



2024

DECEMBER

WELLINGTON COUNTY

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

SELLER'S MARKET

The **Wellington County** real estate market remained robust in December, with key metrics showing positive trends. The median sale price rose by 5.99% to \$779,000, and the average sale price increased by 8.72% to \$844,158. Sales volume surged by 73.74%, driven by a 59.08% rise in unit sales to 163. New listings climbed by 56.2%, while expired listings saw a slight decline of 0.86%. With the unit sales-to-listings ratio at 86.24%, the market leaned heavily in favour of sellers to close out the year.



December year-over-year sales volume of \$137,597,700

Up 73.74% from 2023's \$79,196,971 with unit sales of 163 up 59.08% from last December's 102. New listings of 189 are up 56.2% from a year ago, with the sales/listing ratio of 86.24% up 1.95%.



Year-to-date sales volume of \$2,383,398,979

Up 6.49% from 2023's \$2,238,154,165 with unit sales of 2,871 up 6.37% from 2023's 2,699. New listings of 5,587 are up 15.34% from a year ago, with the sales/listing ratio of 51.39% down 4.33%.



Year-to-date average sale price of \$829,208

Up from \$822,086 one year ago with median sale price of \$775,875 up from \$771,250 one year ago. Average days-on-market of 34.3 is up 5 days from last year.

DECEMBER NUMBERS

Median Sale Price

\$779,000

+5.99%

Average Sale Price

\$844,158

+8.72%

Sales Volume

\$137,597,700

+73.74%

Unit Sales

163

+59.08%

New Listings

189

+56.2%

Expired Listings

115

-0.86%

Unit Sales/Listings Ratio

86.24%

+1.95%

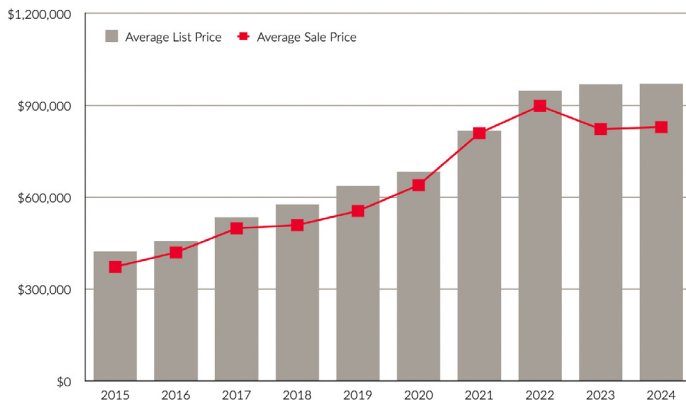
*Year-over-year comparison
(December 2024 vs. December 2023)*

THE MARKET IN DETAIL

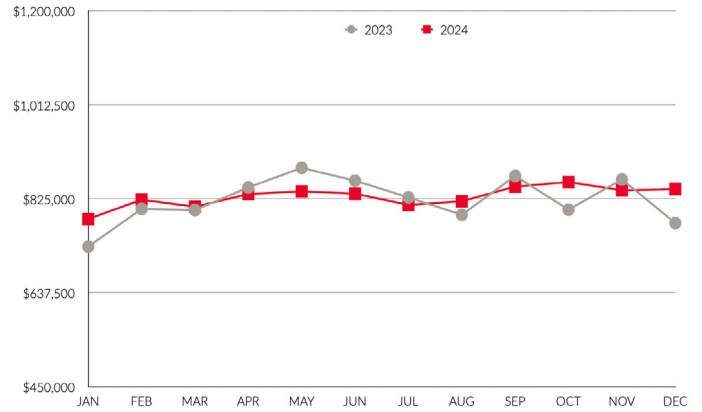
	2022	2023	2024	2023-2024
YTD Volume Sales	\$2,737,377,648	\$2,238,154,165	\$2,383,398,979	+6.49%
YTD Unit Sales	2,970	2,699	2,871	+6.37%
YTD New Listings	5,216	4,844	5,587	+15.34%
YTD Sales/Listings Ratio	56.94%	55.72%	51.39%	-4.33%
YTD Expired Listings	399	548	747	+36.31%
Monthly Volume Sales	\$91,631,299	\$79,196,971	\$137,597,700	+73.74%
Monthly Unit Sales	116	102	163	+59.8%
Monthly New Listings	111	121	189	+56.2%
Monthly Sales/Listings Ratio	104.50%	84.30%	86.24%	+1.95%
Monthly Expired Listings	66	116	115	-0.86%
YTD Sales: \$0-\$199K	37	36	28	-22.22%
YTD Sales: \$200k-349K	32	29	29	No Change
YTD Sales: \$350K-\$549K	276	390	403	+3.33%
YTD Sales: \$550K-\$749K	738	785	877	+11.72%
YTD Sales: \$750K-\$999K	984	904	946	+4.65%
YTD Sales: \$1M-\$2M	820	525	553	+5.33%
YTD Sales: \$2M+	84	40	45	+12.5%
YTD Average Days-On-Market	22.08	29.33	34.25	+16.76%
YTD Average Sale Price	\$898,124	\$822,086	\$829,208	+0.87%
YTD Median Sale Price	\$793,750	\$771,250	\$775,875	+0.6%

