



# 2025

# OCTOBER

## **GUELPH/ERAMOSIA**

## 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](#) saw stronger activity in October, though conditions continued to lean in favour of buyers. The median sale price rose 7.8% to \$1,195,000, while the average sale price increased 23.83% to \$1,560,857. Sales volume climbed 85.74% to \$32.78M, supported by a 50% increase in unit sales to 21 transactions. New listings were up 6.9% to 31, with expired listings holding steady at 6. With a unit sales-to-listings ratio of 67.74%, the market remains buyer-leaning overall, providing purchasers with more selection and negotiation flexibility.



### October year-over-year sales volume of \$32,778,000

Up +85.74% from 2024's \$17,646,900 with unit sales of 21 up from last year's 14. New listings of 31 are up +6.9% from 2024, with the sales/listing ratio of 67.74% up by +19.47% compared to 2024.



### Year-to-date sales volume of \$150,276,461

Up +25.48% from 2024's \$119,759,450 with unit sales of 127 up from the 106 in 2024. New listings of 365 are up +30.36% from a year ago, with the sales/listing ratio of 34.79% down by -3.06%.



### Year-to-date average sale price of \$1,145,655

Up from \$1,136,207 a year ago with median sale price of \$1,038,750 down from \$1,092,500 a year ago. Average days-on-market of 47, which has gone up 9 days compared to last year.

## OCTOBER NUMBERS

Median Sale Price

**\$1,195,000**

+7.8%

Average Sale Price

**\$1,560,857**

+23.83%

Sales Volume

**\$32,778,000**

+85.74%

Unit Sales

**21**

+50%

New Listings

**31**

+6.9%

Expired Listings

**6**

No Change

Unit Sales/Listings Ratio

**67.74%**

+19.47%

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

# THE MARKET IN DETAIL

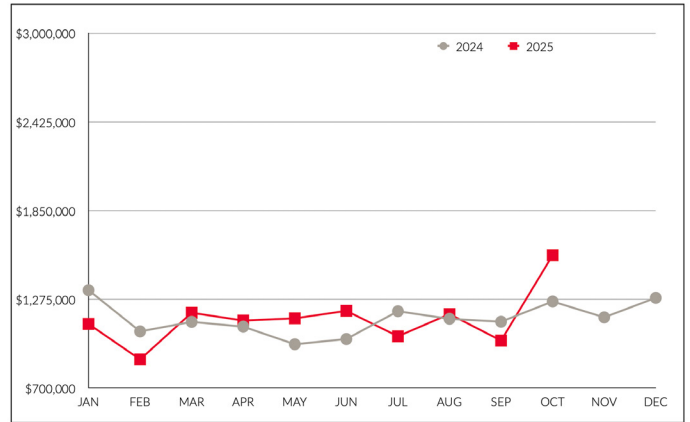
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$132,031,423	\$119,759,450	\$150,276,461	+25.48%
<b>YTD Unit Sales</b>	118	106	127	+19.81%
<b>YTD New Listings</b>	247	280	365	+30.36%
<b>YTD Sales/Listings Ratio</b>	47.77%	37.86%	34.79%	-3.06%
<b>YTD Expired Listings</b>	16	38	43	+13.16%
<b>Monthly Volume Sales</b>	\$10,531,400	\$17,646,900	\$32,778,000	+85.74%
<b>Monthly Unit Sales</b>	9	14	21	+50%
<b>Monthly New Listings</b>	29	29	31	+6.9%
<b>Monthly Sales/Listings Ratio</b>	31.03%	48.28%	67.74%	+19.47%
<b>Monthly Expired Listings</b>	5	6	6	No Change
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	0	0	0	No Change
<b>YTD Sales: \$350K-\$549K</b>	5	2	1	-50%
<b>YTD Sales: \$550K-\$749K</b>	11	8	16	+100%
<b>YTD Sales: \$750K-\$999K</b>	40	33	37	+12.12%
<b>YTD Sales: \$1M- \$2M</b>	58	61	65	+6.56%
<b>YTD Sales: \$2M+</b>	63	3	8	+166.67%
<b>YTD Average Days-On-Market</b>	30.50	32.90	42.20	+28.27%
<b>YTD Average Sale Price</b>	\$1,110,210	\$1,136,207	\$1,145,655	+0.83%
<b>YTD Median Sale Price</b>	\$991,975	\$1,092,500	\$1,038,750	-4.92%

