



2026

JANUARY

GUELPH/ERAMOSA

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

Guelph/Eramosa real estate market remained firmly in buyer's market territory this period, as limited sales activity and rising inventory pressures continued to weigh on conditions. The median and average sale prices both came in at \$718,250, declining 25.88% and 35.58% respectively. Sales volume dropped sharply by 85.68% to \$1.44M, driven by just two completed transactions, down 77.78% year over year. New listings edged up 5.56% to 19, while expired listings rose 90% to three, indicating growing seller hesitation. With a unit sales-to-listings ratio of 10.53%, down 39.47% from last year, market conditions strongly favour buyers, offering significant leverage in this low-activity market.



January year-over-year sales volume of \$1,436,500

Down -85.68% from 2024's \$10,034,000 with unit sales of 2 down from 9 in 2025. New listings of 19 are up +5.56% from 2025, with the sales/listing ratio of 10.53% down by -39.47% compared to 2025.



Year-to-date sales volume of \$1,436,500

Down -85.68% from 2025's \$10,034,000 with unit sales of 2 down from the 9 in 2025. New listings of 19 are up +5.56% from a year ago, with the sales/listing ratio of 10.53% down by -39.47%.



Year-to-date average sale price of \$718,250

Down from \$1,114,889 a year ago with median sale price of \$718,250 down from \$969,000 a year ago. Average days-on-market of 36, which has gone down 5 days compared to last year.

JANUARY NUMBERS

Median Sale Price

\$718,250

-25.88%

Average Sale Price

\$718,250

-35.58%

Sales Volume

\$1,436,500

-85.68%

Unit Sales

2

-77.78%

New Listings

19

+5.56%

Expired Listings

3

+90%

Unit Sales/Listings Ratio

10.53%

-39.47%

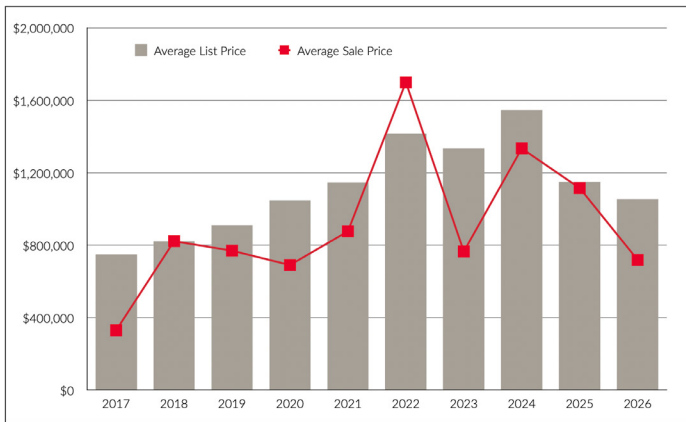
*Year-over-year comparison
(January 2025 vs. January 2026)*