Wellington County MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

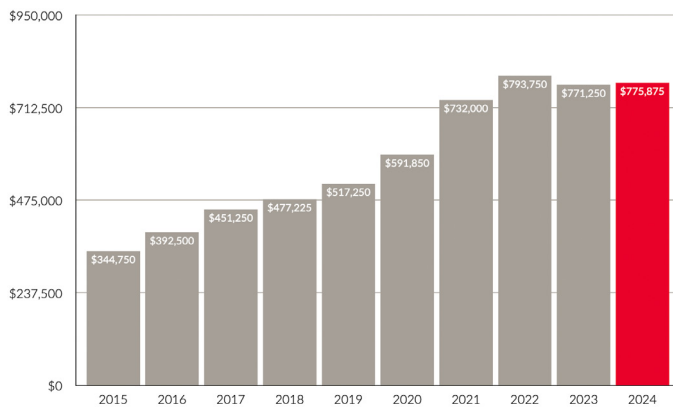


Year-Over-Year

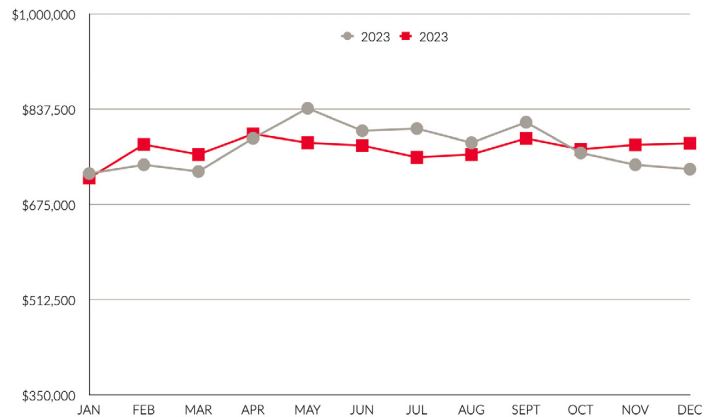


