



2025

NOVEMBER

GUELPH/ERAMOSIA

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](#) remained in buyer's-market territory in November, with a mix of price movements and stronger sales activity. The median sale price climbed 15.83% to \$1,097,500, while the average sale price edged down 14.34% to \$991,625. Sales volume rose 28.48% to \$11.9M, driven by 12 sales, a 50% increase from last year. New listings were up 33.33% to 20, and expired listings doubled to 6, adding to available inventory. With more choice for buyers and steady late-fall activity, conditions remained favourable for those looking to enter the market.



November year-over-year sales volume of \$11,899,500

Up +28.48% from 2024's \$9,261,500 with unit sales of 12 up from last year's 8. New listings of 20 are up +33.33% from 2024, with the sales/listing ratio of 60.00% up by +6.67% compared to 2024.



Year-to-date sales volume of \$162,175,961

Up +25.7% from 2024's \$129,020,950 with unit sales of 139 up from the 114 in 2024. New listings of 385 are up +30.51% from a year ago, with the sales/listing ratio of 36.10% down by -2.54%.



Year-to-date average sale price of \$1,131,653

Down from \$1,138,160 a year ago with median sale price of \$1,052,500 down from \$1,085,000 a year ago. Average days-on-market of 41, which has gone up 8 days compared to last year.

NOVEMBER NUMBERS

Median Sale Price

\$1,097,500

+15.83%

Average Sale Price

\$991,625

-14.34%

Sales Volume

\$11,899,500

+28.48%

Unit Sales

12

+50%

New Listings

20

+33.33%

Expired Listings

6

+100%

Unit Sales/Listings Ratio

60.00%

+6.67%

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

THE MARKET IN DETAIL

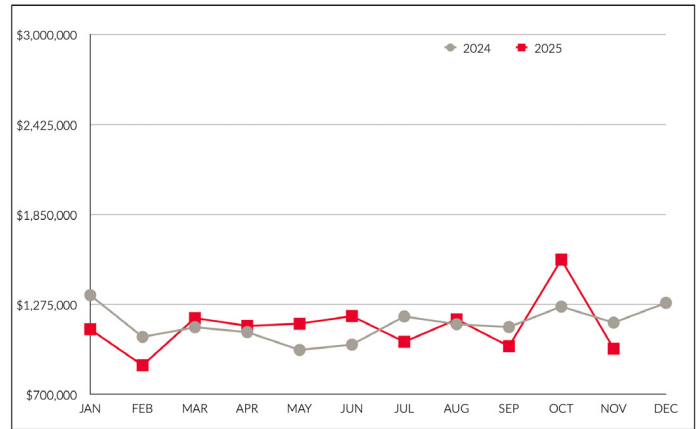
	2023	2024	2025	2024-2025
YTD Volume Sales	\$139,896,723	\$129,020,950	\$162,175,961	+25.7%
YTD Unit Sales	125	114	139	+21.93%
YTD New Listings	264	295	385	+30.51%
YTD Sales/Listings Ratio	47.35%	38.64%	36.10%	-2.54%
YTD Expired Listings	22	41	49	+19.51%
Monthly Volume Sales	\$7,865,300	\$9,261,500	\$11,899,500	+28.48%
Monthly Unit Sales	7	8	12	+50%
Monthly New Listings	17	15	20	+33.33%
Monthly Sales/Listings Ratio	41.18%	53.33%	60.00%	+6.67%
Monthly Expired Listings	6	3	6	+100%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	6	2	2	No Change
YTD Sales: \$550K-\$749K	11	9	18	+100%
YTD Sales: \$750K-\$999K	43	37	39	+5.41%
YTD Sales: \$1M- \$2M	61	63	72	+14.29%
YTD Sales: \$2M+	66	4	8	+100%
YTD Average Days-On-Market	30.27	32.82	40.91	+24.65%
YTD Average Sale Price	\$1,111,429	\$1,138,160	\$1,131,653	-0.57%
YTD Median Sale Price	\$968,950	\$1,085,000	\$1,052,500	-3%

