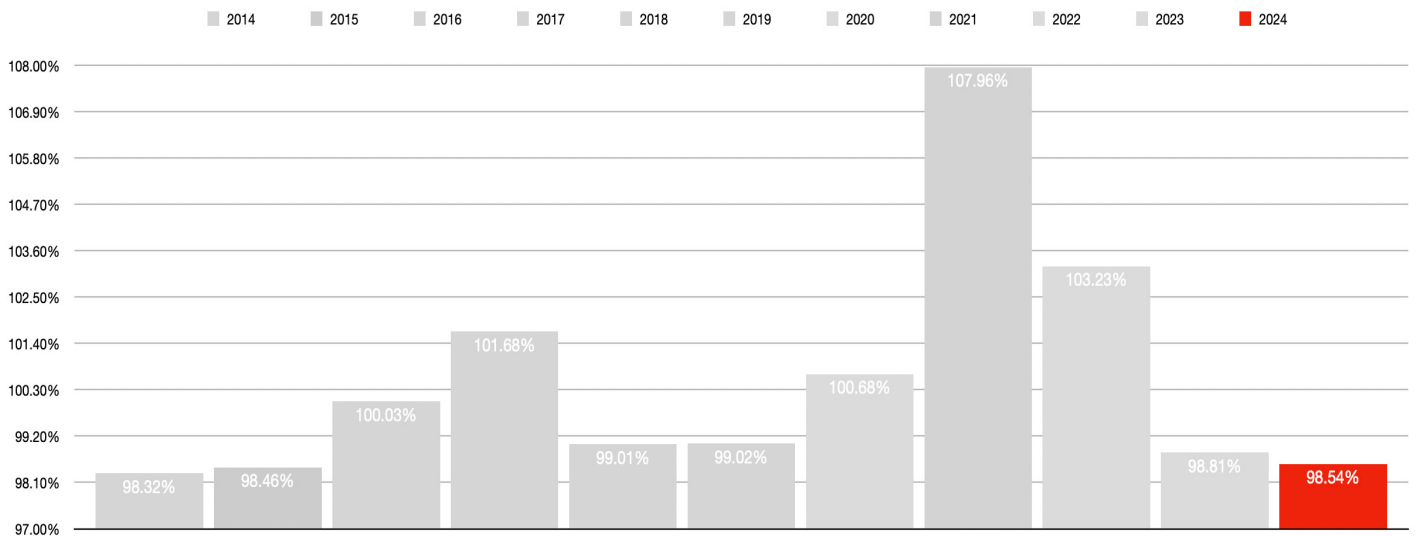
Year-Over-Year



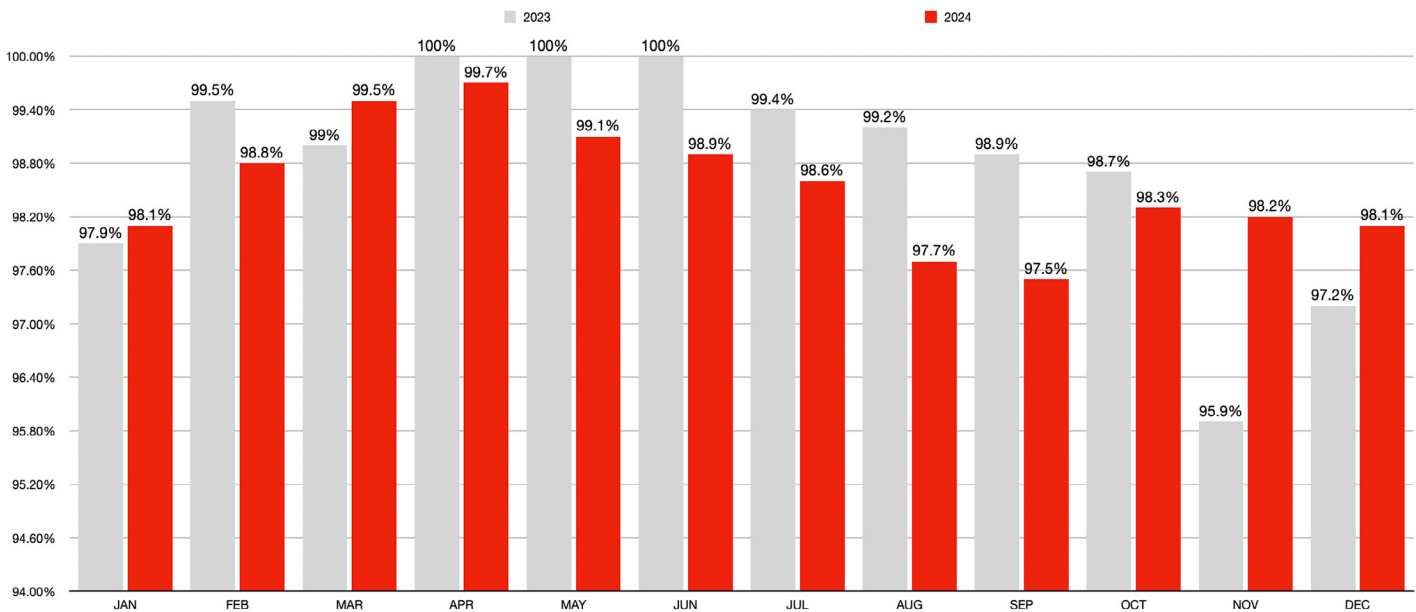
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

