



2025 FEBRUARY

GUELPH/ERAMOSIA

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

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

BALANCED MARKET

The real estate market in **Guelph/Eramosa** remained active this February, with strong growth in sales volume and unit sales, while shifting into more balanced conditions. The median sale price declined by 12.95% to \$957,500, while the average sale price dipped by 6.11% to \$1,001,500. Despite this, sales volume surged by 119.08%, driven by a 133.33% increase in unit sales. New listings rose by 45.45%, while expired listings jumped by 200%, adding to available inventory. With the unit sales-to-listings ratio at 43.75%, the market remains balanced, offering opportunities for both buyers and sellers.

February year-over-year sales volume of \$7,010,500



Up 119.08% from 2024's \$3,200,000 with unit sales of 7 with an increase of 133.3%. New listings of 16 are up 45.45% from 2024, with the sales/listing ratio of 43.75% up by 15.18% compared to 2024.

Year-to-date sales volume of \$16,404,500



Up 92.2% from 2024's \$8,535,000 with unit sales of 15 up from the 7 in 2024. New listings of 29 are up 16% from a year ago, with the sales/listing ratio of 51.72% up by 23.72%.

Year-to-date average sale price of \$1,087,875



Down from \$1,200,209 a year ago with median sale price of \$1,009,750 up from \$921,000 a year ago. Average days-on-market of 45, which has gone up 2.5 days compared to last year.

FEBRUARY NUMBERS

Median Sale Price
\$957,500
-12.95%

Average Sale Price
\$1,001,500
-6.11%

Sales Volume
\$7,010,500
+119.08%

Unit Sales
7
+133.33%

New Listings
16
+45.45%

Expired Listings
3
+200%

Unit Sales/Listings Ratio
43.75%
+15.18%

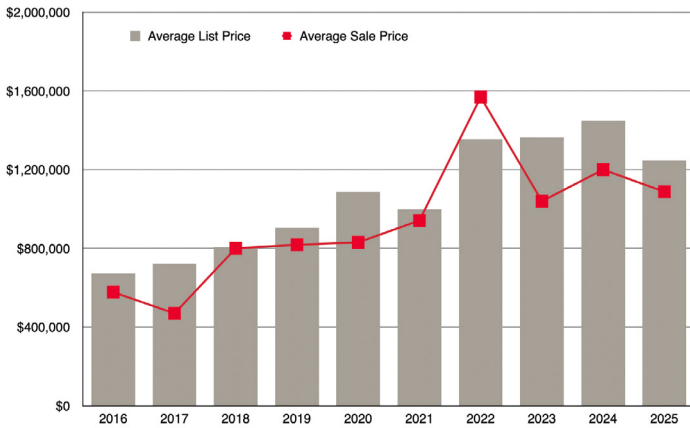
Year-over-year comparison
(February 2025 vs. February 2024)

THE MARKET IN DETAIL

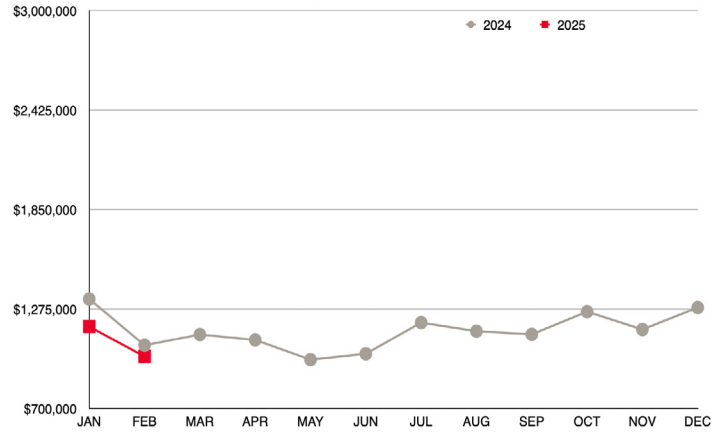
	2023	2024	2025	2024-2025
YTD Volume Sales	\$14,889,900	\$8,535,000	\$16,404,500	+92.2%
YTD Unit Sales	13	7	15	+114.29%
YTD New Listings	29	25	29	+16%
YTD Sales/Listings Ratio	44.83%	28.00%	51.72%	+23.72%
YTD Expired Listings	3	8	7	-12.5%
Monthly Volume Sales	\$11,829,900	\$3,200,000	\$7,010,500	+119.08%
Monthly Unit Sales	9	3	7	+133.33%
Monthly New Listings	19	11	16	+45.45%
Monthly Sales/Listings Ratio	40.00%	28.57%	61.54%	+32.97%
Monthly Expired Listings	1	1	3	+200%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	3	0	0	No Change
YTD Sales: \$550K-\$749K	0	0	1	Up 1
YTD Sales: \$750K-\$999K	2	2	7	+250%
YTD Sales: \$1M- \$2M	7	4	6	+50%
YTD Sales: \$2M+	8	1	1	No Change
YTD Average Days-On-Market	54.50	42.50	45.00	+5.88%
YTD Average Sale Price	\$1,039,717	\$1,200,209	\$1,087,875	-9.36%
YTD Median Sale Price	\$935,000	\$921,000	\$1,009,750	+9.64%