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

# AVERAGE SALE PRICE

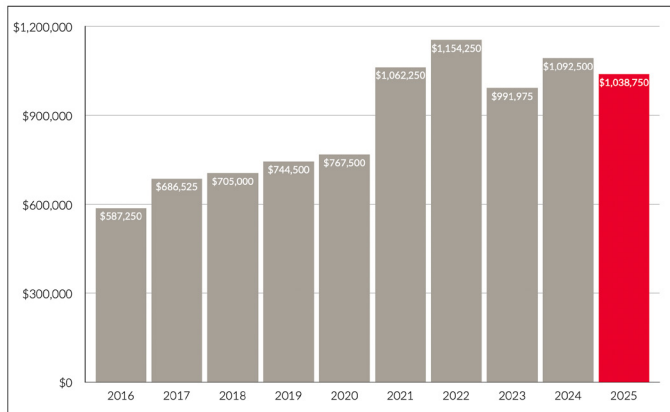


Year-Over-Year

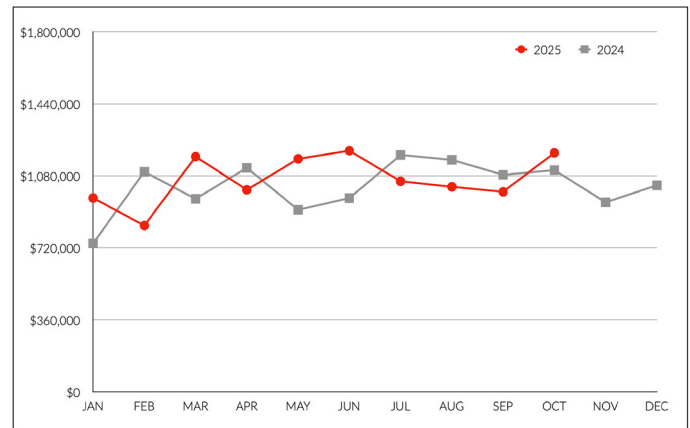


