



2024

DECEMBER

GUELPH/ERAMOSIA

Real Estate Market Report



OVERVIEW

SELLER'S MARKET

The real estate market in **Guelph/Eramosa** showed notable activity this December, with significant year-over-year growth in key areas. The median sale price increased by 1.62% to \$1,032,500, while the average sale price saw a stronger rise of 23.33% to \$1,284,167. Sales volume surged by 84.99%, fueled by a 50% increase in unit sales. New listings jumped by 125%, while expired listings also increased by 42.86%. The rise in new listings and expired listings has the market in the seller's favour once again with the unit sales-to-listings ratio at 66.67%.

December year-over-year sales volume of \$7,705,000



Up 84.99% from 2023's \$4,165,000 with unit sales of 6 with an increase of 50%. New listings of 9 are up 125% from 2023, with the sales/listing ratio of 66.67% down by 33.33% compared to 2023.

Year-to-date sales volume of \$136,725,950



Down 5.09% from 2023's \$144,061,723 with unit sales of 120 down from the 129 in 2023. New listings of 304 are up 13.43% from a year ago, with the sales/listing ratio of 39.47% down by 8.66%.

Year-to-date average sale price of \$1,150,327



Up from \$1,105,581 a year ago with median sale price of \$1,058,750 up from \$964,475 a year ago. Average days-on-market of 33, which has gone up 3.3 days compared to last year.

DECEMBER NUMBERS

Median Sale Price

\$1,032,500

+11.62%

Average Sale Price

\$1,284,167

+23.33%

Sales Volume

\$7,705,000

+84.99%

Unit Sales

6

+50%

New Listings

9

+125%

Expired Listings

10

+42.86%

Unit Sales/Listings Ratio

66.67%

-33.33%

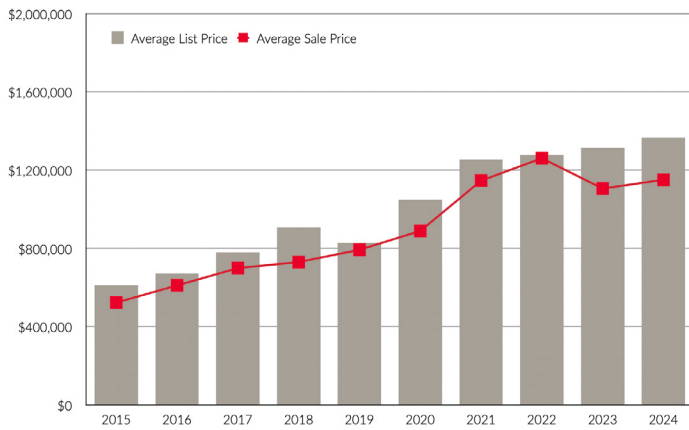
*Year-over-year comparison
(December 2024 vs. December 2023)*

THE MARKET IN DETAIL

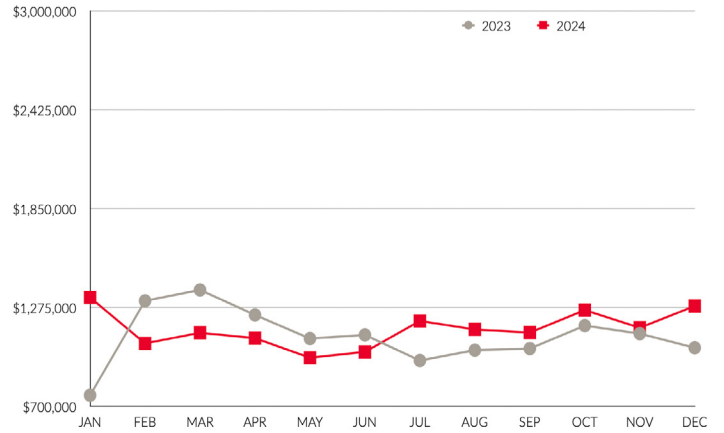
	2022	2023	2024	2023-2024
YTD Volume Sales	\$162,602,824	\$144,061,723	\$136,725,950	-5.09%
YTD Unit Sales	127	129	120	-6.98%
YTD New Listings	253	268	304	+13.43%
YDT Sales/Listings Ratio	50.20%	48.13%	39.47%	-8.66%
YTD Expired Listings	21	29	51	+75.86%
Monthly Volume Sales	\$9,343,900	\$4,165,000	\$7,705,000	+84.99%
Monthly Unit Sales	8	4	6	+50%
Monthly New Listings	1	4	9	+125%
Monthly Sales/Listings Ratio	800.00%	100.00%	66.67%	-33.33%
Monthly Expired Listings	3	7	10	+42.86%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	3	6	2	-66.67%
YTD Sales: \$550K-\$749K	6	12	10	-16.67%
YTD Sales: \$750K-\$999K	34	44	39	-11.36%
YTD Sales: \$1M- \$2M	73	63	65	+3.17%
YTD Sales: \$2M+	84	68	5	-92.65%
YTD Average Days-On-Market	28.33	29.67	33.00	+11.24%
YTD Average Sale Price	\$1,260,608	\$1,105,581	\$1,150,327	+4.05%
YTD Median Sale Price	\$1,104,250	\$964,475	\$1,058,750	+9.77%