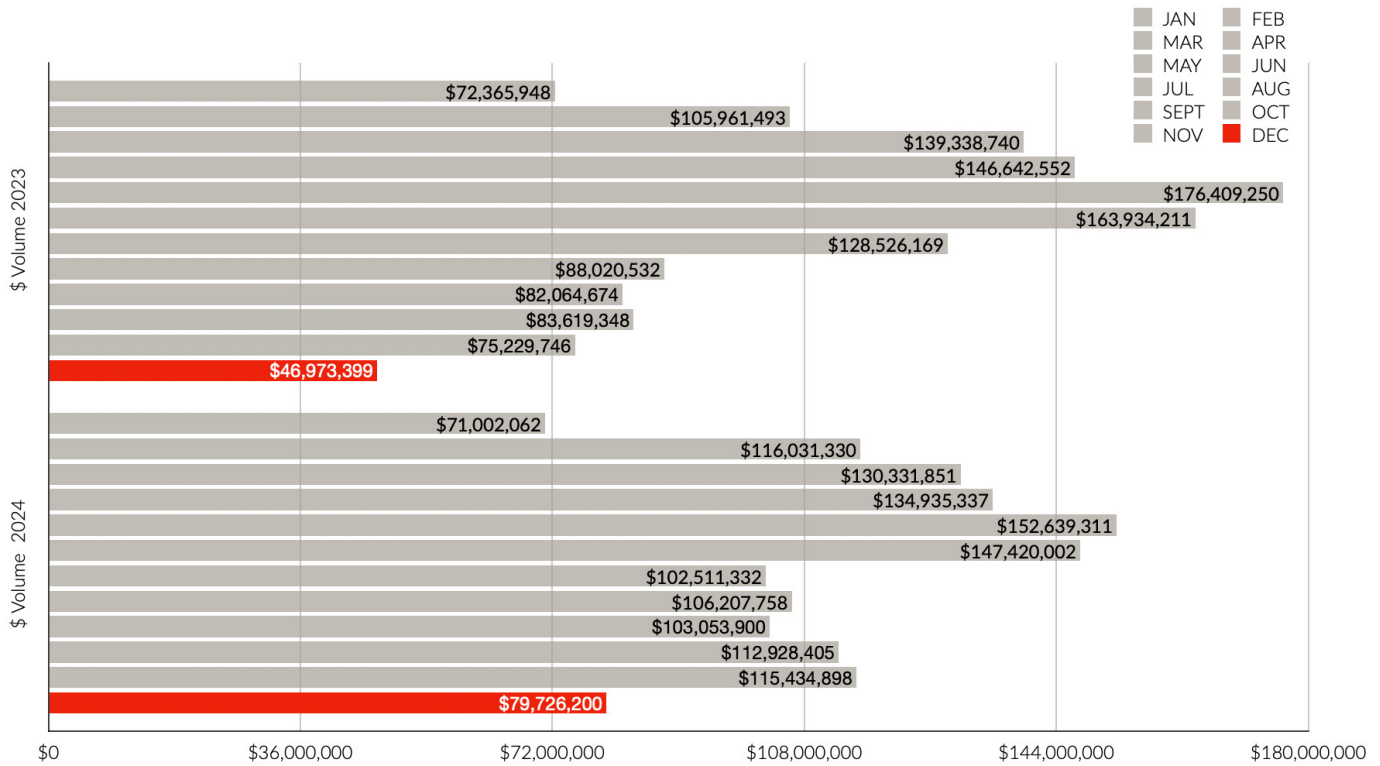


## Year-Over-Year

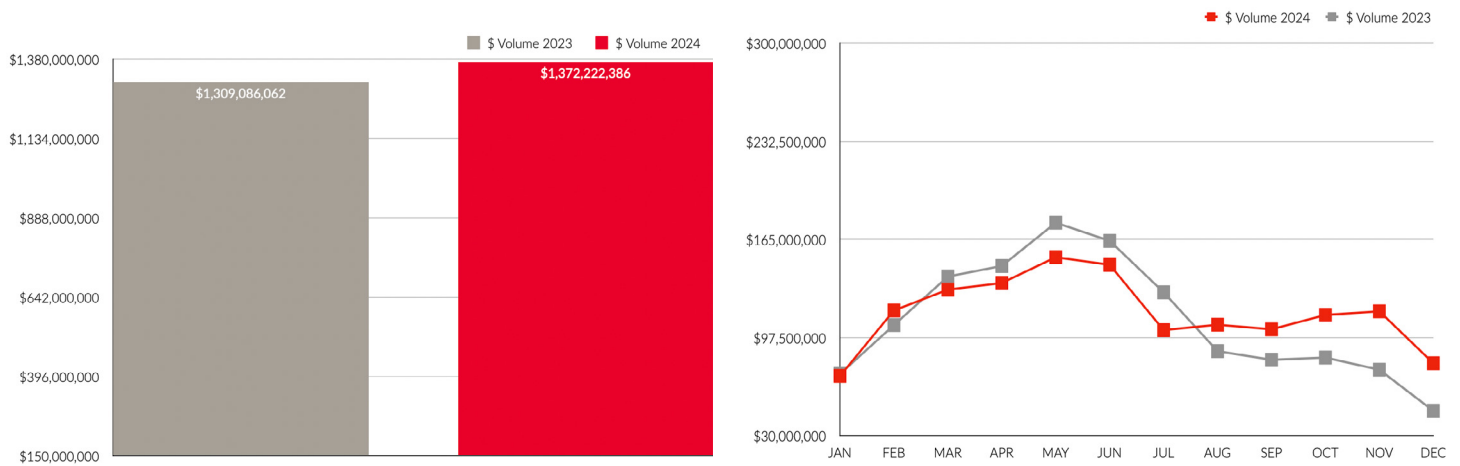


## Month-Over-Month 2023 vs. 2024

# DOLLAR VOLUME SALES



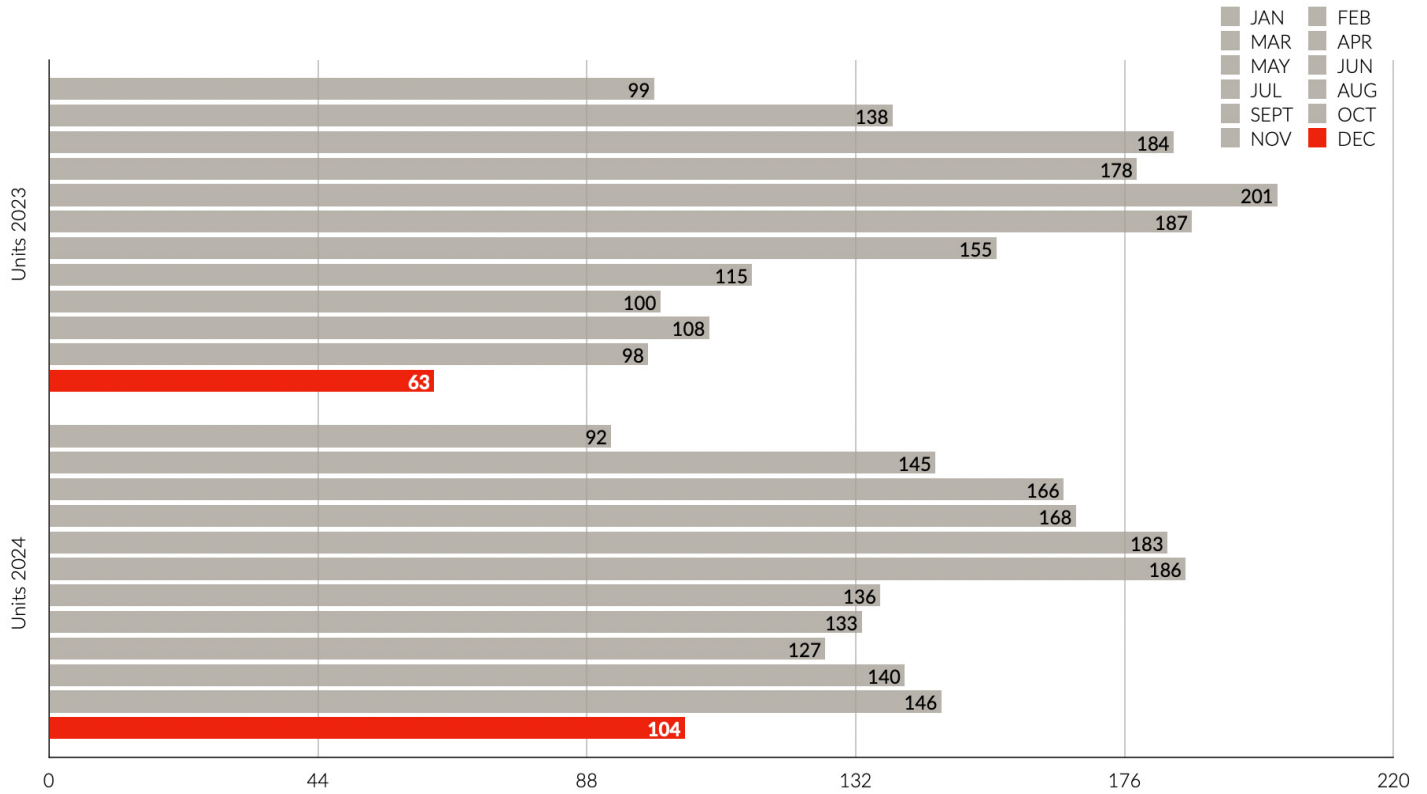
Monthly Comparison 2023 vs. 2024



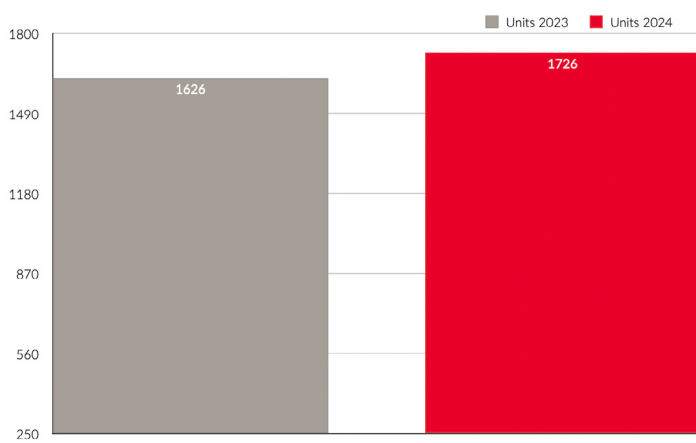
Yearly Totals 2023 vs. 2024

