



2025

JANUARY

GUELPH/ERAMOSA

Real Estate Market Report



Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

SELLER'S MARKET

The real estate market in **Guelph/Eramosa** remained strong this January, with notable year-over-year growth in key areas. The median sale price surged by 43.13% to \$1,062,000, while the average sale price declined by 11.96% to \$1,174,250. Sales volume saw a significant increase of 76.08%, driven by a 100% rise in unit sales. New listings dipped slightly by 7.14%, while expired listings dropped by 42.86%, tightening inventory. With the unit sales-to-listings ratio rising to 61.54%, the market continues to favour sellers, offering strong conditions for those looking to list their homes.

January year-over-year sales volume of \$9,394,000



Up 76.08% from 2024's \$5,335,000 with unit sales of 8 with an increase of 100%. New listings of 13 are down 7.14% from 2024, with the sales/listing ratio of 61.54% up by 32.97% compared to 2024.

Year-to-date sales volume of \$9,394,000



Up 76.08% from 2024's \$5,335,000 with unit sales of 8 up from the 4 in 2024. New listings of 13 are down 7.14% from a year ago, with the sales/listing ratio of 61.54% up by 32.97%.

Year-to-date average sale price of \$1,174,250



Down from \$1,333,750 a year ago with median sale price of \$1,062,000 up from \$742,000 a year ago. Average days-on-market of 45, which has gone up 11 days compared to last year.

JANUARY NUMBERS

Median Sale Price
\$1,062,000
+43.13%

Average Sale Price
\$1,174,250
-11.96%

Sales Volume
\$9,394,000
+76.08%

Unit Sales
8
+100%

New Listings
13
-7.14%

Expired Listings
4
-42.86%

Unit Sales/Listings Ratio
61.54%
+32.97%

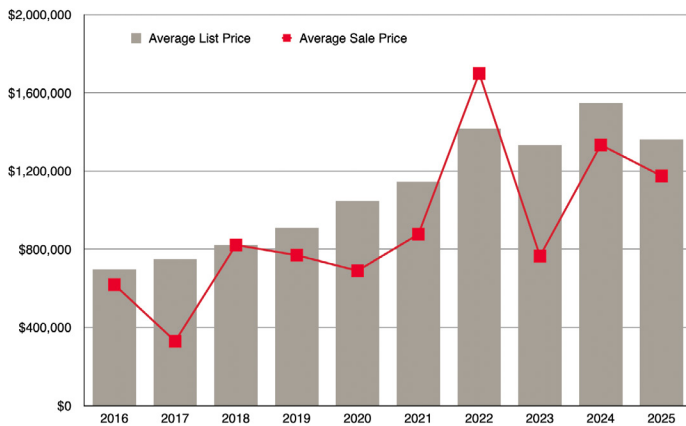
Year-over-year comparison
(January 2025 vs. January 2024)

THE MARKET IN DETAIL

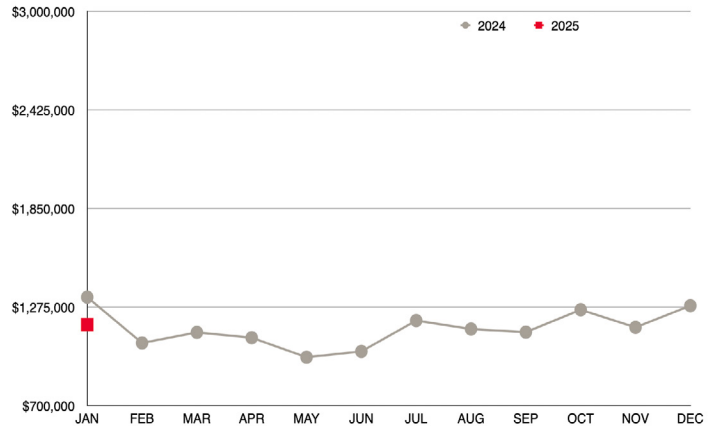
	2023	2024	2025	2024-2025
YTD Volume Sales	\$3,060,000	\$5,335,000	\$9,394,000	+76.08%
YTD Unit Sales	4	4	8	+100%
YTD New Listings	10	14	13	-7.14%
YTD Sales/Listings Ratio	40.00%	28.57%	61.54%	+32.97%
YTD Expired Listings	2	7	4	-42.86%
Monthly Volume Sales	\$3,060,000	\$5,335,000	\$9,394,000	+76.08%
Monthly Unit Sales	4	4	8	+100%
Monthly New Listings	10	14	13	-7.14%
Monthly Sales/Listings Ratio	40.00%	28.57%	61.54%	+32.97%
Monthly Expired Listings	2	7	4	-42.86%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	6	0	0	No Change
YTD Sales: \$550K-\$749K	12	0	1	Up 1
YTD Sales: \$750K-\$999K	44	1	3	+200%
YTD Sales: \$1M- \$2M	63	2	3	+50%
YTD Sales: \$2M+	68	1	1	No Change
YTD Average Days-On-Market	51.00	34.00	45.00	+32.35%
YTD Average Sale Price	\$765,000	\$1,333,750	\$1,174,250	-11.96%
YTD Median Sale Price	\$695,000	\$742,000	\$1,062,000	+43.13%