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



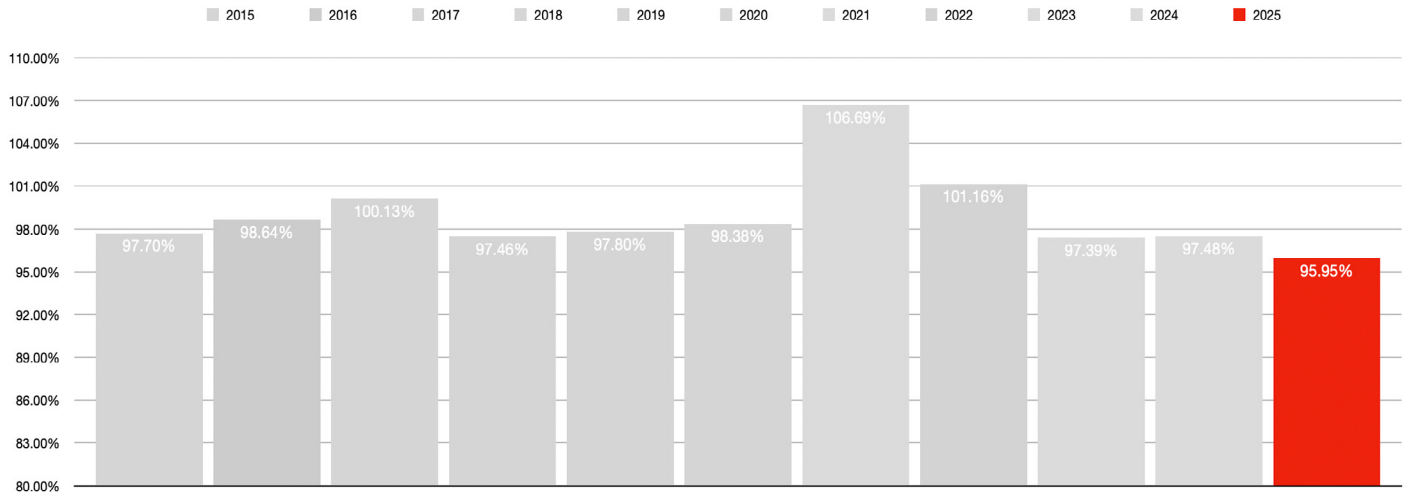
Year-Over-Year



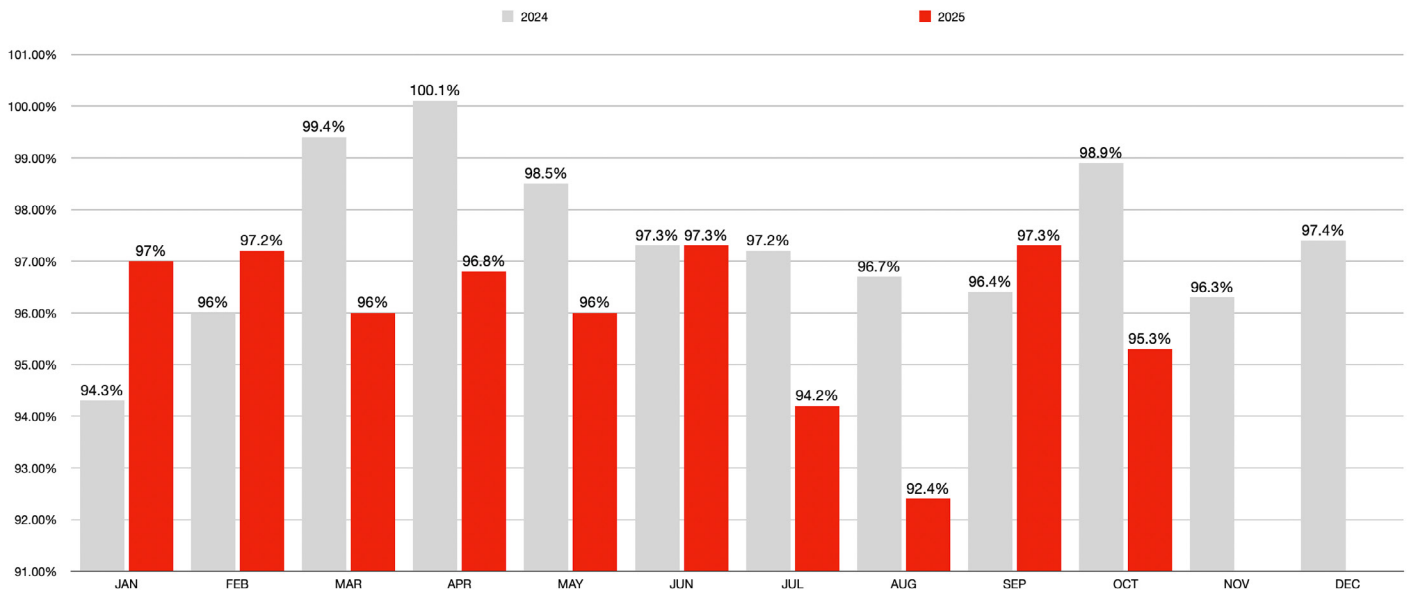
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

