



# 2025 DECEMBER

## **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](#) real estate market leaned in favour of buyers this period, as limited sales activity and rising inventory shaped conditions. The median sale price increased 74.33% to \$1.8M, while the average sale price rose 57.69% to \$2.03M, reflecting higher-end transactions within a small sample size. Sales volume climbed 57.69% to \$12.15M, while unit sales held steady at six transactions. New listings increased 22.22% to 11, and expired listings surged 90% to 19, expanding buyer choice and adding pressure on sellers. With a unit sales-to-listings ratio of 54.55%, down 12.12% year over year, the market continues to favour buyers.



### December year-over-year sales volume of \$12,150,000

Up +57.69% from 2024's \$7,705,000 with unit sales of 6 the same from last year. New listings of 11 are up +22.22% from 2024, with the sales/listing ratio of 54.55% down by -12.12% compared to 2024.



### Year-to-date sales volume of \$174,325,961

Up +27.5% from 2024's \$136,725,950 with unit sales of 145 up from the 120 in 2024. New listings of 396 are up +30.26% from a year ago, with the sales/listing ratio of 36.62% down by -2.86%.



### Year-to-date average sale price of \$1,206,098

Up from \$1,150,327 a year ago with median sale price of \$1,075,000 down from \$1,058,750 a year ago. Average days-on-market of 42, which has gone up 8 days compared to last year.

## DECEMBER NUMBERS

Median Sale Price

**\$1,800,000**

+74.33%

Average Sale Price

**\$2,025,000**

+57.69%

Sales Volume

**\$12,150,000**

+57.69%

Unit Sales

**6**

No Change

New Listings

**11**

+22.22%

Expired Listings

**19**

+90%

Unit Sales/Listings Ratio

**54.55%**

-12.12%

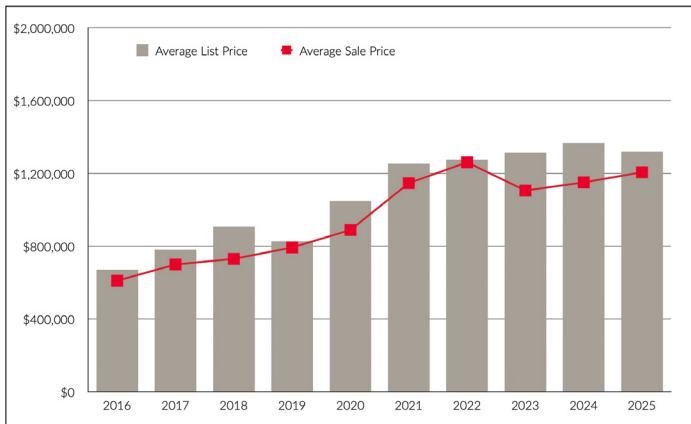
*Year-over-year comparison  
(December 2025 vs. December 2024)*

