



2025 APRIL

GUELPH/ERAMOSA 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 real estate market in [Guelph/Eramosa](#) continued to favour buyers in April, with increased inventory and softer sales. The median sale price declined 9.82% to \$1,010,000, while the average sale price rose 3.61% to \$1,136,892. Sales volume dipped 7.91%, with unit sales down 11.11% to 8 transactions. New listings climbed 24.24%, while expired listings remained unchanged. With the unit sales-to-listings ratio at 19.51%, market conditions continue to lean in favour of buyers.

April year-over-year sales volume of \$9,095,136



Down 7.91% from 2024's \$9,876,000 with unit sales of 8 down from last year's 9. New listings of 41 are up 24.24% from 2024, with the sales/listing ratio of 19.51% down by 7.76% compared to 2024.

Year-to-date sales volume of \$33,525,636



Up 4.93% from 2024's \$31,951,400 with unit sales of 30 up from the 28 in 2024. New listings of 110 are up 35.8% from a year ago, with the sales/listing ratio of 27.27% down by 7.30%.

Year-to-date average sale price of \$1,114,803



Down from \$1,156,529 a year ago with median sale price of \$989,500 down from \$1,032,475 a year ago. Average days-on-market of 45, which has gone up 14 days compared to last year.

APRIL NUMBERS

Median Sale Price

\$1,010,000

-9.82%

Average Sale Price

\$1,136,892

+3.61%

Sales Volume

\$9,095,136

-7.91%

Unit Sales

8

-11.11%

New Listings

41

+24.24%

Expired Listings

1

No Change

Unit Sales/Listings Ratio

19.51%

-7.76%

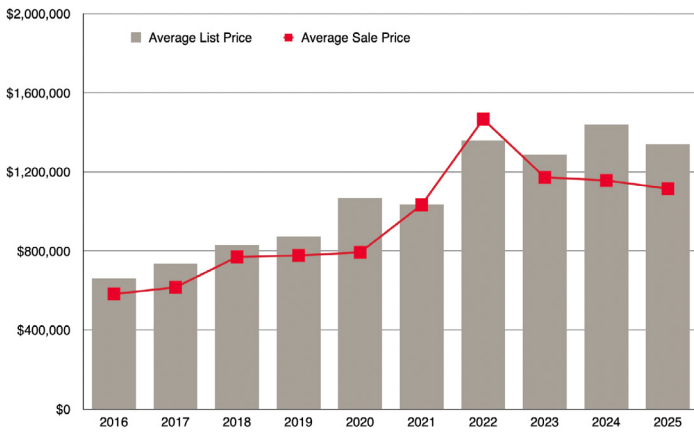
*Year-over-year comparison
(April 2025 vs. April 2024)*

THE MARKET IN DETAIL

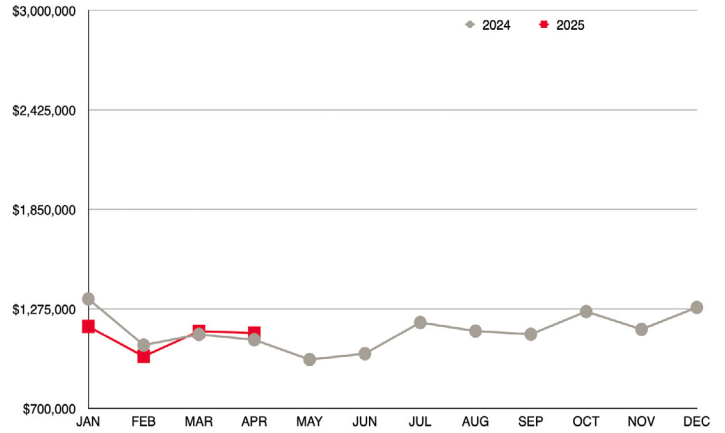
	2023	2024	2025	2024-2025
YTD Volume Sales	\$49,800,769	\$31,951,400	\$33,525,636	+4.93%
YTD Unit Sales	41	28	30	+7.14%
YTD New Listings	67	81	110	+35.8%
YDT Sales/Listings Ratio	61.19%	34.57%	27.27%	-7.3%
YTD Expired Listings	6	12	11	-8.33%
Monthly Volume Sales	\$17,254,499	\$9,876,000	\$9,095,136	-7.91%
Monthly Unit Sales	14	9	8	-11.11%
Monthly New Listings	19	33	41	+24.24%
Monthly Sales/Listings Ratio	73.68%	27.27%	19.51%	-7.76%
Monthly Expired Listings	1	1	1	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	4	0	0	No Change
YTD Sales: \$550K-\$749K	3	1	9	+800%
YTD Sales: \$750K-\$999K	9	10	11	+10%
YTD Sales: \$1M- \$2M	22	15	11	-26.67%
YTD Sales: \$2M+	26	2	3	+50%
YTD Average Days-On-Market	39.75	31.75	45.50	+43.31%
YTD Average Sale Price	\$1,172,474	\$1,156,529	\$1,114,803	-3.61%
YTD Median Sale Price	\$1,061,500	\$1,032,475	\$989,500	-4.16%

