



# 2025 FEBRUARY

**PUSLINCH**

**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

## BUYER'S MARKET

The **Puslinch** real estate market continued to favour buyers in February, with declines in both prices and sales activity. The median sale price fell by 27.08% to \$1,312,500, while the average sale price dipped by 5.51% to \$1,300,250. Sales volume dropped by 24.41%, driven by a 20% decline in unit sales to just 4 transactions. New listings decreased by 12.5%, while expired listings remained unchanged, keeping inventory levels steady. With the unit sales-to-listings ratio at 28.57%, the market remains in buyers' favour, providing more options and negotiation power.



### February year-over-year sales volume of \$5,201,000

Down 24.41% from 2024's \$6,880,500 with unit sales of 4 that are down from the 5 last year. New listings of 14 are down 12.5% from a year ago, with the sales/listing ratio of 28.57%, down 2.68%.



### Year-to-date sales volume of \$12,245,333

Up 62.01% from 2024's \$7,558,500 with unit sales of 9 up 50% from the 6 in 2024. New listings of 35 are up 34.62% from a year ago, with the sales/listing ratio of 25.71% up 2.64%.



### Year-to-date average sale price of \$1,354,559

Up from \$1,027,050 one year ago with median sale price of \$1,443,750 up from \$1,239,000 one year ago. Average days-on-market of 78 is up 49.5 days from last year.

*Note: The sample size for this area shows too few listings to depict a meaningful comparison between Median Sales Price and Average Sales Prices.*

## FEBRUARY NUMBERS

Median Sale Price

**\$1,312,500**

-27.08%

Average Sale Price

**\$1,300,250**

-5.51%

Sales Volume

**\$5,201,000**

-24.41%

Unit Sales

**4**

-20%

New Listings

**14**

-12.5%

Expired Listings

**5**

No Change

Unit Sales/Listings Ratio

**28.57%**

-2.68%

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



# THE MARKET IN DETAIL

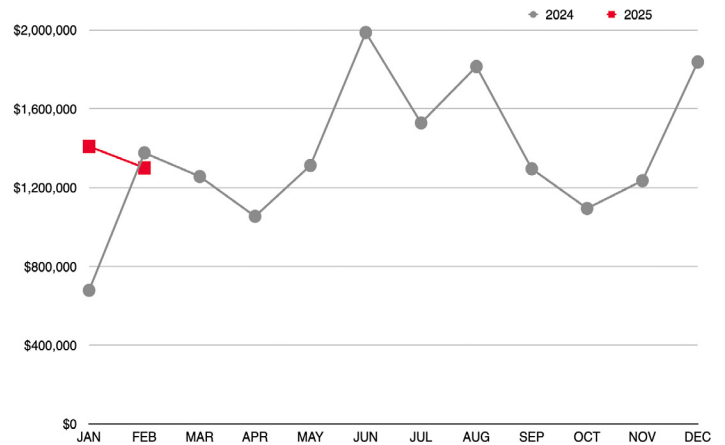
	2023	2024	2025	2024-2025
YTD Volume Sales	\$7,436,000	\$7,558,500	\$12,245,333	+62.01%
YTD Unit Sales	8	6	9	+50%
YTD New Listings	31	26	35	+34.62%
YDT Sales/Listings Ratio	25.81%	23.08%	25.71%	+2.64%
YTD Expired Listings	7	9	17	+88.89%
Monthly Volume Sales	\$4,240,000	\$6,880,500	\$5,201,000	-24.41%
Monthly Unit Sales	4	5	4	-20%
Monthly New Listings	16	16	14	-12.5%
Monthly Sales/Listings Ratio	25.00%	31.25%	28.57%	-2.68%
Monthly Expired Listings	0	5	5	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	2	1	-50%
YTD Sales: \$550K-\$749K	1	1	0	-100%
YTD Sales: \$750K-\$999K	5	0	2	Up 2
YTD Sales: \$1M-\$2M	2	2	5	+150%
YTD Sales: \$2M+	0	1	1	No Change
YTD Average Days-On-Market	27.50	28.50	78.00	+173.68%
YTD Average Sale Price	\$929,500	\$1,027,050	\$1,354,559	+31.89%
YTD Median Sale Price	\$883,750	\$1,239,000	\$1,443,750	+16.53%