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

AVERAGE SALE PRICE

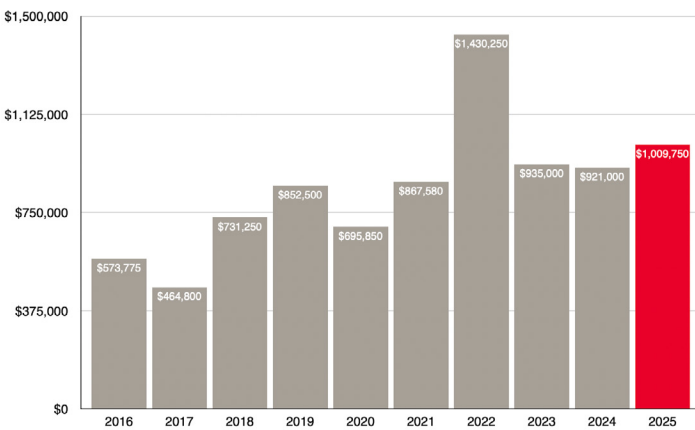


Year-Over-Year

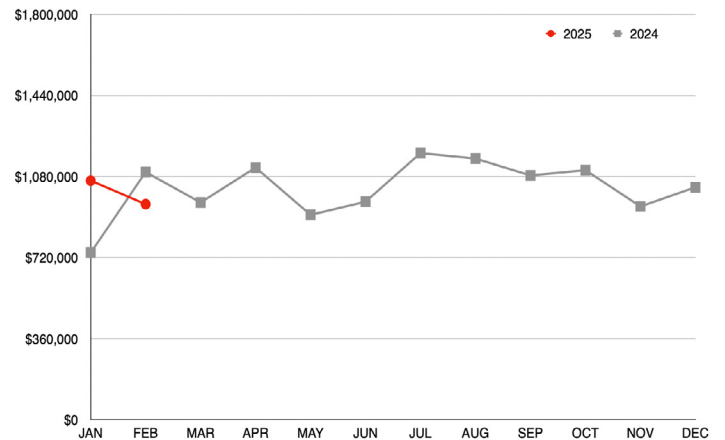