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

AVERAGE SALE PRICE

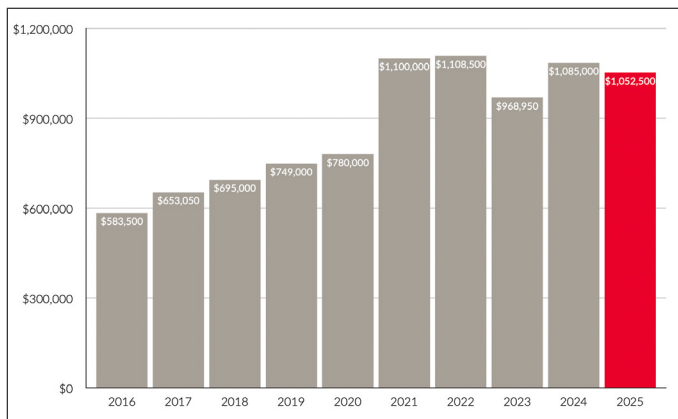


Year-Over-Year

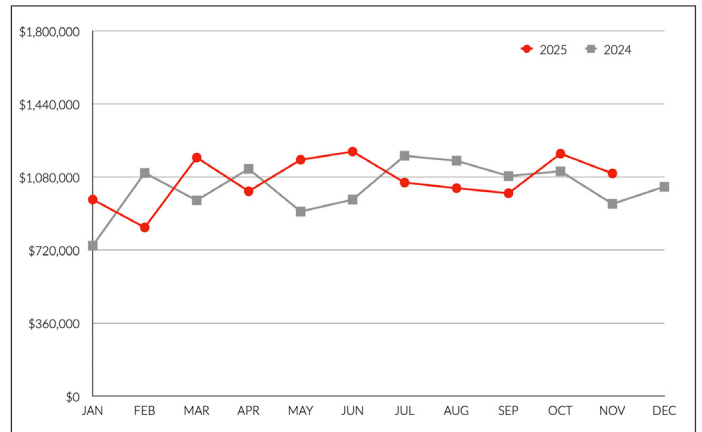