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

AVERAGE SALE PRICE

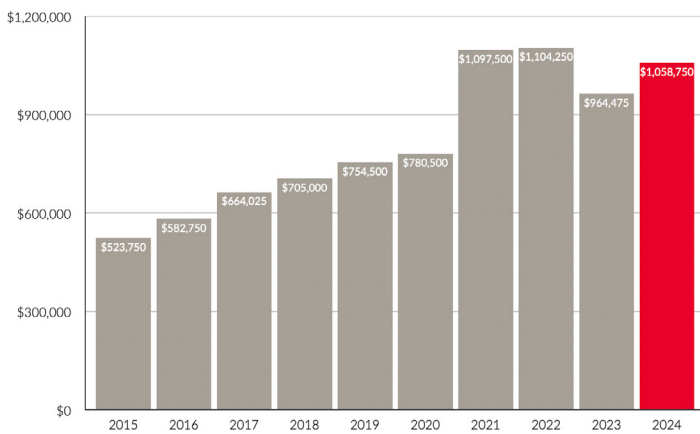


Year-Over-Year

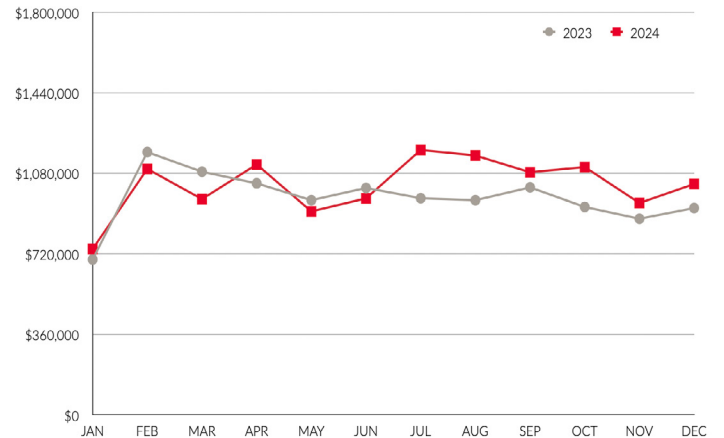