# THE MARKET IN DETAIL

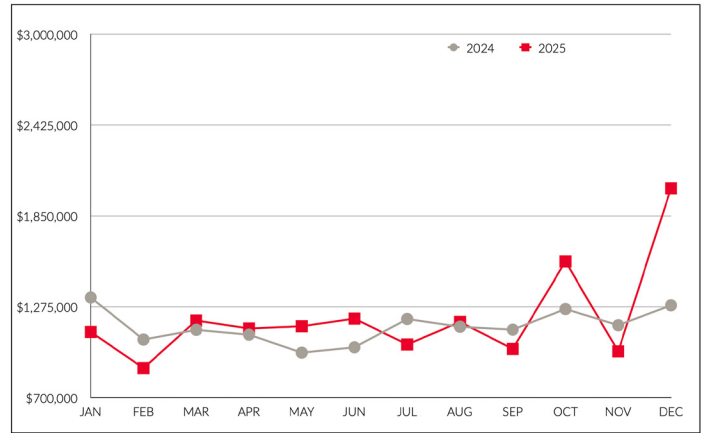
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$144,061,723	\$136,725,950	\$174,325,961	+27.5%
<b>YTD Unit Sales</b>	129	120	145	+20.83%
<b>YTD New Listings</b>	268	304	396	+30.26%
<b>YTD Sales/Listings Ratio</b>	48.13%	39.47%	36.62%	-2.86%
<b>YTD Expired Listings</b>	29	51	68	+33.33%
<b>Monthly Volume Sales</b>	\$4,165,000	\$7,705,000	\$12,150,000	+57.69%
<b>Monthly Unit Sales</b>	4	6	6	No Change
<b>Monthly New Listings</b>	4	9	11	+22.22%
<b>Monthly Sales/Listings Ratio</b>	100.00%	66.67%	54.55%	-12.12%
<b>Monthly Expired Listings</b>	7	10	19	+90%
<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>	6	2	2	No Change
<b>YTD Sales: \$550K-\$749K</b>	12	10	19	+90%
<b>YTD Sales: \$750K-\$999K</b>	44	39	40	+2.56%
<b>YTD Sales: \$1M- \$2M</b>	63	65	73	+12.31%
<b>YTD Sales: \$2M+</b>	68	5	11	+120%
<b>YTD Average Days-On-Market</b>	29.67	33.00	42.17	+27.78%
<b>YTD Average Sale Price</b>	\$1,105,581	\$1,150,327	\$1,206,098	+4.85%
<b>YTD Median Sale Price</b>	\$964,475	\$1,058,750	\$1,075,000	+1.53%

