



2025

APRIL

CITY OF GUELPH

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

BALANCED MARKET

The City of Guelph's real estate market remained balanced in April, with stable pricing and growing inventory. The median sale price edged up 1.16% to \$782,450, while the average sale price dipped slightly by 1.4% to \$791,964. Sales volume declined 11.96%, with unit sales down 10.71% to 150 transactions. New listings rose by 15.65%, and expired listings surged by 163.64%, adding more options for buyers. With a unit sales-to-listings ratio of 41.44%, the market continues to offer opportunities for both buyers and sellers as conditions stay balanced.



April year-over-year sales volume of \$118,794,634

Down 11.96% from 2024's \$134,935,337 with unit sales of 150 down 10.71% from last April's 168. New listings of 362 are up 15.65% from a year ago, with the sales/listing ratio of 41.44% down 12.24%.



Year-to-date sales volume of \$386,804,738

Down 14.48% from 2024's \$452,300,580 with unit sales of 496 down from 571 in 2024. New listings of 1,189 are up 18.31% from a year ago, with the sales/listing ratio of 41.72% down 15.10%.



Year-to-date average sale price of \$778,759

Down from \$790,074 one year ago with median sale price of \$778,889 up from \$761,750 one year ago. Average days-on-market of 29 is up 3 days from last year.

APRIL NUMBERS

Median Sale Price

\$782,450

+1.16%

Average Sale Price

\$791,964

-1.4%

Sales Volume

\$118,794,634

-11.96%

Unit Sales

150

-10.71%

New Listings

362

+15.65%

Expired Listings

29

+163.64%

Unit Sales/Listings Ratio

41.44%

-12.24%

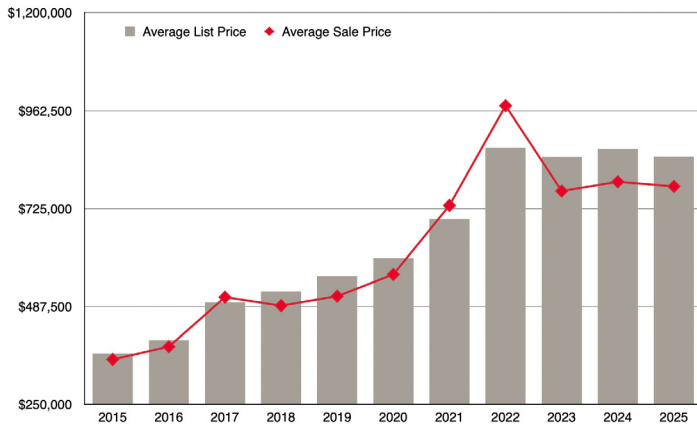
*Year-over-year comparison
(April 2025 vs. April 2024)*

THE MARKET IN DETAIL

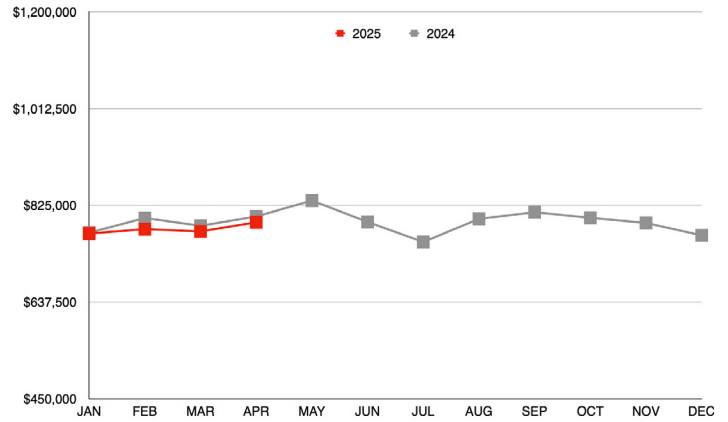
	2023	2024	2025	2024-2025
YTD Volume Sales	\$464,308,733	\$452,300,580	\$386,804,738	-14.48%
YTD Unit Sales	599	571	496	-13.13%
YTD New Listings	836	1,005	1,189	+18.31%
YDT Sales/Listings Ratio	71.65%	56.82%	41.72%	-15.1%
YTD Expired Listings	31	71	117	+64.79%
Monthly Volume Sales	\$146,642,552	\$134,935,337	\$118,794,634	-11.96%
Monthly Unit Sales	178	168	150	-10.71%
Monthly New Listings	221	313	362	+15.65%
Monthly Sales/Listings Ratio	80.54%	53.67%	41.44%	-12.24%
Monthly Expired Listings	6	11	29	+163.64%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	2	4	+100%
YTD Sales: \$350K-\$549K	101	82	83	+1.22%
YTD Sales: \$550K-\$749K	196	187	135	-27.81%
YTD Sales: \$750K-\$999K	218	212	207	-2.36%
YTD Sales: \$1M - \$2M	82	85	65	-23.53%
YTD Sales: \$2M+	0	3	3	No Change
YTD Average Days-On-Market	20.25	25.75	28.75	+11.65%
YTD Average Sale Price	\$767,469	\$790,074	\$778,759	-1.43%
YTD Median Sale Price	\$738,000	\$761,750	\$778,889	+2.25%