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

AVERAGE SALE PRICE

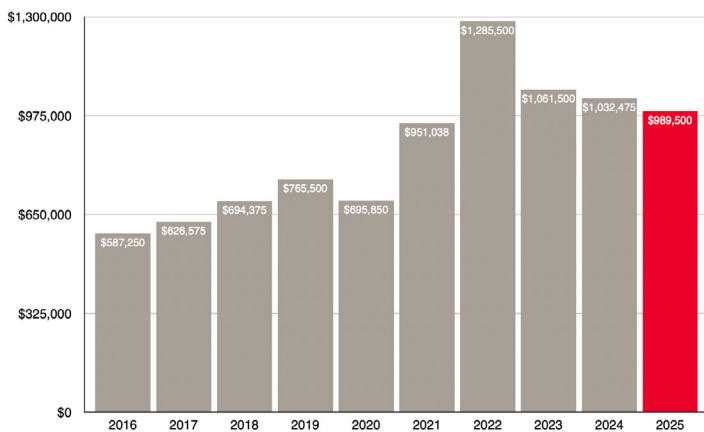


Year-Over-Year

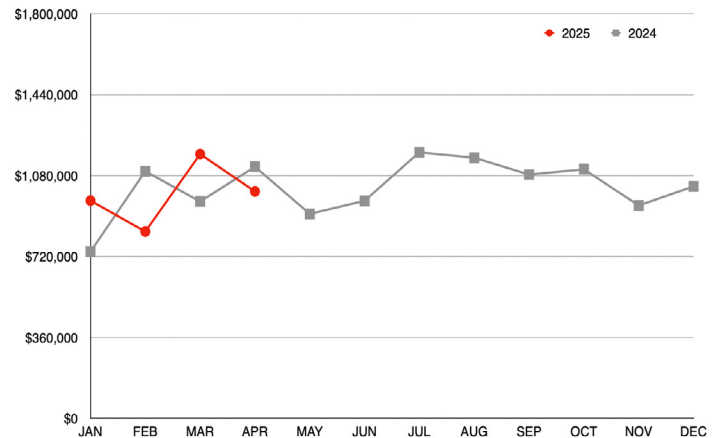