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

# AVERAGE SALE PRICE

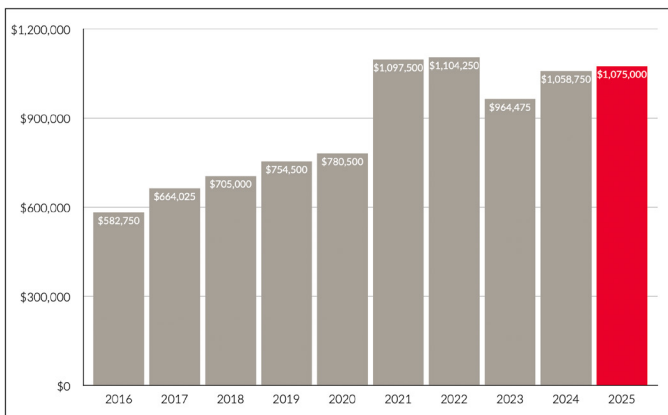


Year-Over-Year

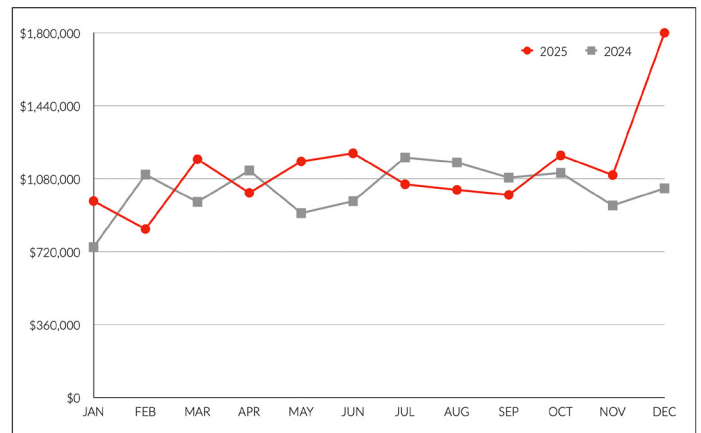