City of Guelph MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

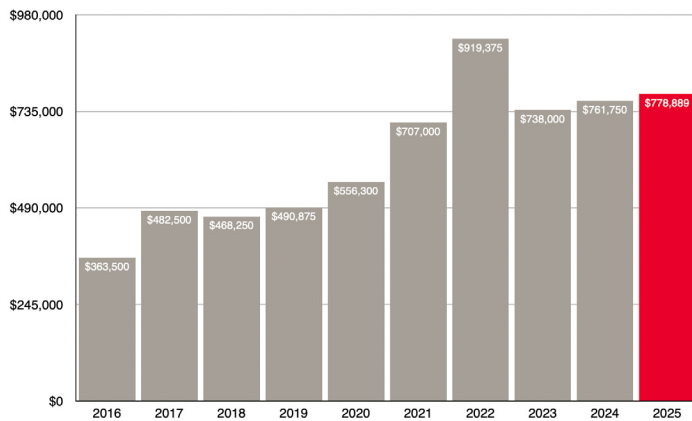


Year-Over-Year

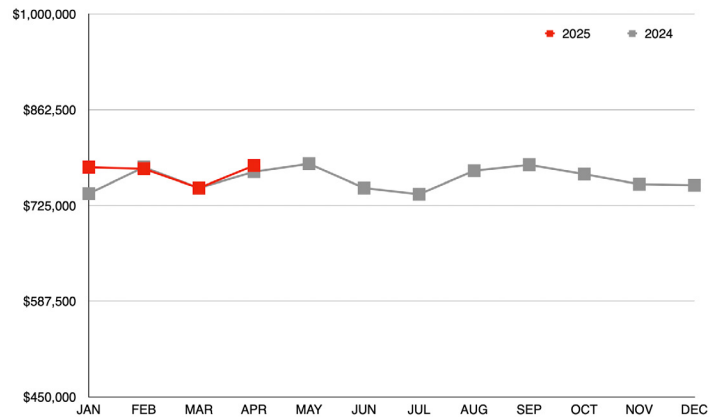


