



2026

FEBRUARY

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BUYER'S MARKET

The City of Guelph's real estate market continued to reflect buyer-leaning conditions this period, as rising inventory levels outpaced sales activity. The median sale price declined 10.03% to \$700,000, while the average sale price fell 10.25% to \$713,343. Sales volume decreased 20.72% to \$75.61M, driven by an 11.67% reduction in unit sales to 106 transactions. Meanwhile, new listings increased 21.17% to 254 and expired listings rose sharply by 45.45% to 32, signaling growing competition among sellers. With a unit sales-to-listings ratio of 41.73%, down 2.88% year over year, the market remains balanced but trending in favour of buyers as supply continues to build.



February year-over-year sales volume of \$75,614,390

Down -20.72% from 2025's \$95,375,966 with unit sales of 106 down -11.67% from last February's 120. New listings of 254 are up +21.17% from a year ago, with the sales/listing ratio of 41.73% down -2.88%.



Year-to-date sales volume of \$131,197,396

Down -24.86% from 2025's \$95,375,966 with unit sales of 181 down from 222 in 2025. New listings of 499 are up +29.03% from a year ago, with the sales/listing ratio of 36.27% down -6.42%.



Year-to-date average sale price of \$727,225

Down from \$785,767 year ago with median sale price of \$712,000 down from \$780,375 one year ago. Average days-on-market of 45 is up 12 days from last year.

FEBRUARY NUMBERS

Median Sale Price

\$700,000
-10.03%

Average Sale Price

\$713,343
-10.25%

Sales Volume

\$75,614,390
-20.72%

Unit Sales

106
-11.67%

New Listings

254
+21.17%

Expired Listings

32
+45.45%

Unit Sales/Listings Ratio

41.73%
-2.88%

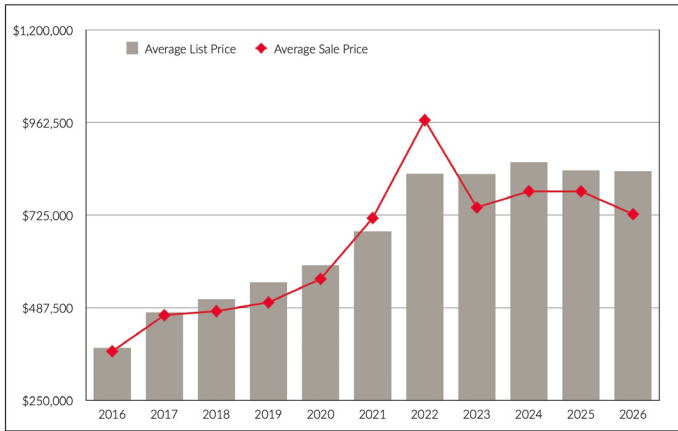
*Year-over-year comparison
(February 2025 vs. February 2026)*

THE MARKET IN DETAIL

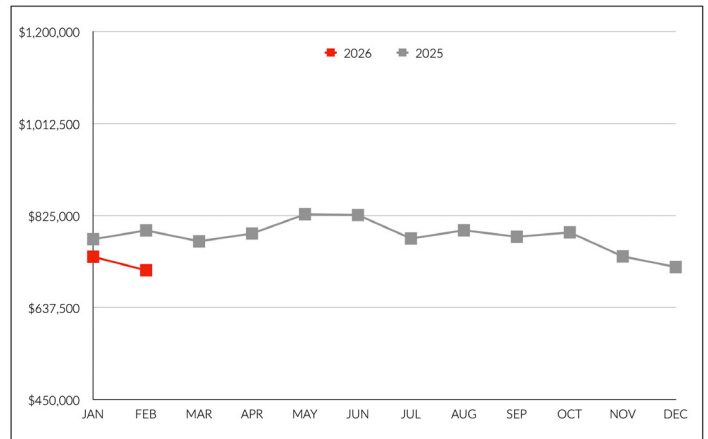
	2024	2025	2026	2025-2026
YTD Volume Sales	\$187,033,392	\$174,602,851	\$131,197,396	-24.86%
YTD Unit Sales	237	222	181	-18.47%
YTD New Listings	403	520	499	-4.04%
YTD Sales/Listings Ratio	58.81%	42.69%	36.27%	-15.04%
YTD Expired Listings	43	67	69	+2.99%
Monthly Volume Sales	\$116,031,330	\$95,375,966	\$75,614,390	-20.72%
Monthly Unit Sales	145	120	106	-11.67%
Monthly New Listings	222	269	254	-5.58%
Monthly Sales/Listings Ratio	65.32%	44.61%	41.73%	-6.45%
Monthly Expired Listings	12	22	32	+45.45%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	1	5	+400%
YTD Sales: \$350K-\$549K	33	37	33	-10.81%
YTD Sales: \$550K-\$749K	82	54	70	+29.63%
YTD Sales: \$750K-\$999K	89	97	52	-46.39%
YTD Sales: \$1M - \$2M	30	32	18	-43.75%
YTD Sales: \$2M+	2	1	0	-100%
YTD Average Days-On-Market	31.50	31.50	44.50	+41.27%
YTD Average Sale Price	\$785,989	\$785,767	\$727,225	-7.45%
YTD Median Sale Price	\$761,000	\$780,375	\$712,000	-8.76%

