



2026

MAY

GUELPH/ERAMOSIA

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BUYER'S MARKET

Guelph/Eramosa remained in buyer's market territory through May, although market activity strengthened compared to the same period last year. The median sale price declined 14.59% year over year to \$995,000, while the average sale price held relatively steady at \$1,151,732. Sales volume increased 18.81% to \$21.88M, supported by unit sales rising 18.75% to 19 transactions. New listings fell 26.53% to 36 and expired listings decreased 16.67% to 5, contributing to tighter inventory conditions. The monthly sales-to-listings ratio improved significantly to 52.78%; however, the year-to-date ratio remains at 36.11%, below the 39% threshold, indicating that market conditions continue to favour buyers overall.



May year-over-year sales volume of \$21,882,900

Up +18.81% from 2025's \$18,418,900 with unit sales of 19 up from 16 in 2025. New listings of 36 are down -26.53% from 2025, with the sales/listing ratio of 52.78% up by +20.12% compared to 2025.



Year-to-date sales volume of \$65,608,477

Up +14.93% from 2025's \$57,085,062 with unit sales of 65, up from 52 in 2025. New listings of 180 are up +9.09% from a year ago, with the sales/listing ratio of 36.11% up by +4.60%.



Year-to-date average sale price of \$958,525

Down from \$1,095,080 a year ago with median sale price of \$875,000 down from \$1,010,000 a year ago. Average days-on-market of 36, which has gone down by 3 days compared to last year.

MAY NUMBERS

Median Sale Price
\$995,000
 -14.59%

Average Sale Price
\$1,151,732
 +0.05%

Sales Volume
\$21,882,900
 +18.81%

Unit Sales
19
 +18.75%

New Listings
36
 -26.53%

Expired Listings
5
 -16.67%

Unit Sales/Listings Ratio
52.78%
 +20.12%

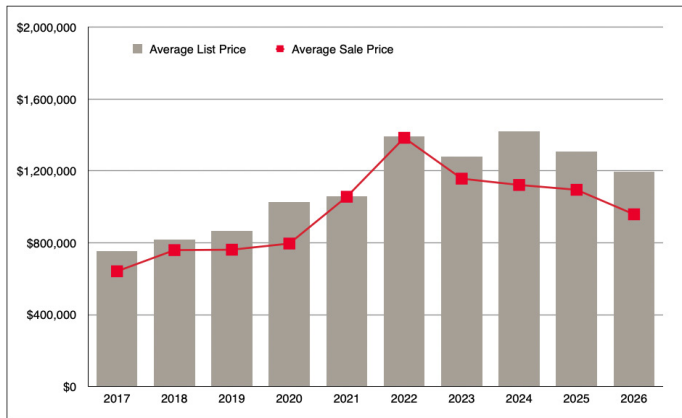
*Year-over-year comparison
 (May 2025 vs. May 2026)*

THE MARKET IN DETAIL

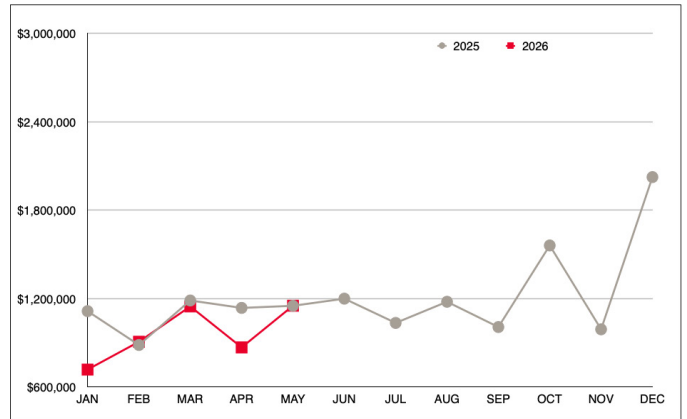
	2024	2025	2026	2025-2026
YTD Volume Sales	\$43,751,400	\$57,085,062	\$65,608,477	+14.93%
YTD Unit Sales	40	52	65	+25%
YTD New Listings	129	165	180	+9.09%
YTD Sales/Listings Ratio	31.01%	31.52%	36.11%	+14.58%
YTD Expired Listings	15	17	26	+52.94%
Monthly Volume Sales	\$11,800,000	\$18,418,900	\$21,882,900	+18.81%
Monthly Unit Sales	12	16	19	+18.75%
Monthly New Listings	48	49	36	-26.53%
Monthly Sales/Listings Ratio	25.00%	32.65%	52.78%	+61.63%
Monthly Expired Listings	3	6	5	-16.67%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	1	0	2	+100%
YTD Sales: \$550K-\$749K	2	10	5	-50%
YTD Sales: \$750K-\$999K	15	15	33	+120%
YTD Sales: \$1M- \$2M	20	24	25	+4.17%
YTD Sales: \$2M+	2	3	0	-100%
YTD Average Days-On-Market	29.60	39.00	35.80	-8.21%
YTD Average Sale Price	\$1,121,890	\$1,095,080	\$958,525	-12.47%
YTD Median Sale Price	\$964,950	\$1,010,000	\$875,000	-13.37%