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



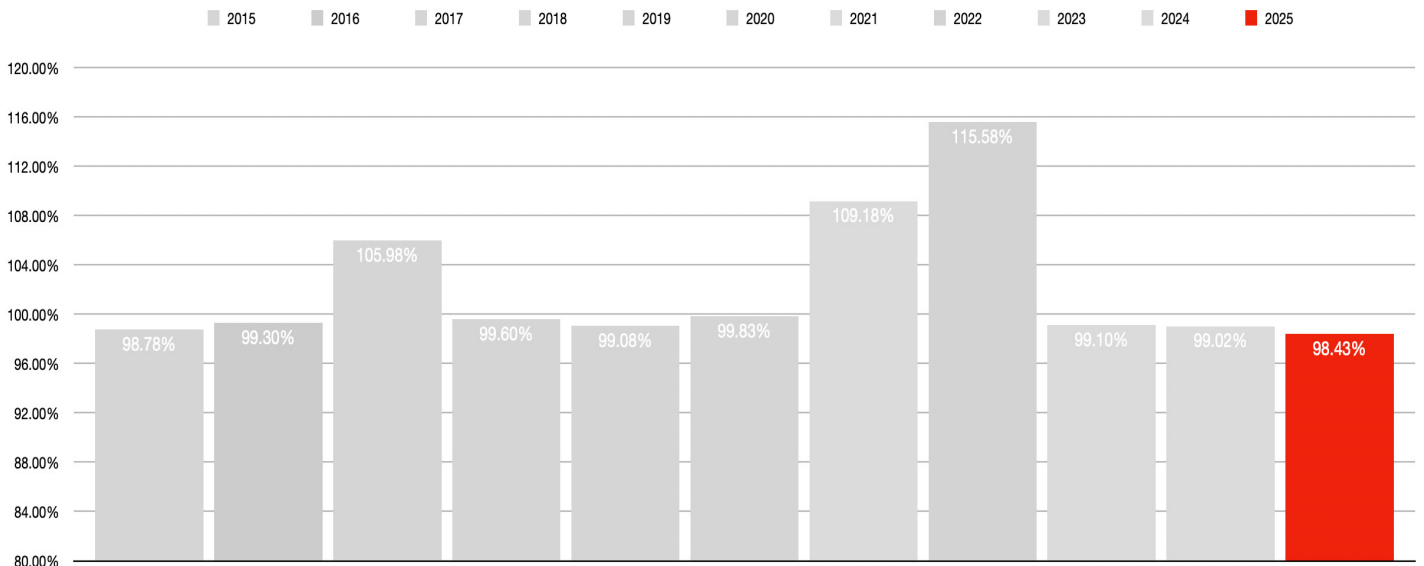
Year-Over-Year



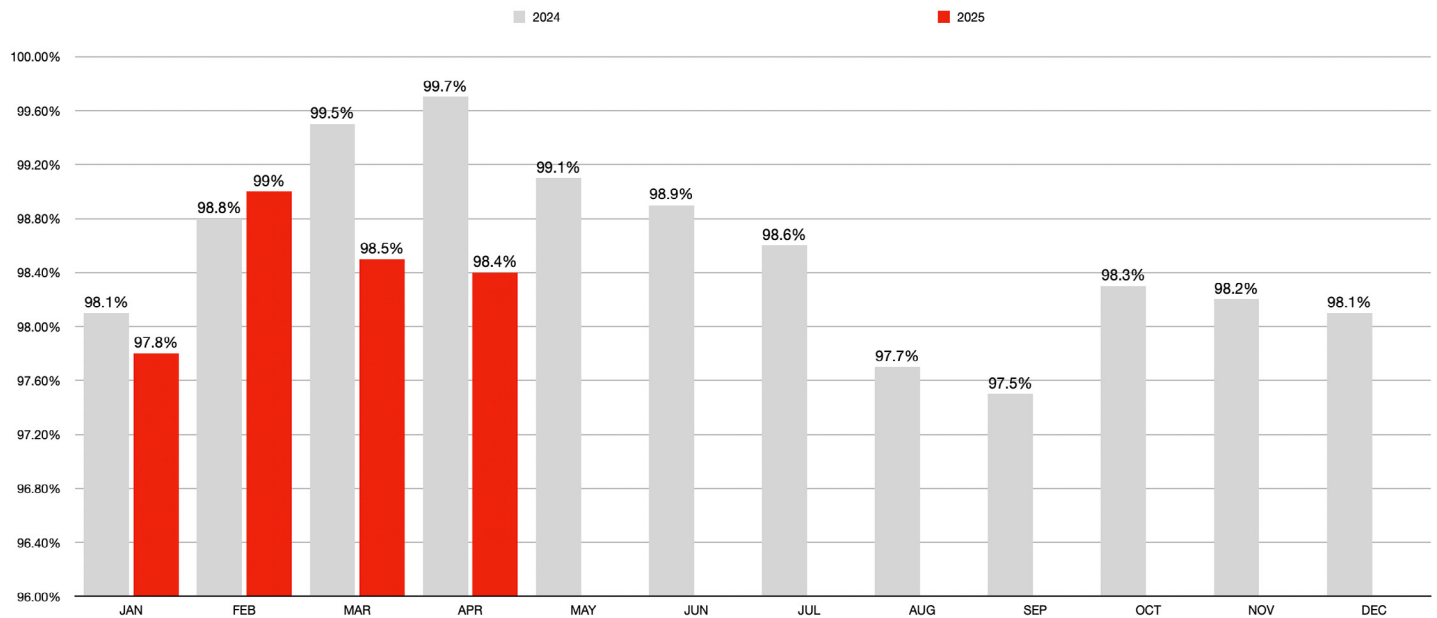
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