THE MARKET IN DETAIL

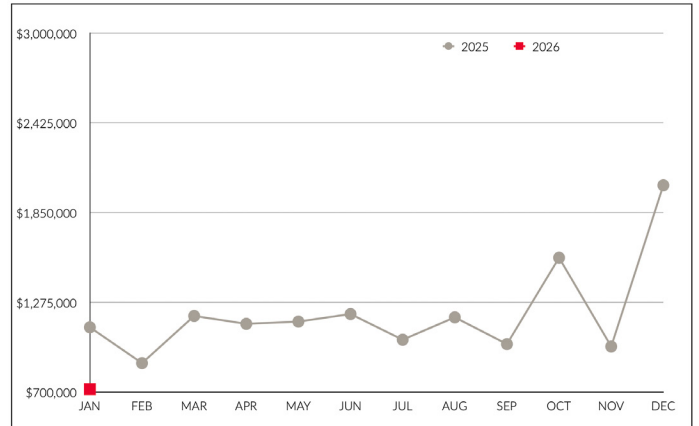
	2024	2025	2026	2025-2026
YTD Volume Sales	\$5,335,000	\$10,034,000	\$1,436,500	-85.68%
YTD Unit Sales	4	9	2	-77.78%
YTD New Listings	14	18	19	+5.56%
YTD Sales/Listings Ratio	28.57%	50.00%	10.53%	-78.95%
YTD Expired Listings	7	4	3	-25%
Monthly Volume Sales	\$5,335,000	\$10,034,000	\$1,436,500	-85.68%
Monthly Unit Sales	4	9	2	-77.78%
Monthly New Listings	14	18	19	+5.56%
Monthly Sales/Listings Ratio	28.57%	50.00%	10.53%	-78.95%
Monthly Expired Listings	7	4	3	-25%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	0	1	+100%
YTD Sales: \$550K-\$749K	0	2	0	-100%
YTD Sales: \$750K-\$999K	1	3	1	-66.67%
YTD Sales: \$1M- \$2M	2	3	0	-100%
YTD Sales: \$2M+	1	1	0	-100%
YTD Average Days-On-Market	34.00	41.00	36.00	-12.2%
YTD Average Sale Price	\$1,333,750	\$1,114,889	\$718,250	-35.58%
YTD Median Sale Price	\$742,000	\$969,000	\$718,250	-25.88%

