



# 2025

# MARCH

## 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

## BUYER'S MARKET

The real estate market in [Guelph/Eramosa](#) leaned further into buyer-friendly conditions this March, with increased inventory and softer sales activity. The median sale price declined by 12.43% to \$845,000, while the average sale price increased by 1.61% to \$1,146,571. Sales volume fell by 40.73%, with unit sales down 41.67% to just 7 transactions. Meanwhile, new listings surged by 73.91%, increasing available inventory, while expired listings remained unchanged. With the unit sales-to-listings ratio dropping to 17.50%, market conditions have shifted in favour of buyers, presenting more opportunities and negotiating power.

### March year-over-year sales volume of \$8,026,000



Down 40.73% from 2024's \$13,540,400 with unit sales of 7 with a decrease of 41.67% from last year's 12. New listings of 40 are up 73.41% from 2024, with the sales/listing ratio of 17.50% down by 34.67% compared to 2024.

### Year-to-date sales volume of \$24,430,500



Up 10.67% from 2024's \$22,075,400 with unit sales of 22 up from the 19 in 2024. New listings of 69 are up 43.75% from a year ago, with the sales/listing ratio of 31.88% down by 7.70%.

### Year-to-date average sale price of \$1,107,440



Down from \$1,176,261 a year ago with median sale price of \$957,500 down from \$964,950 a year ago. Average days-on-market of 44, which has gone up 10 days compared to last year.

## MARCH NUMBERS

Median Sale Price  
**\$845,000**  
 -12.43%

Average Sale Price  
**\$1,146,571**  
 +1.61%

Sales Volume  
**\$8,026,000**  
 -40.73%

Unit Sales  
**7**  
 -41.67%

New Listings  
**40**  
 +73.91%

Expired Listings  
**3**  
 No Change

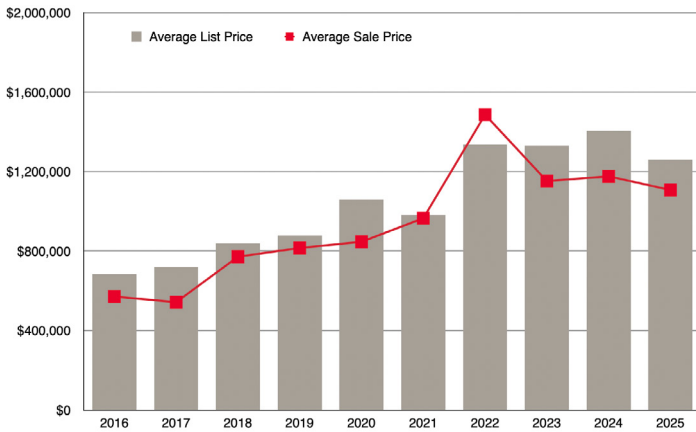
Unit Sales/Listings Ratio  
**17.50%**  
 -34.67%  
Year-over-year comparison  
 (March 2025 vs. March 2024)

# THE MARKET IN DETAIL

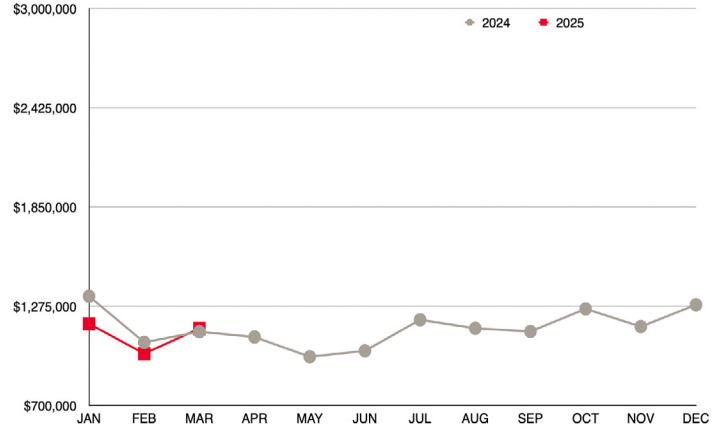
	2023	2024	2025	2024-2025
YTD Volume Sales	\$32,546,270	\$22,075,400	\$24,430,500	+10.67%
YTD Unit Sales	27	19	22	+15.79%
YTD New Listings	48	48	69	+43.75%
YDT Sales/Listings Ratio	56.25%	39.58%	31.88%	-7.7%
YTD Expired Listings	5	11	10	-9.09%
Monthly Volume Sales	\$17,656,370	\$13,540,400	\$8,026,000	-40.73%
Monthly Unit Sales	14	12	7	-41.67%
Monthly New Listings	19	23	40	+73.91%
Monthly Sales/Listings Ratio	73.68%	52.17%	17.50%	-34.67%
Monthly Expired Listings	2	3	3	No Change
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	3	1	8	+700%
YTD Sales: \$750K-\$999K	5	8	8	No Change
YTD Sales: \$1M- \$2M	13	8	8	No Change
YTD Sales: \$2M+	16	2	2	No Change
YTD Average Days-On-Market	45.67	34.67	44.33	+27.88%
YTD Average Sale Price	\$1,152,478	\$1,176,261	\$1,107,440	-5.85%
YTD Median Sale Price	\$1,087,500	\$964,950	\$957,500	-0.77%