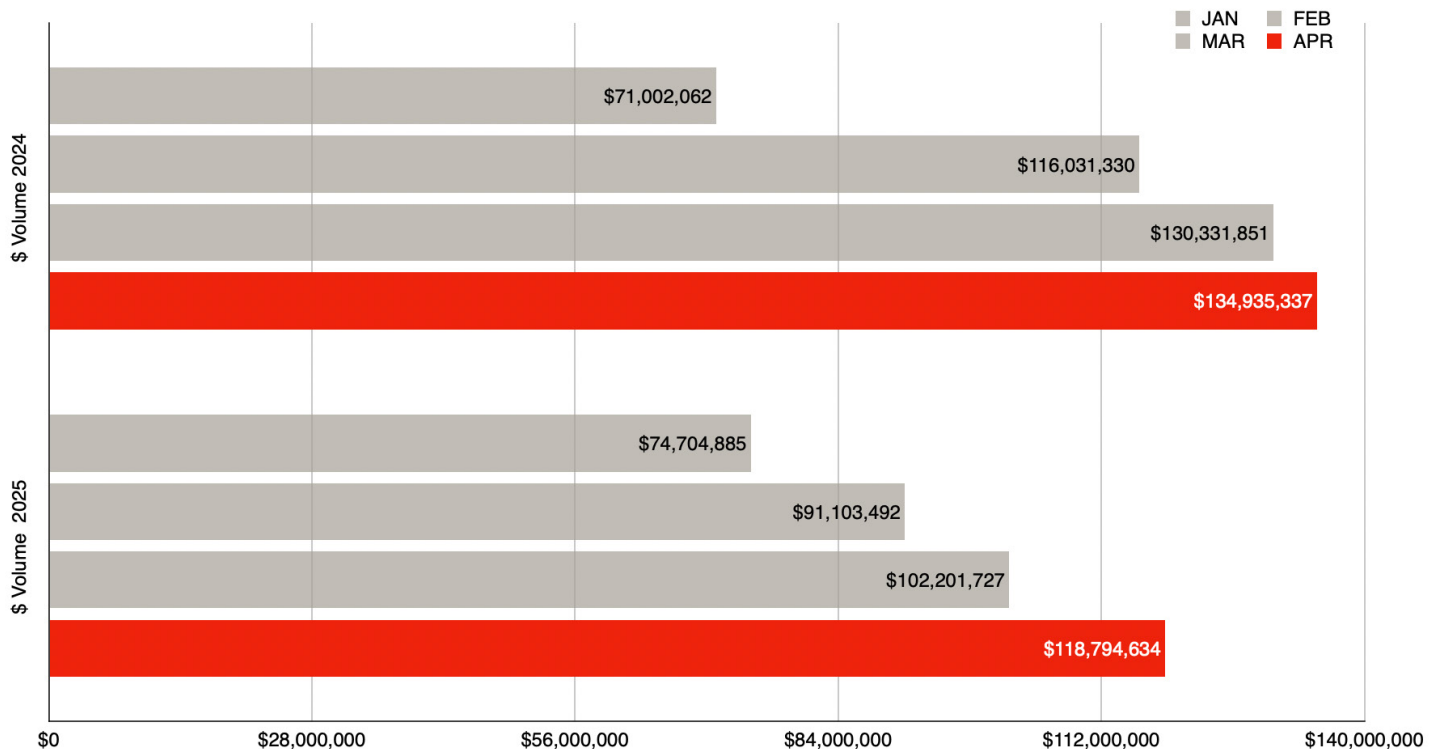


Year-Over-Year

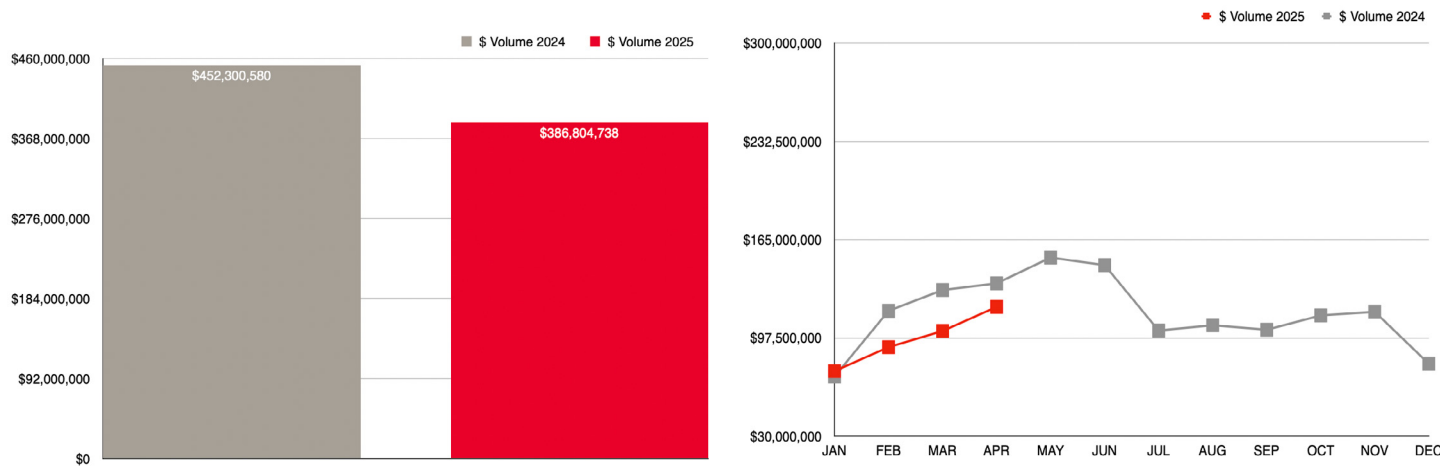


Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES