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



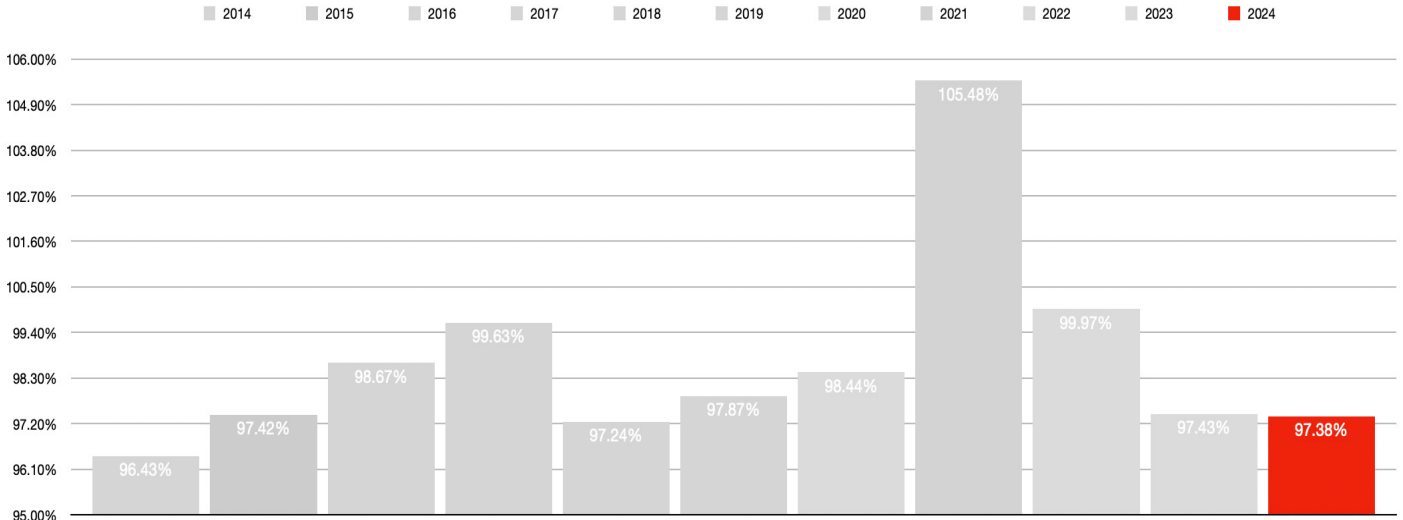
Year-Over-Year



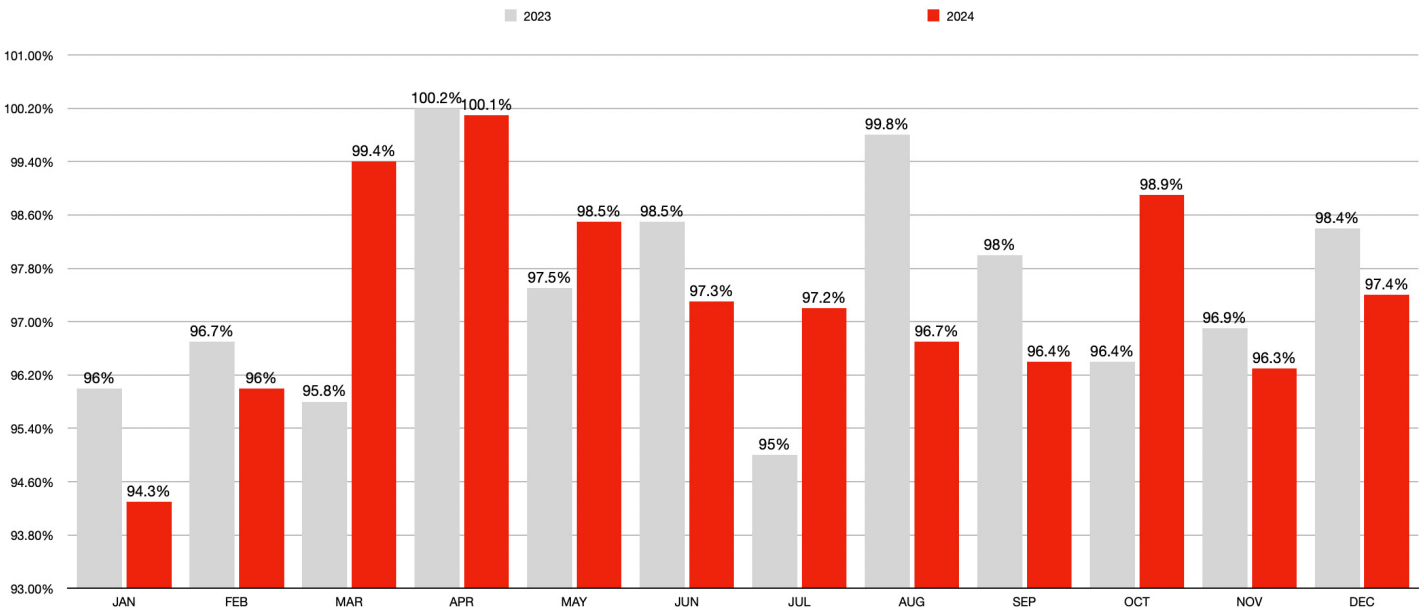
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