Guelph/Eramosa MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

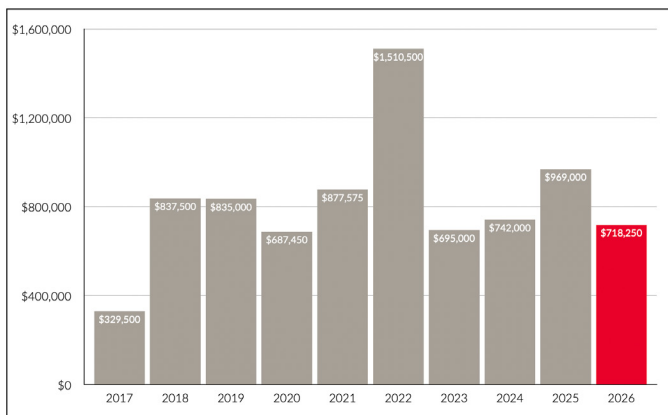


Year-Over-Year

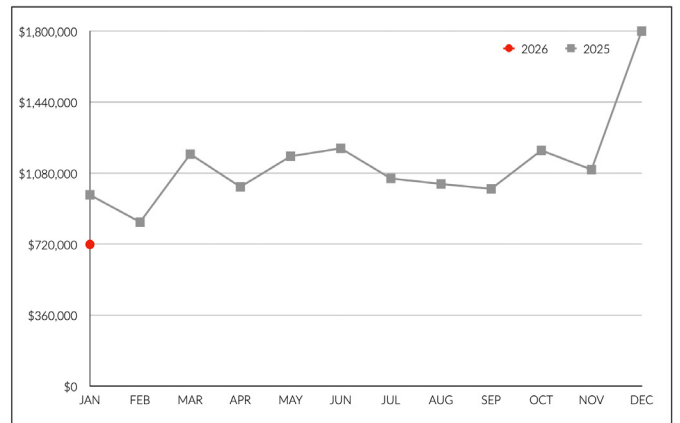