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

# AVERAGE SALE PRICE

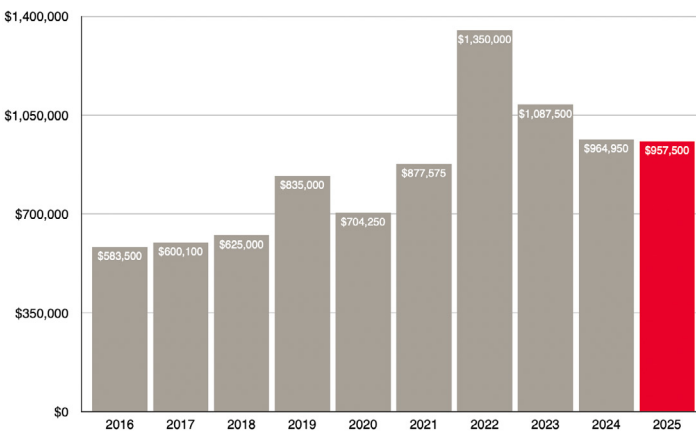


Year-Over-Year

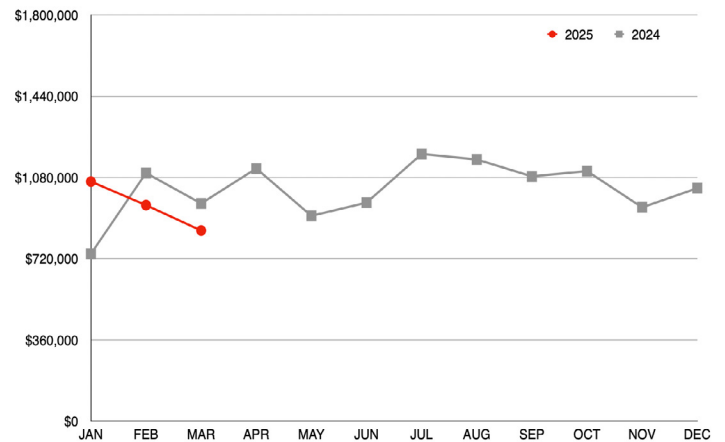