**Puslinch MLS Sales and Listing Summary**  
2023 vs. 2024 vs. 2025

# AVERAGE SALE PRICE

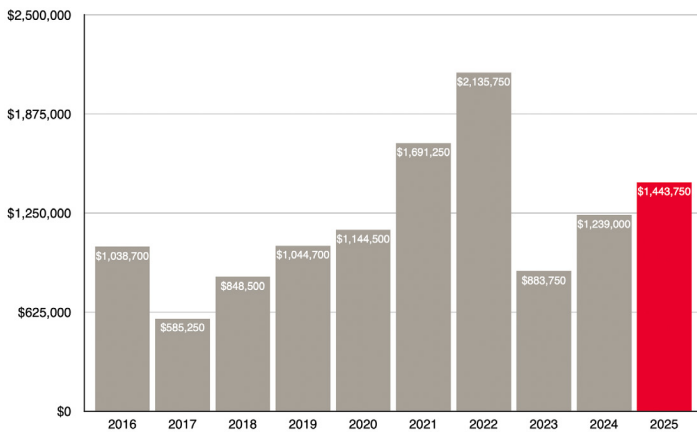


Year-Over-Year

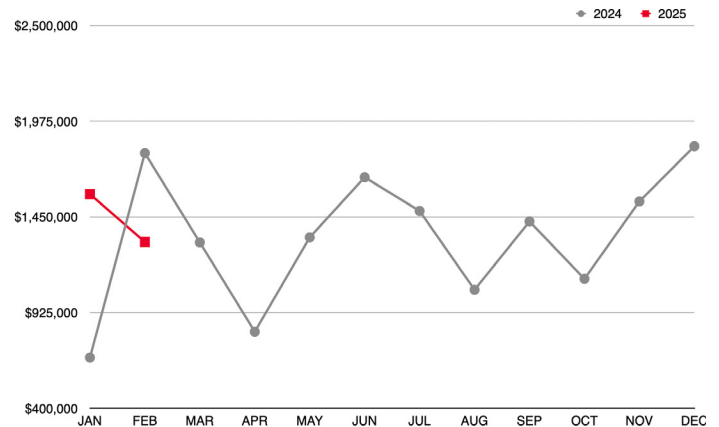