Guelph/Eramosa MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

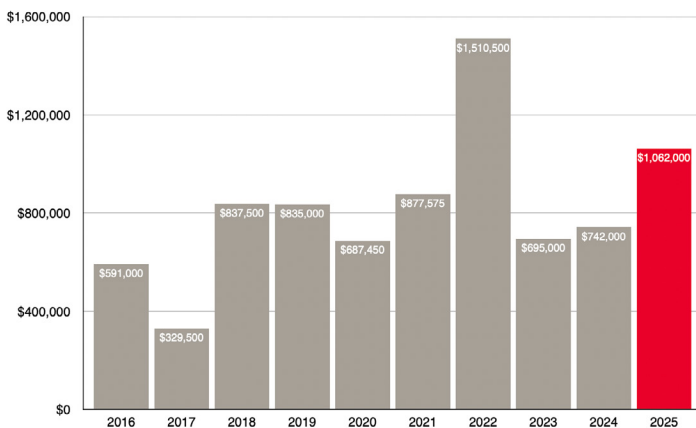


Year-Over-Year

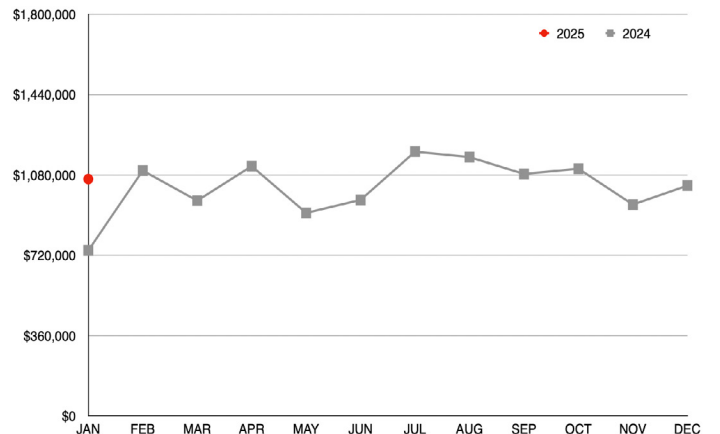