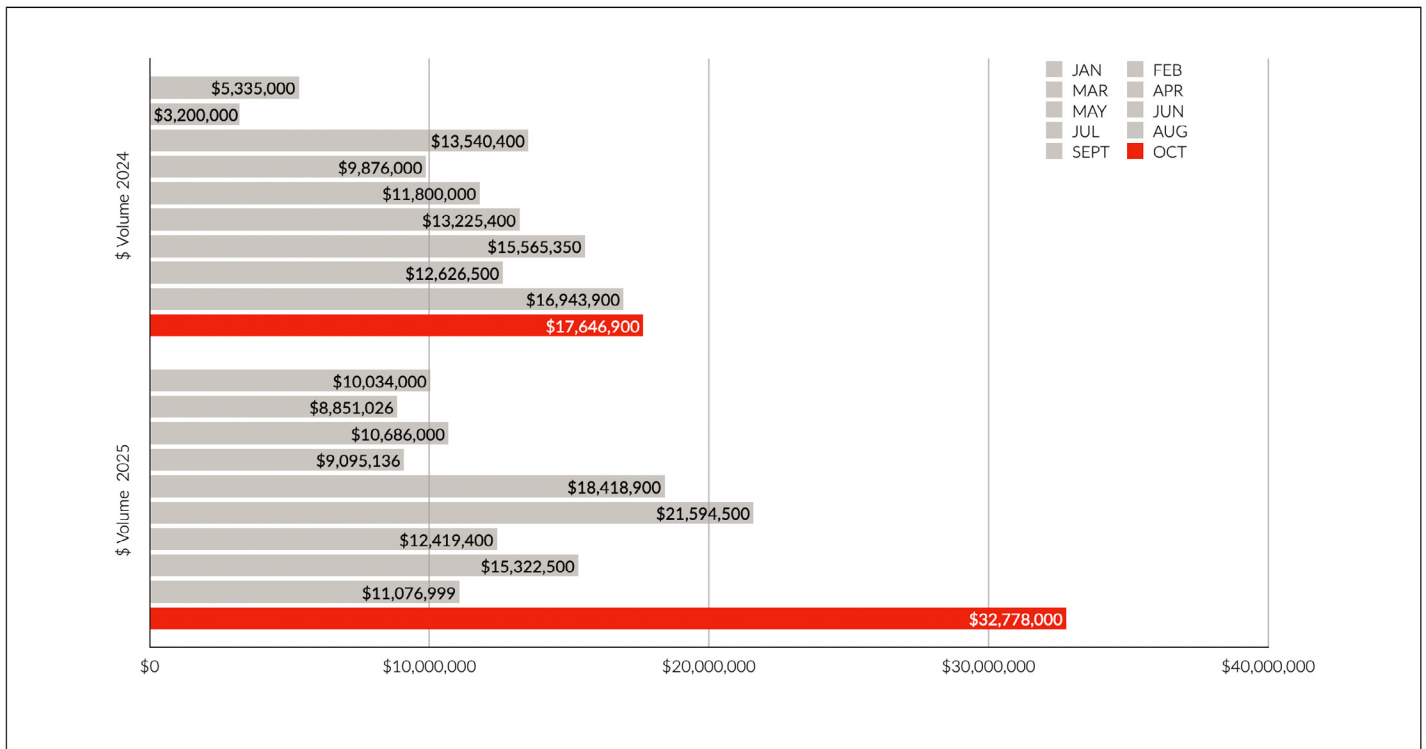


## Year-Over-Year

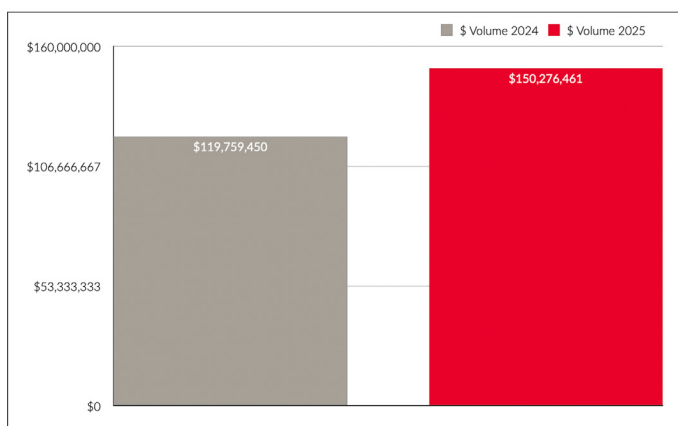


## Month-Over-Month 2024 vs. 2025

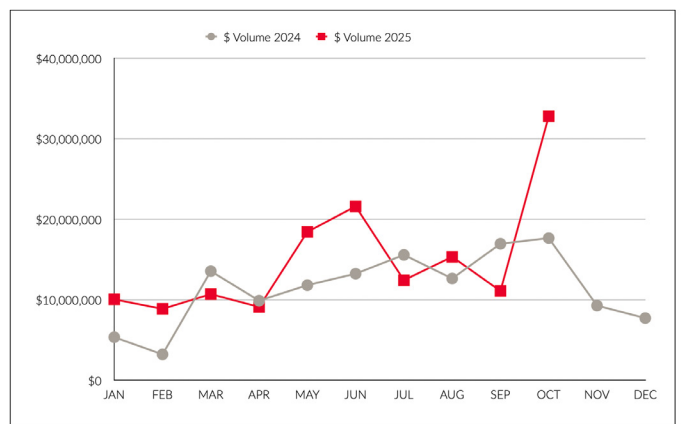
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