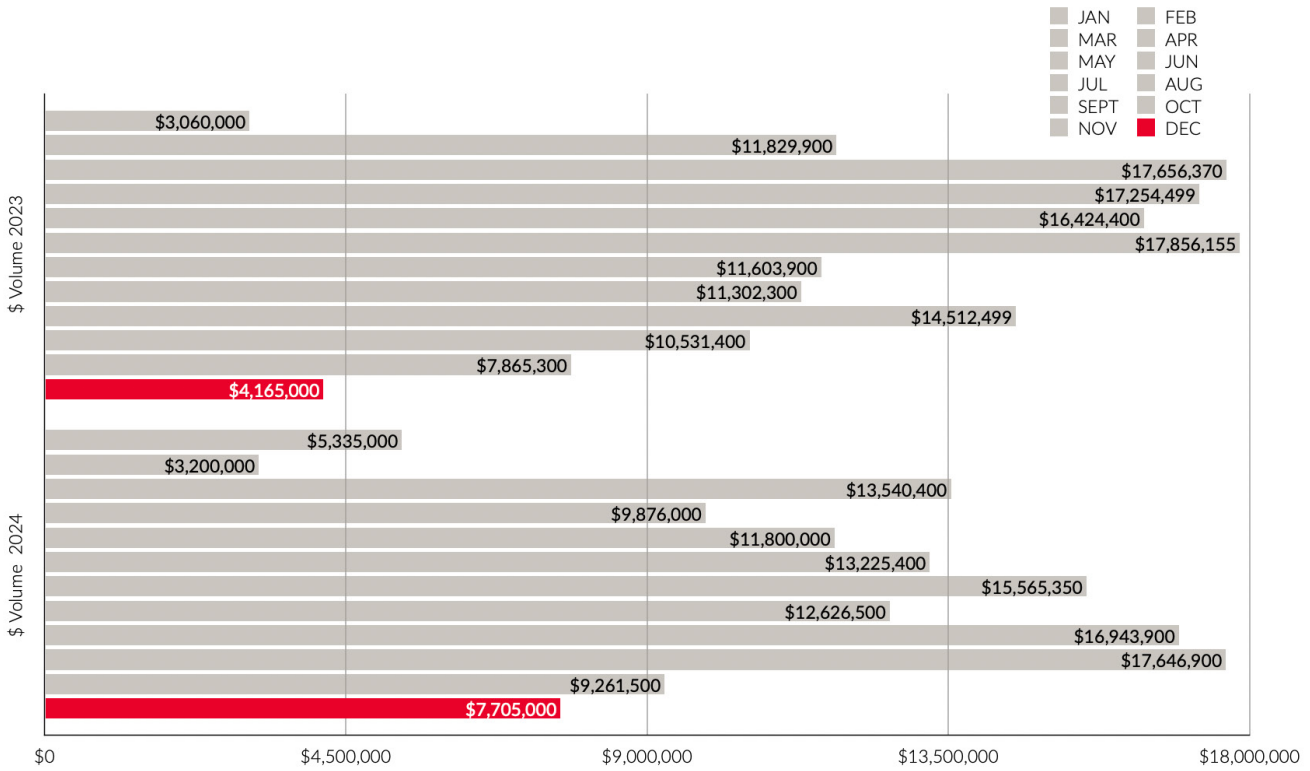


Year-Over-Year

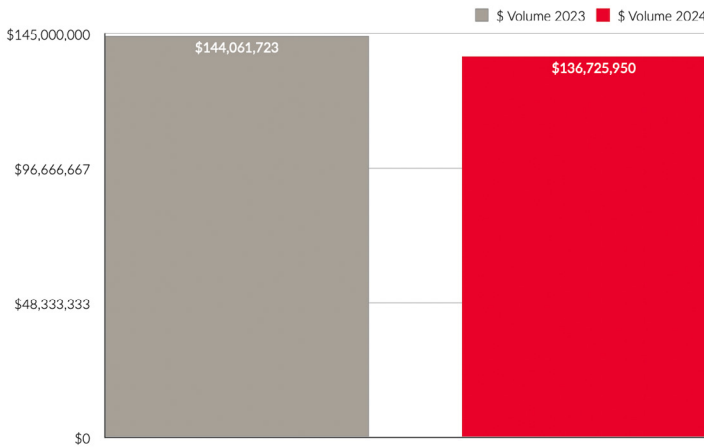


Month-Over-Month 2023 vs. 2024

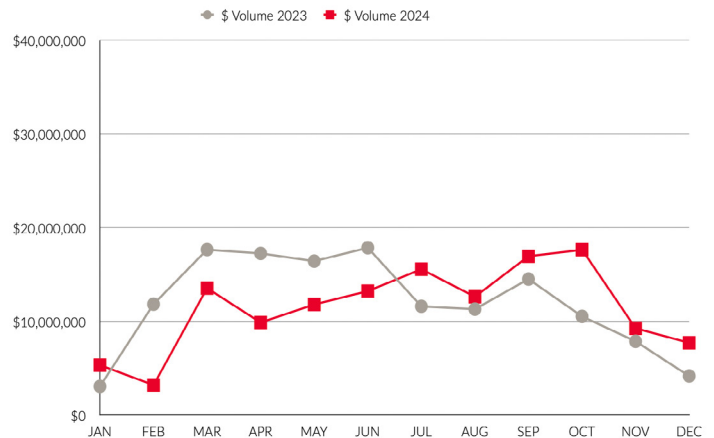
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