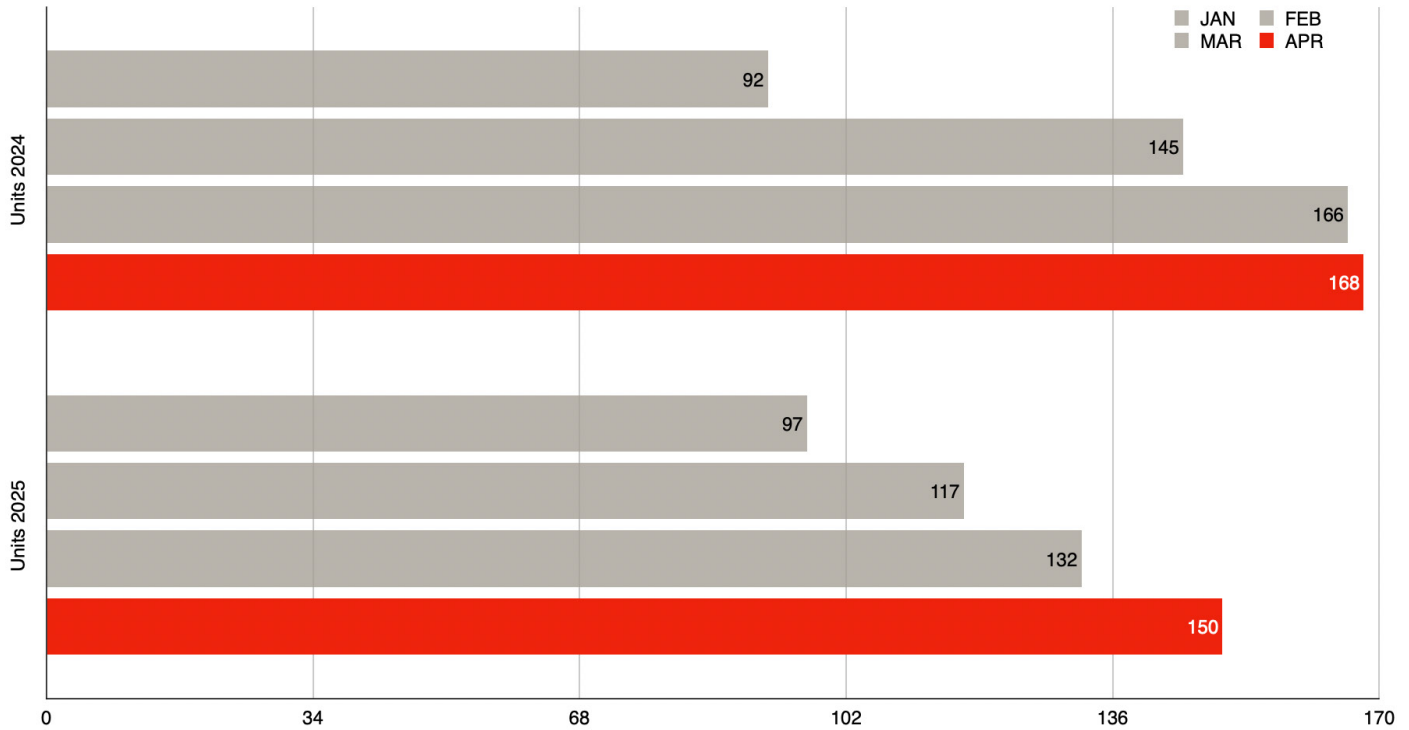
Monthly Comparison 2024 vs. 2025



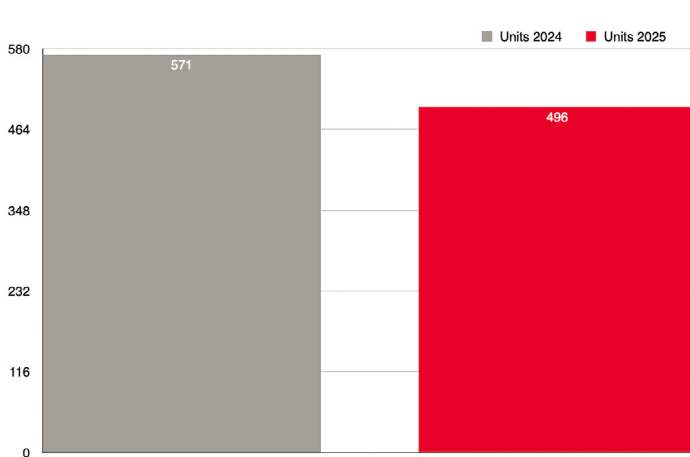
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