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



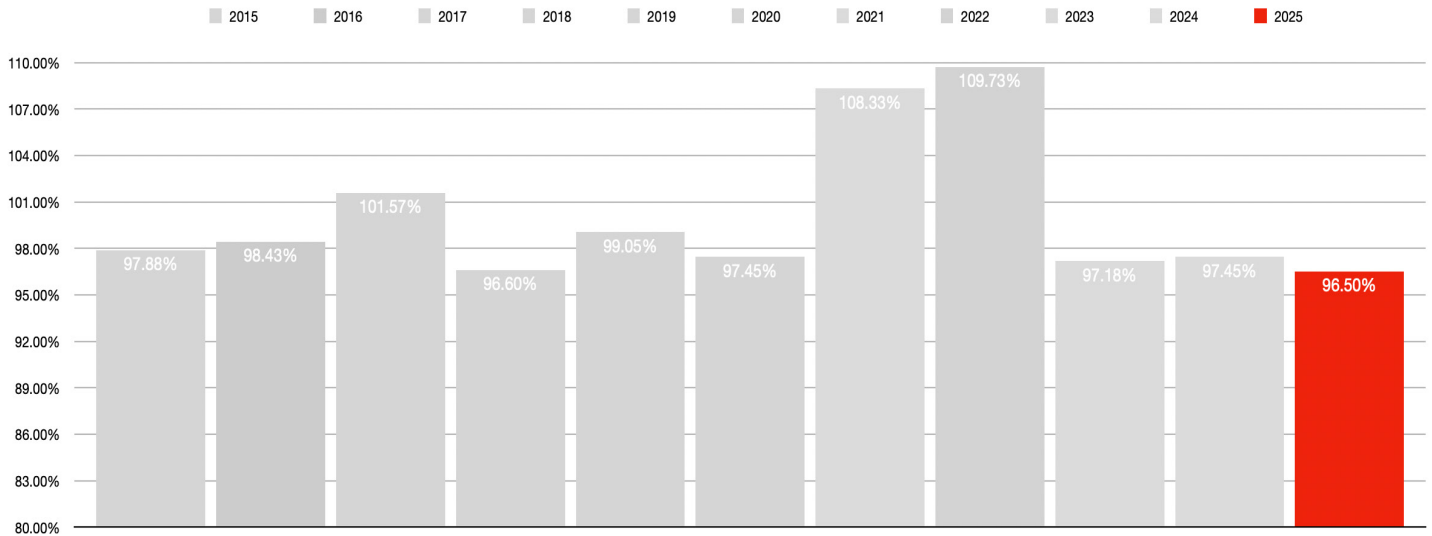
Year-Over-Year



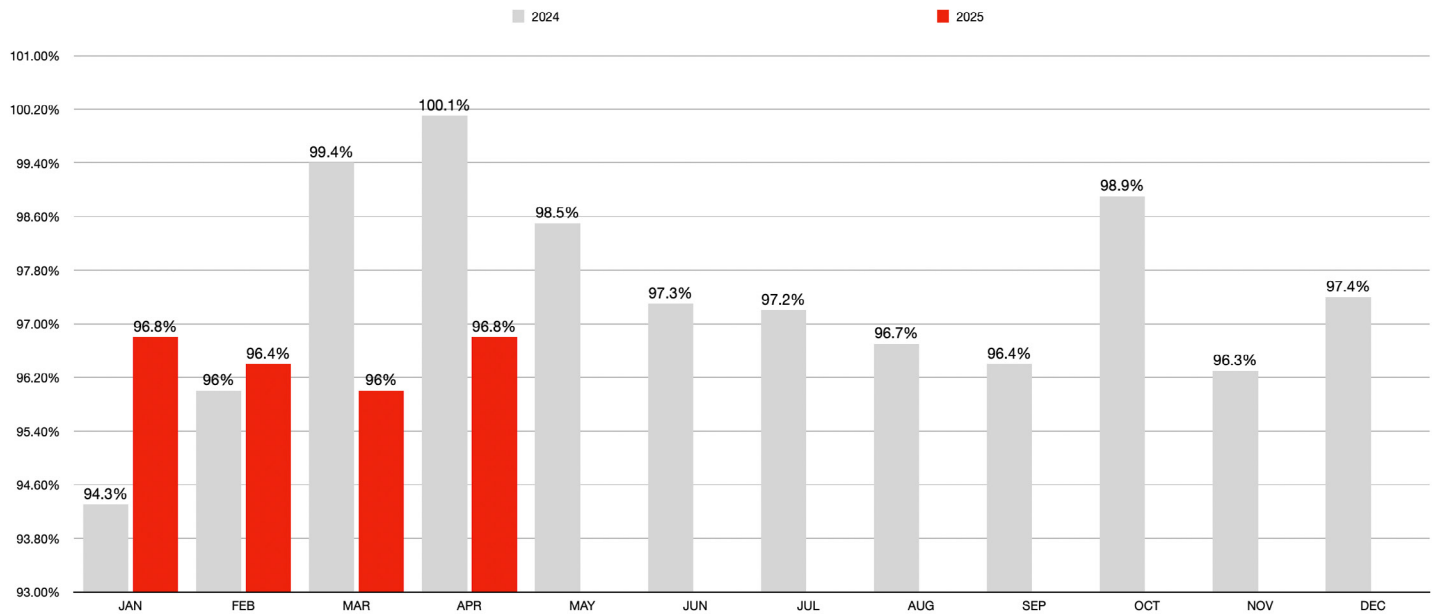
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