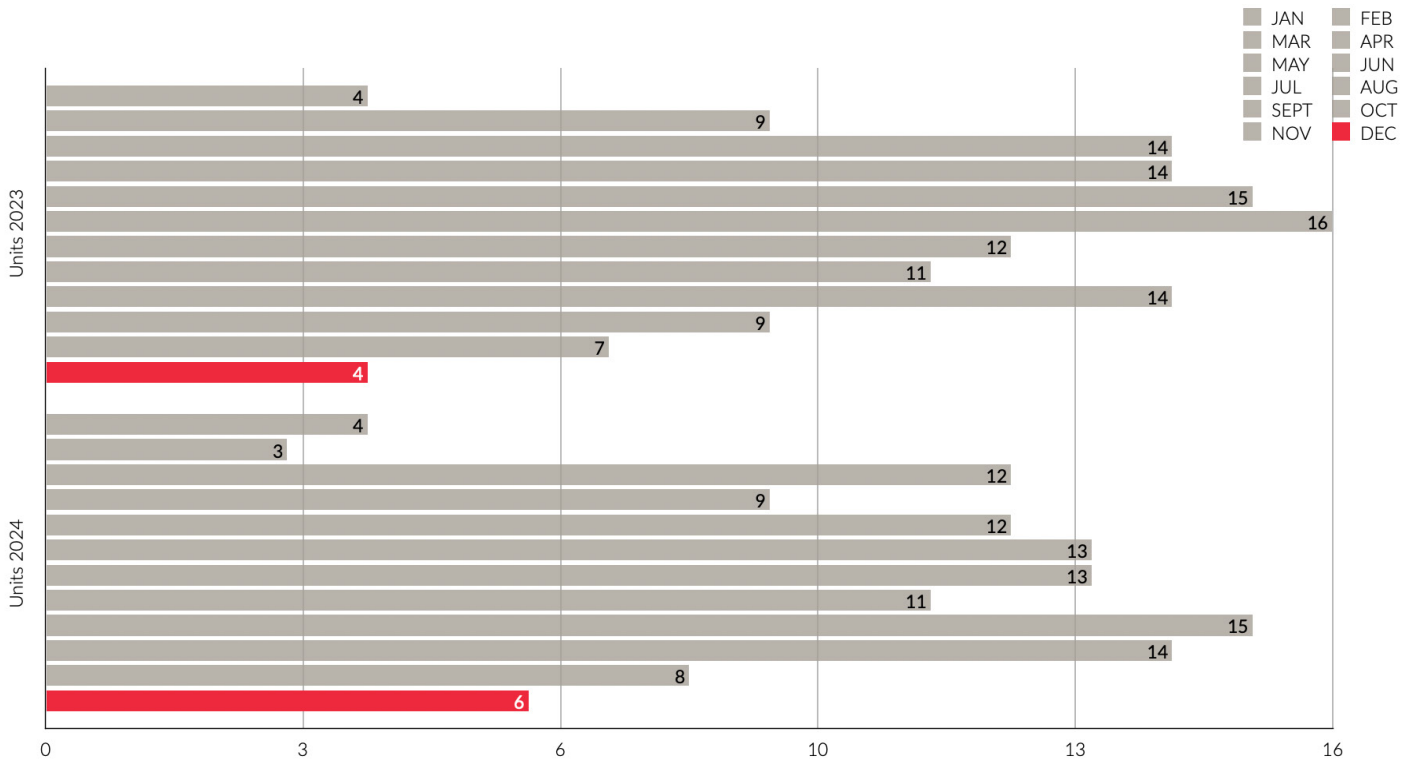


Yearly Totals 2023 vs. 2024

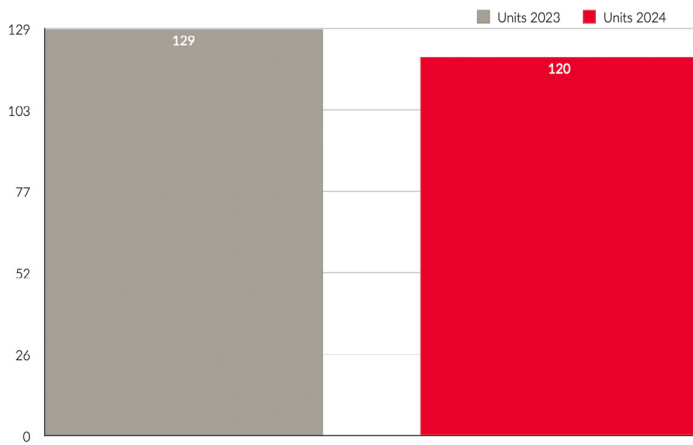


Month vs. Month 2023 vs. 2024

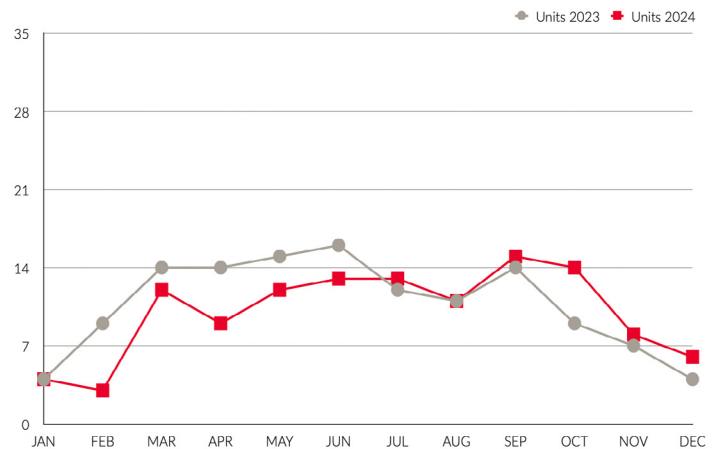
UNIT SALES



Monthly Comparison 2023 vs. 2024

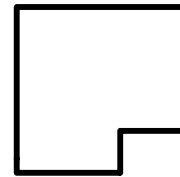


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$130,353,950 -3.36%	\$6,372,000 -21.69%	\$5,710,000 -10.08%
YTD Unit Sales	111 -4.31%	9 -25%	4 -20%
YTD Average Sale Price	\$1,174,360 +0.99%	\$708,000 +4.42%	\$1,427,500.00 +12.4%
December Sales Volume	\$7,055,000 +69.39%	\$650,000 Up from \$0	\$0 No Change
December Unit Sales	5 +25%	1 Up from 0	0 No Change