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



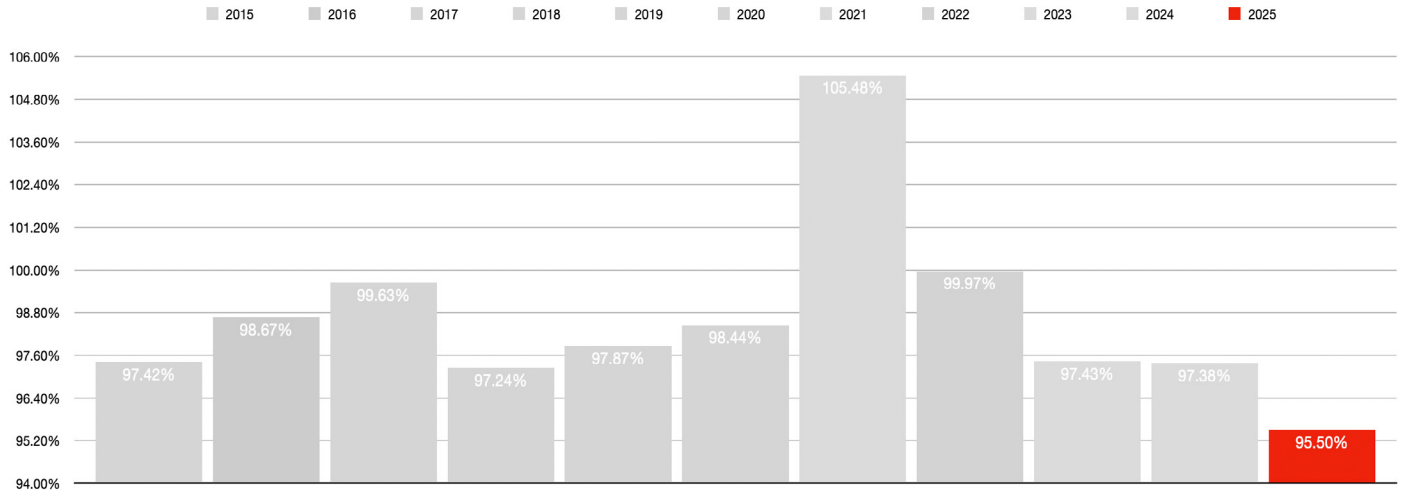
Year-Over-Year



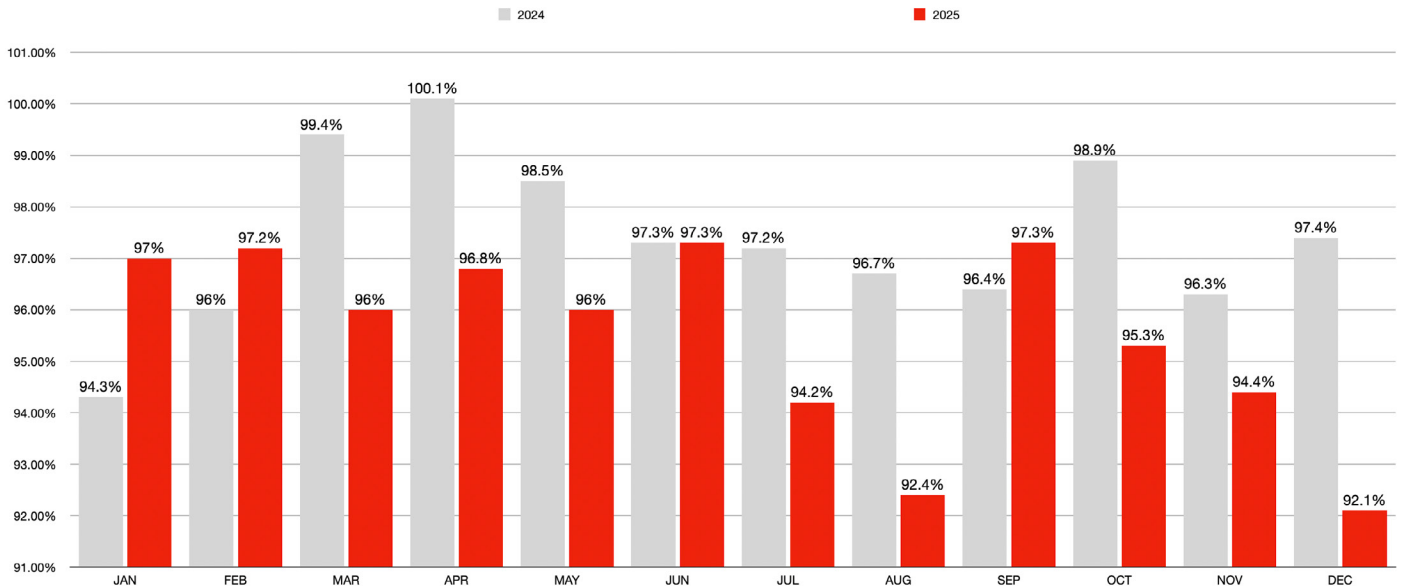
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