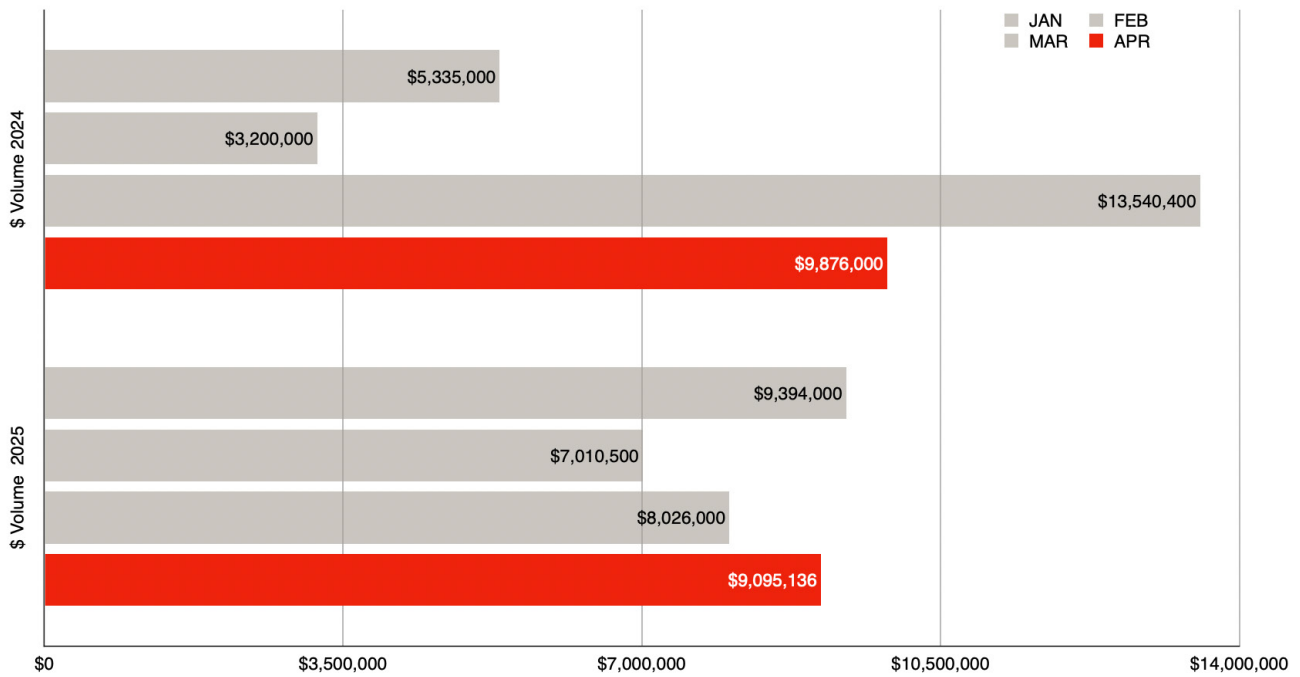


Year-Over-Year

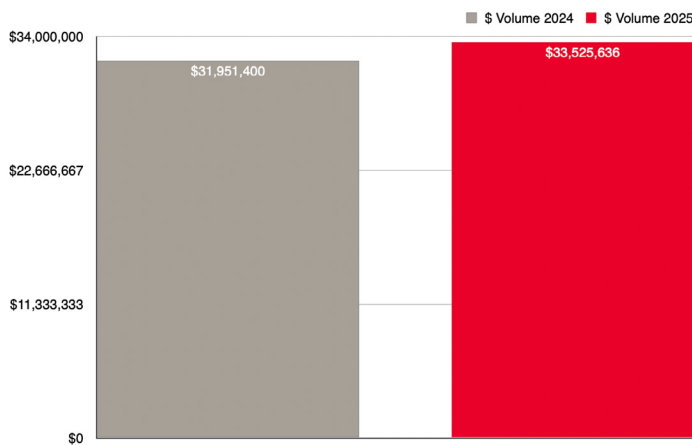


Month-Over-Month 2024 vs. 2025

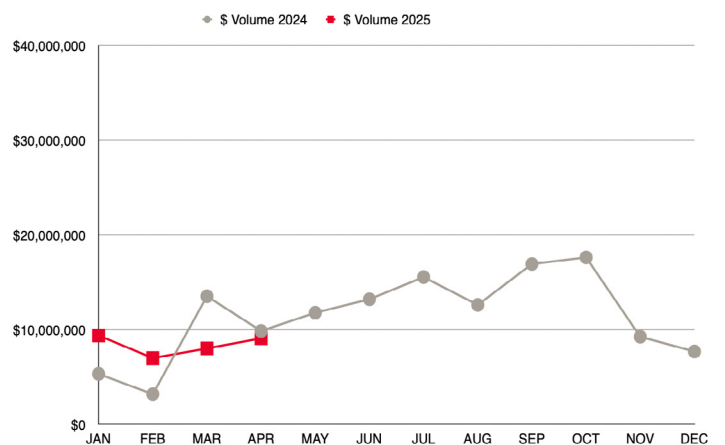
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