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



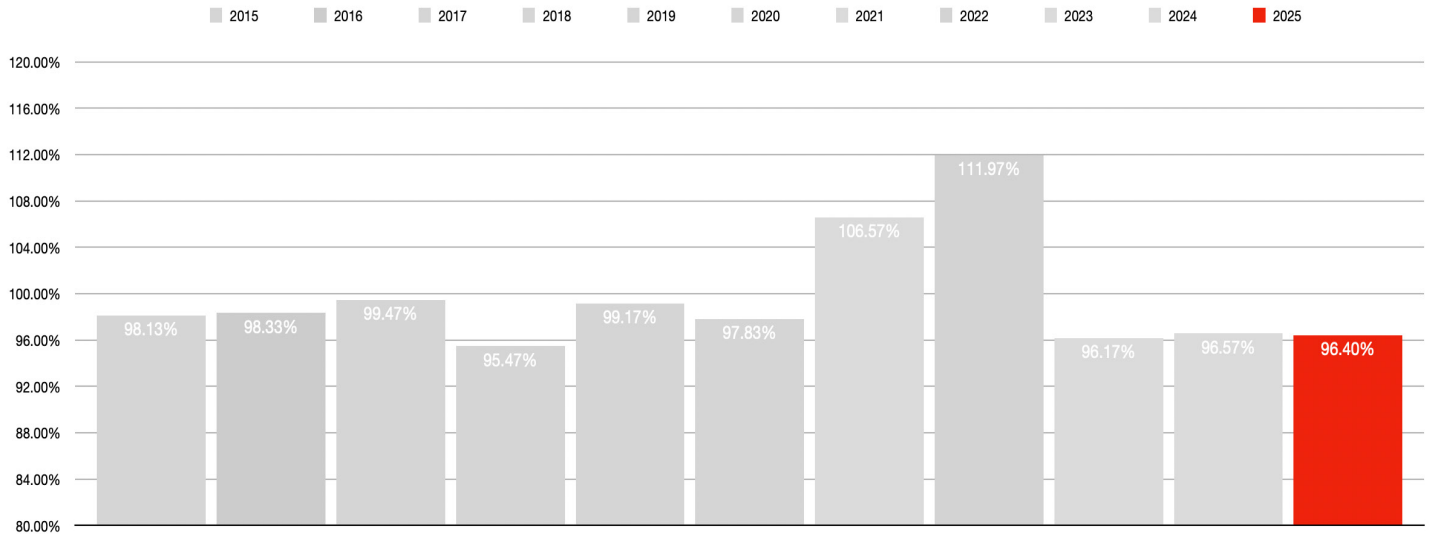
Year-Over-Year



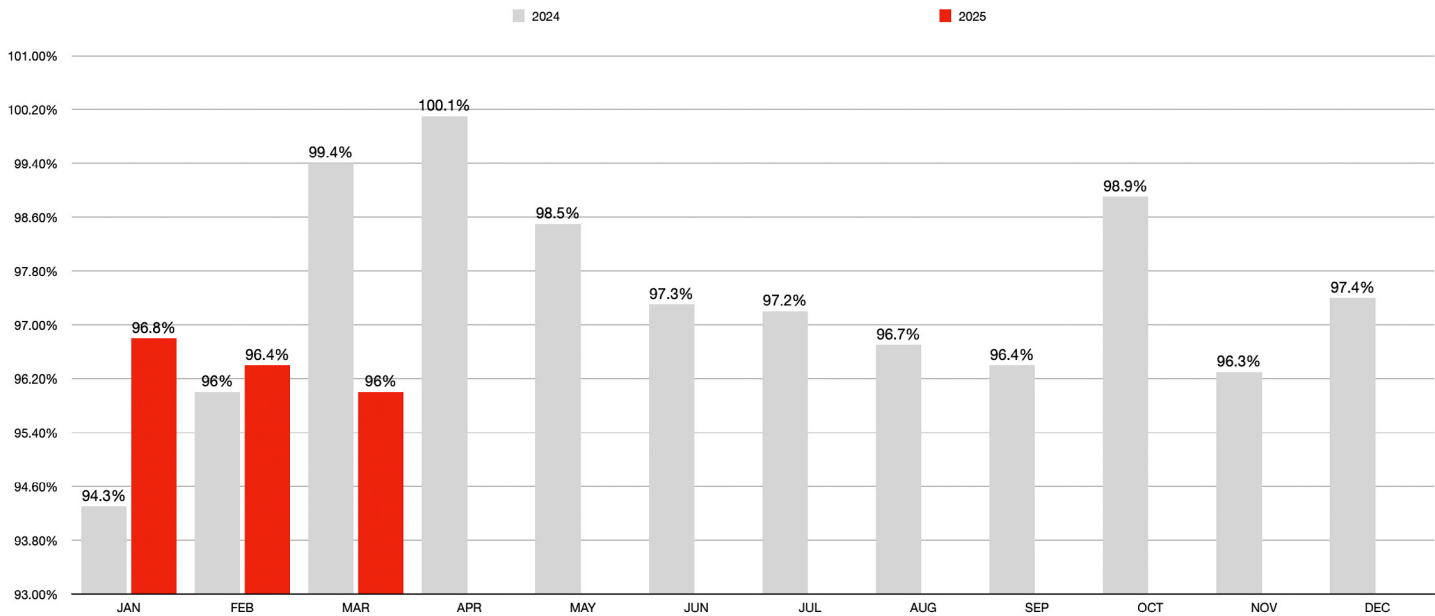
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