City of Guelph MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

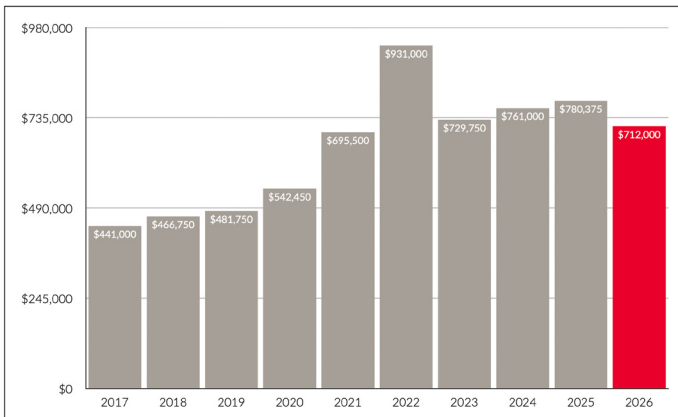


Year-Over-Year

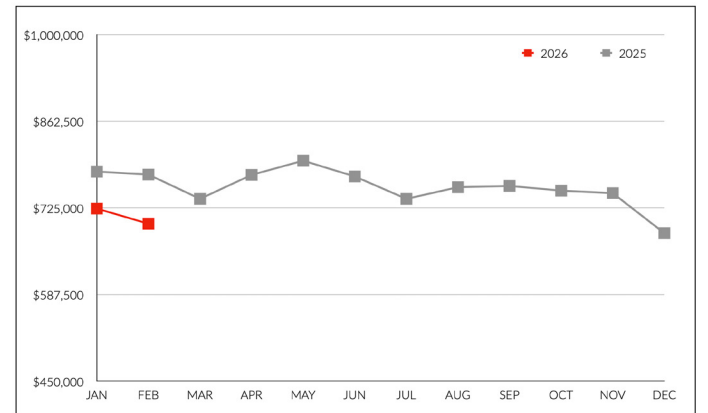