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



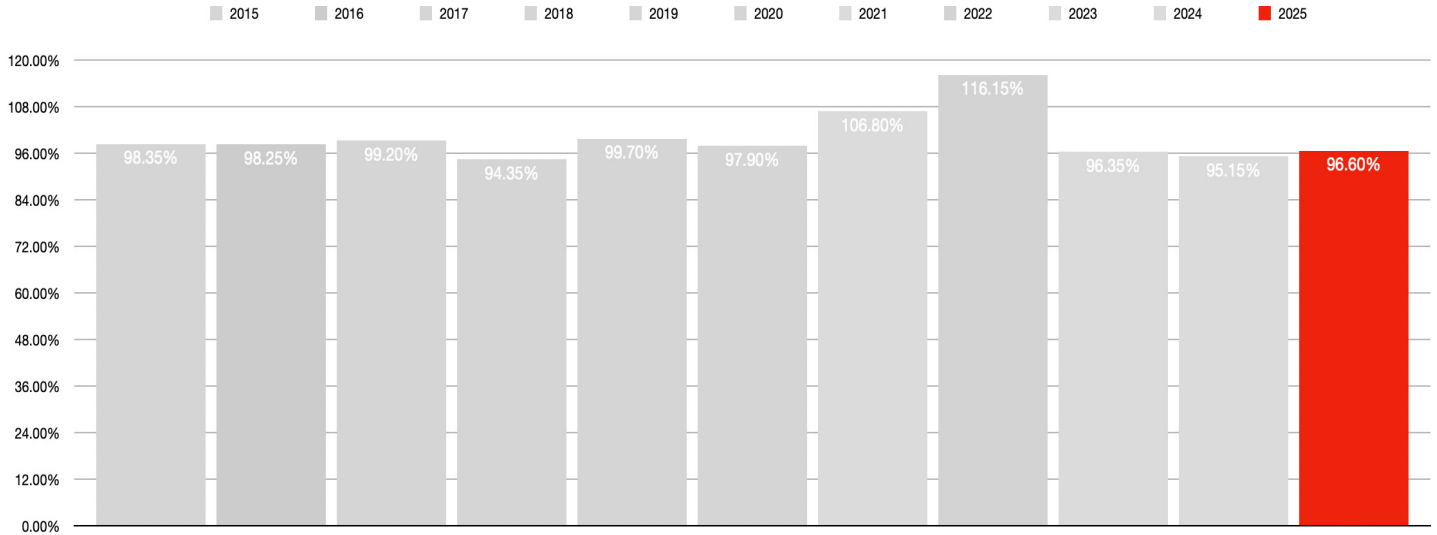
Year-Over-Year



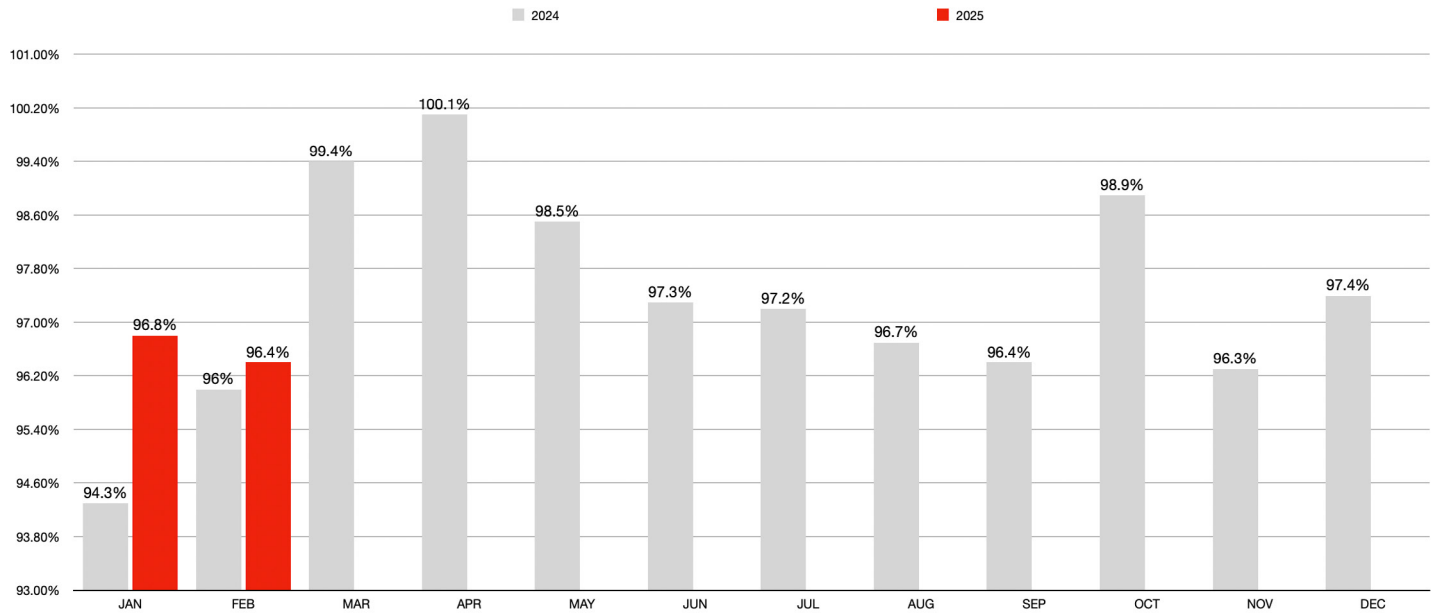
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