Month vs. Month 2023 vs. 2024

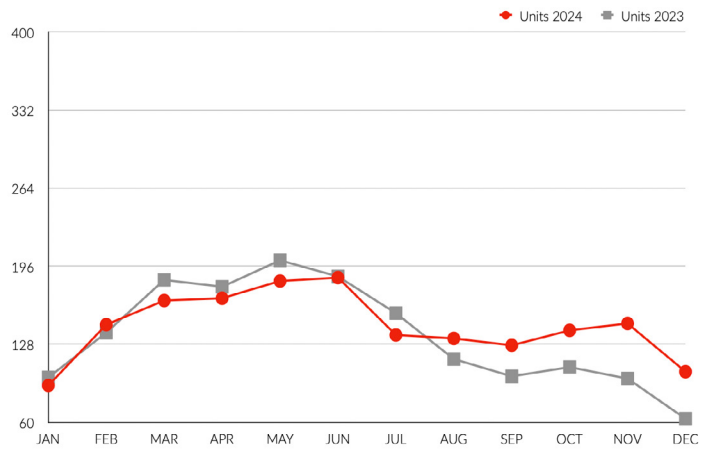
# UNIT SALES



Monthly Comparison 2023 vs. 2024

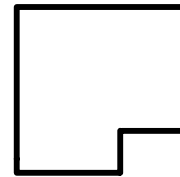


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
<b>YTD Sales Volume</b>	 \$956,495,560 +1.82%	 \$375,066,437 +7.47%	 \$8,277,500 -15.03%
<b>YTD Unit Sales</b>	 1078 +4.15%	 603 +6.35%	 7 -50%
<b>YTD Average Sale Price</b>	 \$887,287 -2.24%	 \$622,001 +1.05%	 \$1,182,500.00 +69.95%
<b>December Sales Volume</b>	 \$55,630,800 +44.16%	 \$24,095,400 +217.27%	 \$0 -100%
<b>December Unit Sales</b>	 63 +31.25%	 41 +192.86%	 0 -100%