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



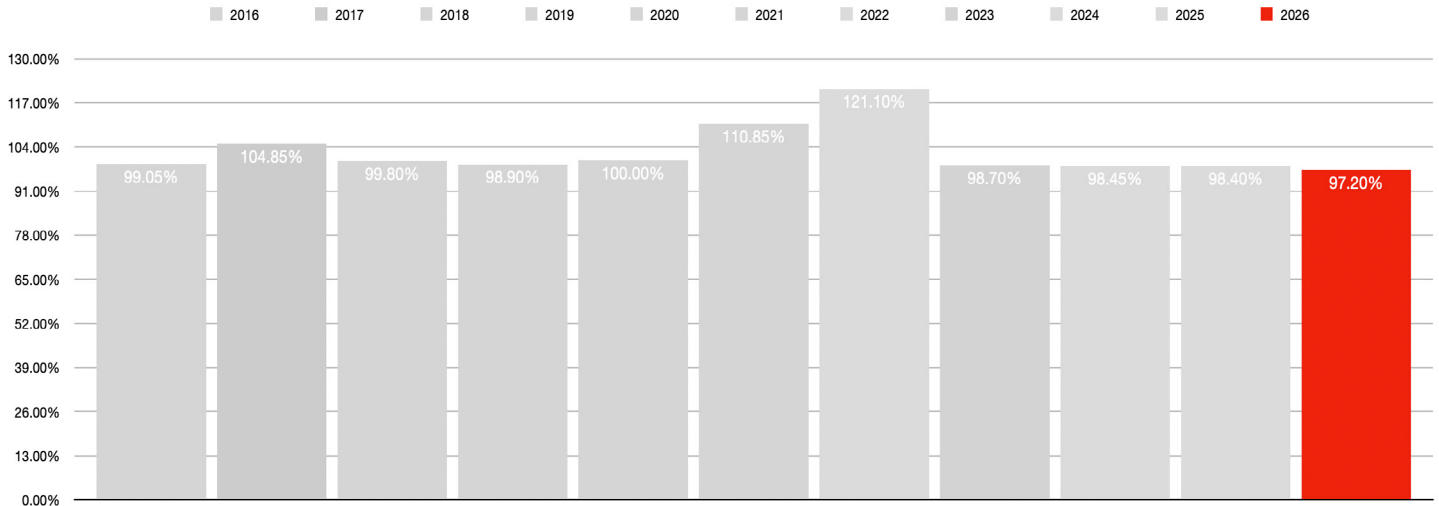
Year-Over-Year



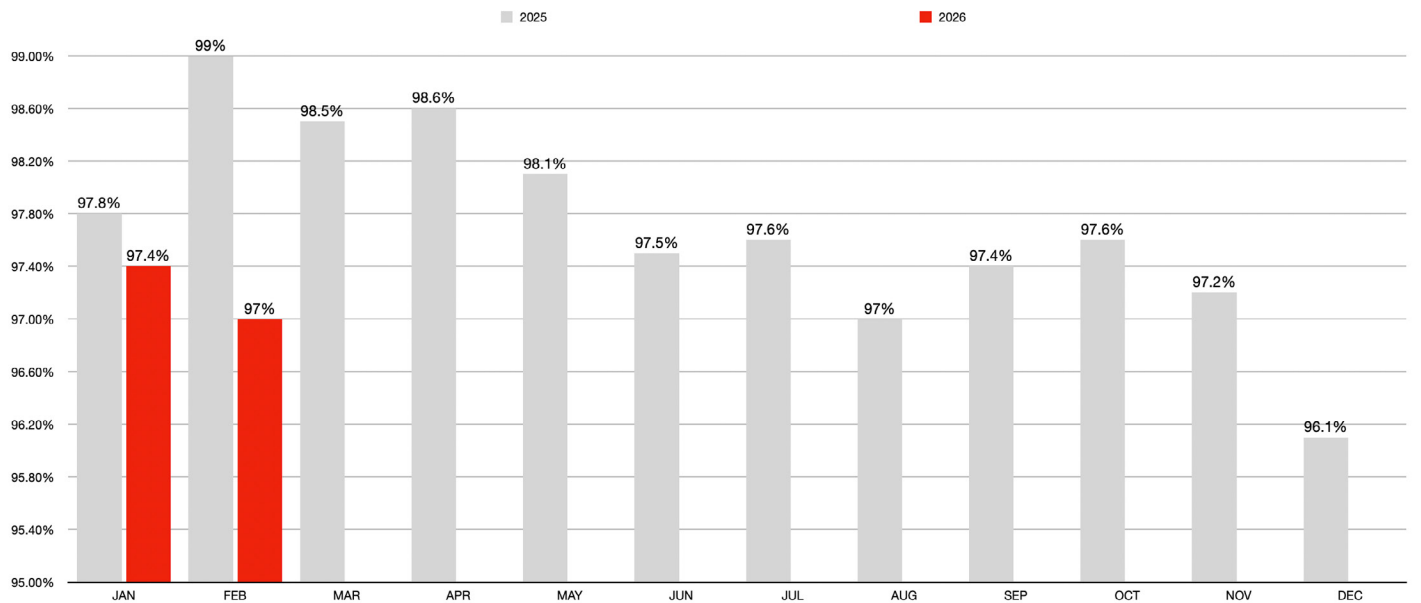
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