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



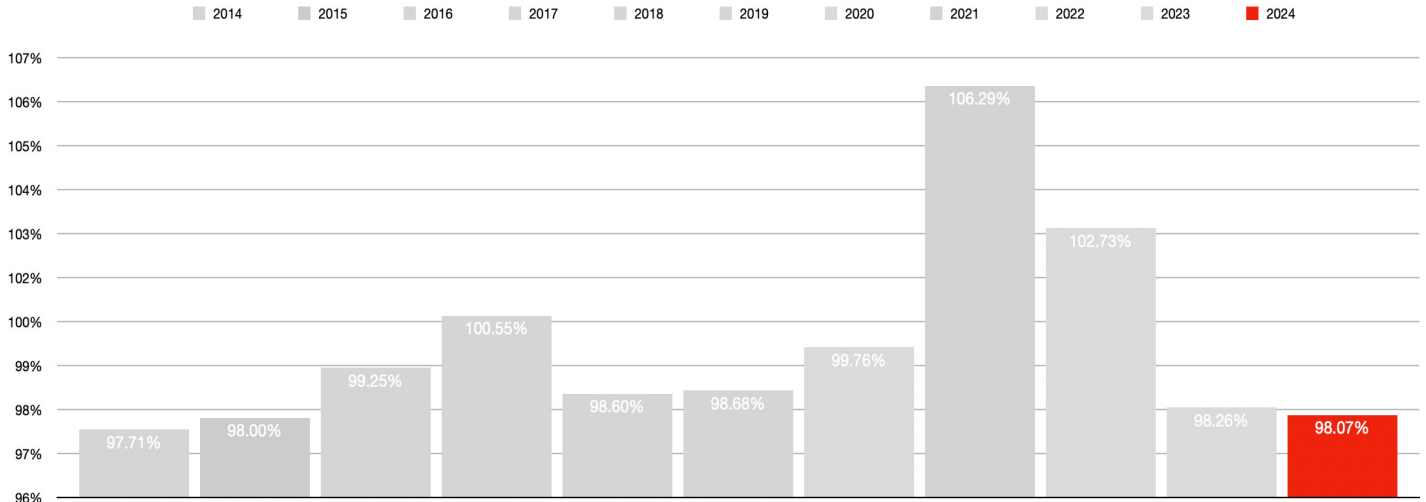
Year-Over-Year



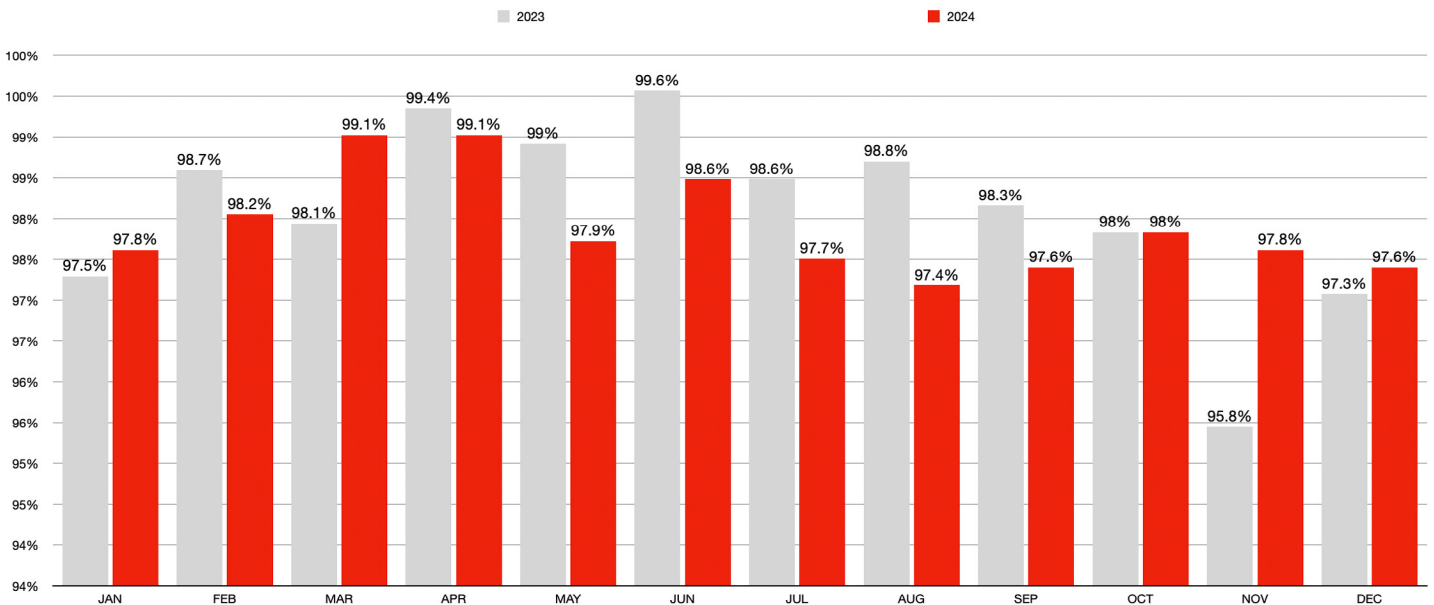
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