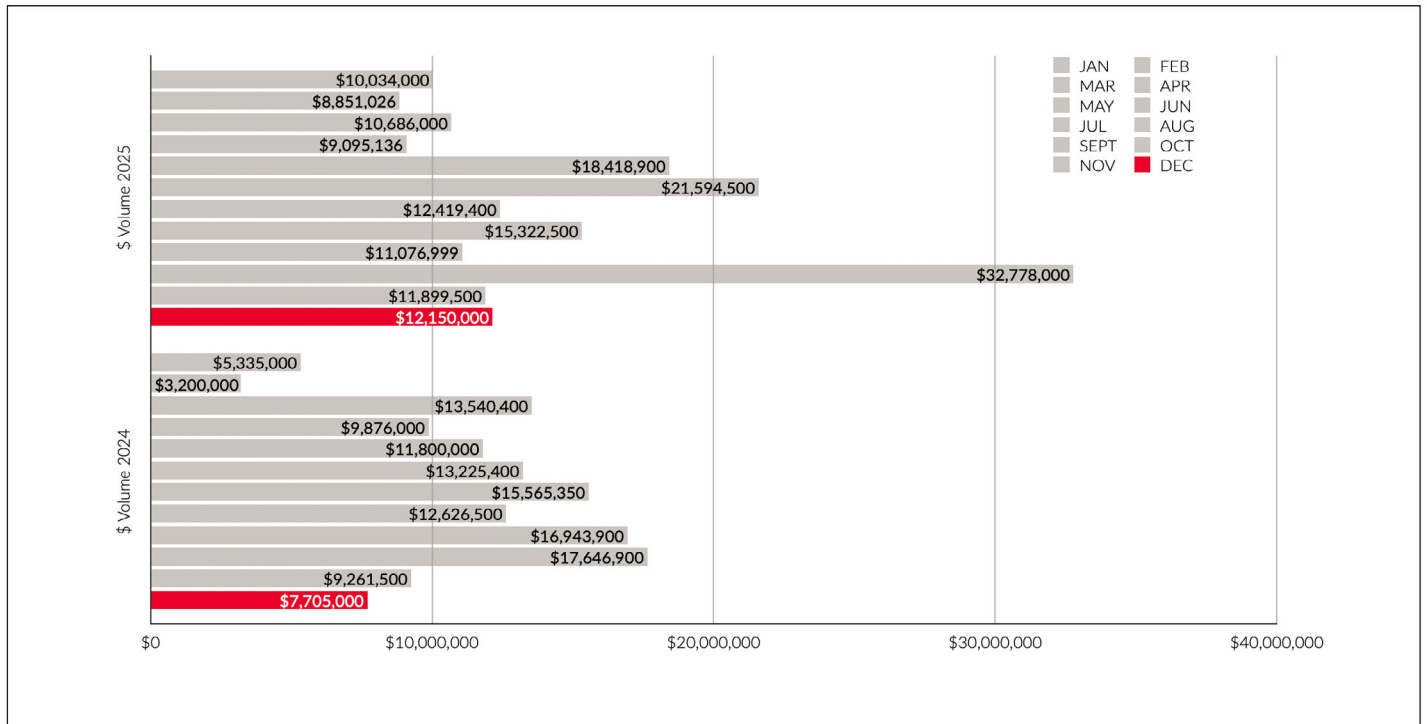


## Year-Over-Year

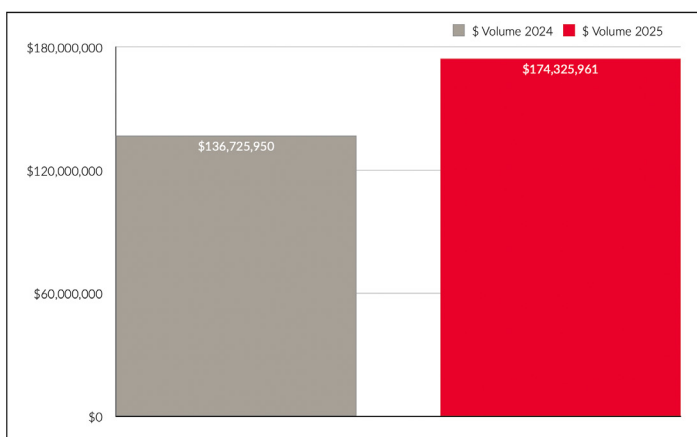


## Month-Over-Month 2024 vs. 2025

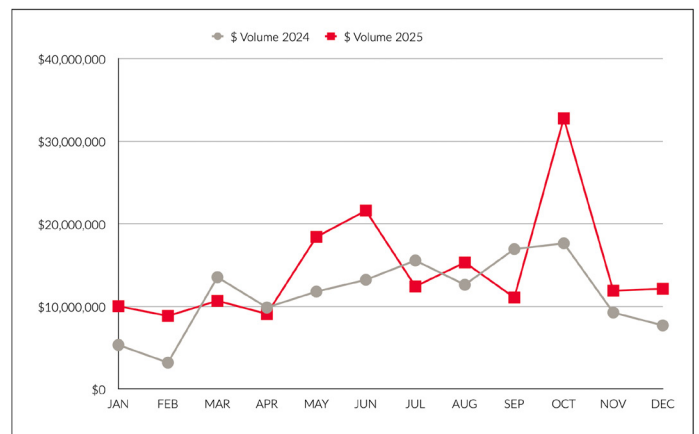
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