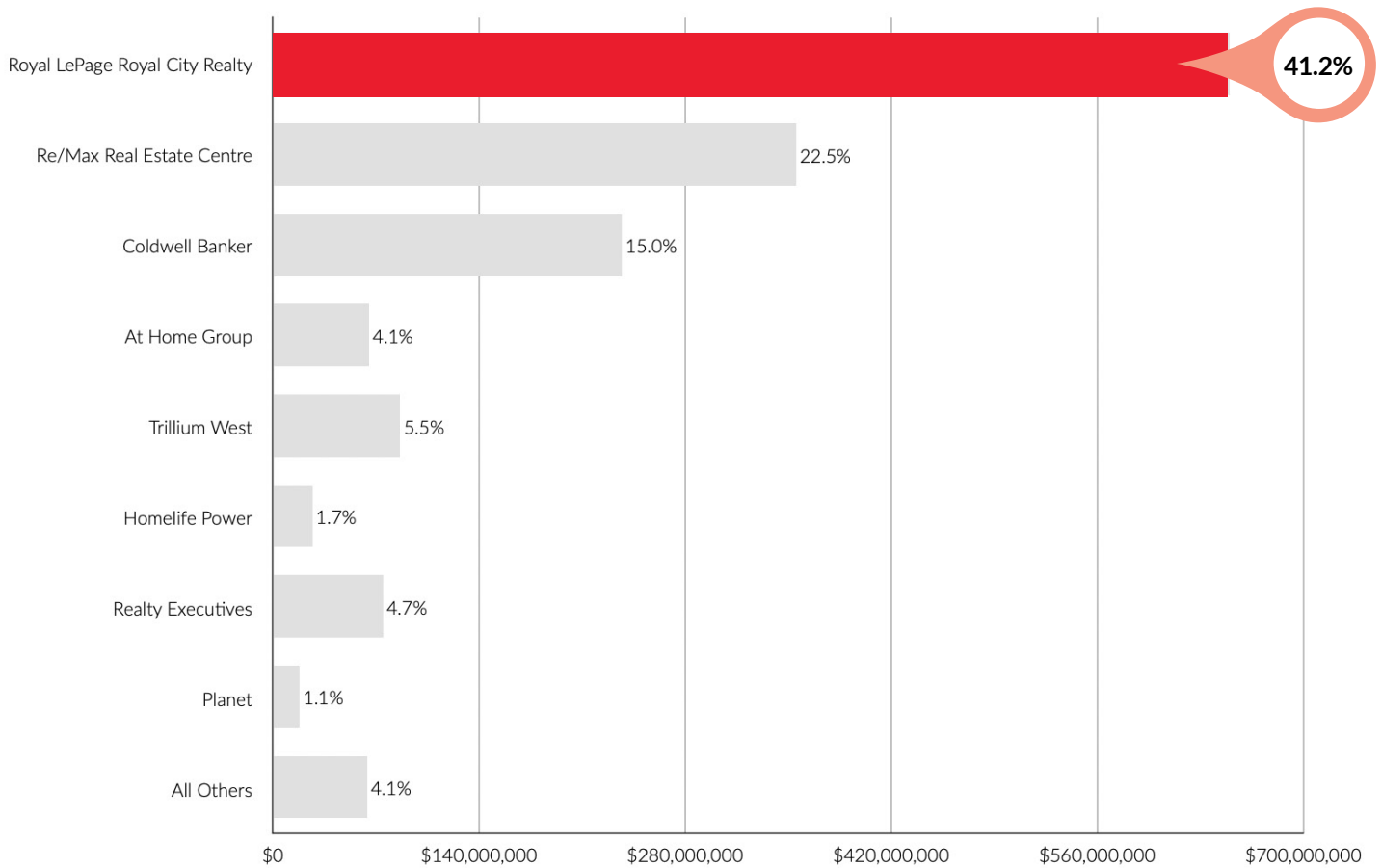
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of December 1, 2024.