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



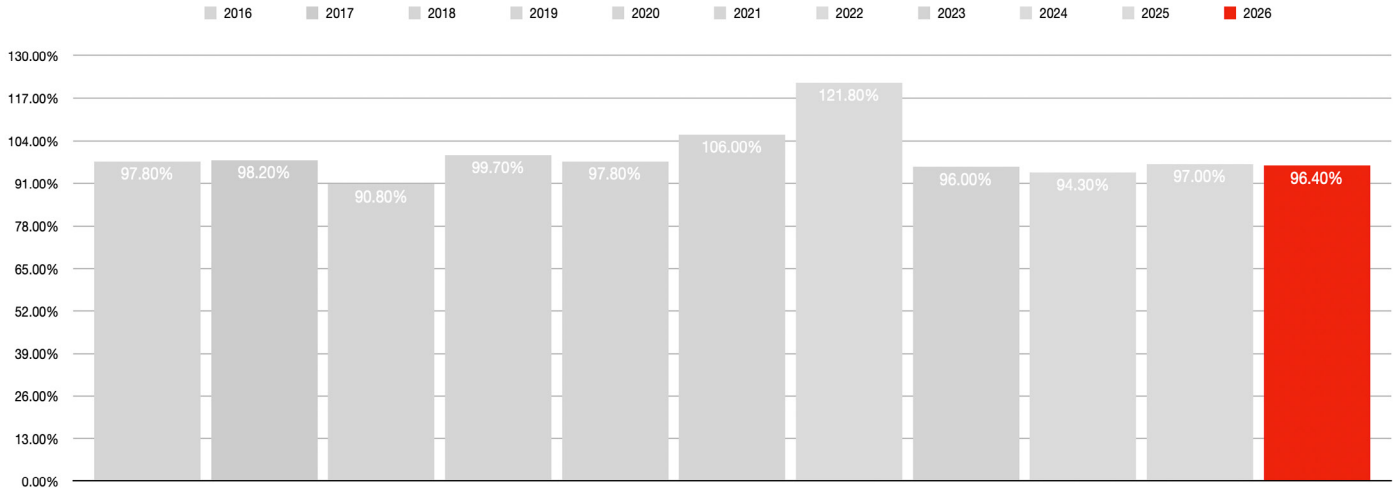
Year-Over-Year



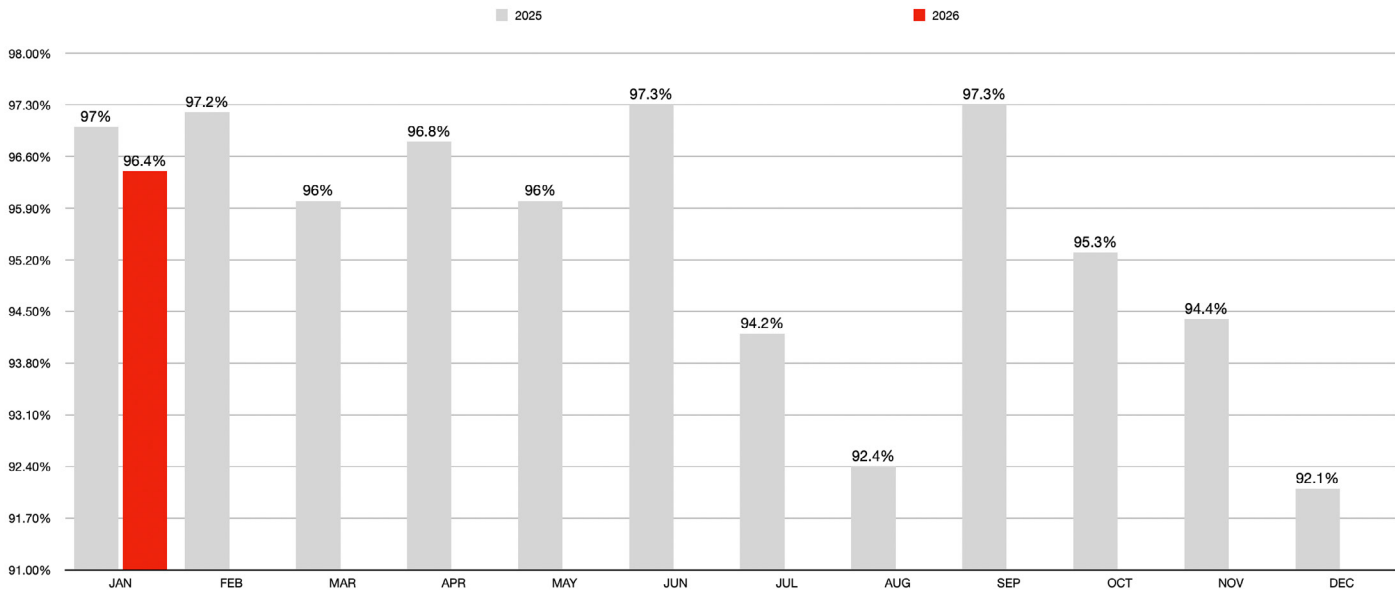
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