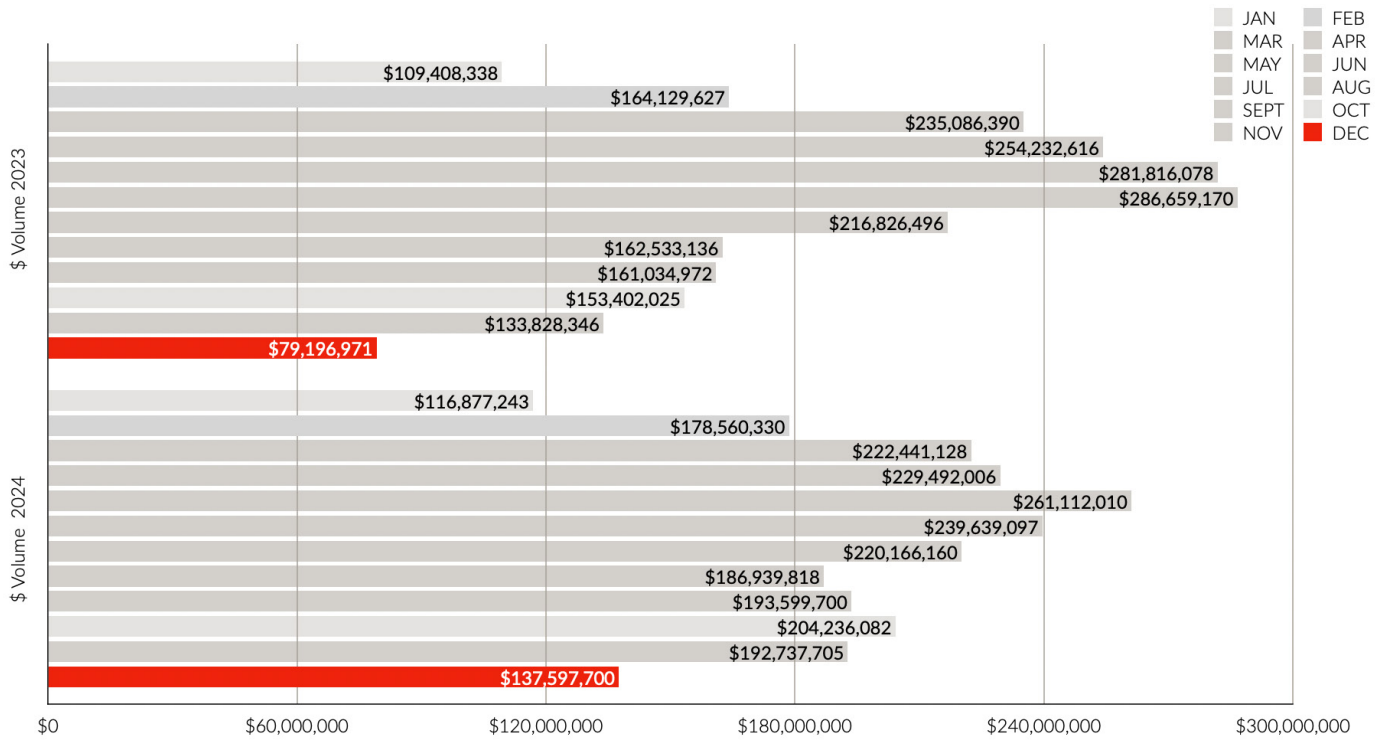


Year-Over-Year

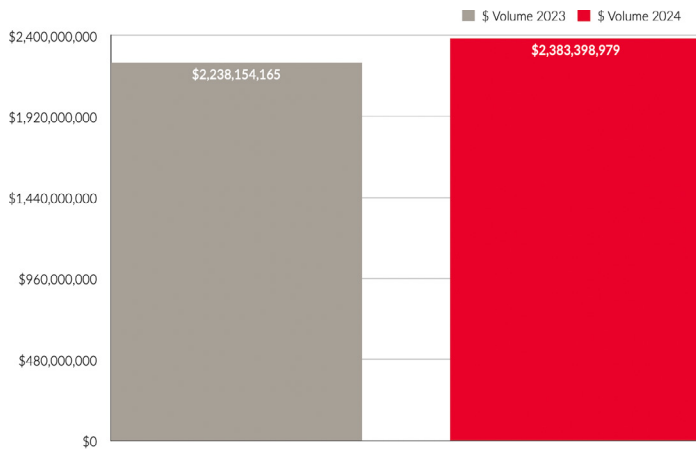


Month-Over-Month 2023 vs. 2024

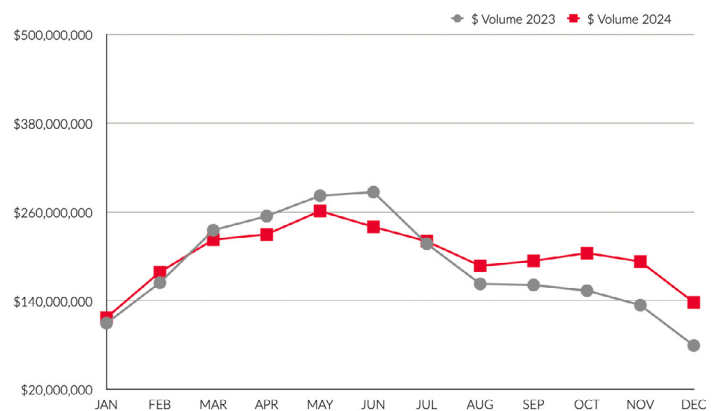
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