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



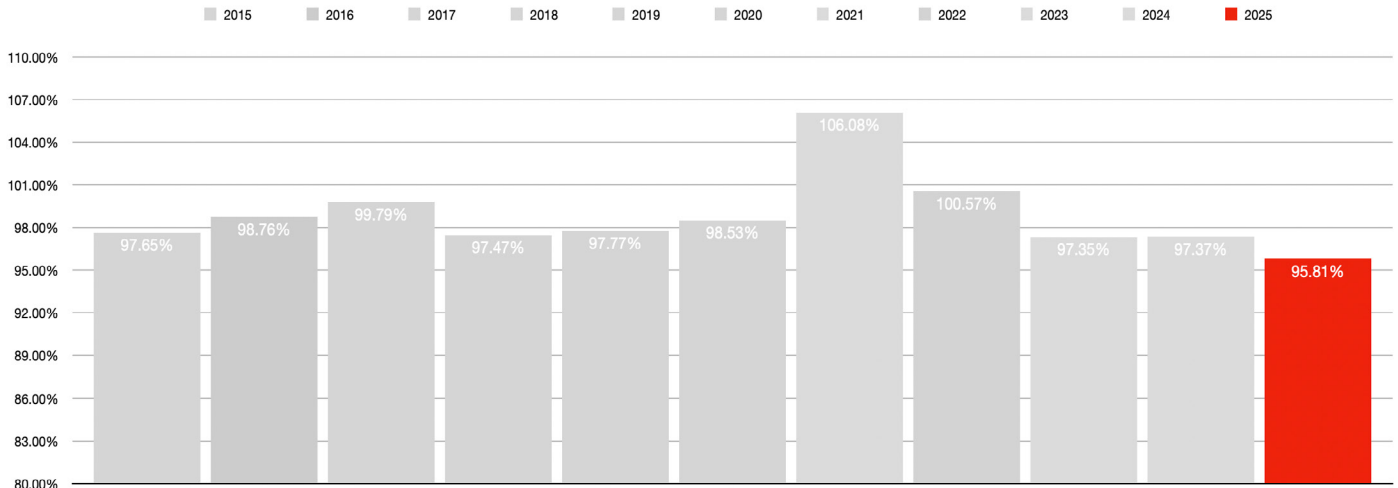
Year-Over-Year



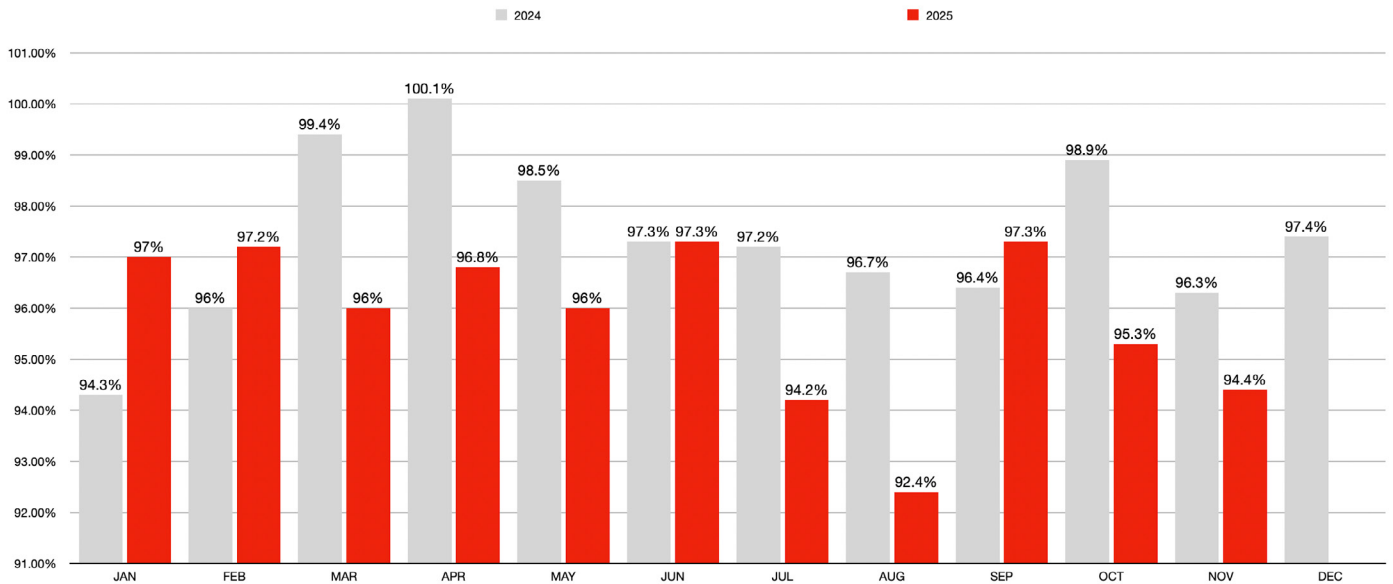
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