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



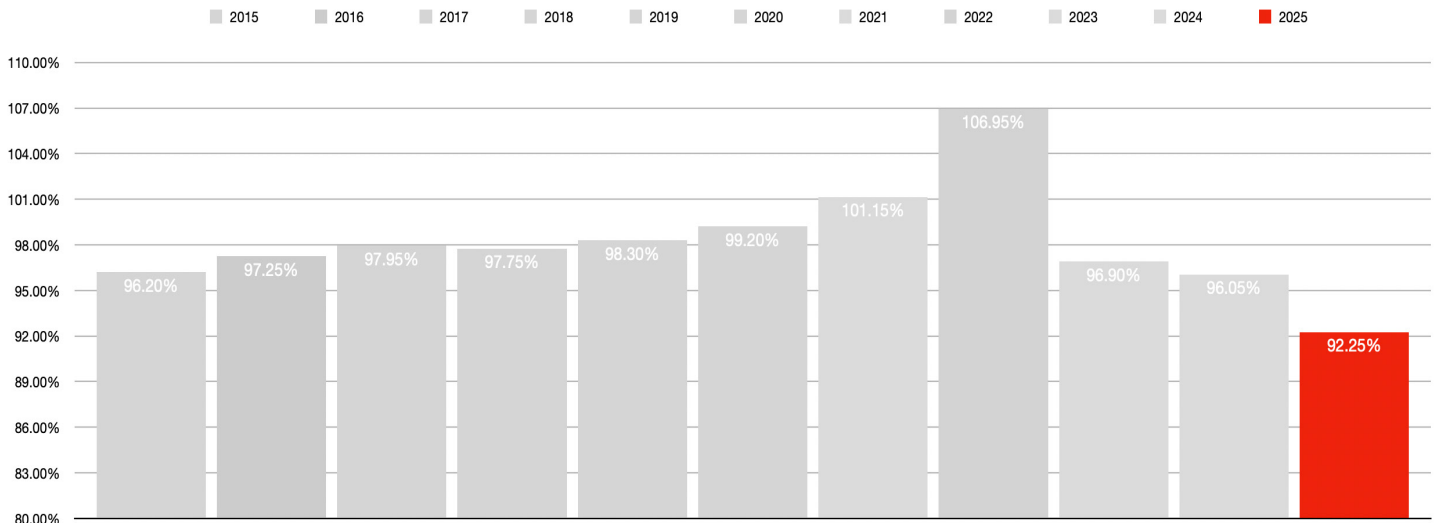
Year-Over-Year



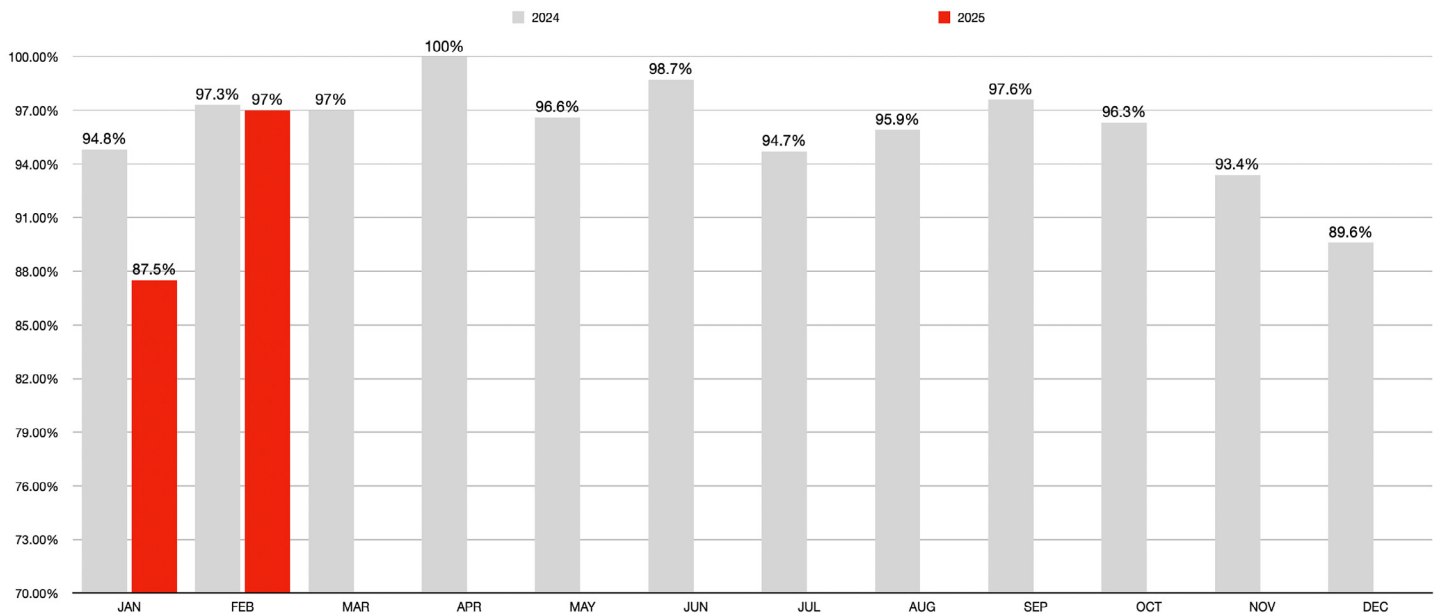
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