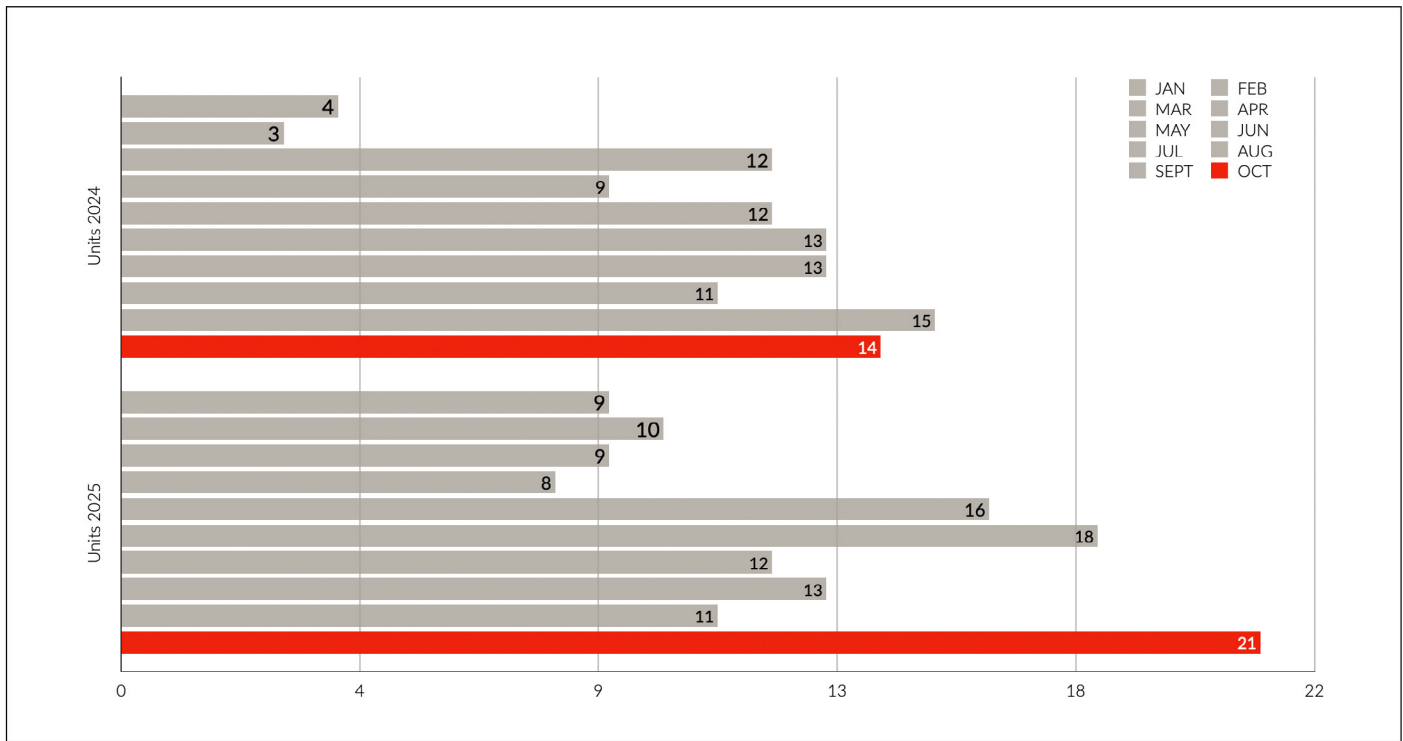


## Yearly Totals 2024 vs. 2025

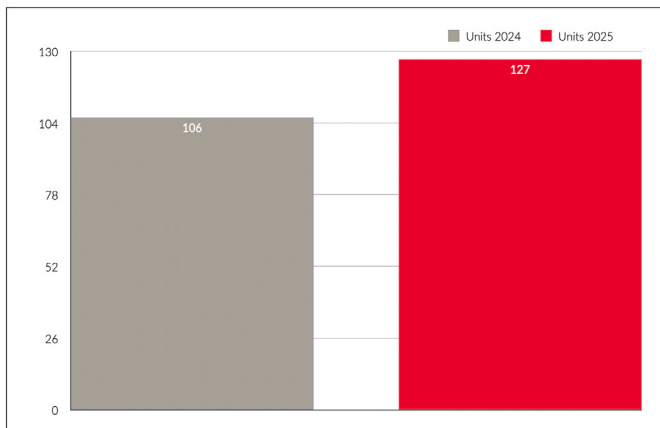


## Month vs. Month 2024 vs. 2025

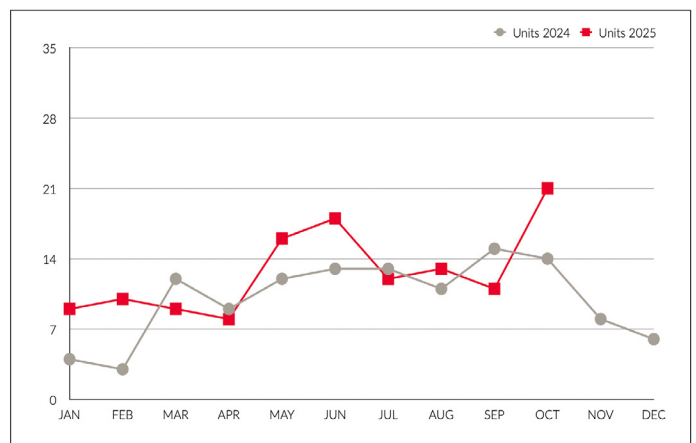
# UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