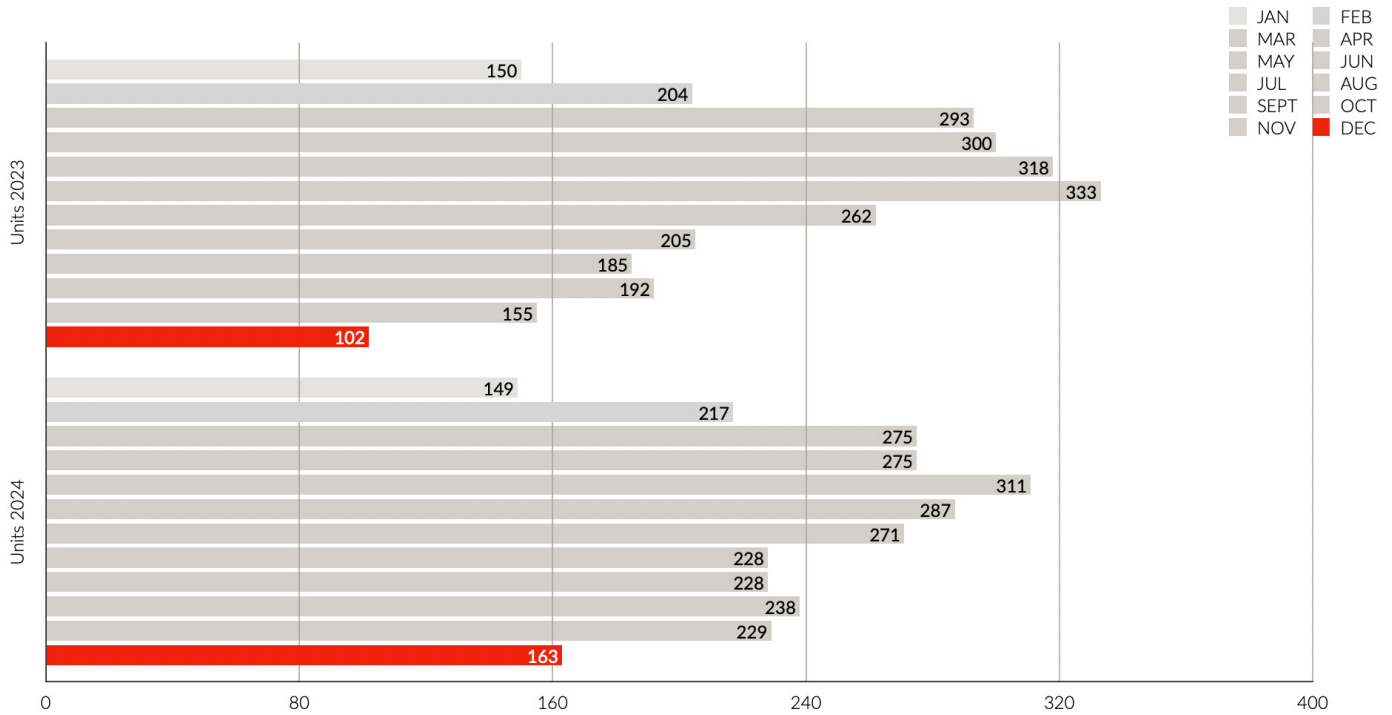


Yearly Totals 2023 vs. 2024

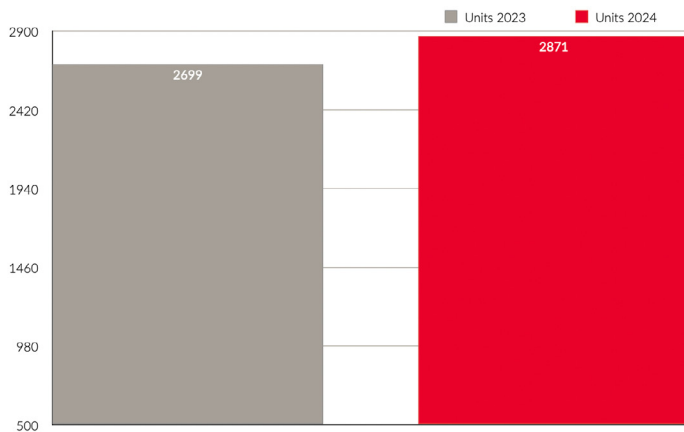


Month vs. Month 2023 vs. 2024

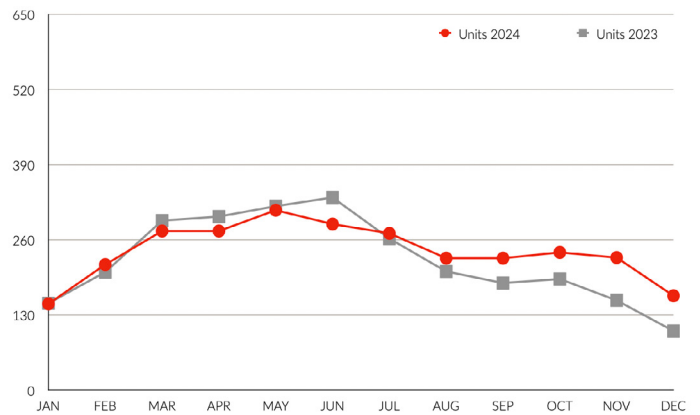
UNIT SALES



Monthly Comparison 2023 vs. 2024

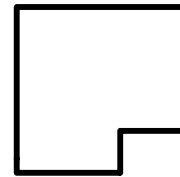