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

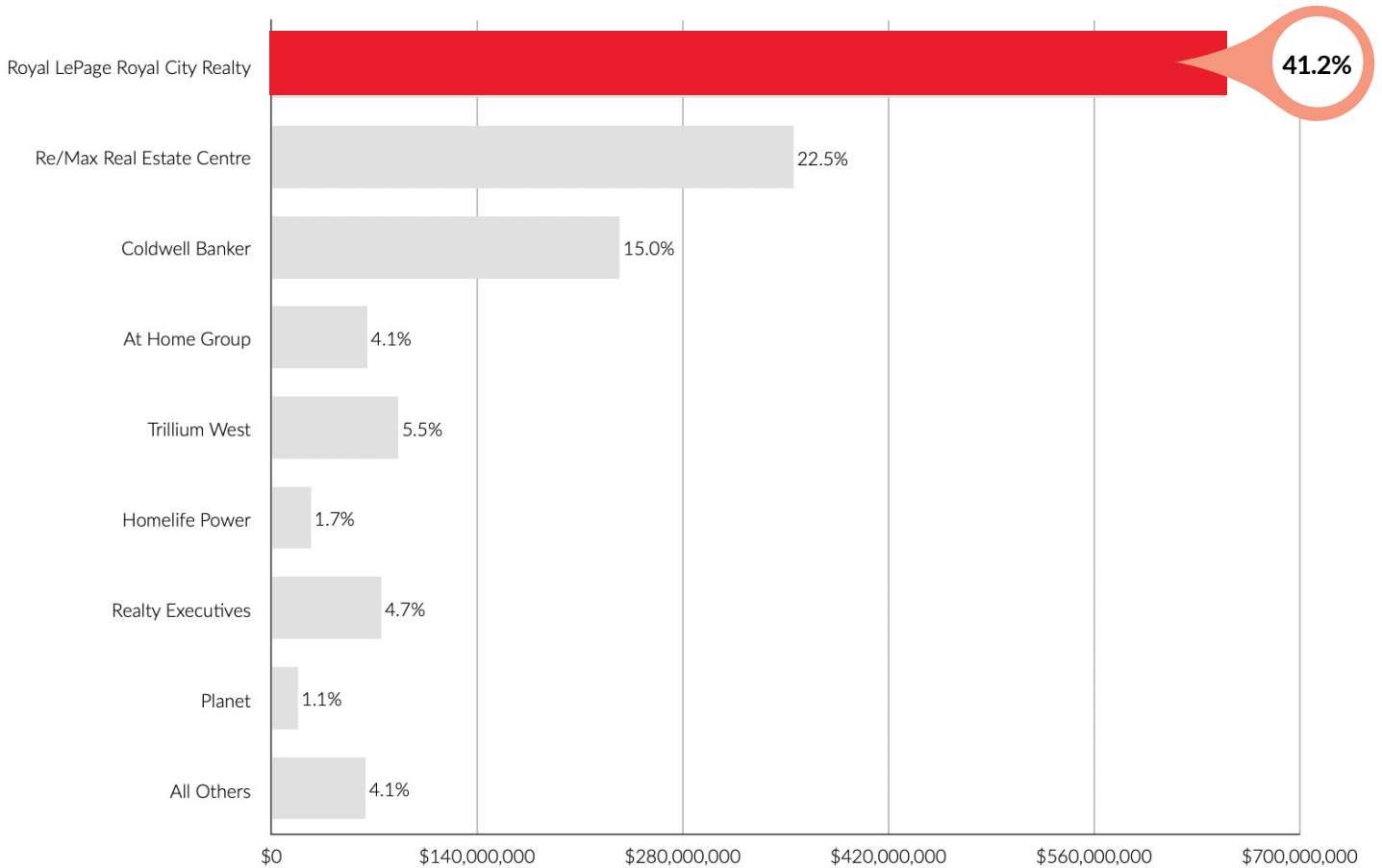
*Year-Over-Year Comparison (2024 vs. 2023)*