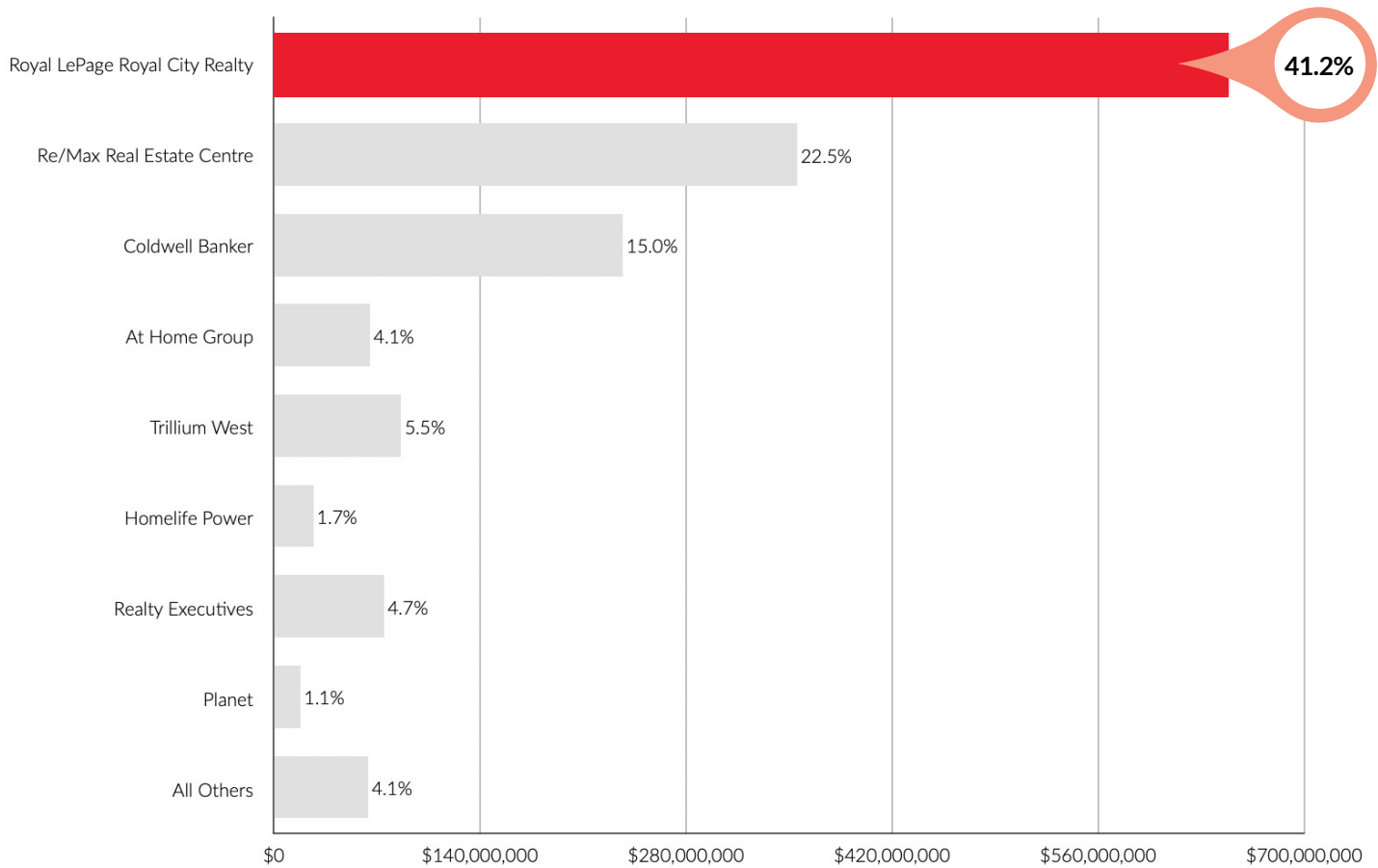
	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	<b>\$140,301,935</b> +23.03%	<b>\$9,974,526</b> +74.32%	<b>\$760,000</b> -86.69%
YTD Unit Sales	<b>114</b> +16.33%	<b>13</b> +62.5%	<b>1</b> -75%
YTD Average Sale Price	<b>\$1,230,719</b> -0.31%	<b>\$767,271</b> +8.38%	<b>\$760,000.00</b> +12.4%
October Sales Volume	<b>\$31,713,000</b> +79.71%	<b>\$1,065,000</b> +100%	<b>\$0 -</b> 100%
October Unit Sales	<b>20</b> +42.86%	<b>1</b> +100%	<b>0</b> -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 October 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.