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



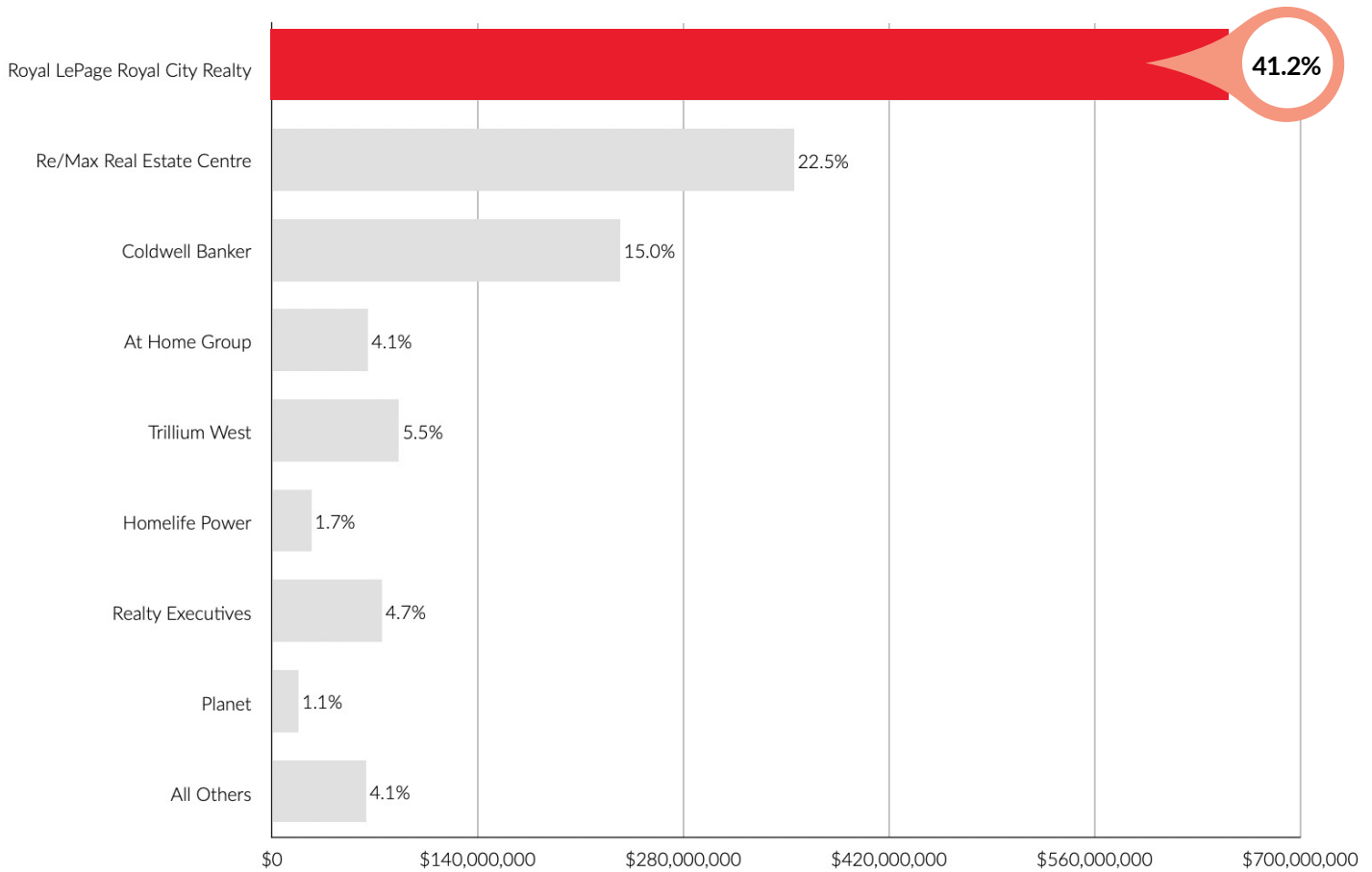
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$1,784,338,388 +5.52%	\$398,159,677 +8.1%	\$28,376,205 +48.65%
YTD Unit Sales	1934 +6%	649 +6.93%	43 -2.27%
YTD Average Sale Price	\$922,616 -0.45%	\$613,497 +1.09%	\$980,988.37 +52.11%
December Sales Volume	\$111,288,300 +62.22%	\$26,309,400 +178.99%	\$2,475,000 +104.51%
December Unit Sales	118 +43.9%	45 +150%	3 +50%

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.