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





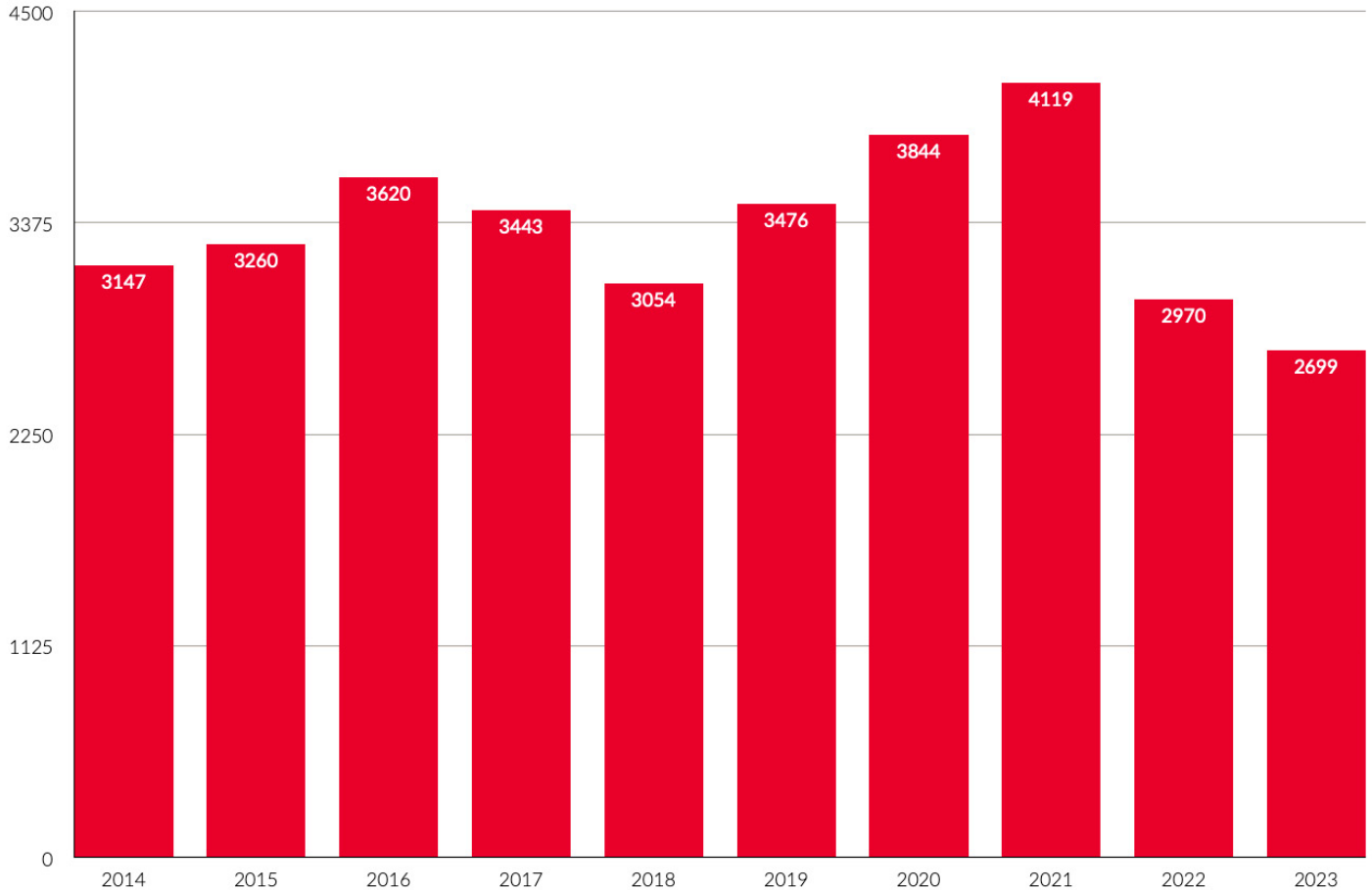
# MARKET DOMINANCE



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