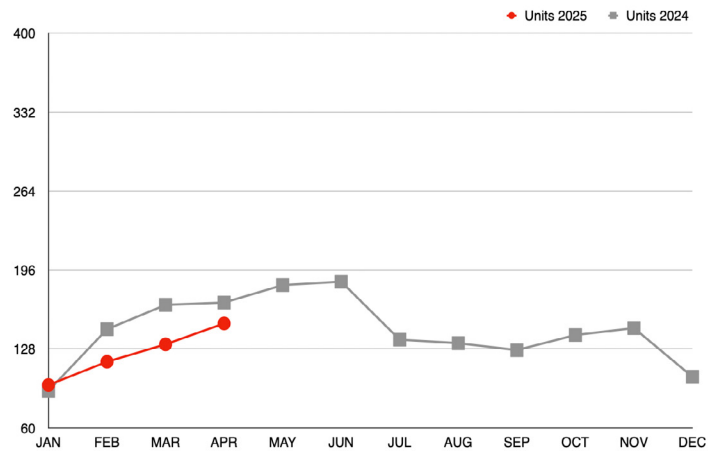
UNIT SALES



Monthly Comparison 2024 vs. 2025

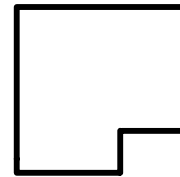


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE

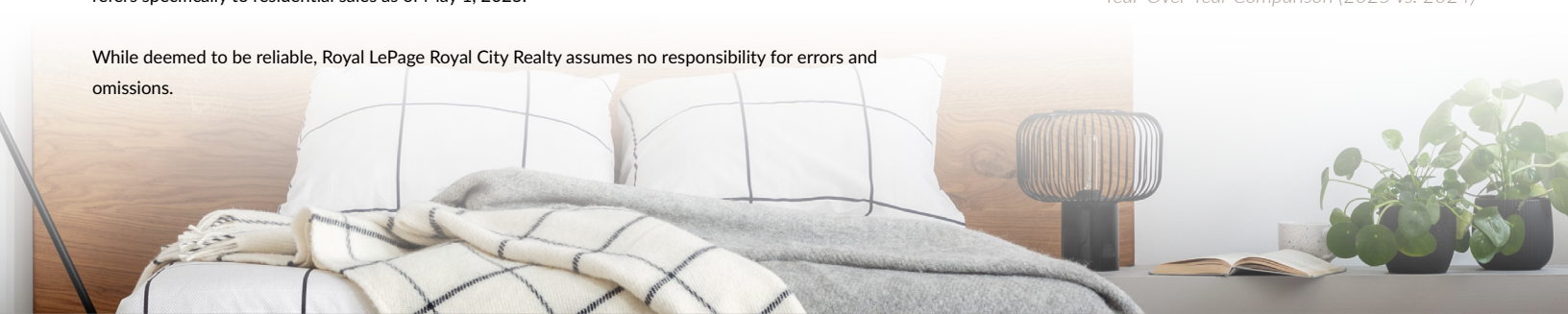


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$280,352,067 -6.79%	\$106,452,671 -20.49%	\$3,425,000 Up from \$0
YTD Unit Sales	318 -5.07%	178 -16.82%	5 Up from 0
YTD Average Sale Price	\$881,610 +1.7%	\$598,049 +2.38%	\$685,000 Up from \$0
April Sales Volume	\$87,960,739 -5.47%	\$30,833,895 -20.67%	\$650,000 Up from \$0
April Unit Sales	100 -2.91%	50 -18.03%	1 Up from 0