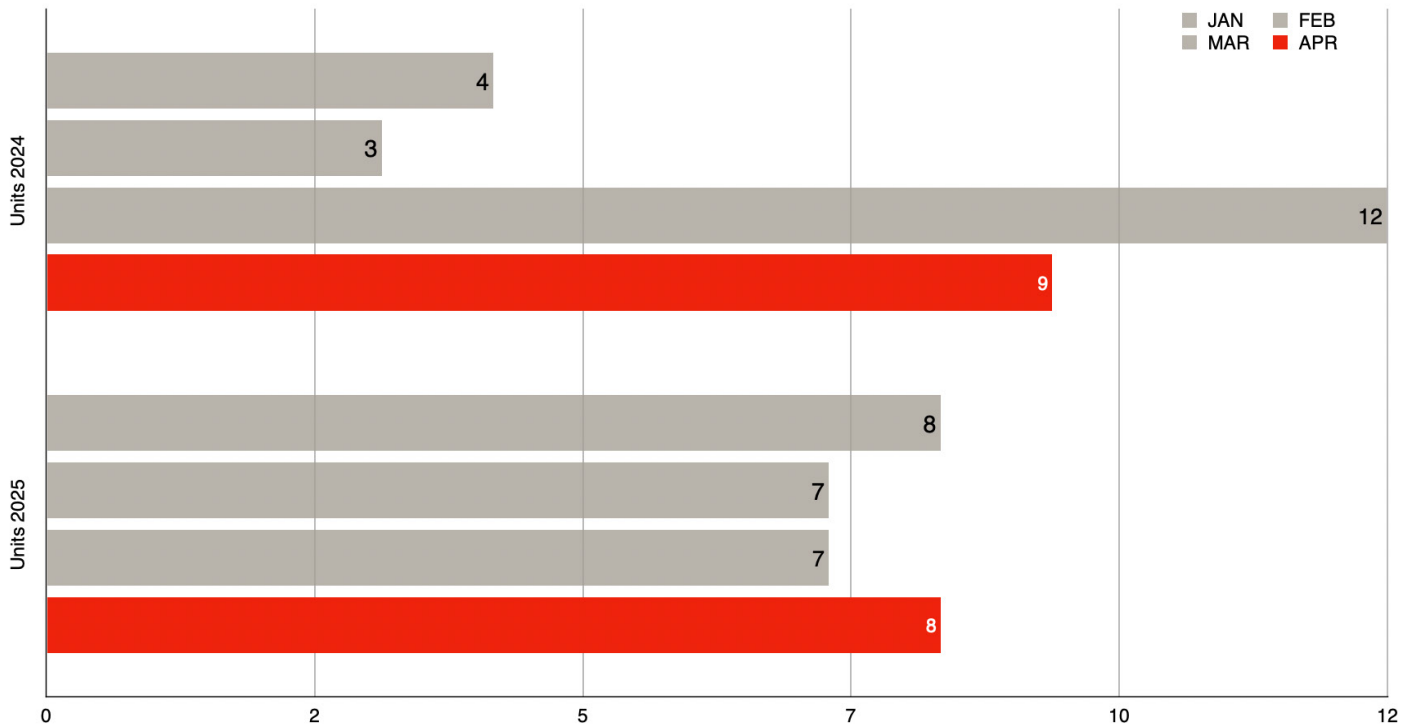


Yearly Totals 2024 vs. 2025

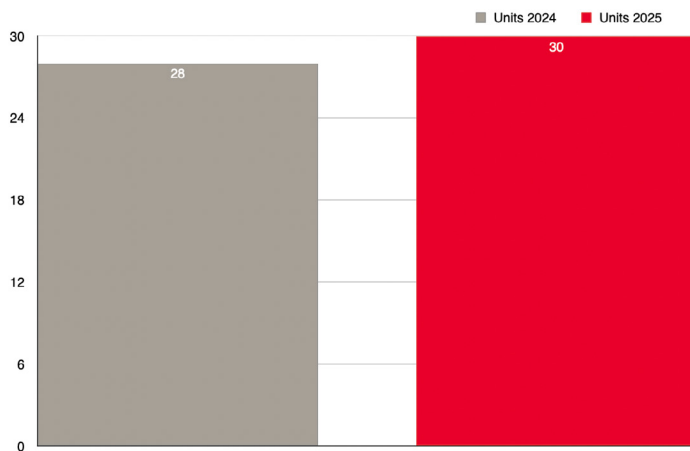


Month vs. Month 2024 vs. 2025

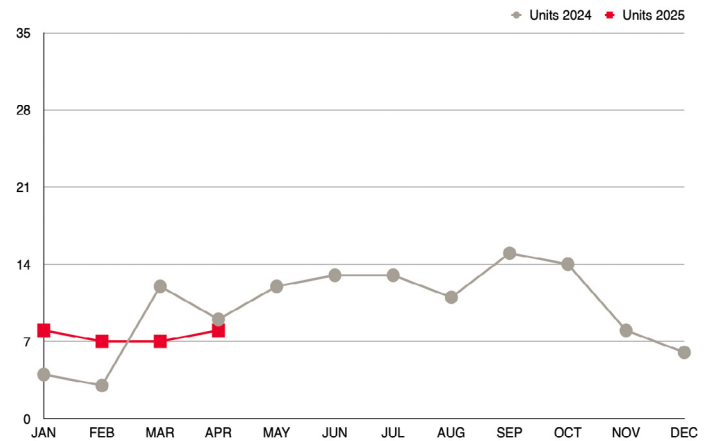
UNIT SALES



Monthly Comparison 2024 vs. 2025

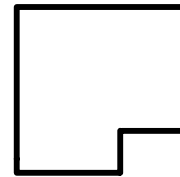