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



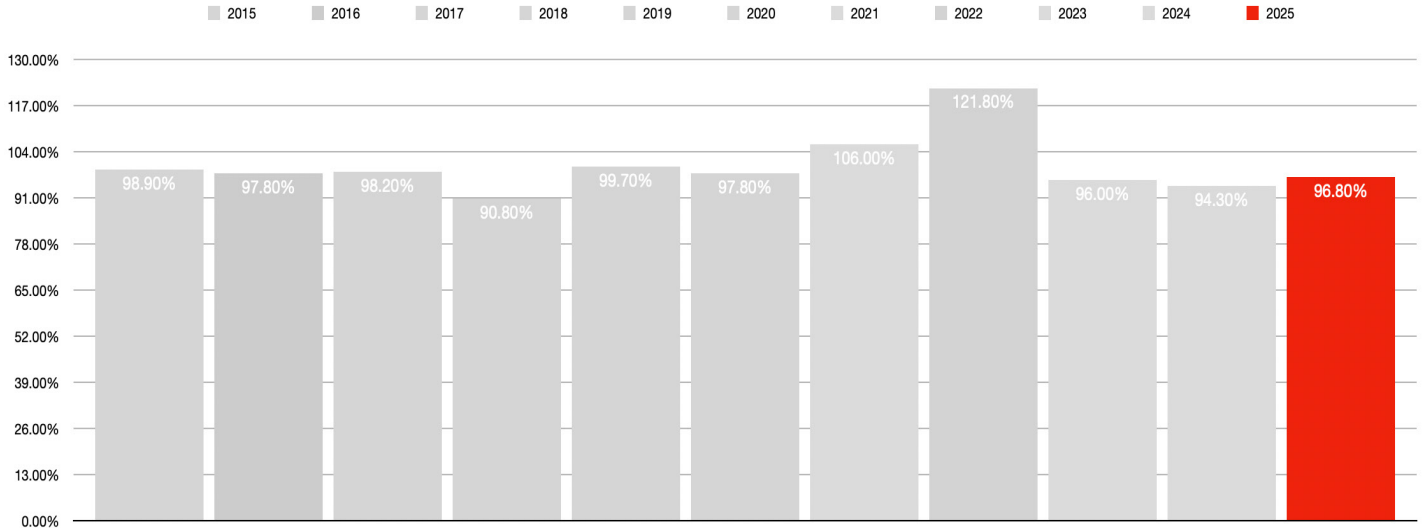
Year-Over-Year



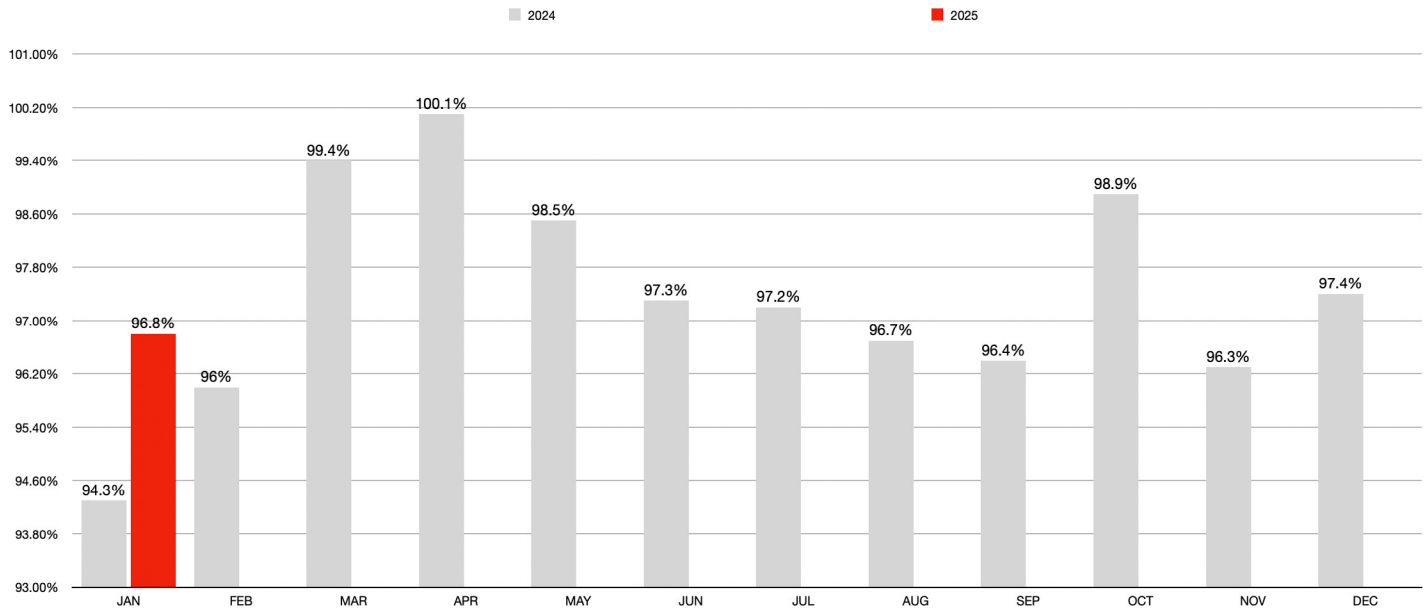
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