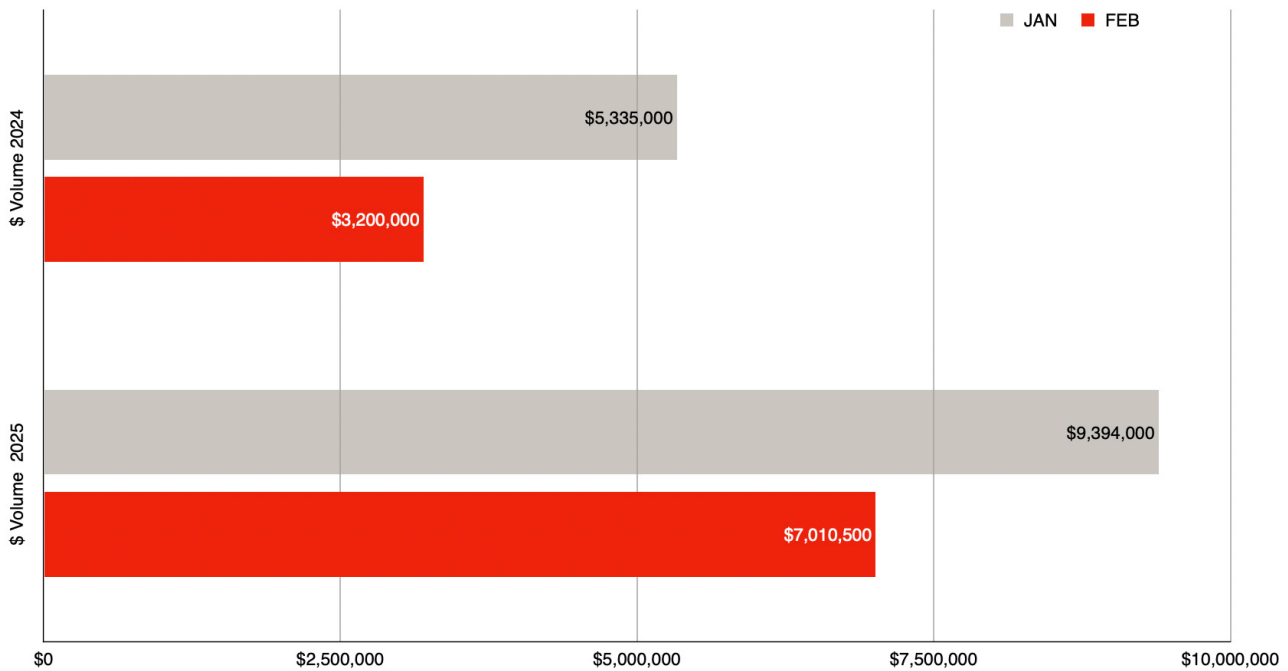


Year-Over-Year

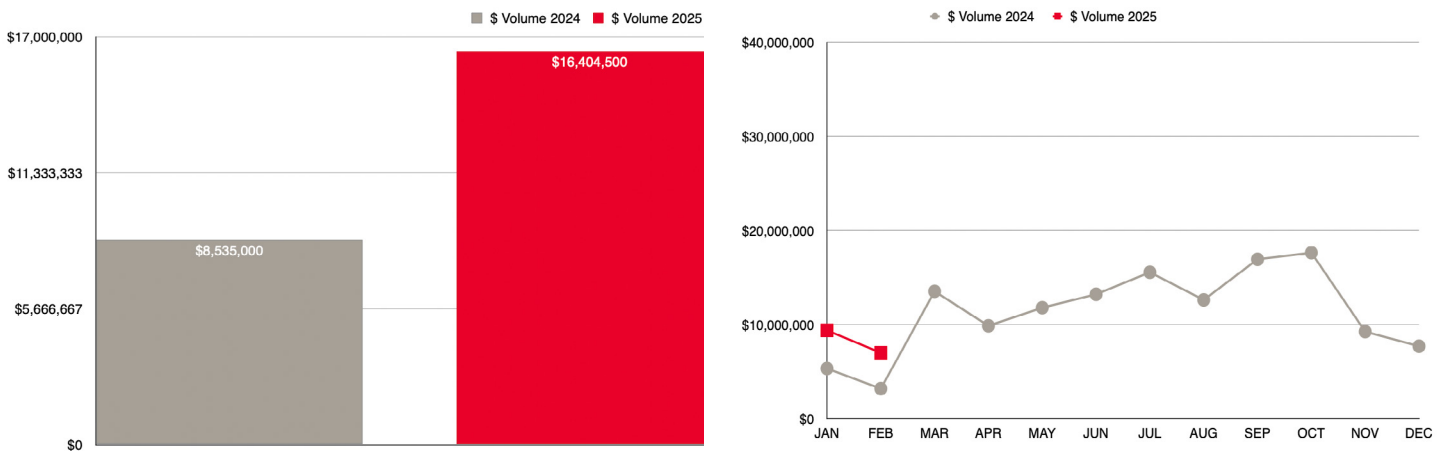


Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES