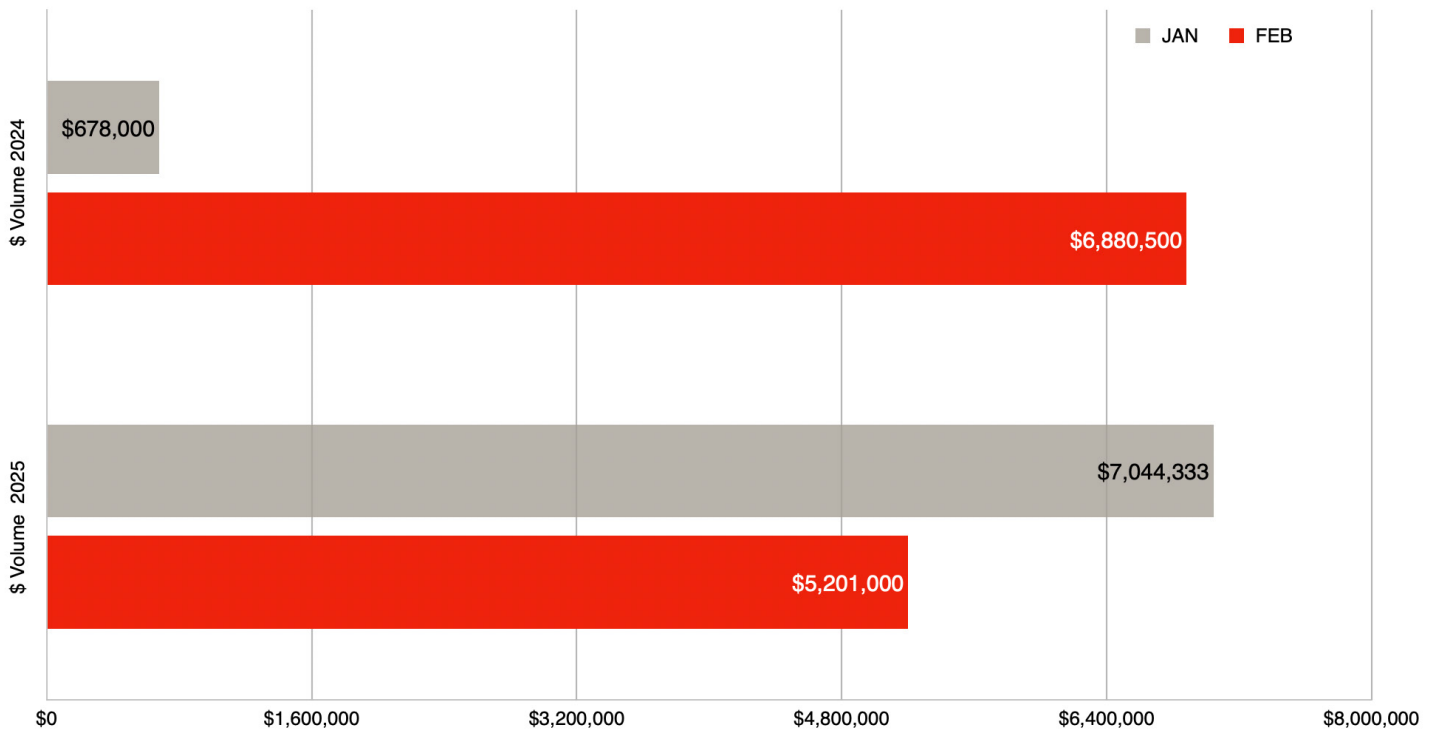


## Year-Over-Year

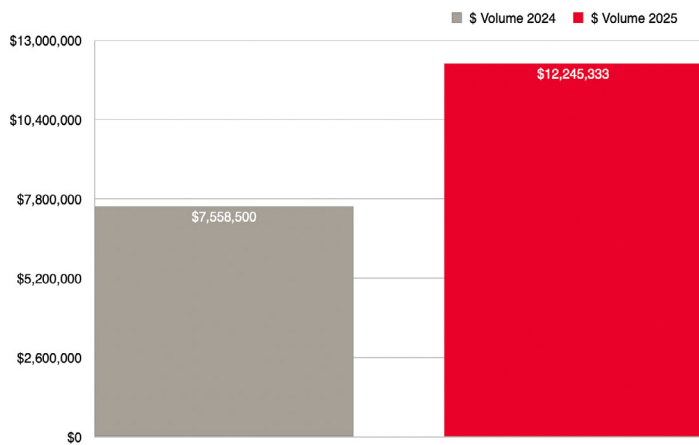


## Month-Over-Month 2024 vs. 2025

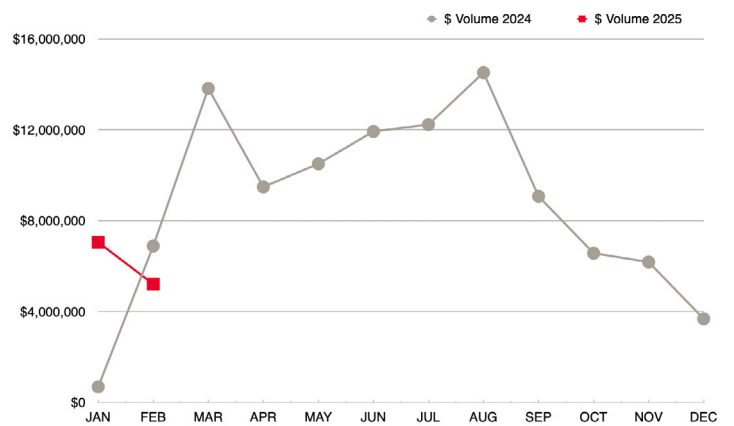
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