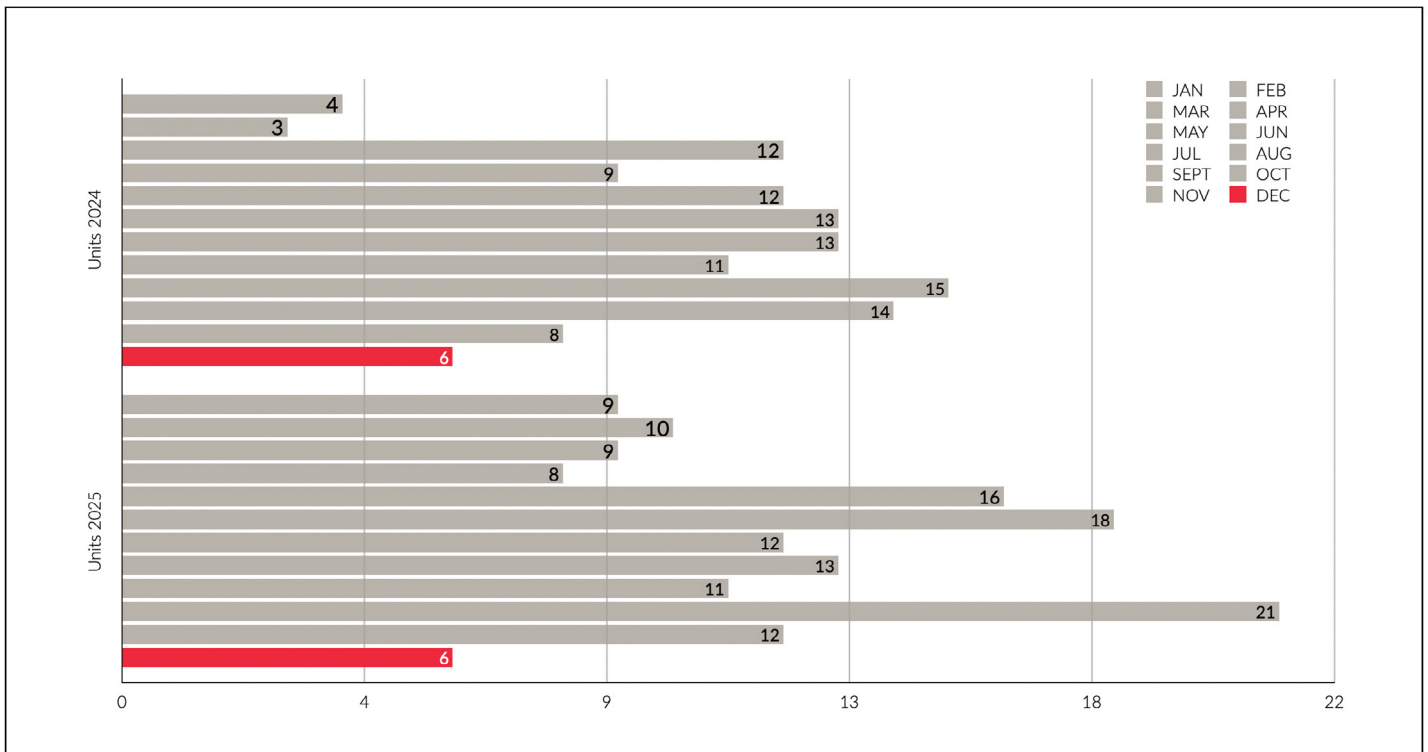


## Yearly Totals 2024 vs. 2025

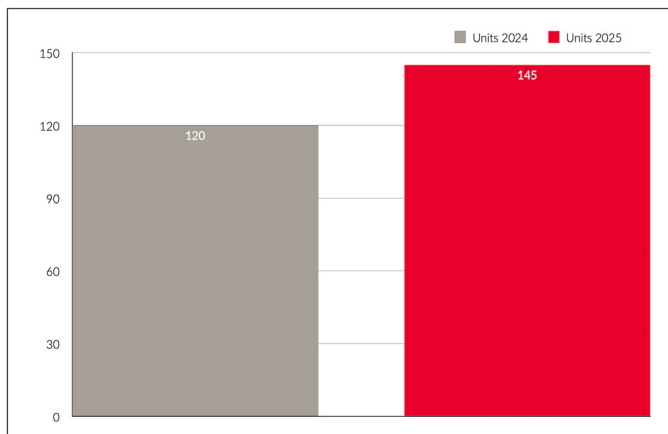


## Month vs. Month 2024 vs. 2025

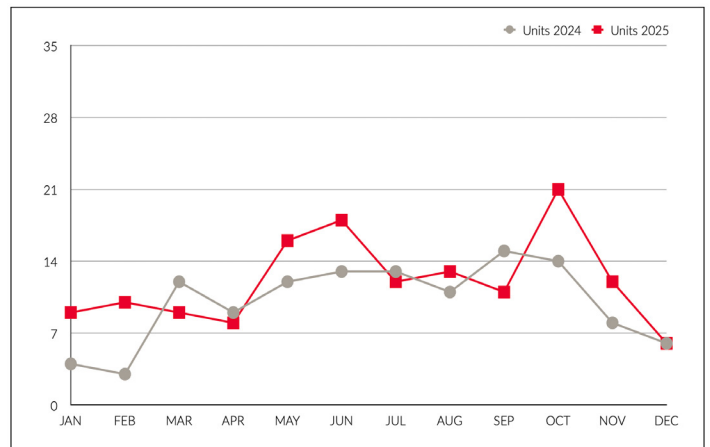
# UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