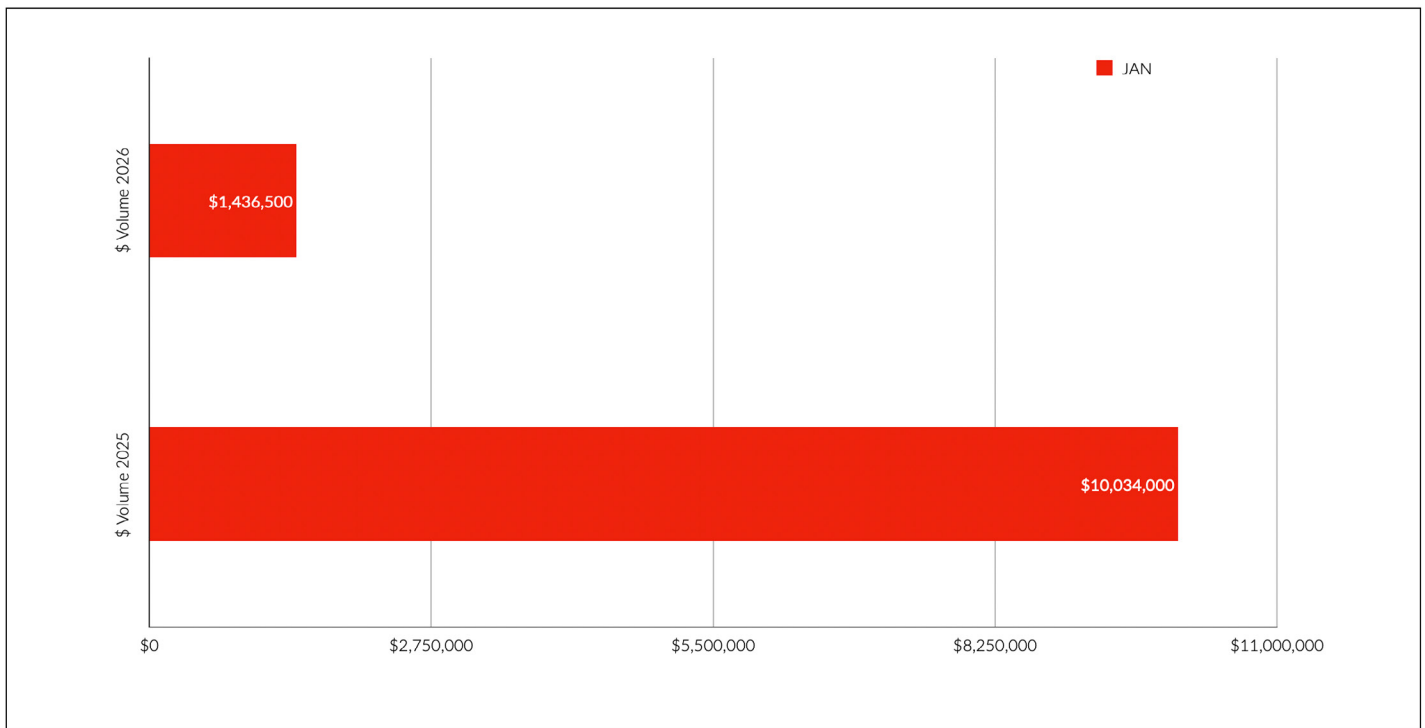


Year-Over-Year



Month-Over-Month 2025 vs. 2026

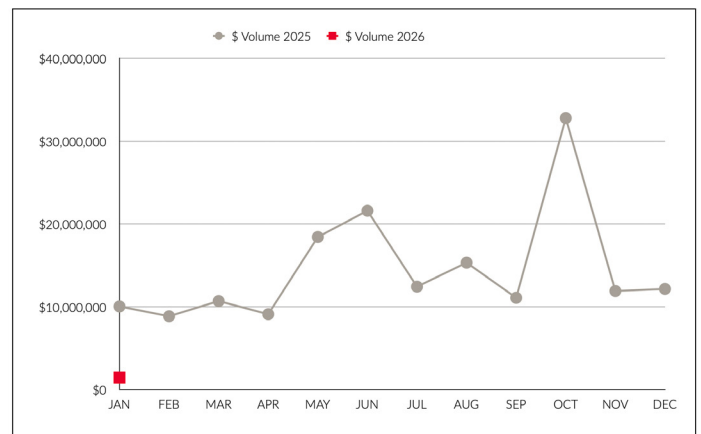
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