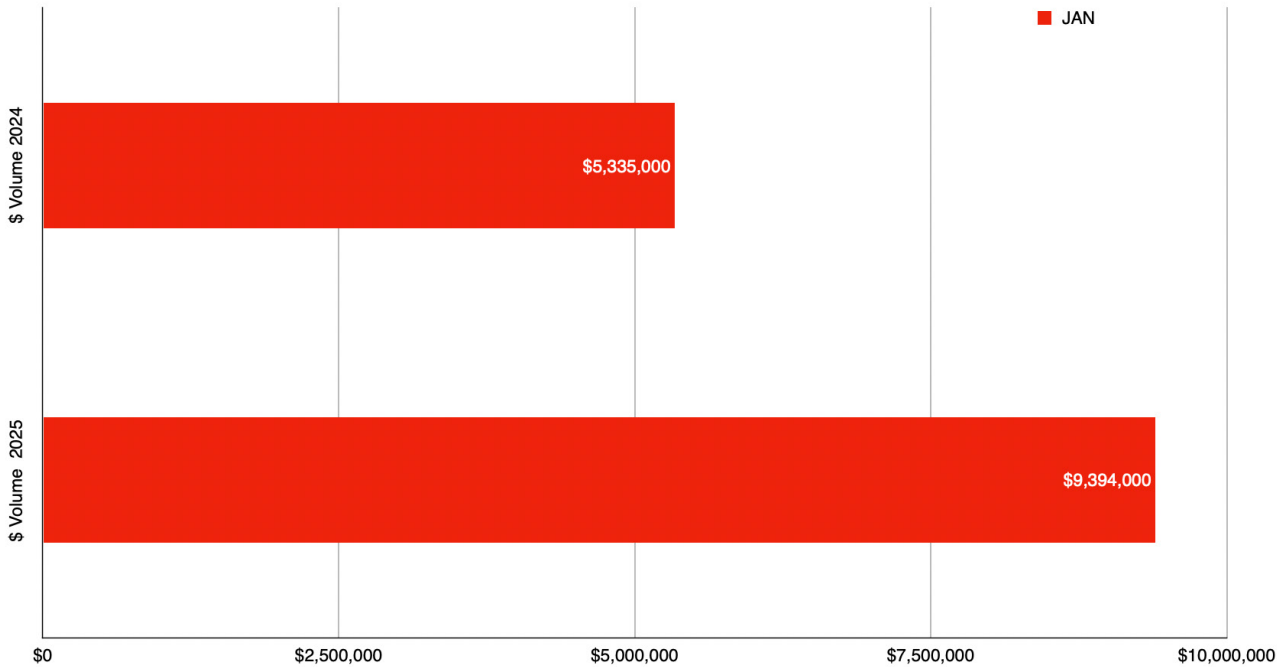


Year-Over-Year

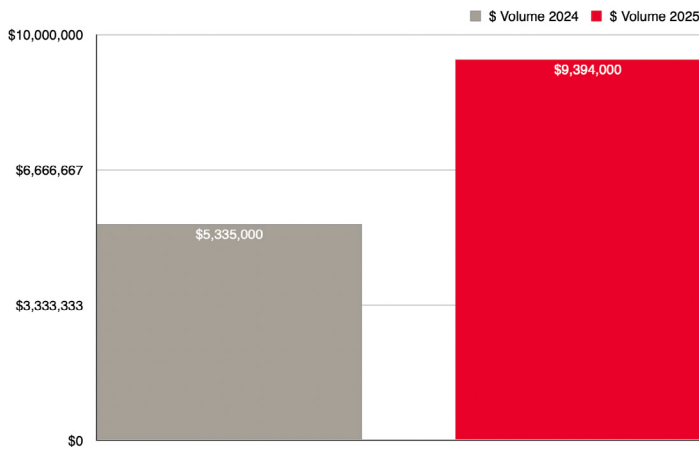


Month-Over-Month 2024 vs. 2025

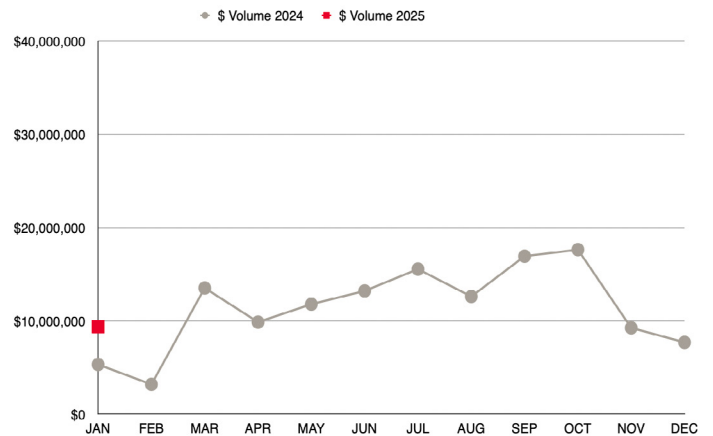
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