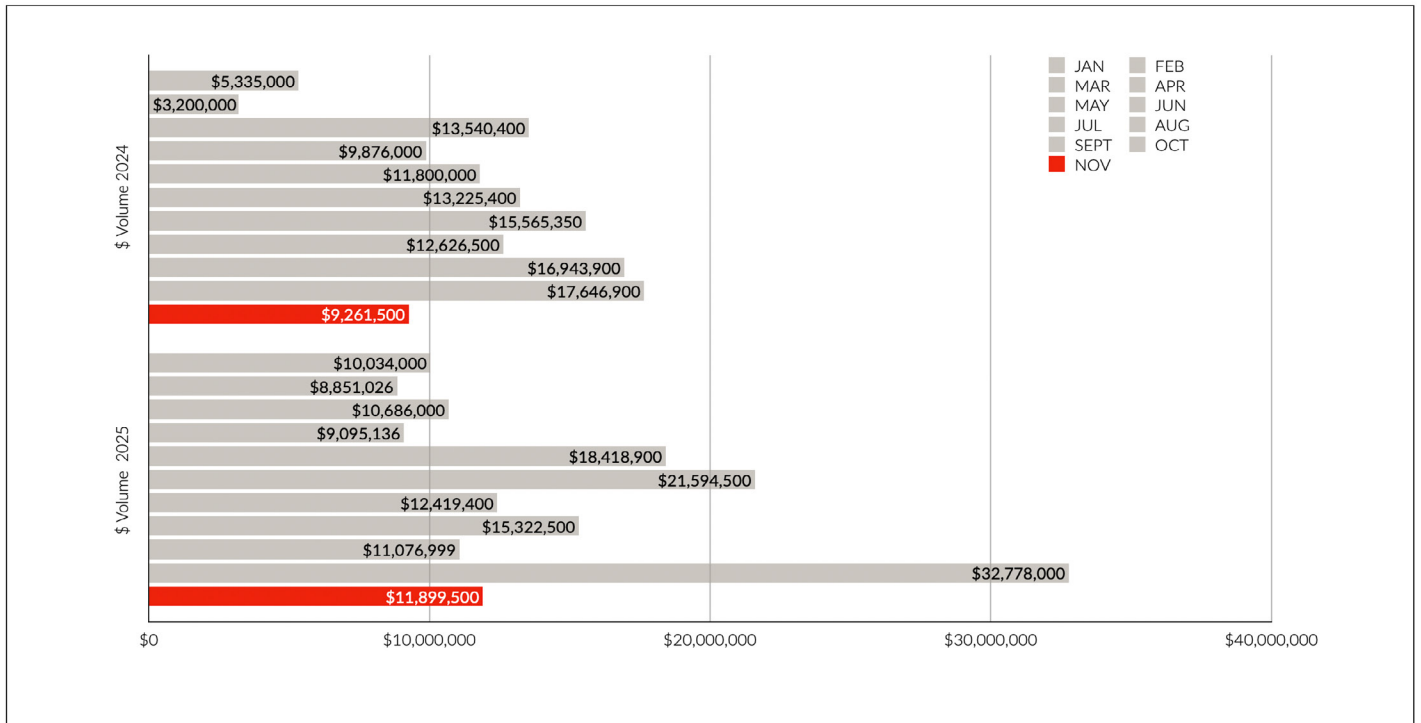


Year-Over-Year

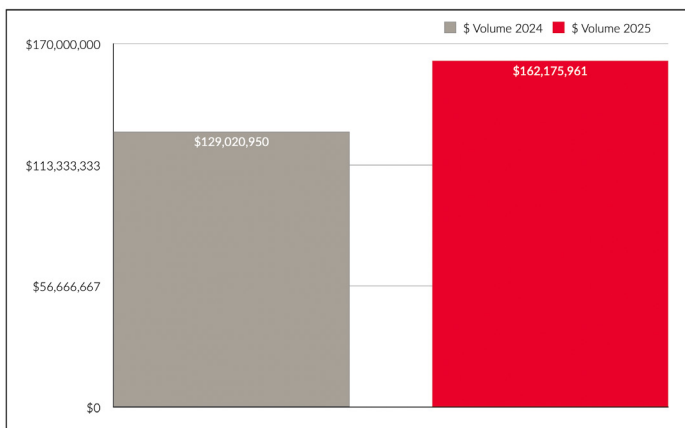


Month-Over-Month 2024 vs. 2025

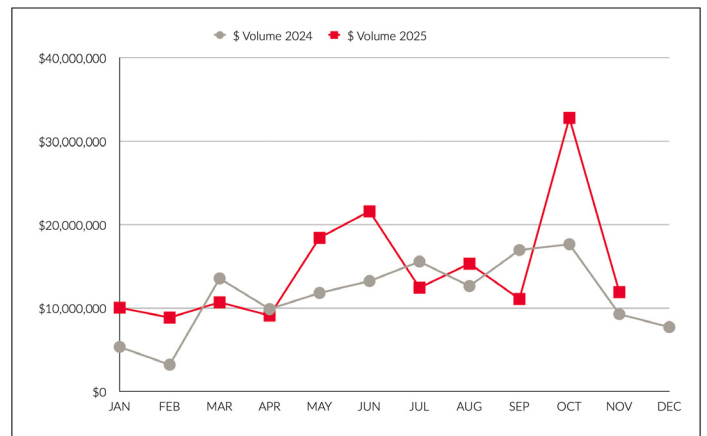
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