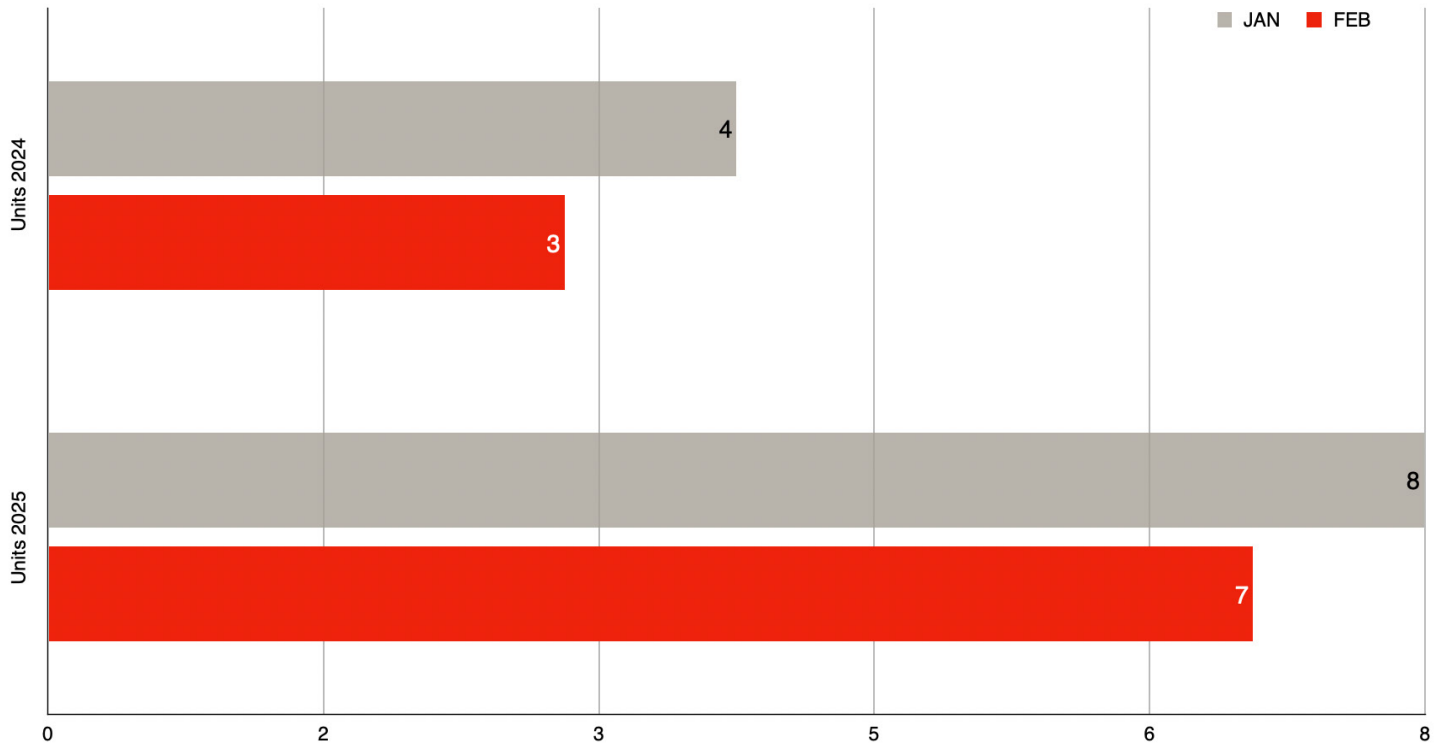
Monthly Comparison 2024 vs. 2025



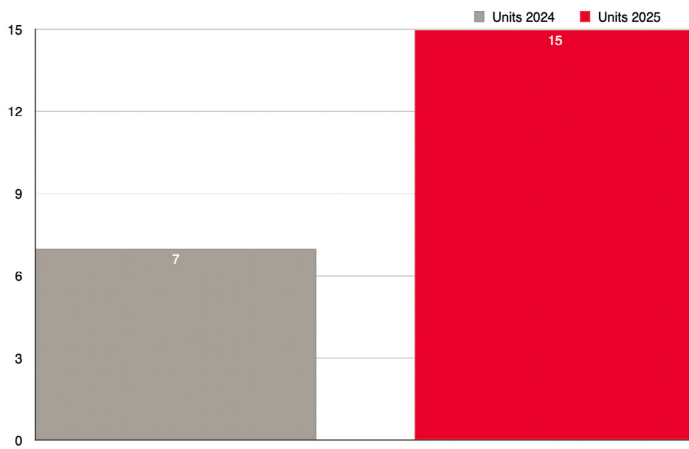
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