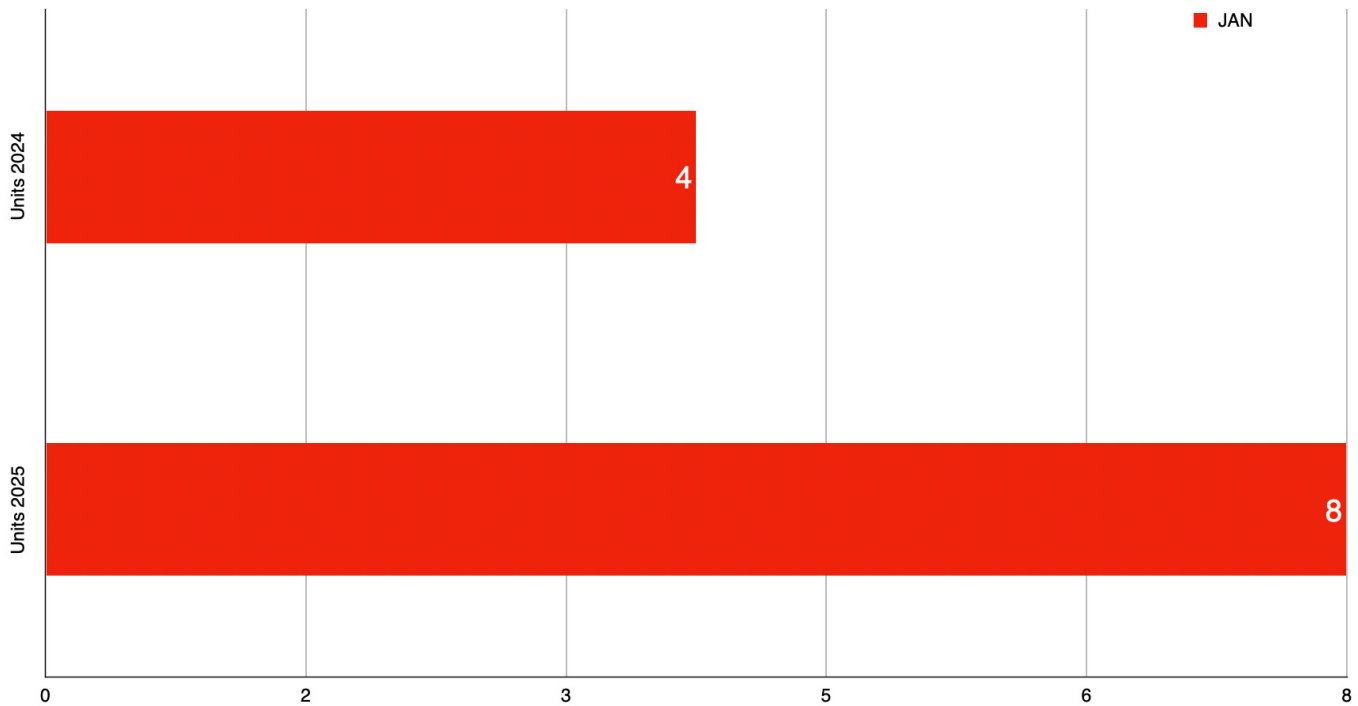


Yearly Totals 2024 vs. 2025

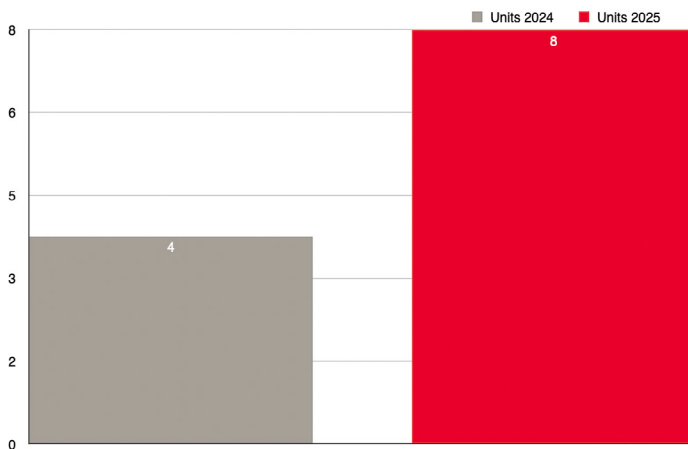


Month vs. Month 2024 vs. 2025

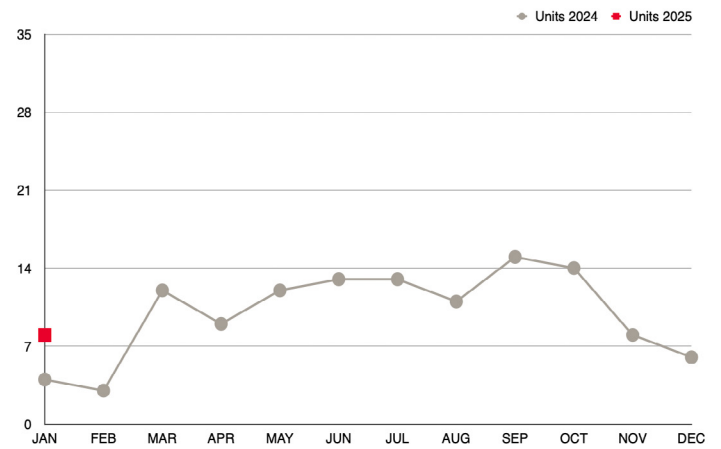
UNIT SALES



Monthly Comparison 2024 vs. 2025

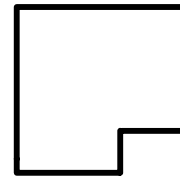