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



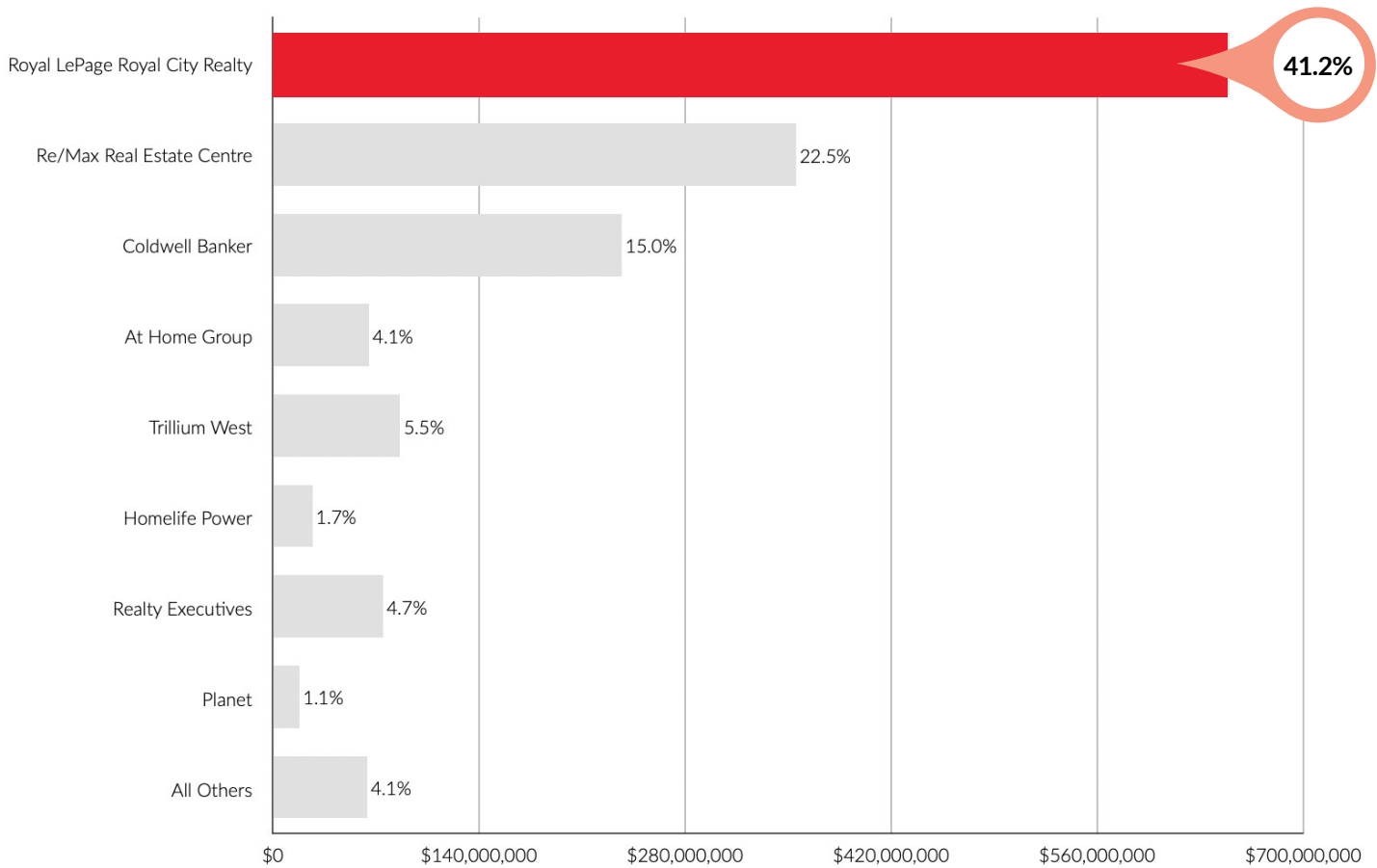
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$28,951,636 -9.39%	\$7,054,526 Up from \$0	\$0 -100%
YTD Unit Sales	24 -14.29%	10 Up from 0	0 -100%
YTD Average Sale Price	\$1,206,318 -12.63%	\$705,453 Up from \$0	\$0 Down from \$910,000
April Sales Volume	\$8,045,136 -18.54%	\$1,050,000 Up from \$0	\$0 -100%
April Unit Sales	7 -22.22%	1 Up from 0	0 -100%

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.