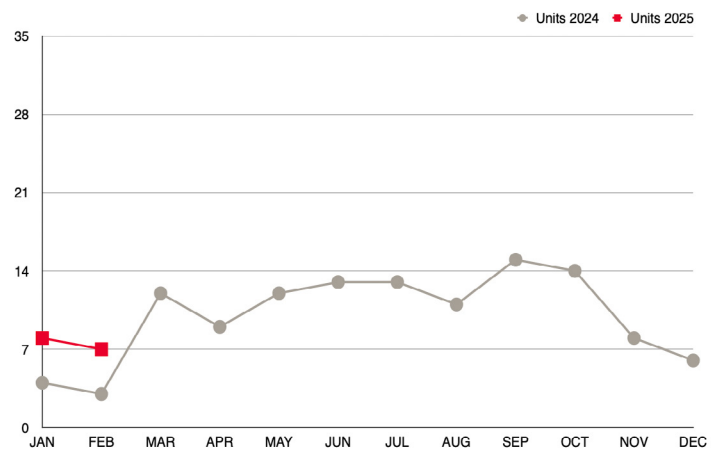
UNIT SALES



Monthly Comparison 2024 vs. 2025

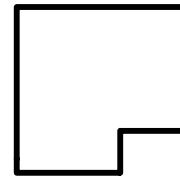


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE

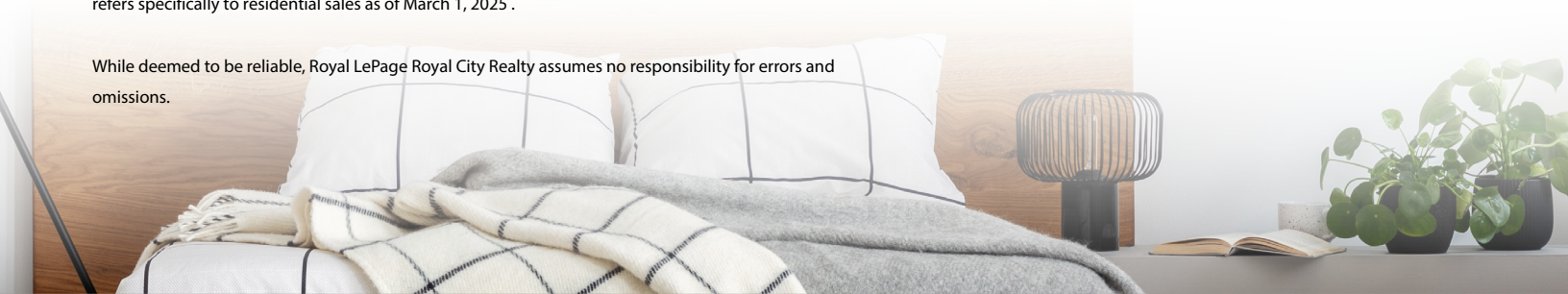


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$14,785,500 +73.23%	\$1,619,000 Up from \$0	\$0 No Change
YTD Unit Sales	13 +85.71%	2 Up from 0	0 No Change
YTD Average Sale Price	\$1,137,346 -8.32%	\$809,500 Up from \$0	\$0 No Change
February Sales Volume	\$7,010,500 +119.08%	\$0 No Change	\$0 No Change
February Unit Sales	7 +133.33%	0 No Change	0 No Change