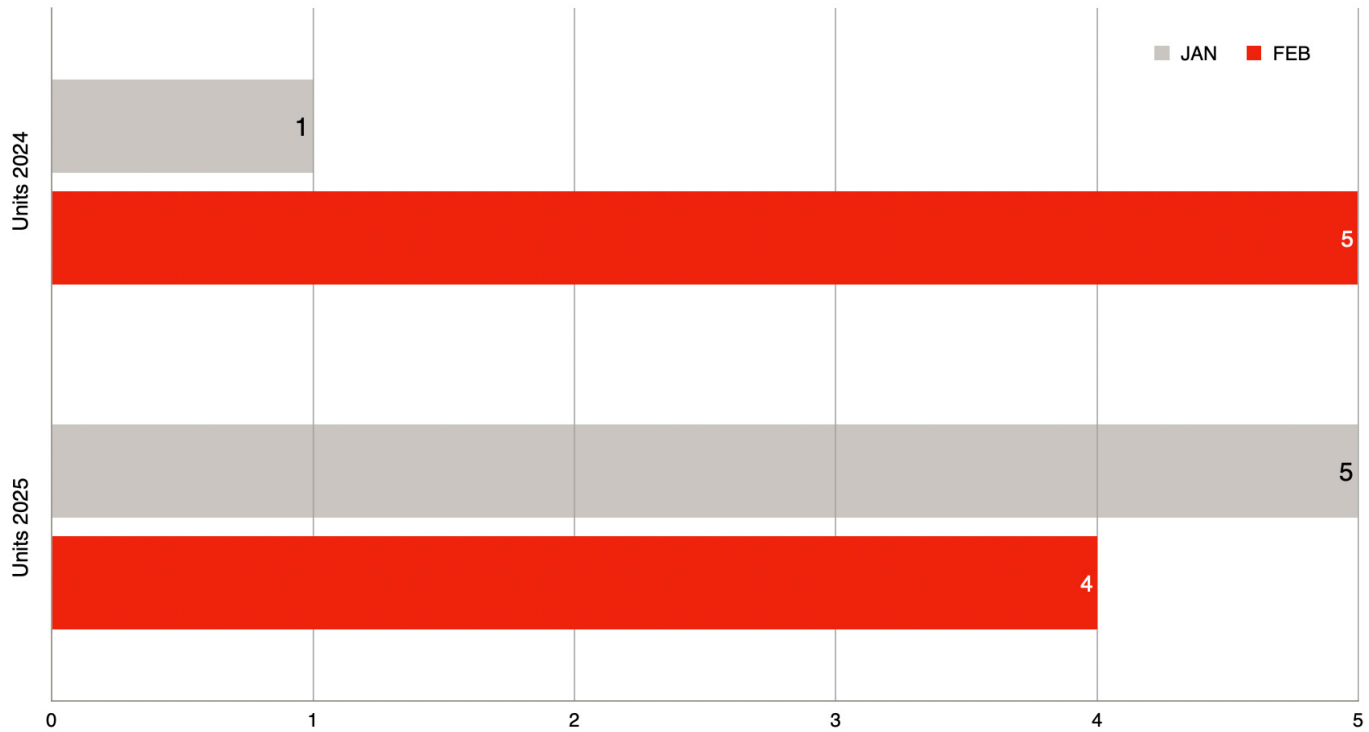


## Yearly Totals 2024 vs. 2025

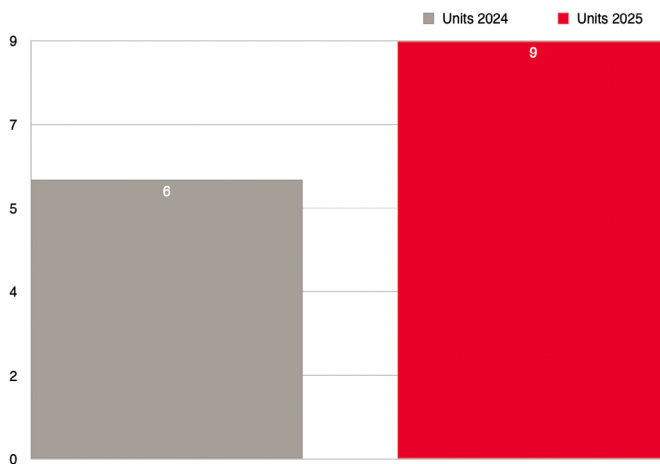


## Month vs. Month 2024 vs. 2025

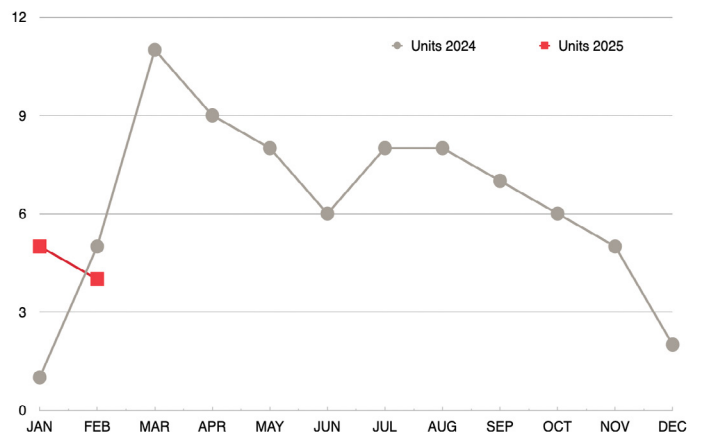
# UNIT SALES



Monthly Comparison 2024 vs. 2025

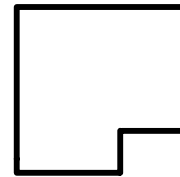


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$12,245,333 +72.99%	\$0 No Change	\$3,430,000 Up \$0
YTD Unit Sales	9 +80%	0 No Change	2 Up from 0
YTD Average Sale Price	\$1,360,593 +52.31%	\$0 No Change	\$1,715,000 Up from \$0
February Sales Volume	\$5,201,000 -18.74%	\$0 No Change	\$950,000 Up from \$0
February Unit Sales	4 No Change	0 No Change	1 Up from 0