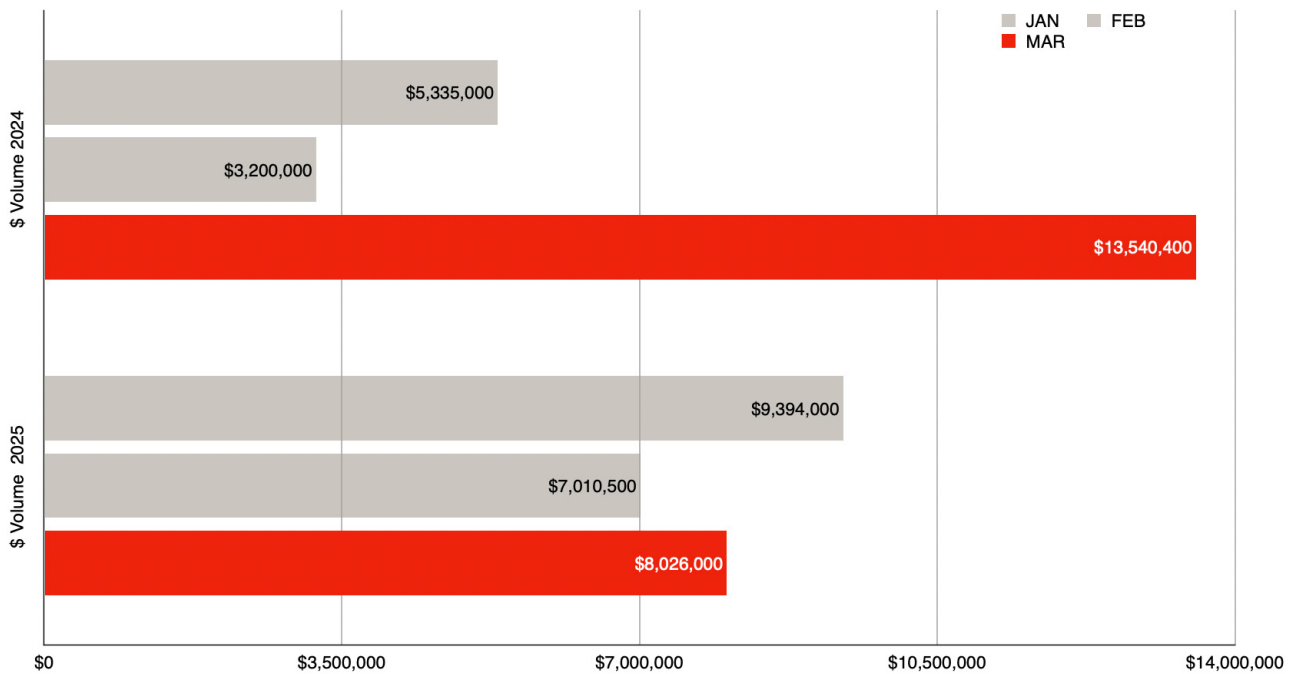


## Year-Over-Year

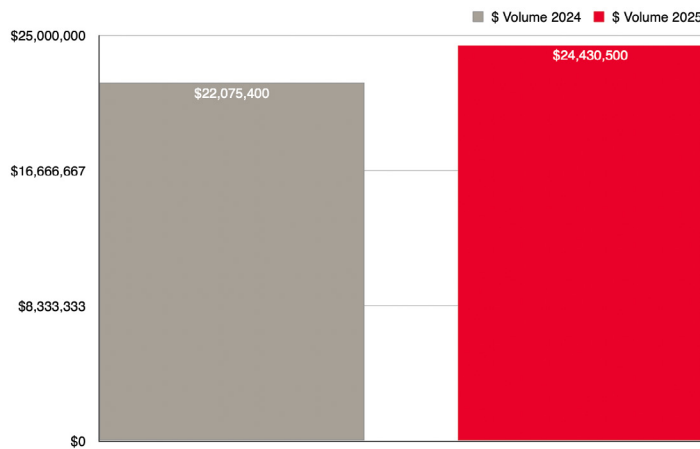


## Month-Over-Month 2024 vs. 2025

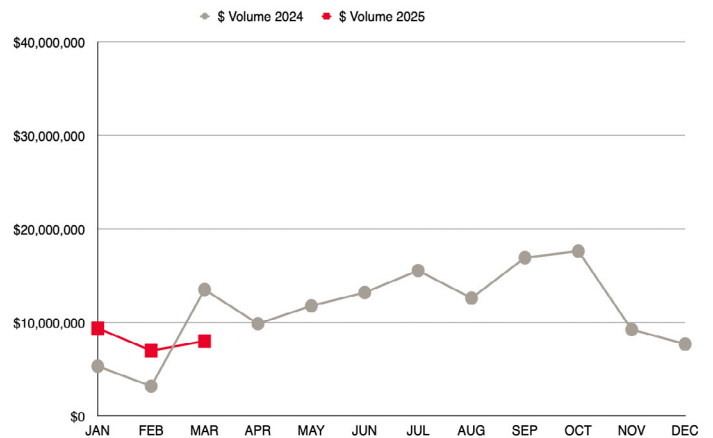
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