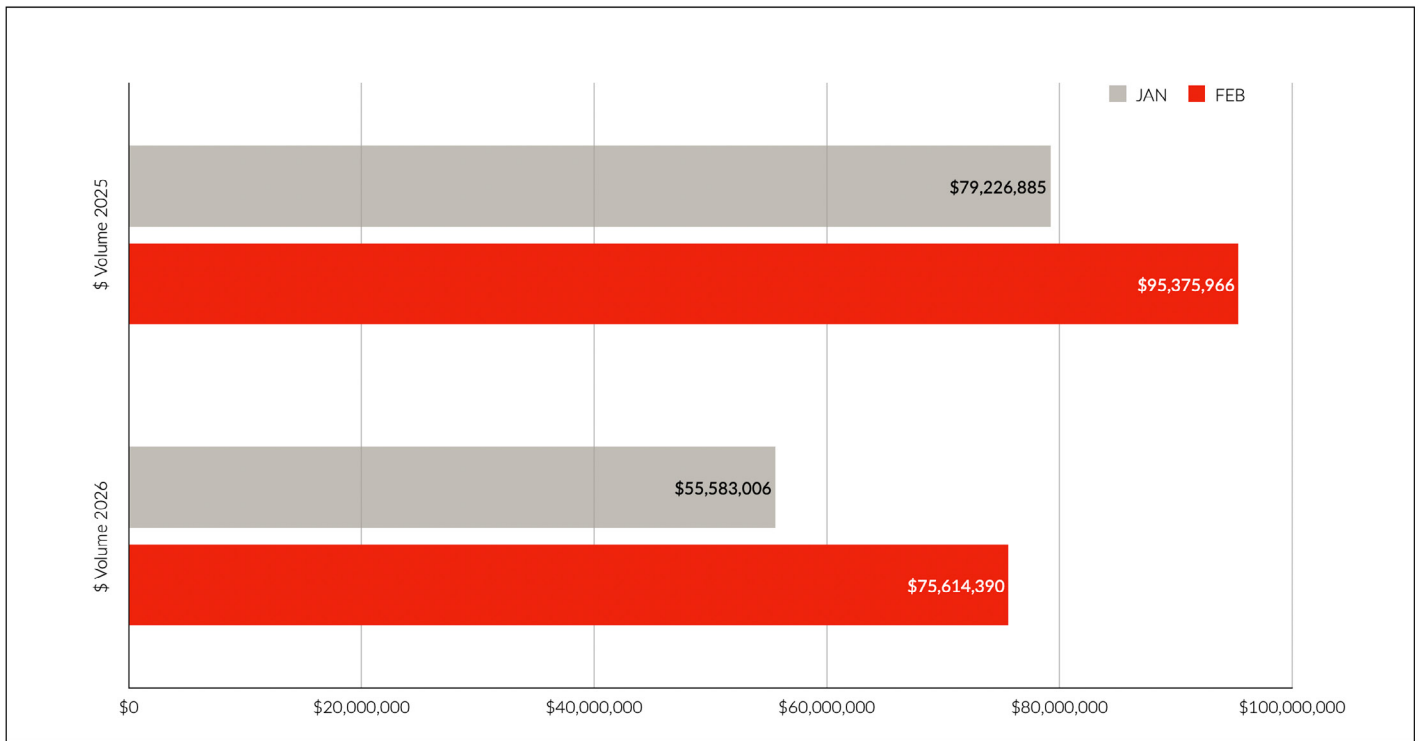


Year-Over-Year

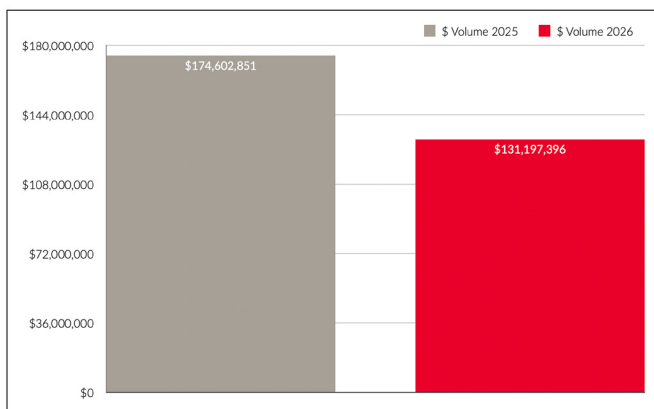


Month-Over-Month 2025 vs. 2026

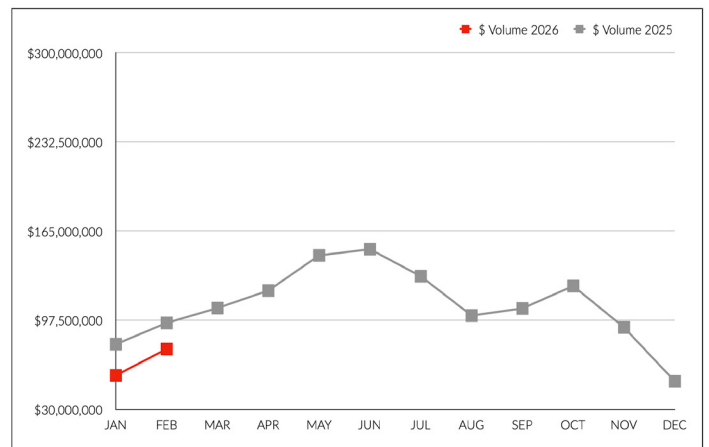
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