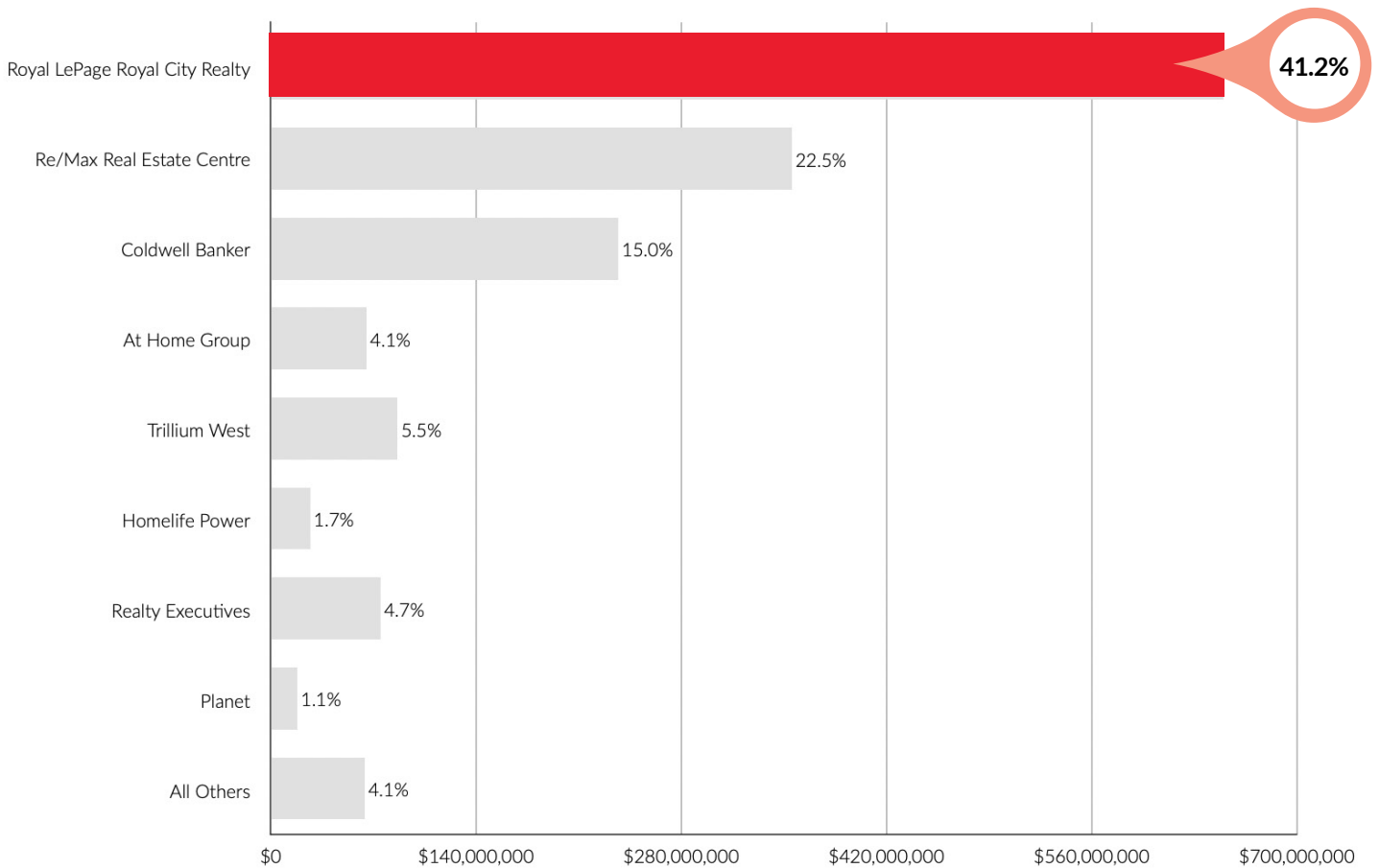
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of May 1, 2025.