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

AVERAGE SALE PRICE

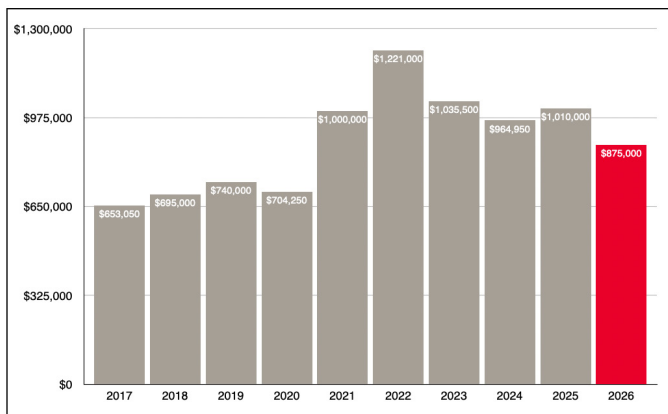


Year-Over-Year

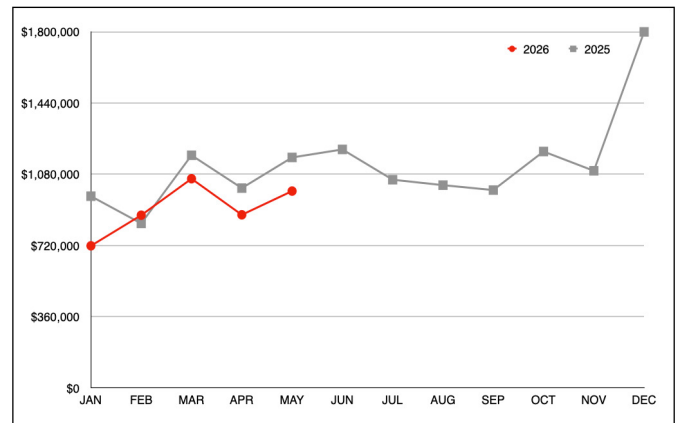