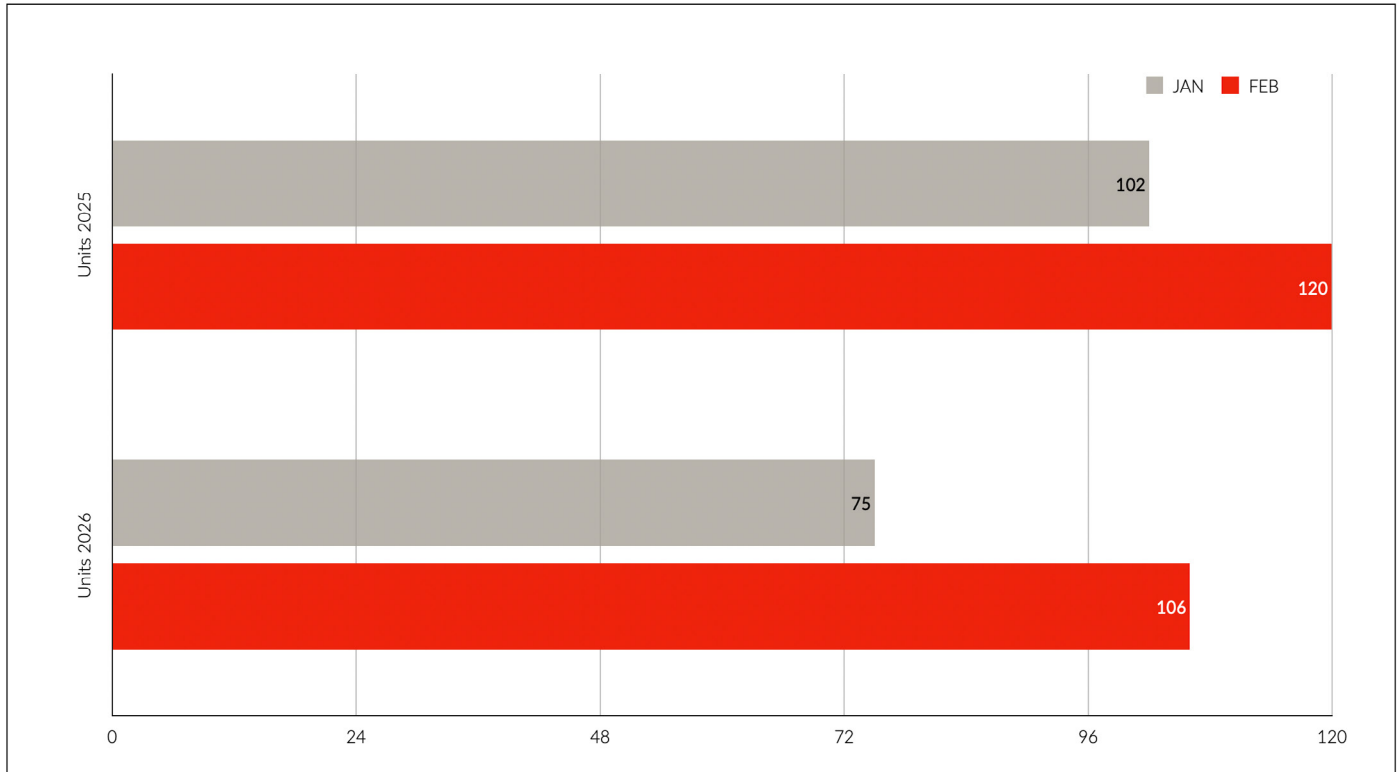


Yearly Totals 2025 vs. 2026

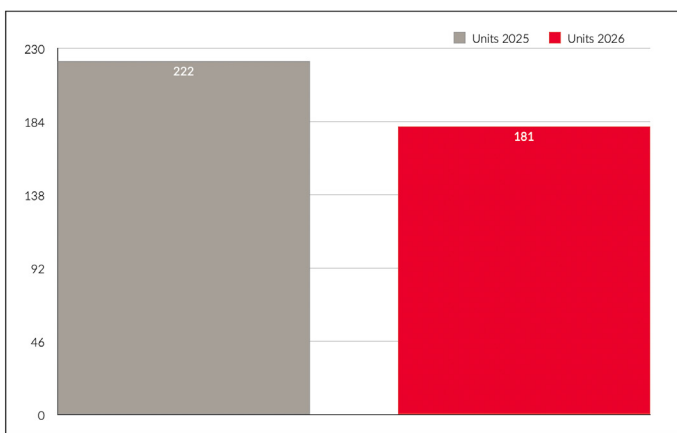


Month vs. Month 2025 vs. 2026

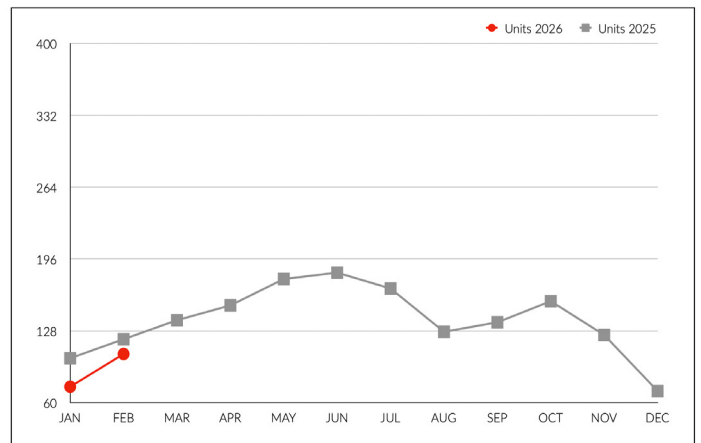
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