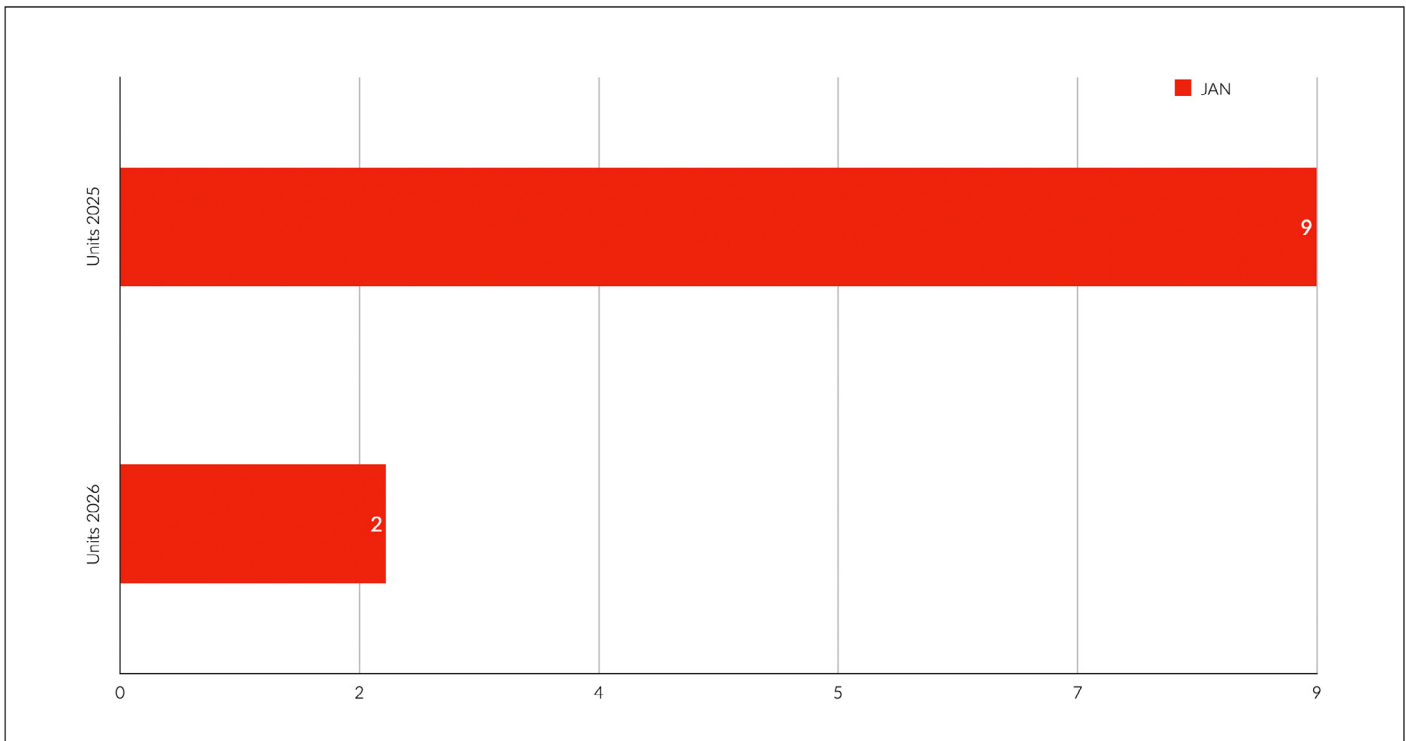


Yearly Totals 2025 vs. 2026

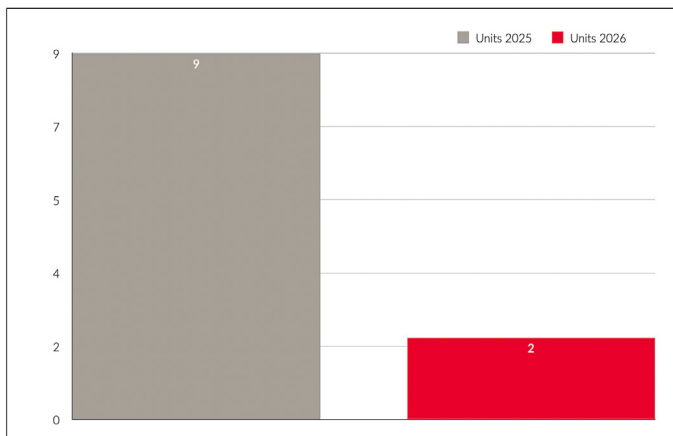


Month vs. Month 2025 vs. 2026

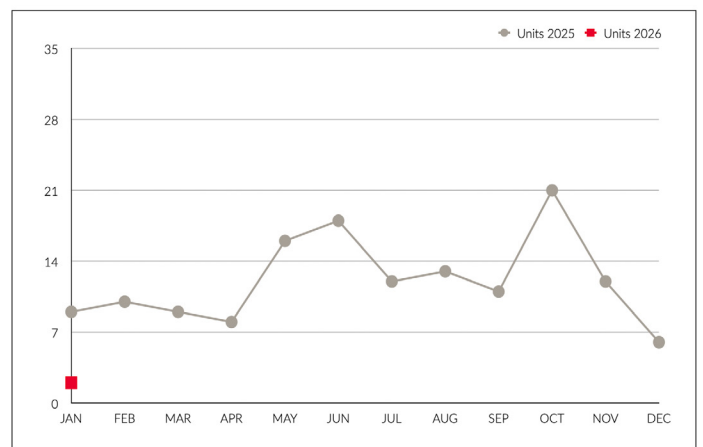
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$918,000 -88.19%	\$518,500 -77.05%	\$0 No Change
YTD Unit Sales	1 -83.33%	1 -66.67%	0 No Change
YTD Average Sale Price	\$918,000 -29.16%	\$518,500 -31.14%	\$0 No Change
January Sales Volume	\$918,000 -88.19%	\$518,500 -77.05%	\$0 No Change
January Unit Sales	1 -83.33%	1 -66.67%	0 No Change