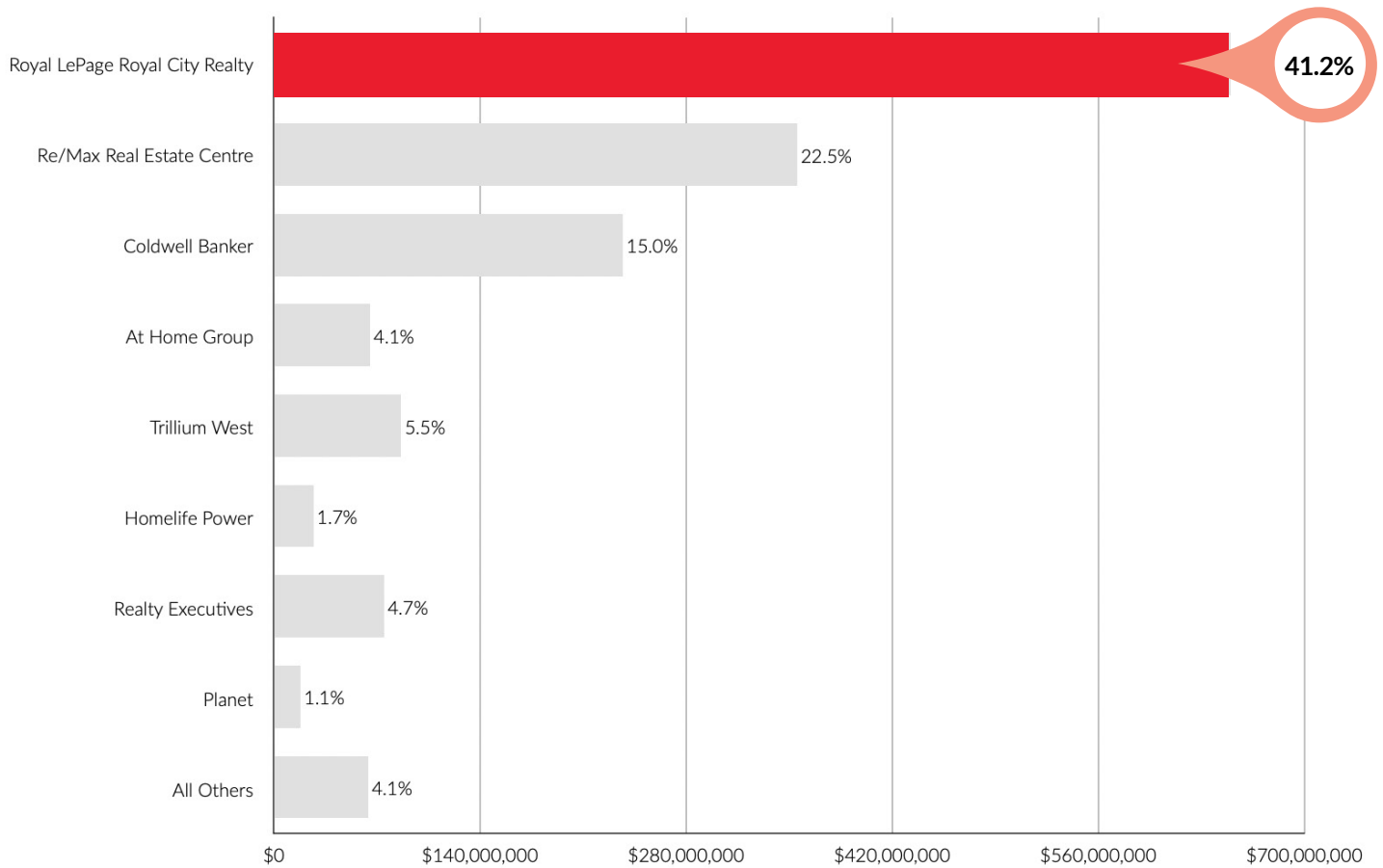
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of March 1, 2025.