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



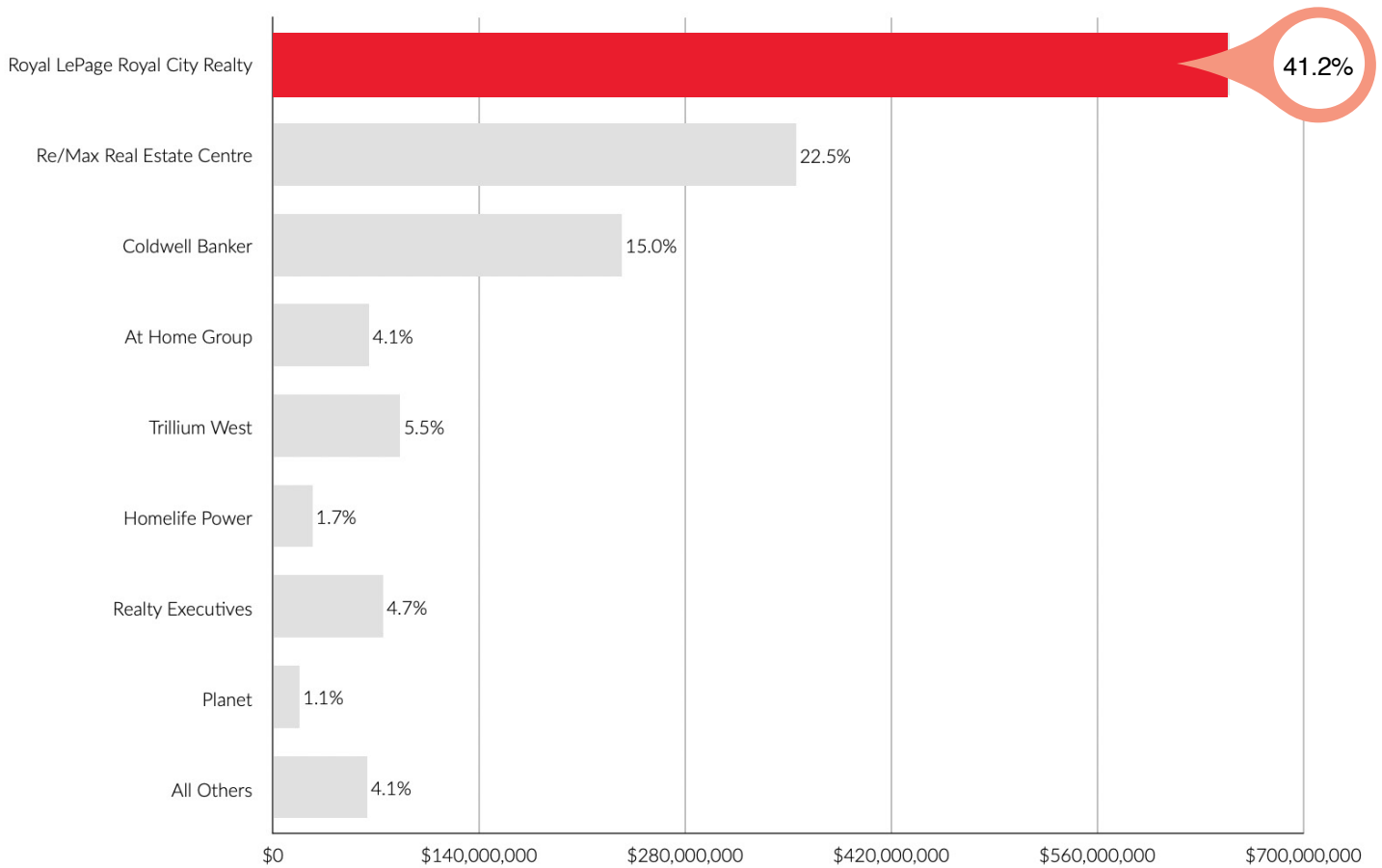
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$7,775,000 +45.74%	\$1,619,000 Up from \$0	\$0 No Change
YTD Unit Sales	6 +50%	2 Up from 0	0 No Change
YTD Average Sale Price	\$1,295,833 +33.38%	\$809,100 Up from \$0	\$0 No Change
January Sales Volume	\$7,775,000 +45.74%	\$1,619,000 Up from \$0	\$0 No Change
January Unit Sales	6 +50%	2 Up from 0	0 No Change

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of February 1, 2025.

Year-Over-Year Comparison (2025 vs. 2024)