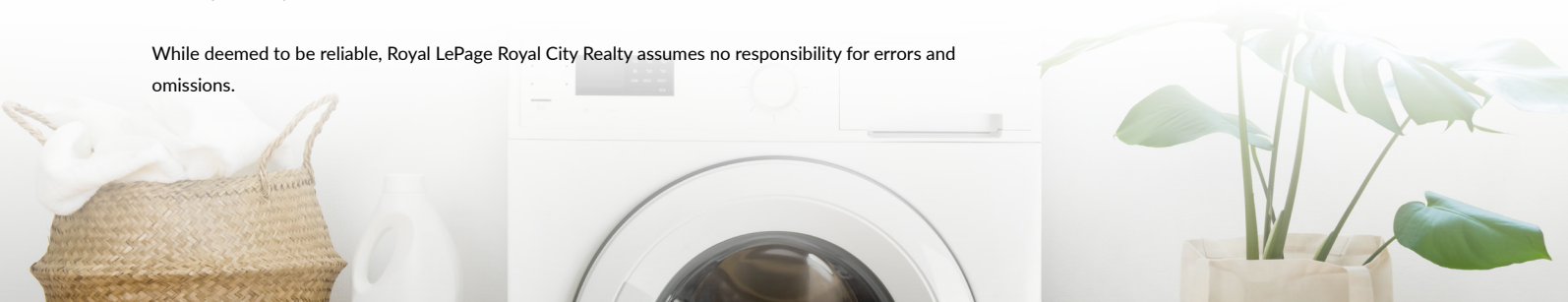
# 10 YEAR MARKET ANALYSIS



## 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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