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

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



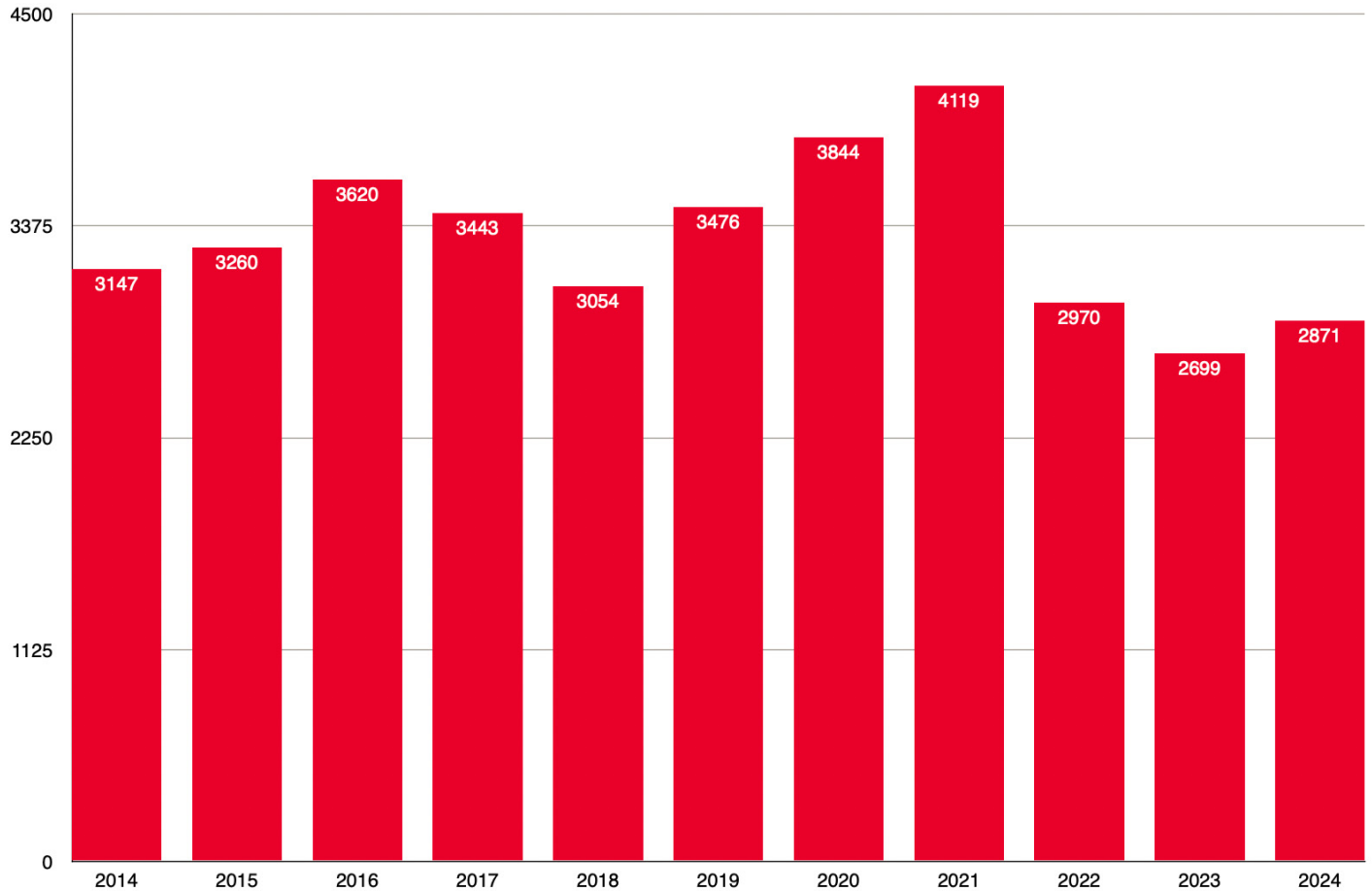
MARKET DOMINANCE



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



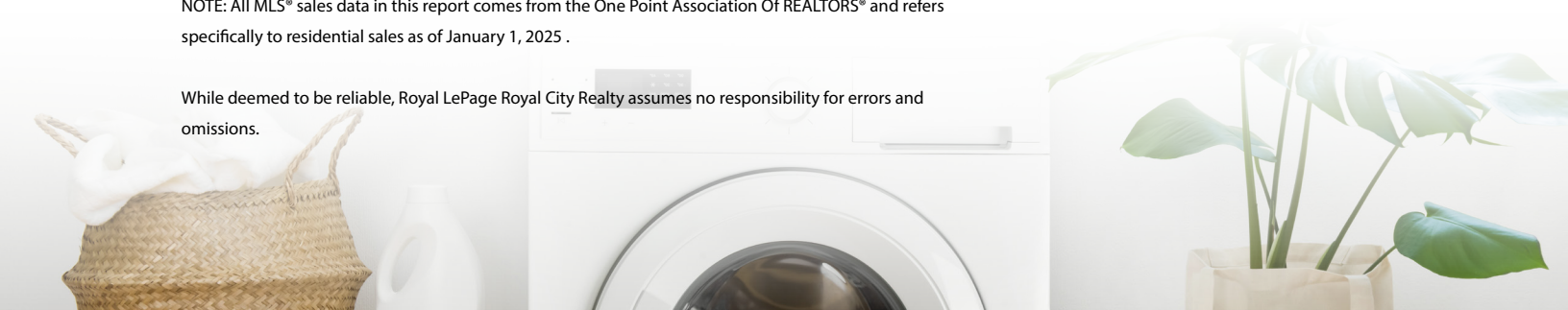
10 YEAR MARKET ANALYSIS



Units Sold

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

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/