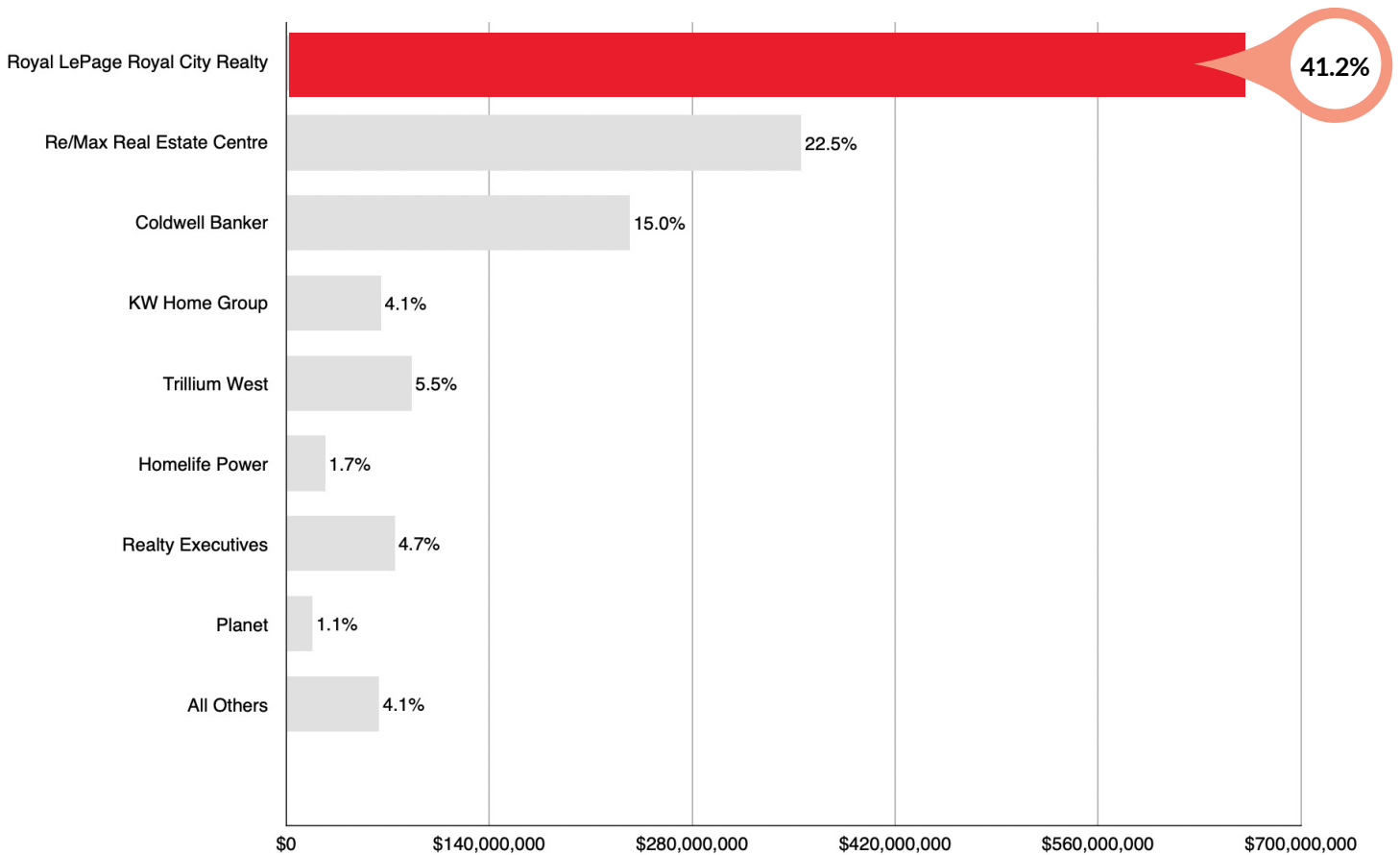
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$95,324,720 -27.56%	\$35,872,676 -16.6%	\$345,000 -85.32%
YTD Unit Sales	116 -22.15%	65 -10.96%	1 -66.67%
YTD Average Sale Price	\$821,765 -6.95%	\$551,887 -6.34%	\$345,000.00 -55.96%
February Sales Volume	\$56,095,990 -23.15%	\$19,518,400 -12.81%	\$345,000 -71.25%
February Unit Sales	70 -13.58%	36 -7.69%	1 0%