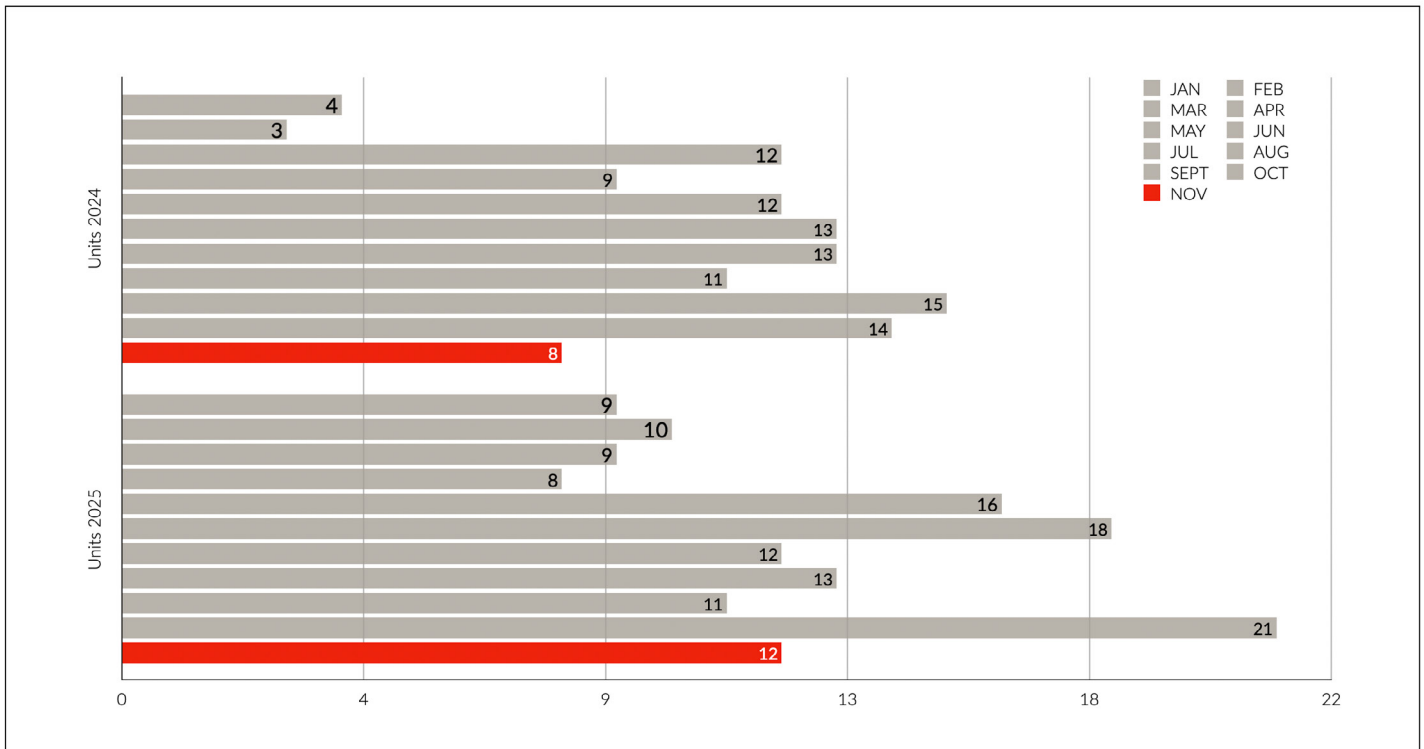


Yearly Totals 2024 vs. 2025

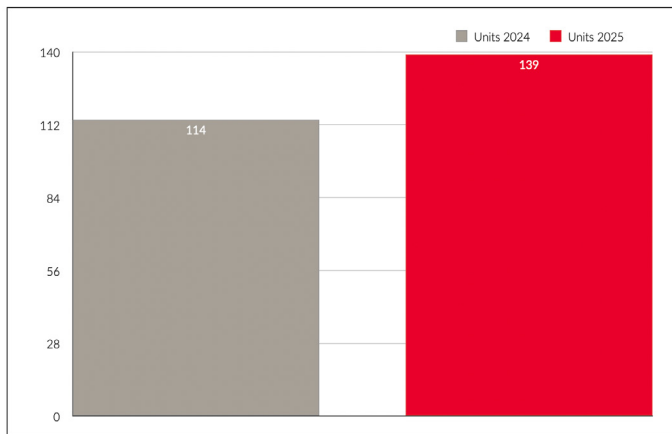


Month vs. Month 2024 vs. 2025

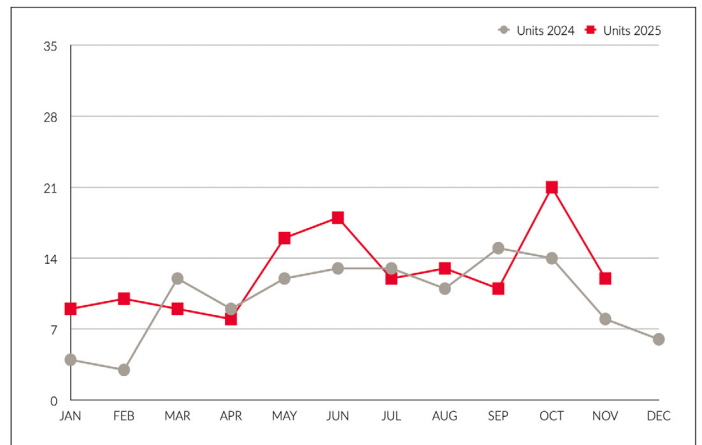
UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