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

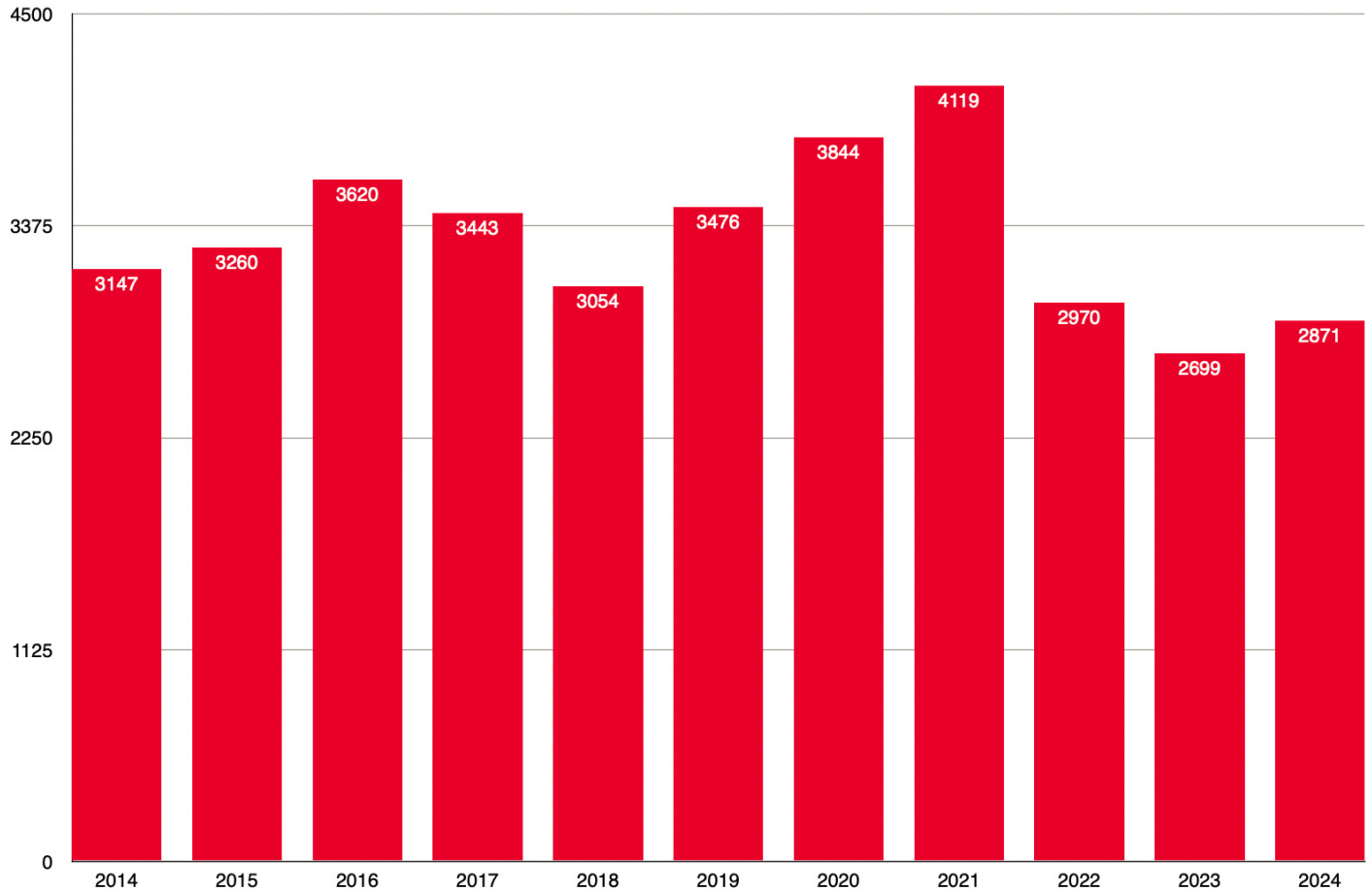
MARKET DOMINANCE



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



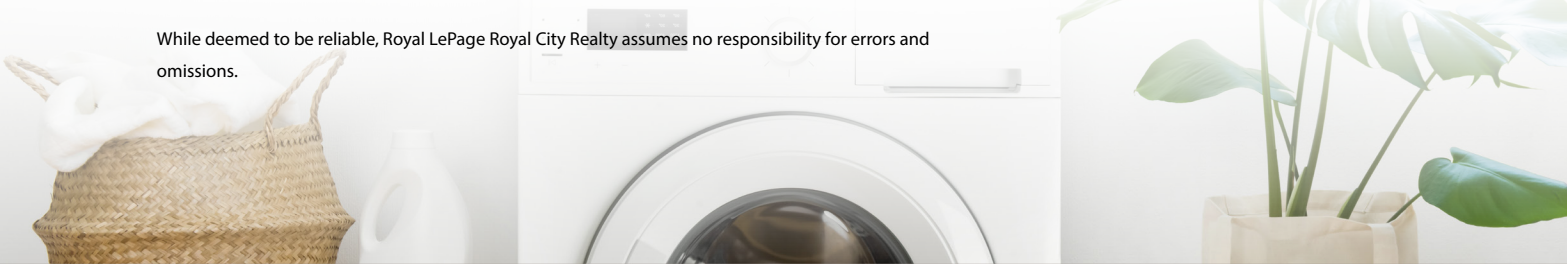
10 YEAR MARKET ANALYSIS



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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