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



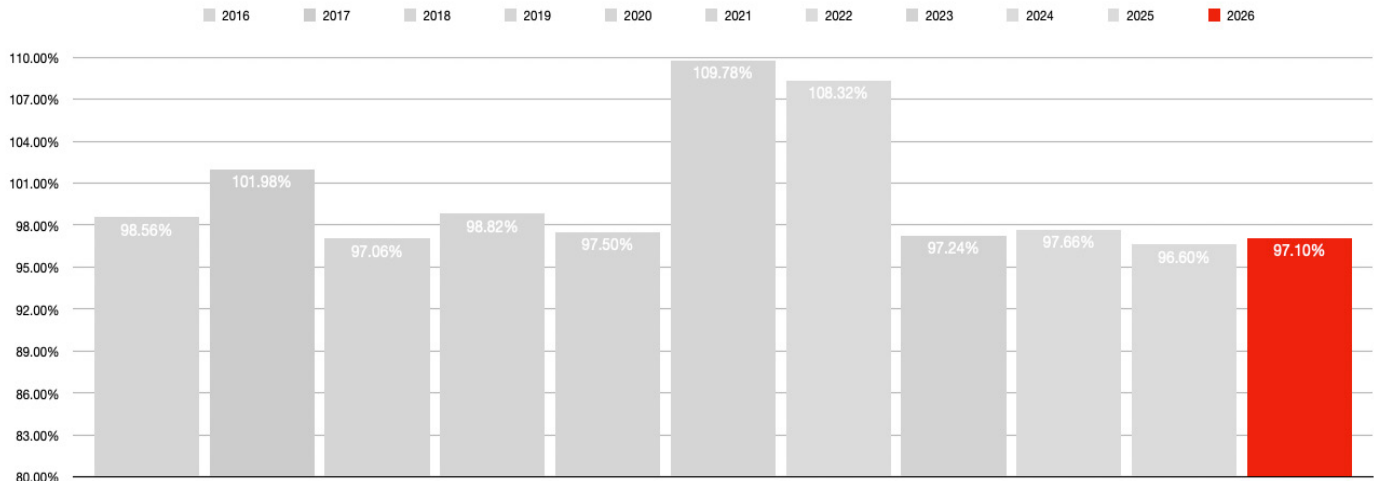
Year-Over-Year



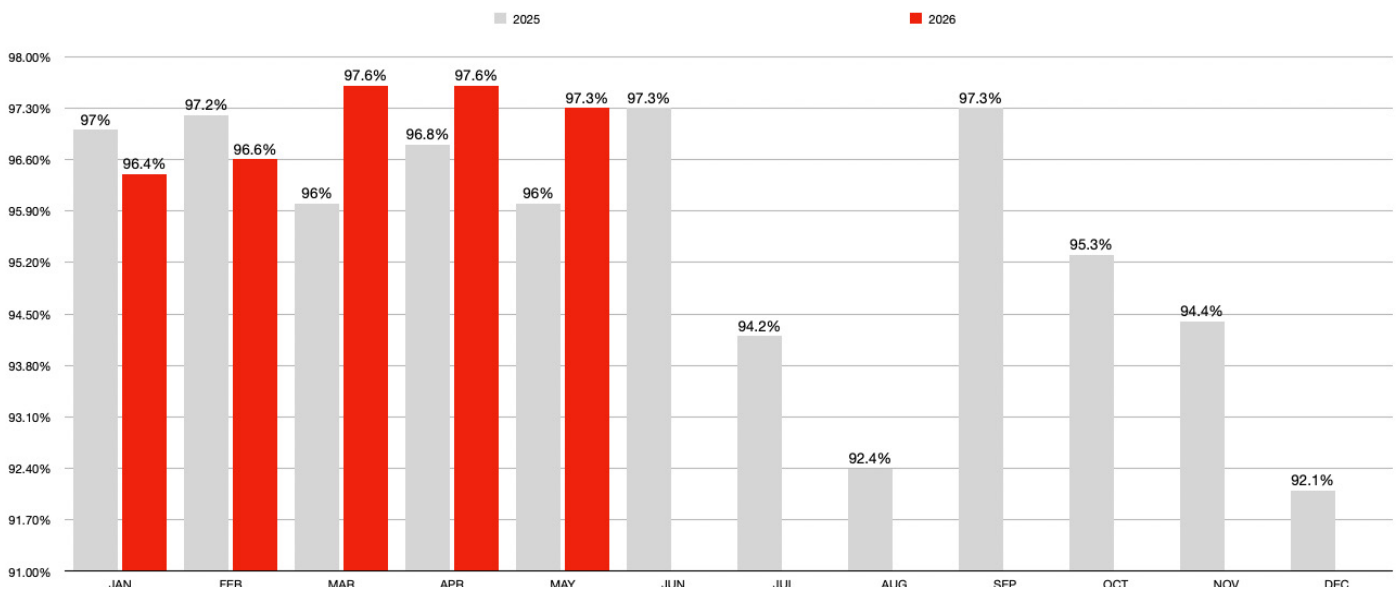
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