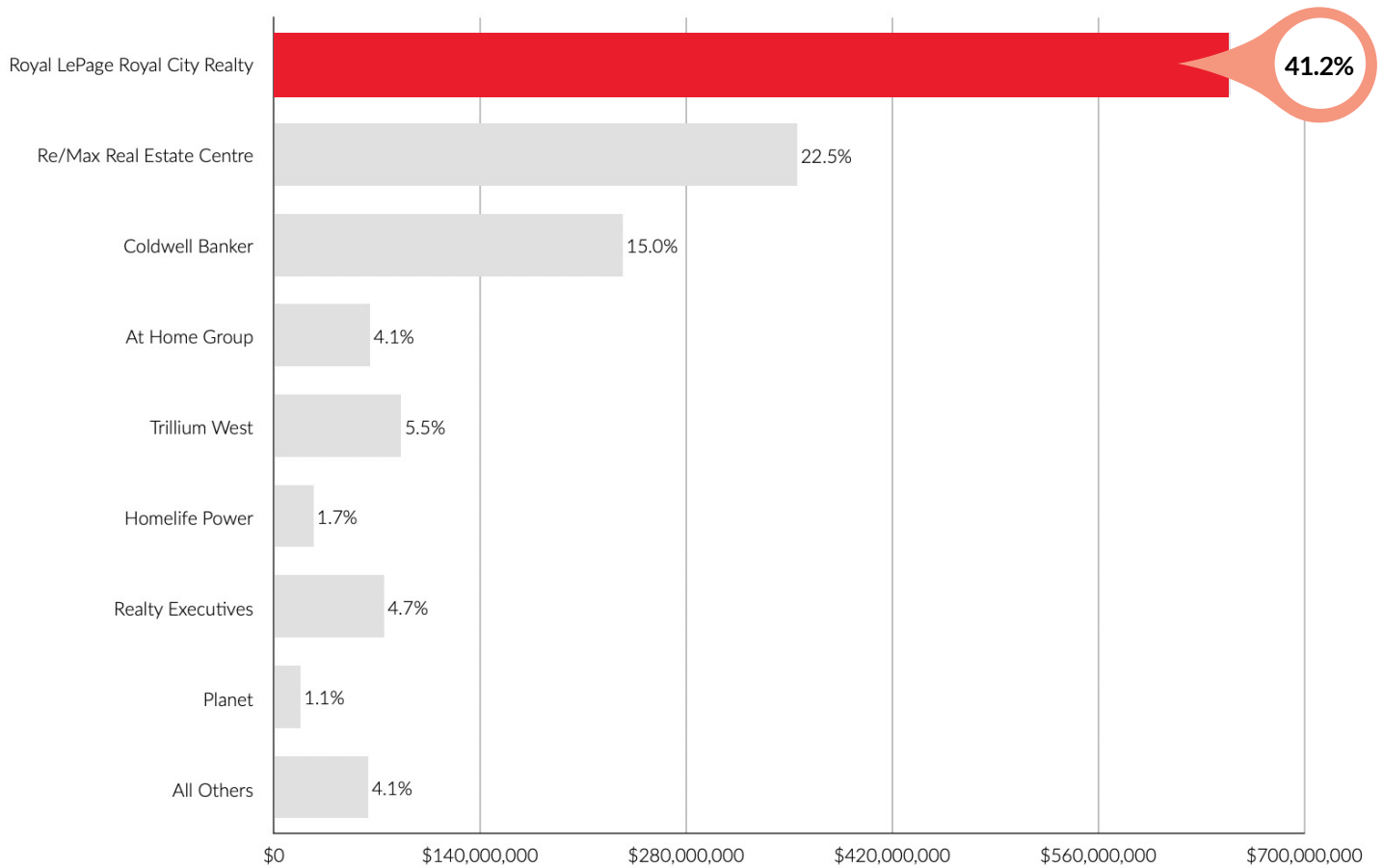
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of January 1, 2026 .

Year-Over-Year Comparison (2025 vs. 2026)