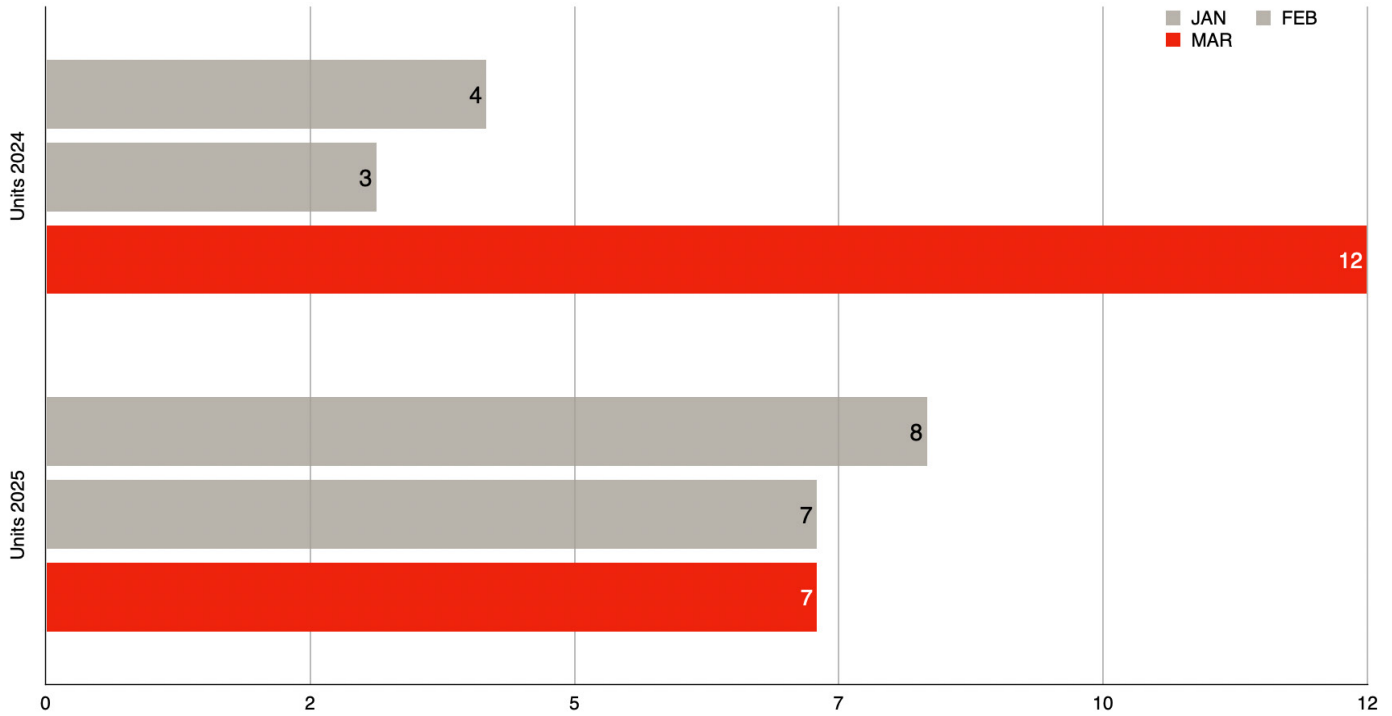


Yearly Totals 2024 vs. 2025

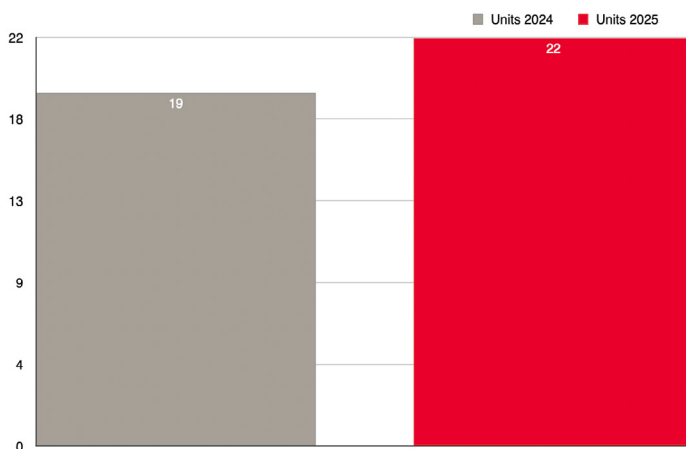


Month vs. Month 2024 vs. 2025

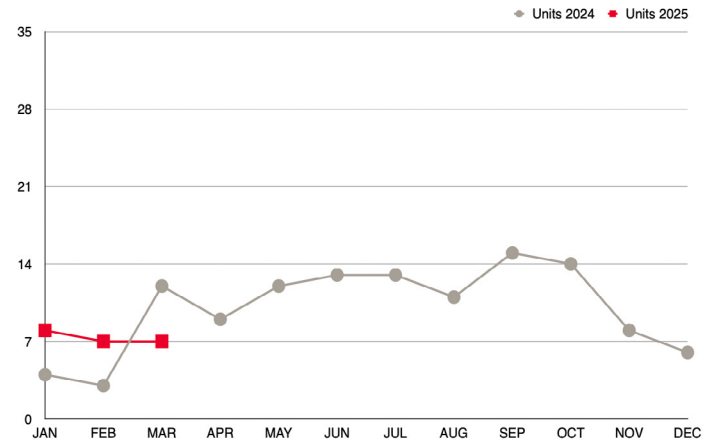
# UNIT SALES



Monthly Comparison 2024 vs. 2025

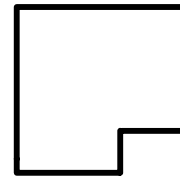


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE

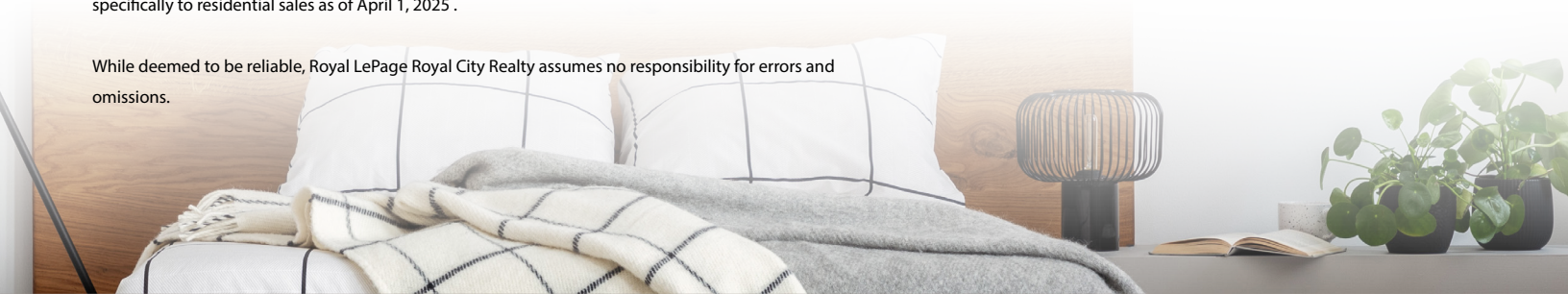


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$20,906,500 -5.3%	5 Up from 0	\$0 No Change
YTD Unit Sales	17 -10.53%	\$3,524,000 Up from 0	0 No Change
YTD Average Sale Price	\$1,229,794 -9.92%	\$704,800 Up \$0	\$0 No Change
March Sales Volume	\$6,121,000 -54.79%	\$1,905,000 Up from \$0	\$0 No Change
March Unit Sales	4 -66.67%	3 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 April 1, 2025.