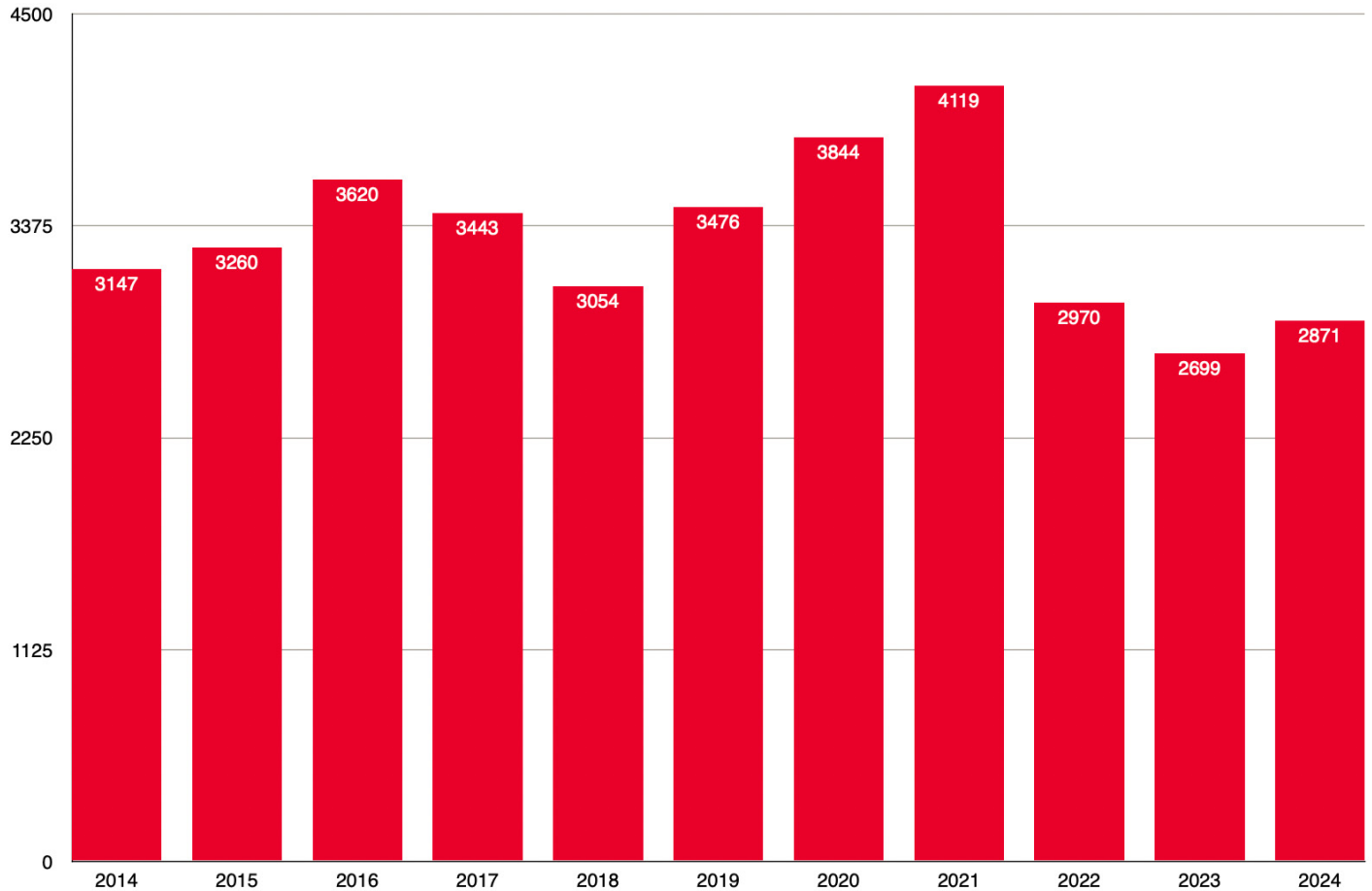
# MARKET DOMINANCE



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



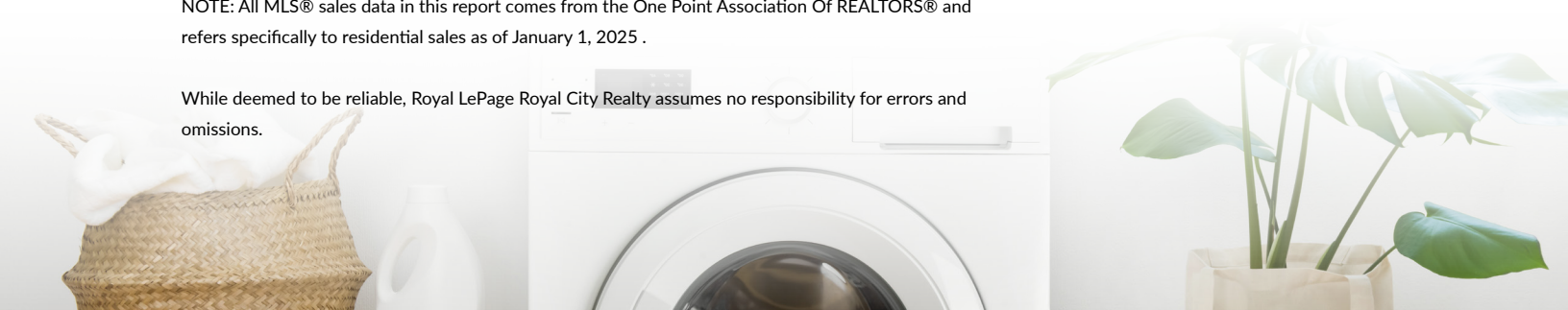
# 10 YEAR MARKET ANALYSIS



## 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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