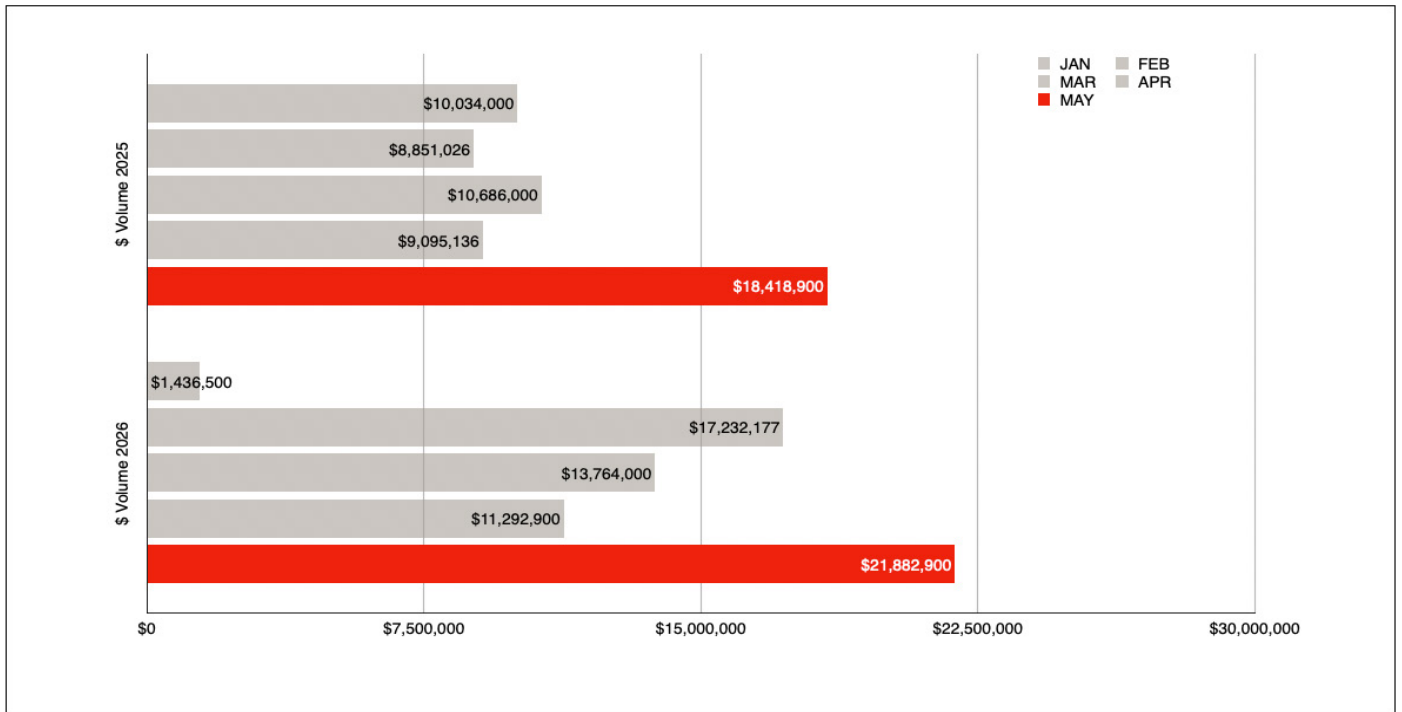


Year-Over-Year

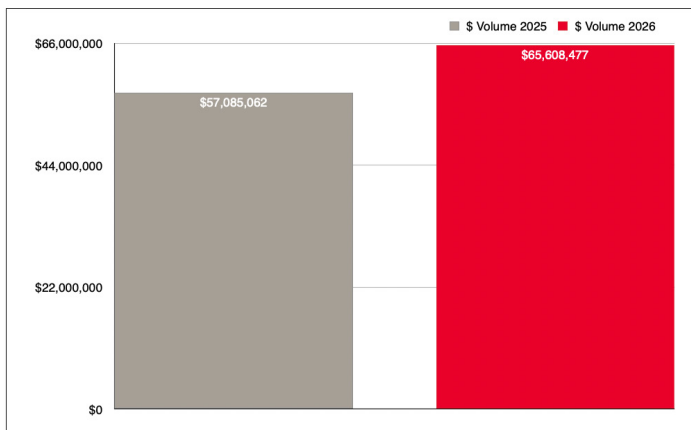


Month-Over-Month 2025 vs. 2026

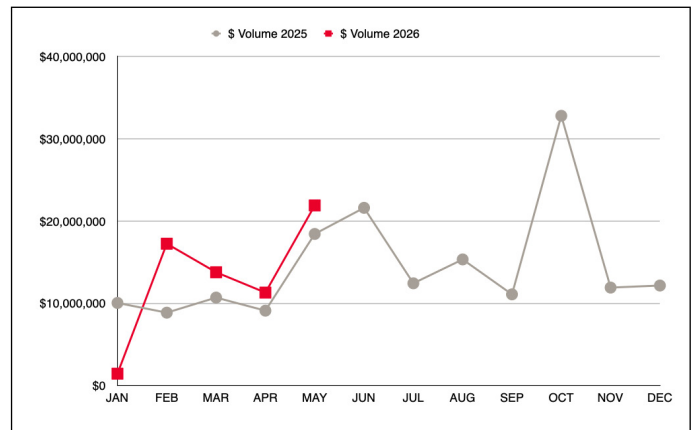
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