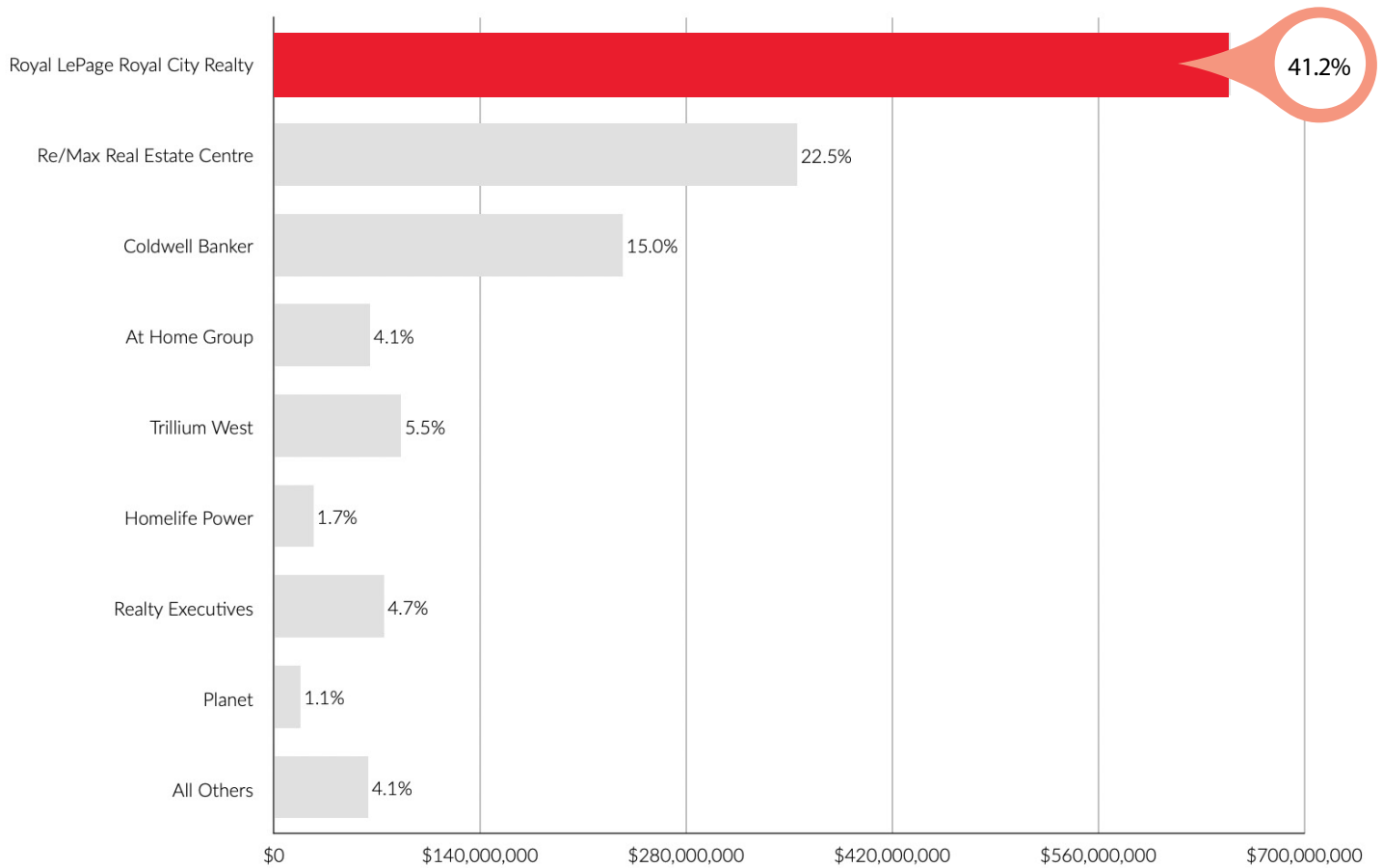
Year-Over-Year Comparison (2025 vs. 2024)