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

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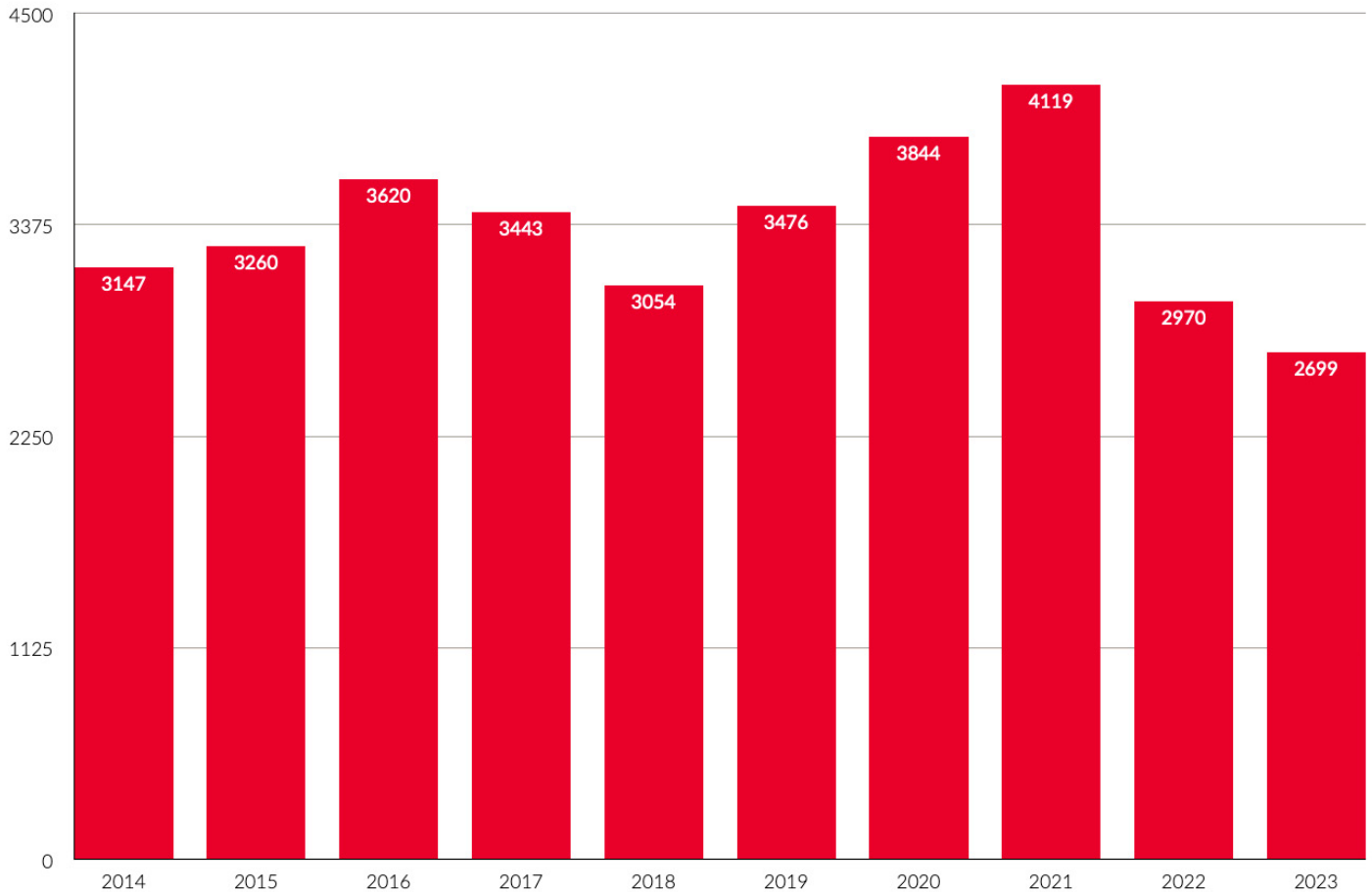
MARKET DOMINANCE



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



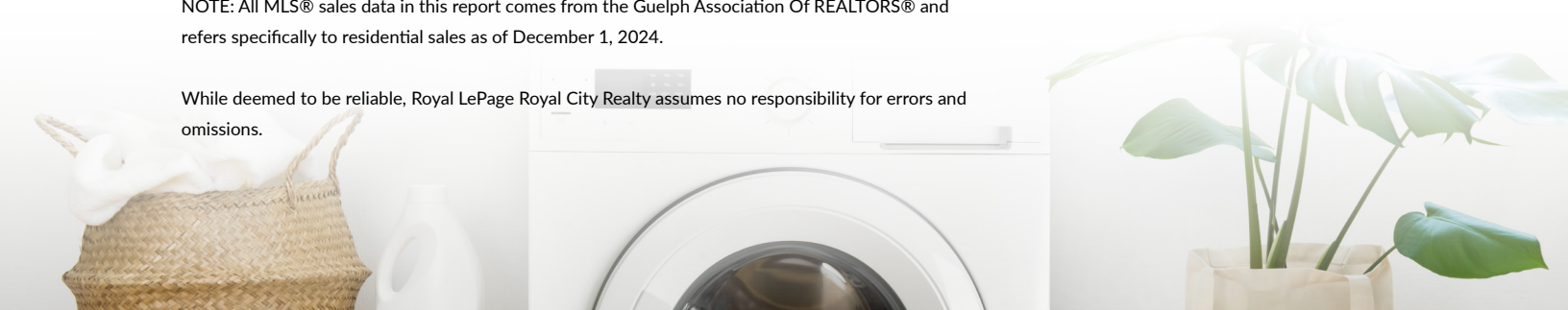
10 YEAR MARKET ANALYSIS



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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