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

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



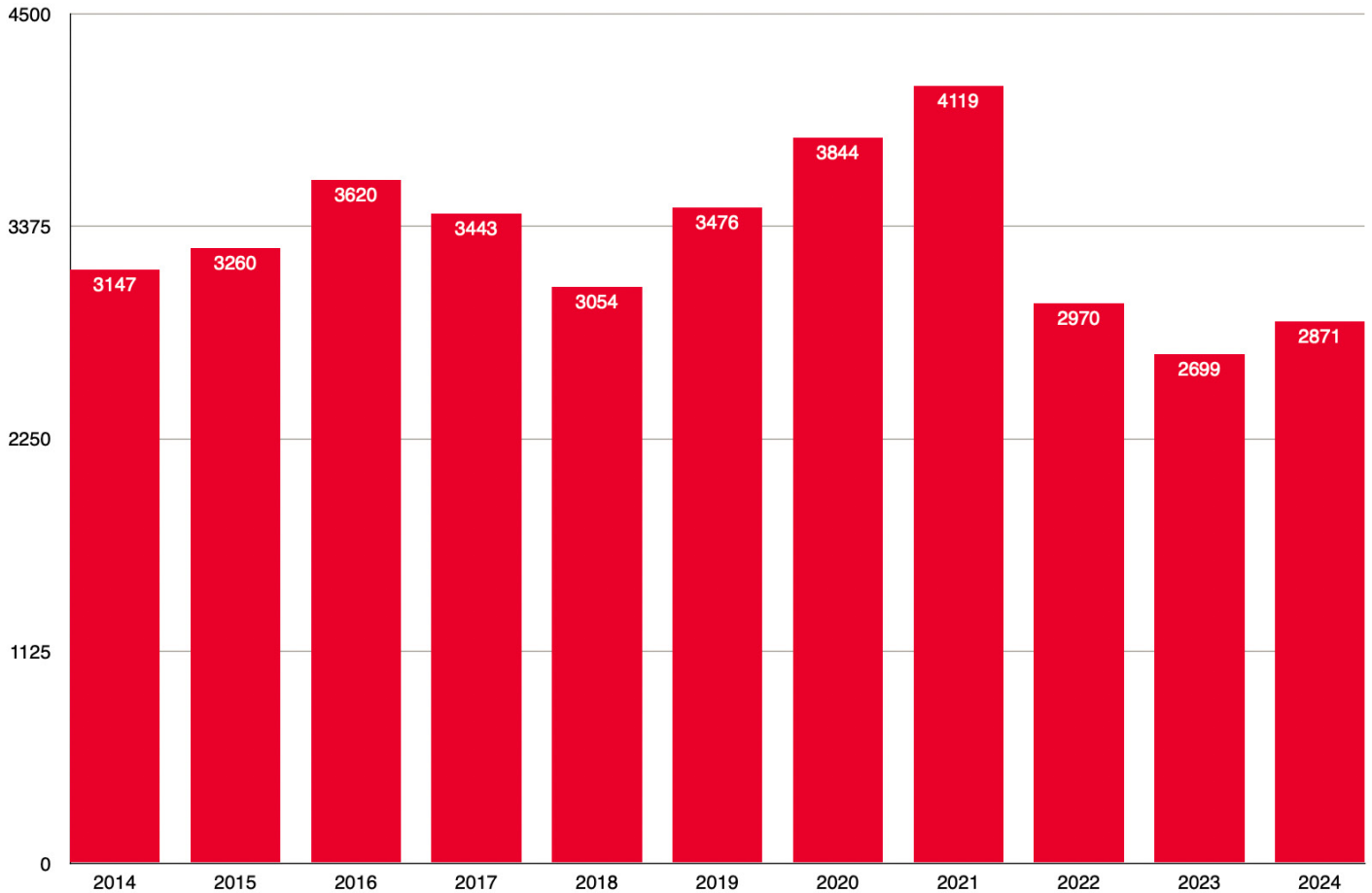
MARKET DOMINANCE



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



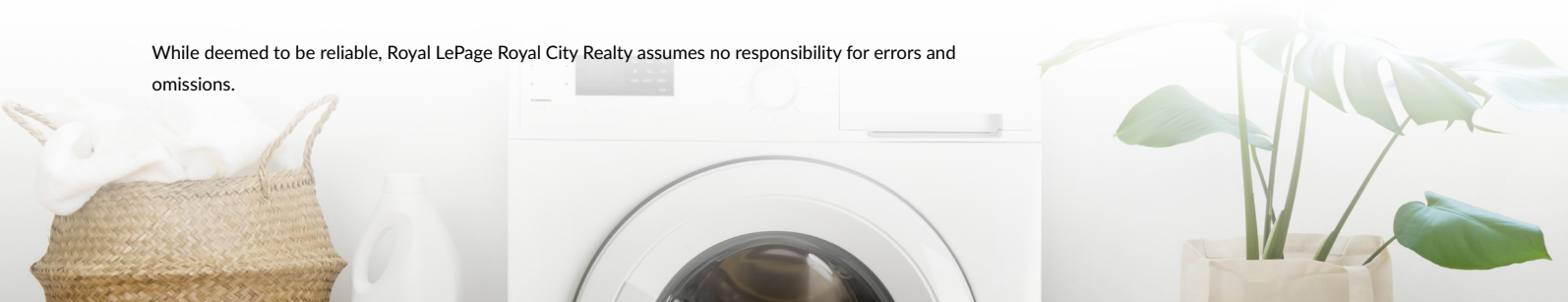
10 YEAR MARKET ANALYSIS



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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