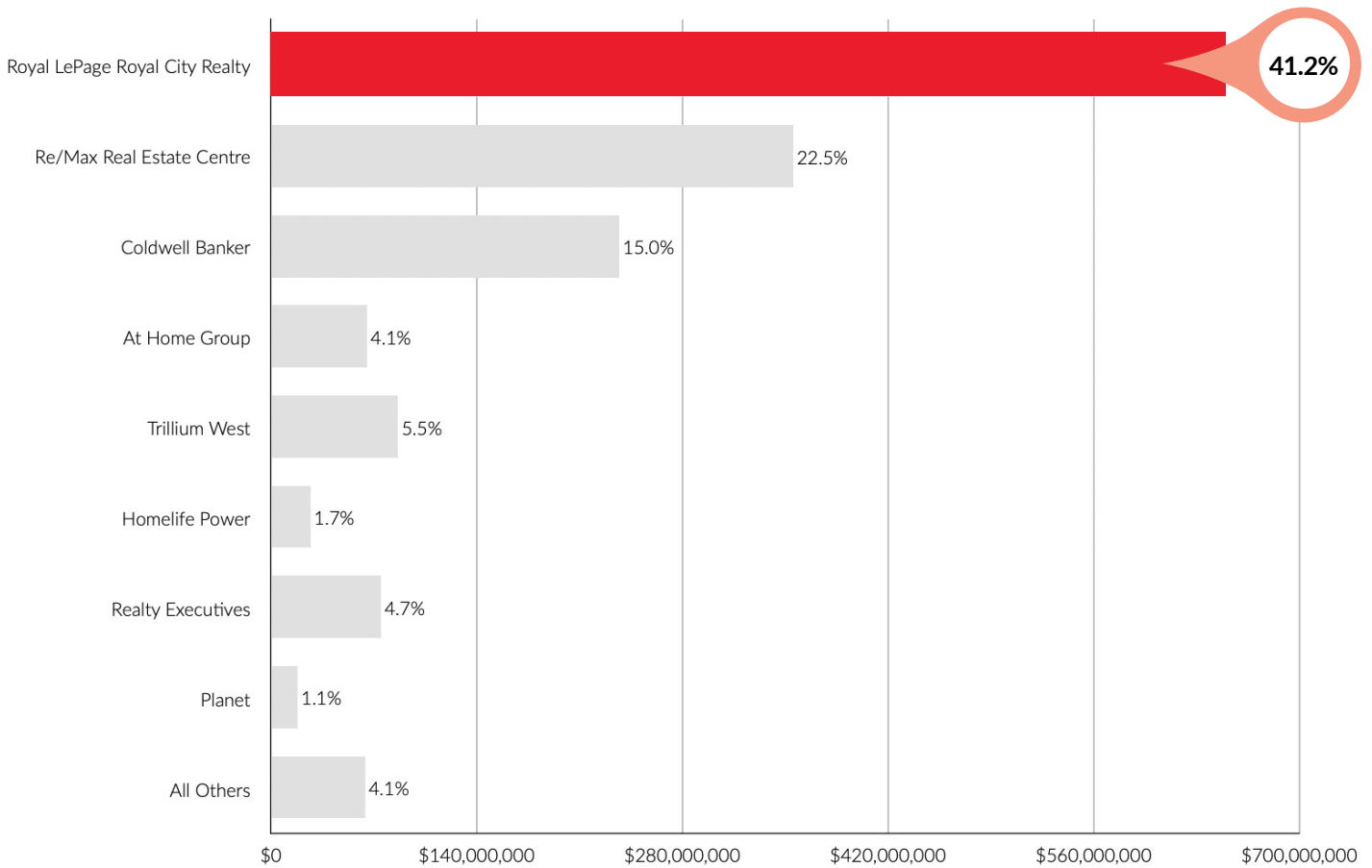
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of March 1, 2025.