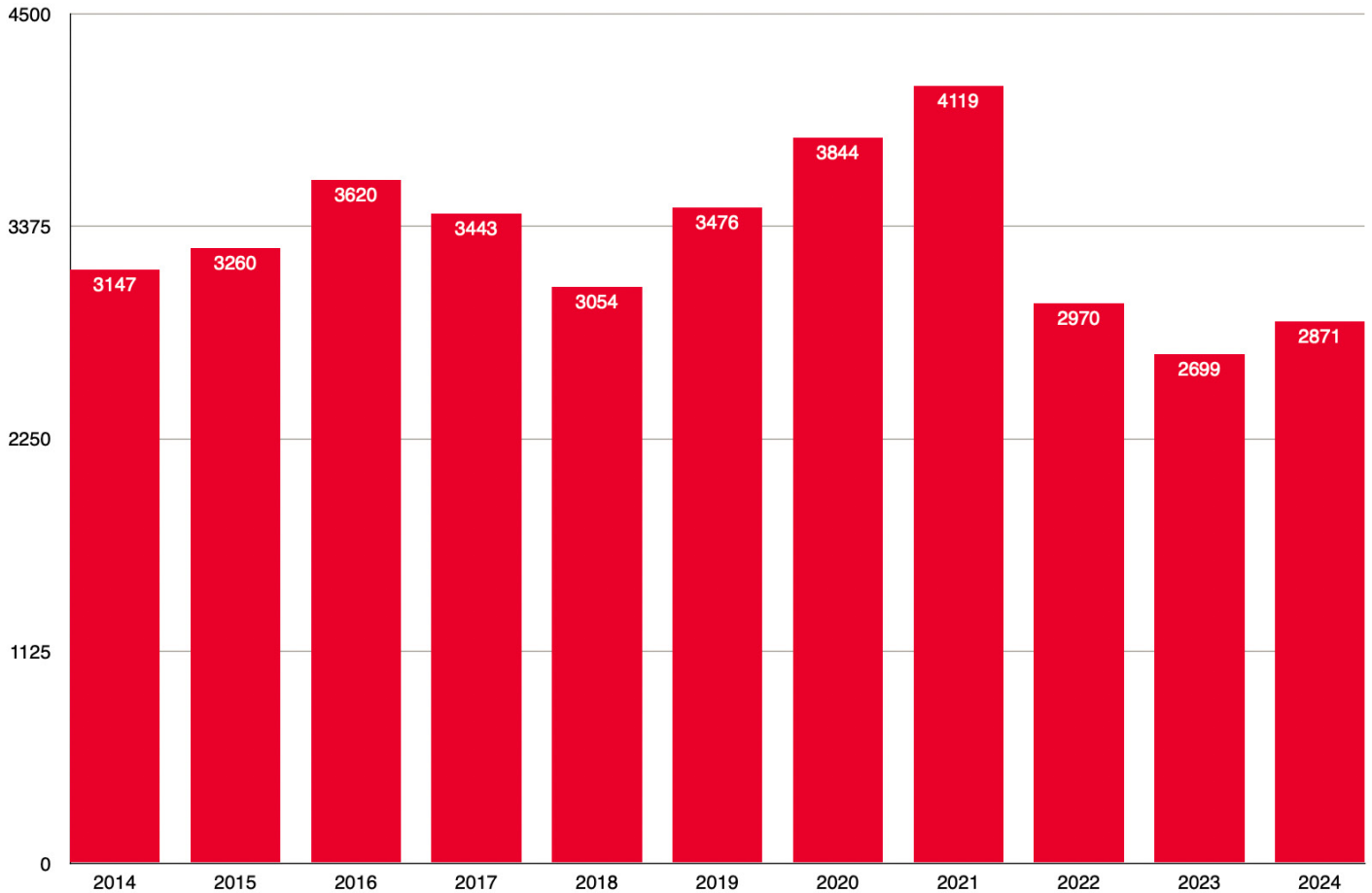
MARKET DOMINANCE



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



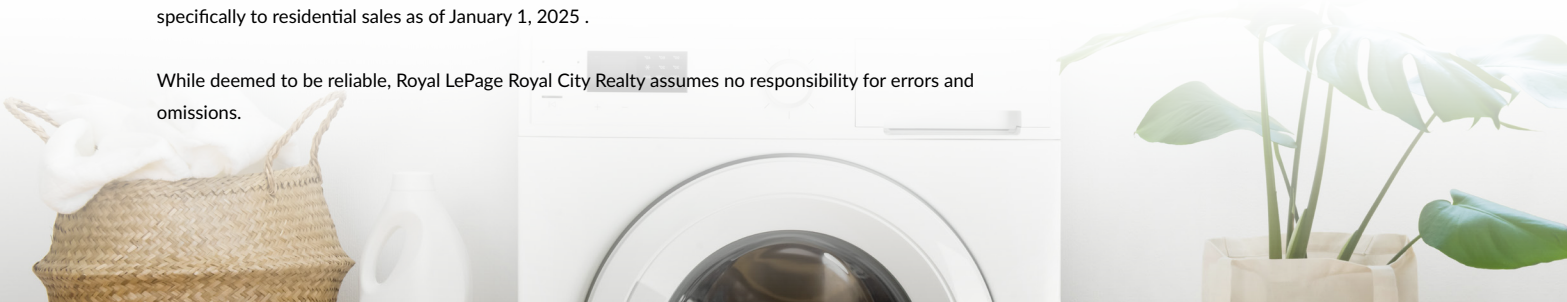
10 YEAR MARKET ANALYSIS



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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