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



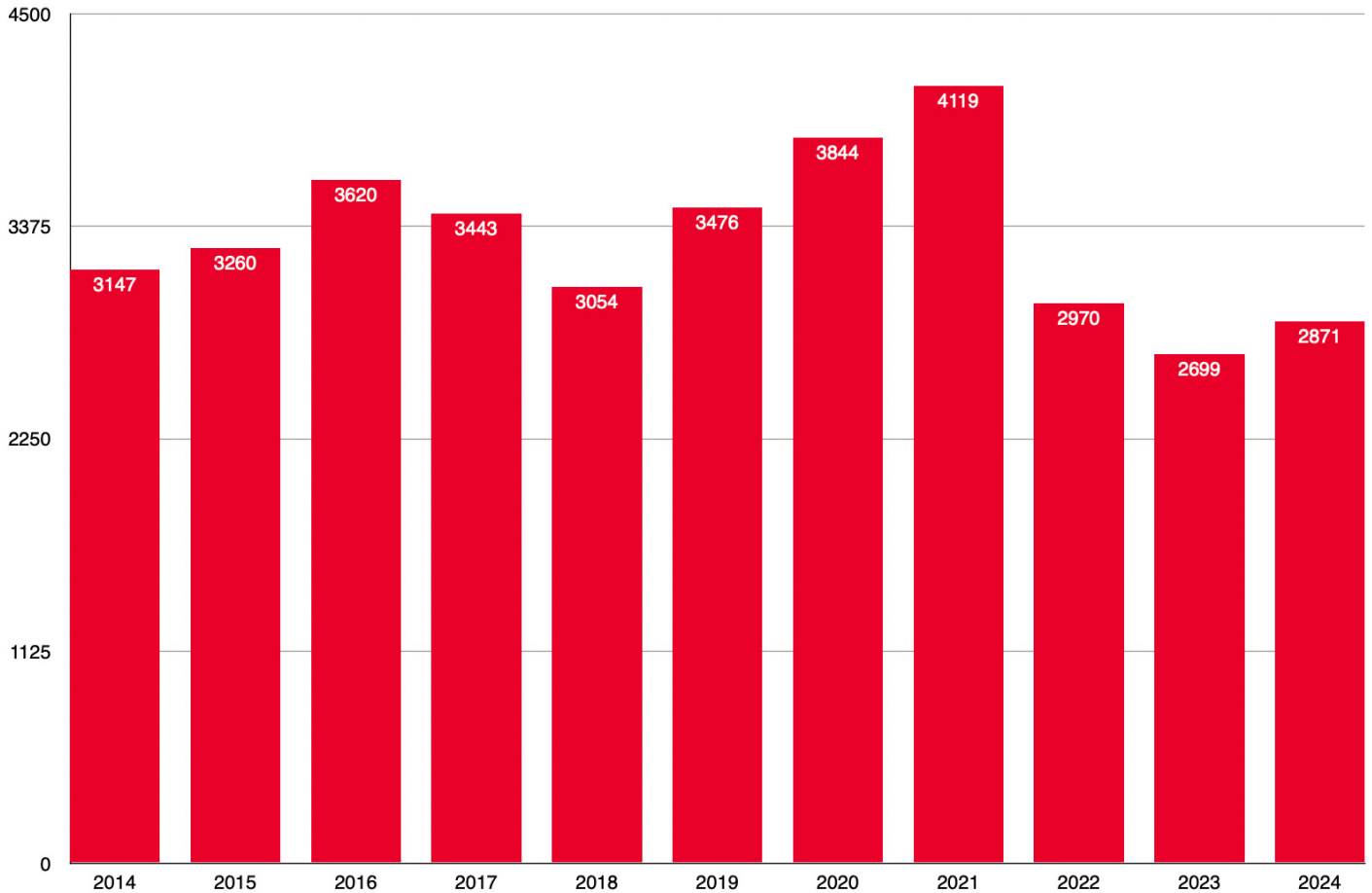
MARKET DOMINANCE



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



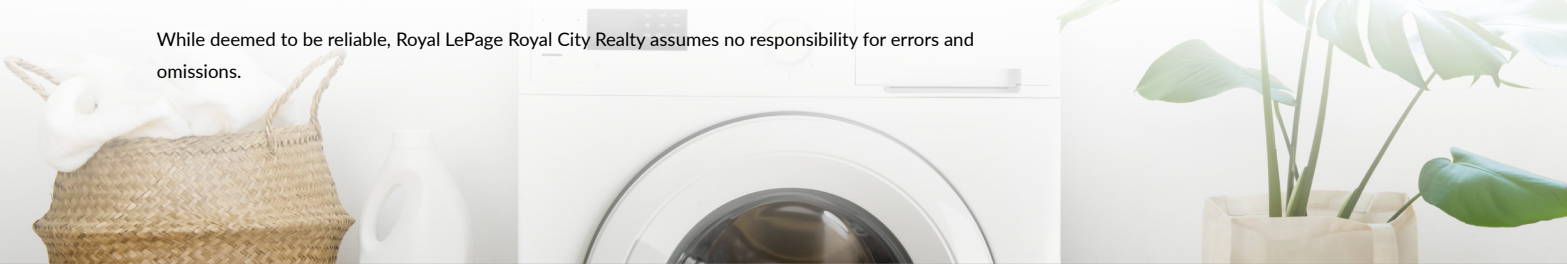
10 YEAR MARKET ANALYSIS



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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