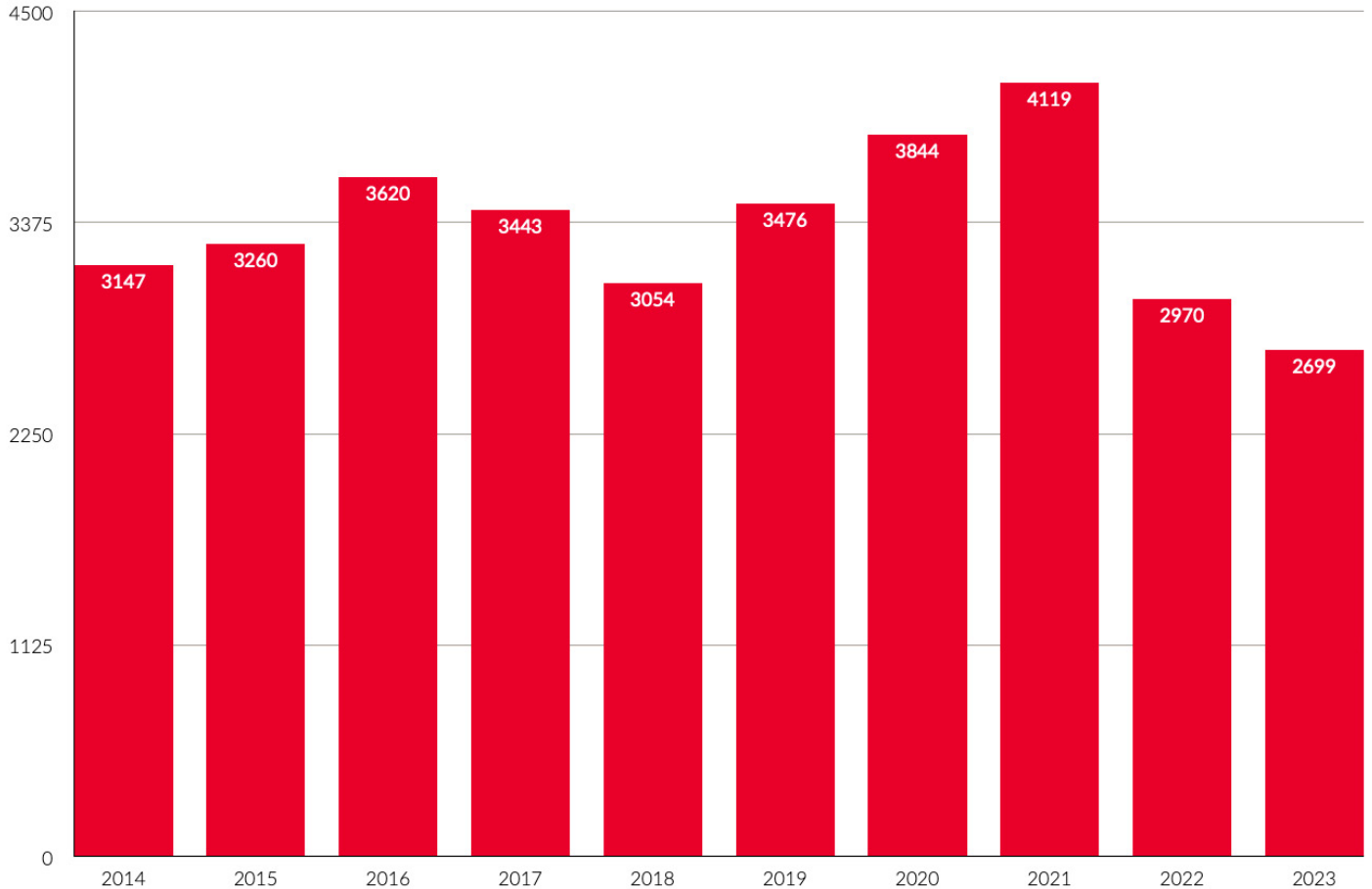
MARKET DOMINANCE



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



10 YEAR MARKET ANALYSIS



Units Sold

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.

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



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

 /RoyalLePageRoyalCity

 /RoyalCityRealty

 /RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at royalcity.com/market-update/