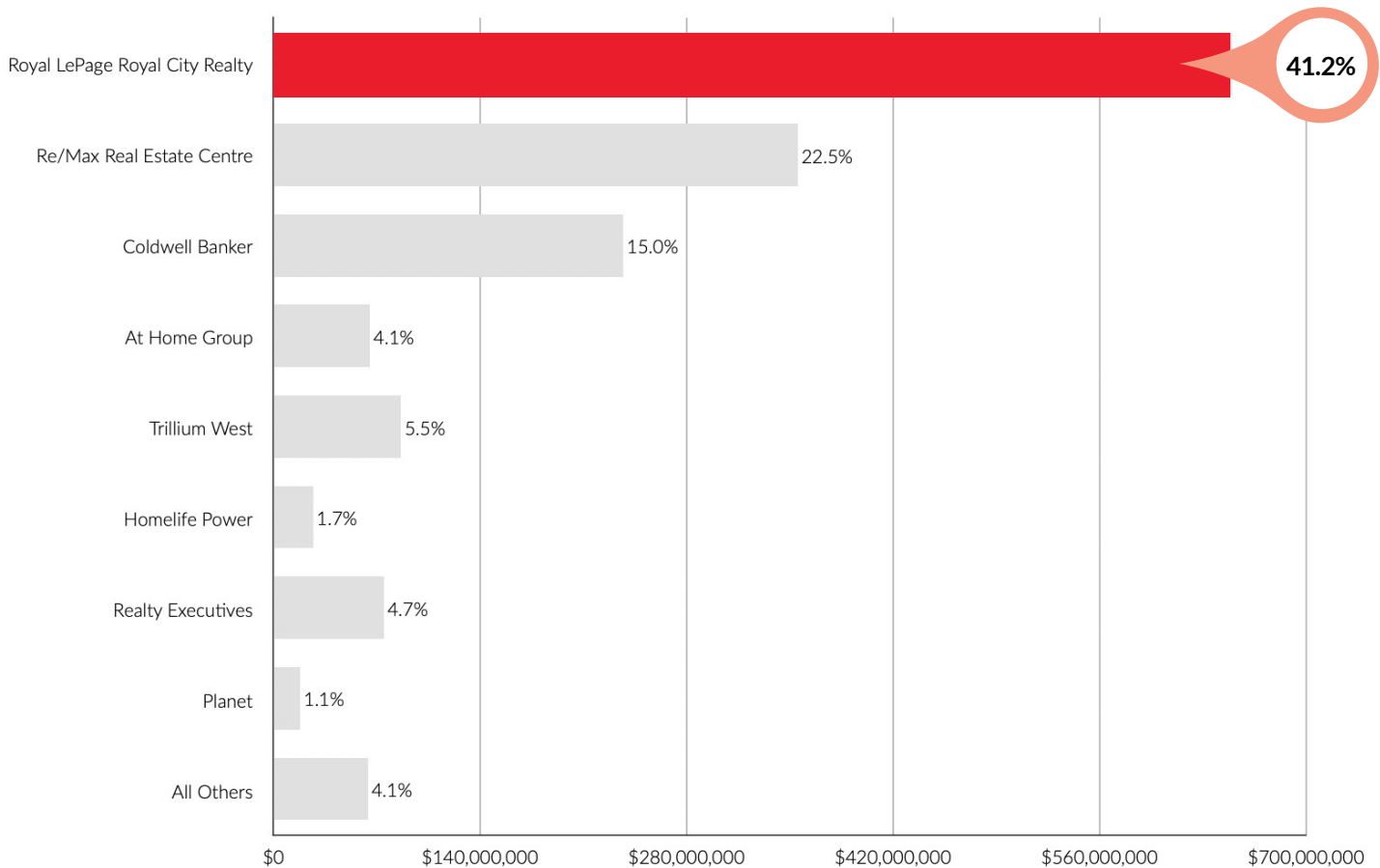
	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$1,009,994,826 +5.59%	\$291,043,076 -22.4%	\$4,905,000 -40.74%
YTD Unit Sales	1159 +7.51%	495 -17.91%	7 0%
YTD Average Sale Price	\$871,436 -2.24%	\$587,966 +1.05%	\$700,714.29 +69.95%
December Sales Volume	\$38,078,865 -31.55%	\$13,050,800 -45.84%	\$0 No Change
December Unit Sales	46 -26.98%	25 -39.02%	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 December 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.