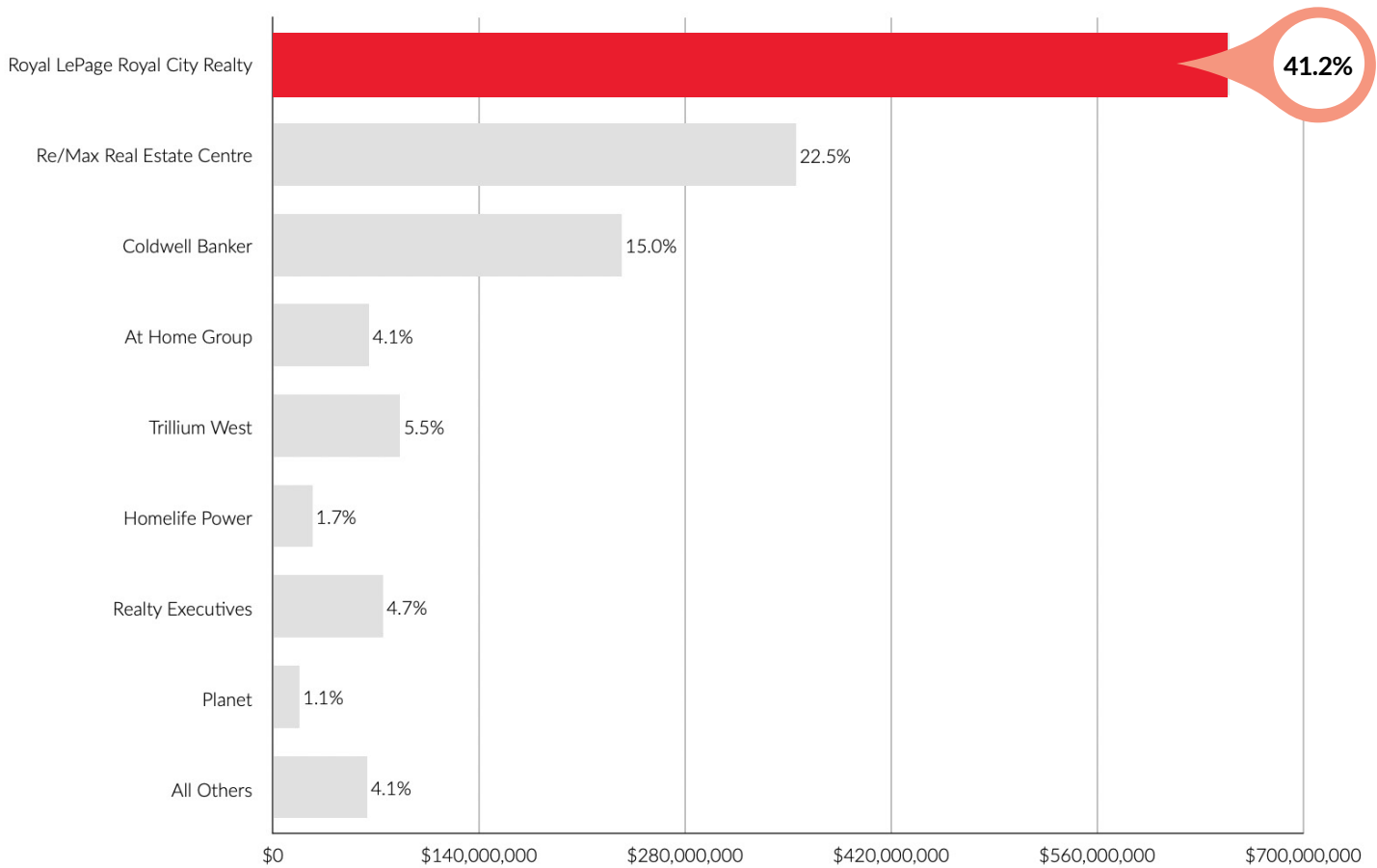
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$152,201,435 +23.44%	 \$9,974,526 +74.32%	 \$1,410,000 -75.31%
YTD Unit Sales	 126 +18.87%	 13 +62.5%	 2 -50%
YTD Average Sale Price	 \$1,207,948 -0.34%	 \$767,271 +5.49%	 \$705,000.00 +12.4%
November Sales Volume	 \$11,899,500 +28.48%	 \$0 No Change	 \$650,000 +100%
November Unit Sales	 12 +50%	 0 No Change	 1 +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 November 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.