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

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



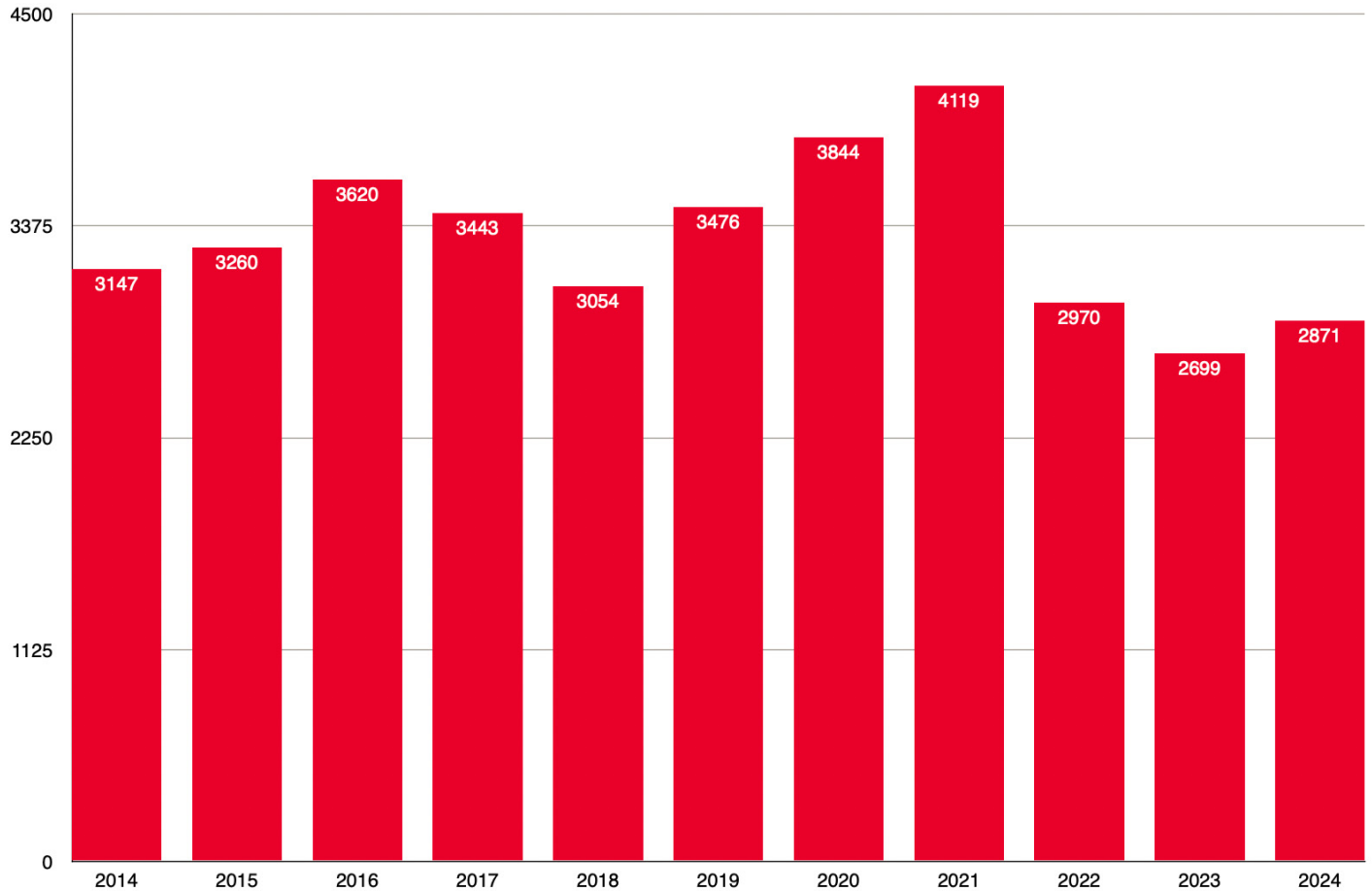
# MARKET DOMINANCE



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



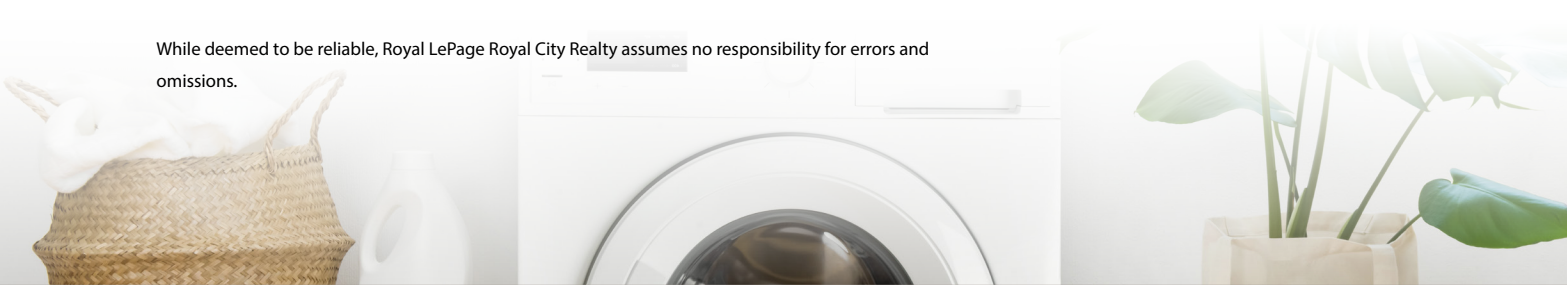
# 10 YEAR MARKET ANALYSIS



## Units Sold

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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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