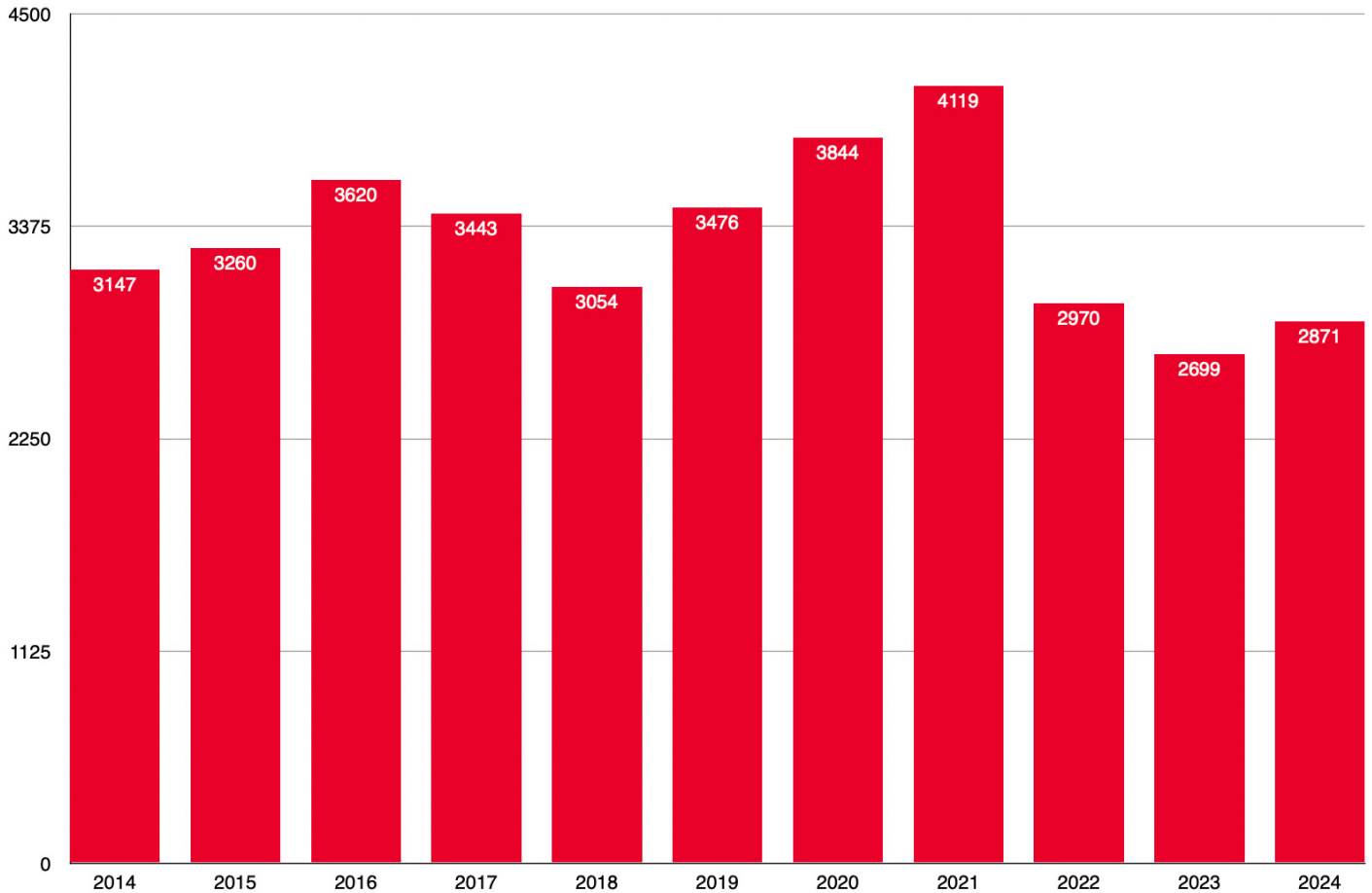
# MARKET DOMINANCE



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