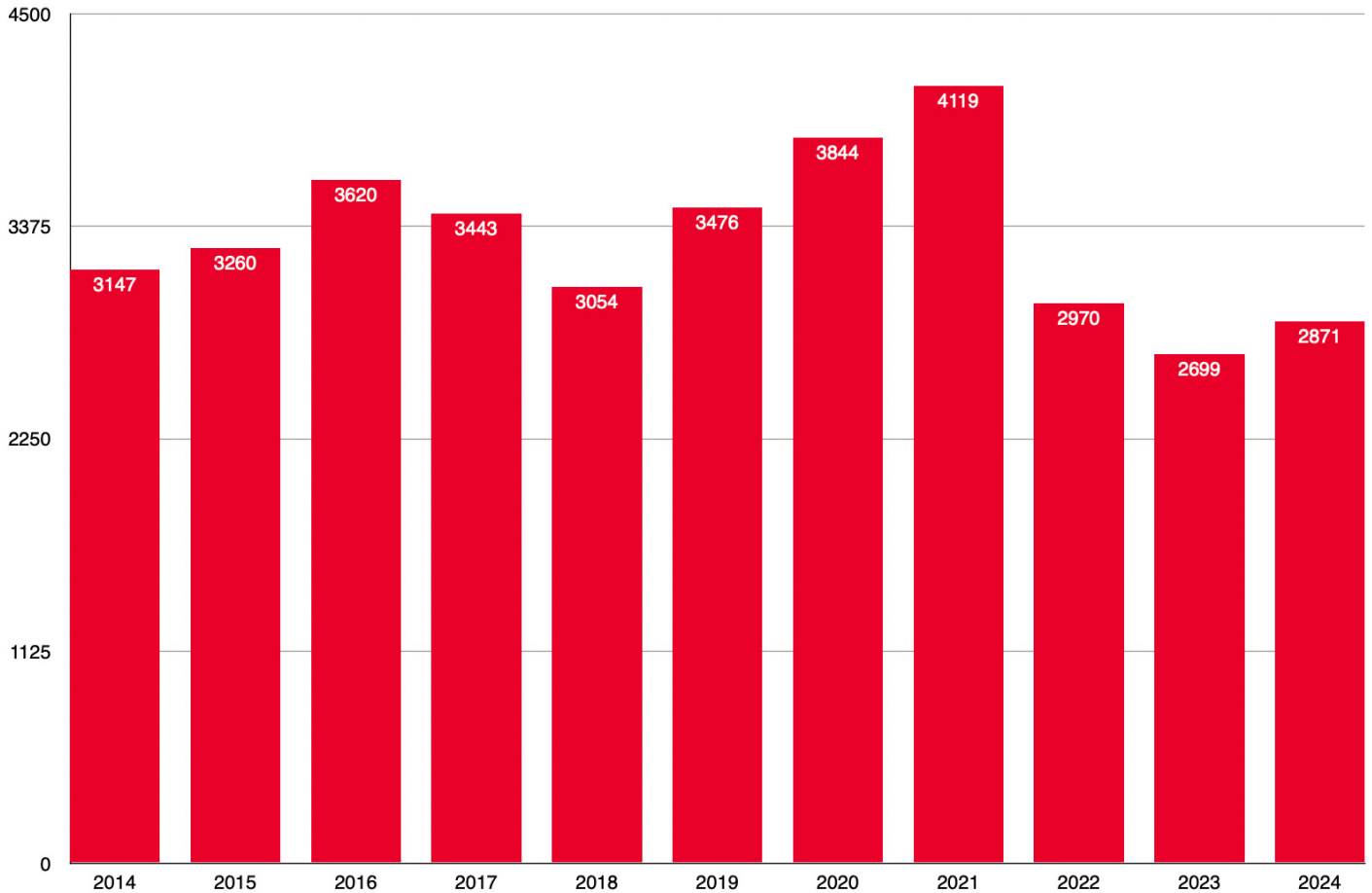
MARKET DOMINANCE



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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