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

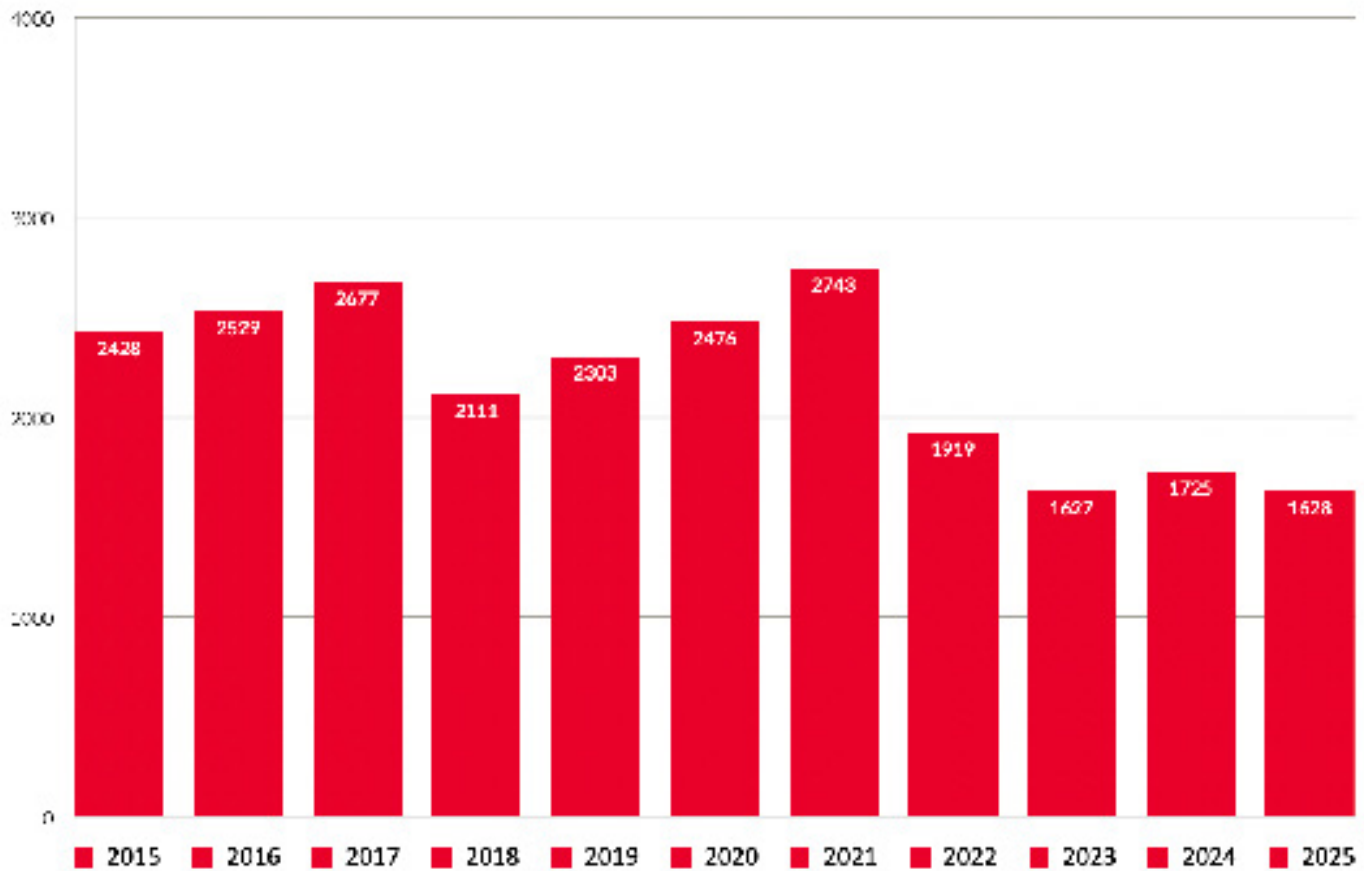
MARKET DOMINANCE



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



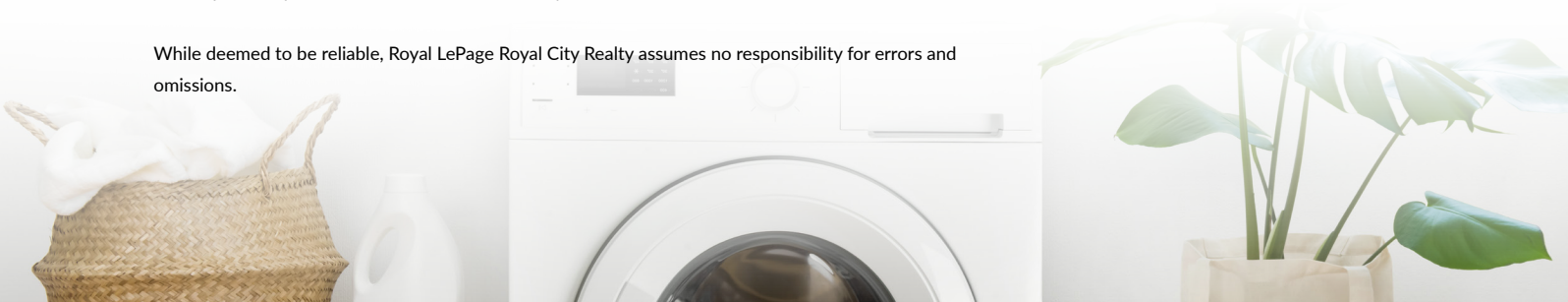
10 YEAR MARKET ANALYSIS



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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