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





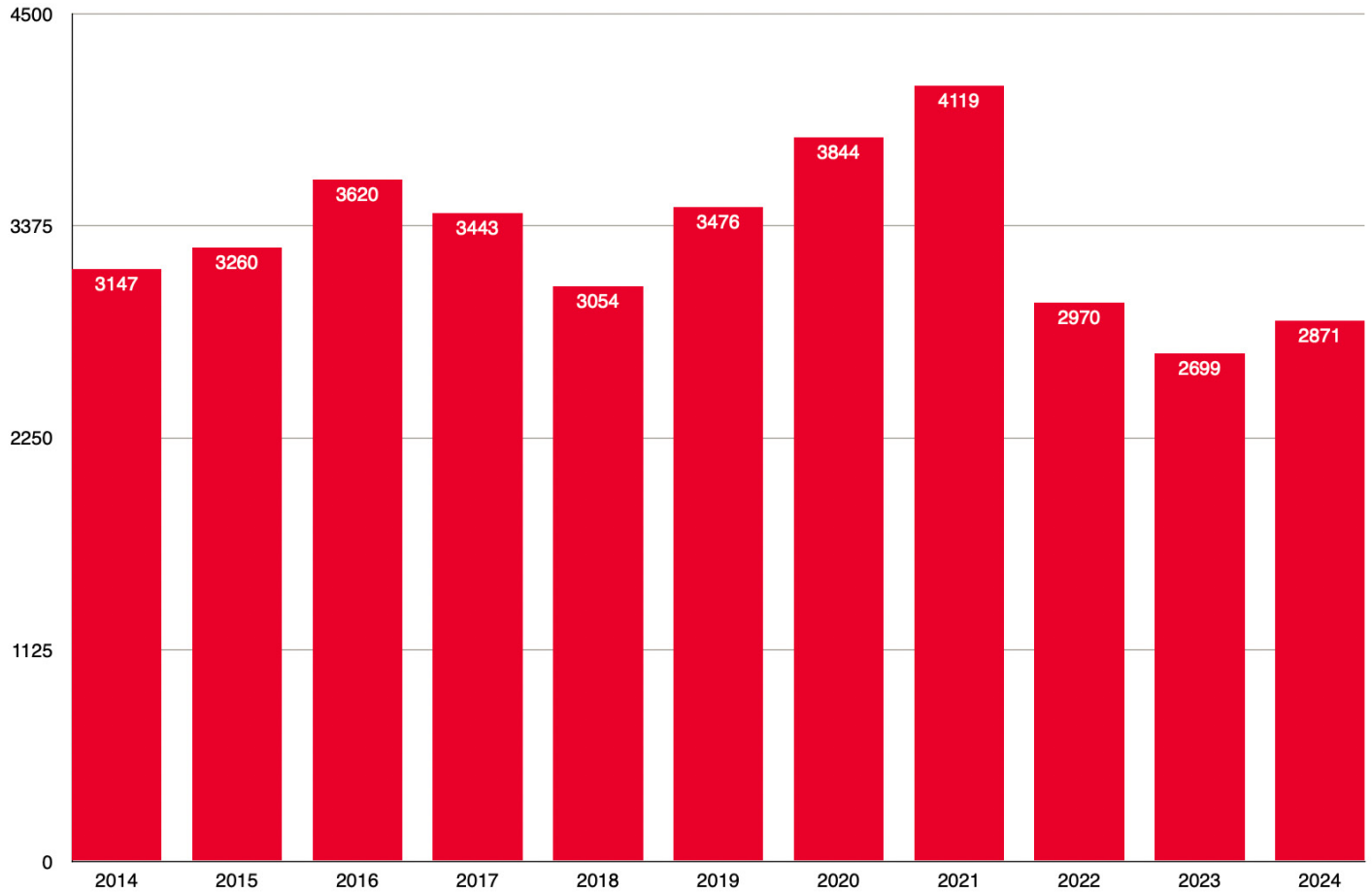
# MARKET DOMINANCE



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



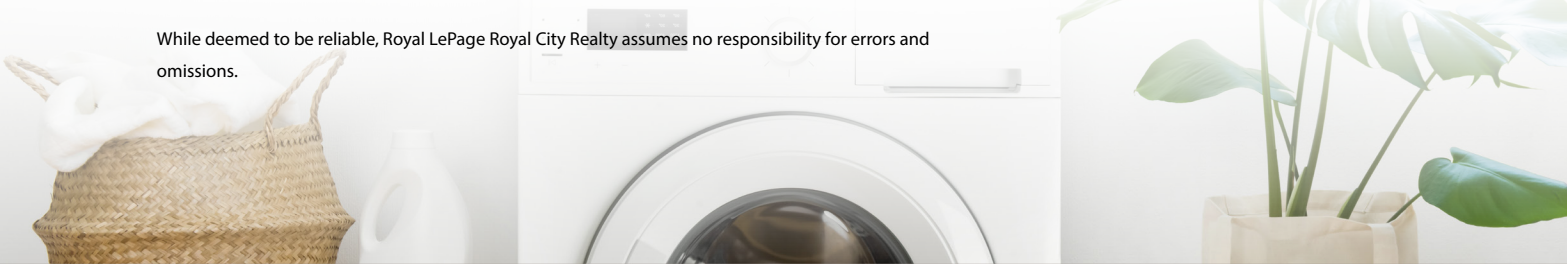
# 10 YEAR MARKET ANALYSIS



## 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 .

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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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