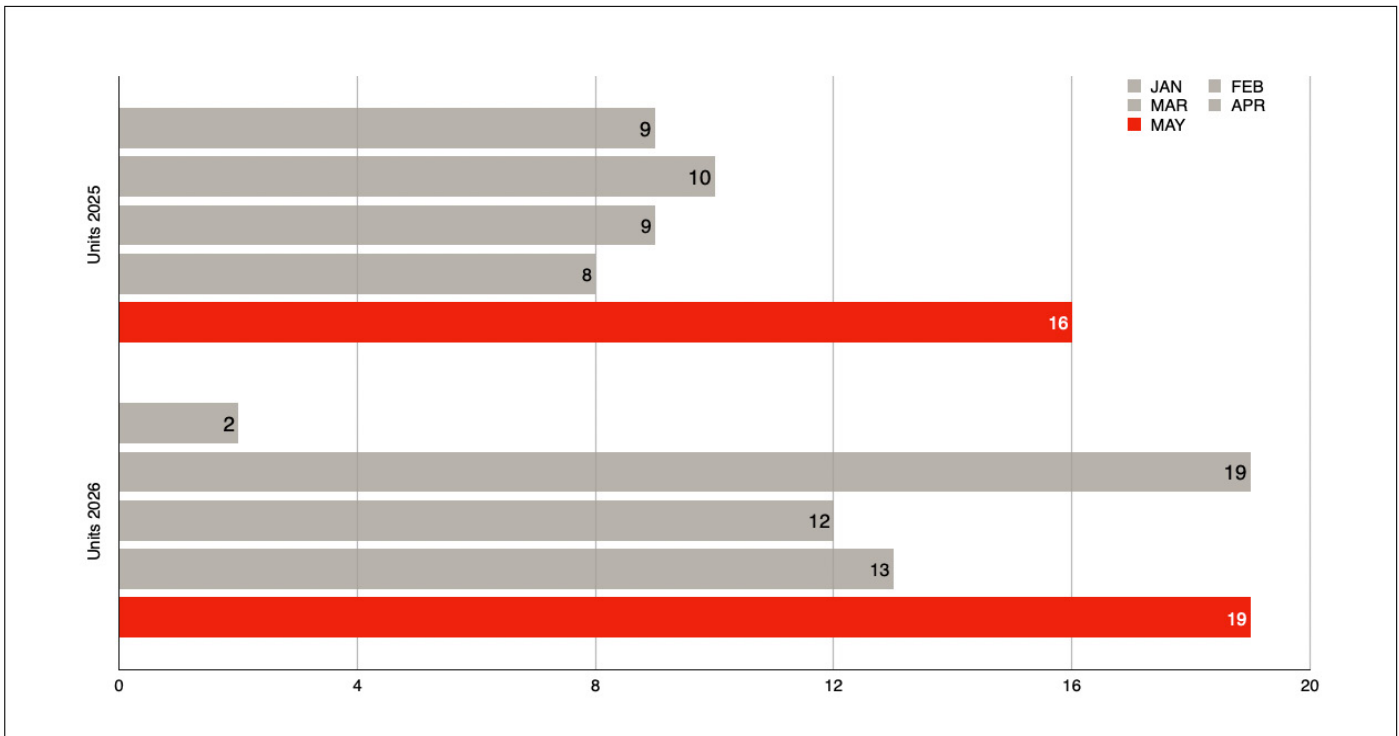


Yearly Totals 2025 vs. 2026

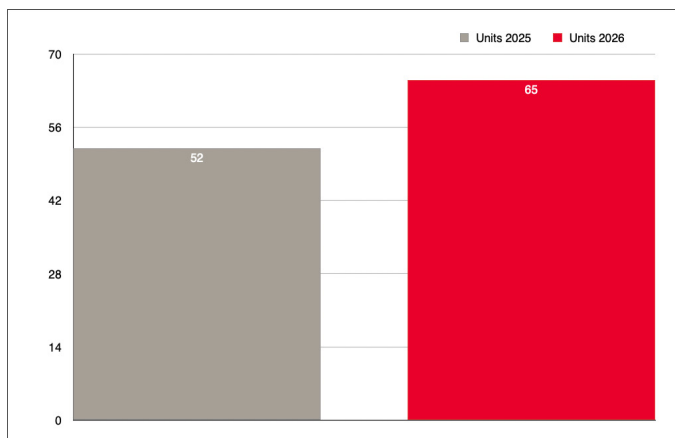


Month vs. Month 2025 vs. 2026

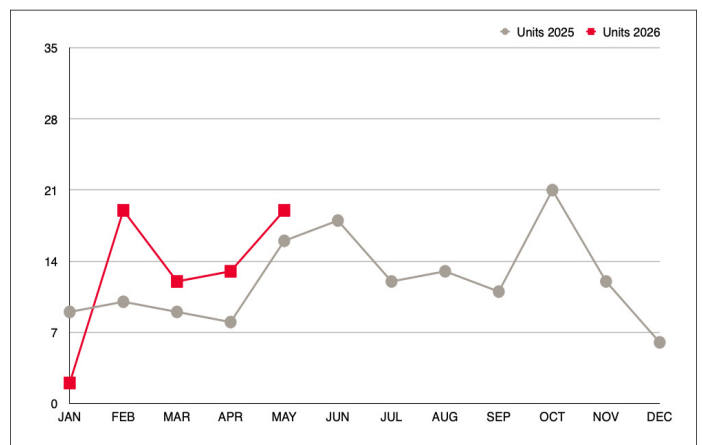
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE

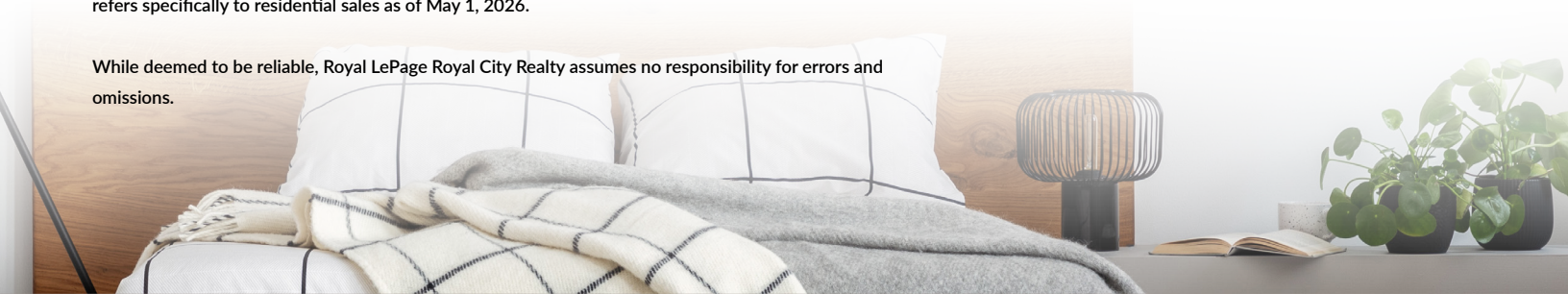


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$63,321,977 +28.62%	\$2,286,500 -70.89%	\$0 No Change
YTD Unit Sales	61 +48.78%	4 -63.64%	0 No Change
YTD Average Sale Price	\$1,038,065 -13.55%	\$571,625 -19.95%	\$0 No Change
May Sales Volume	\$21,184,900 +20.24%	\$698,000 -12.75%	\$0 No Change
May Unit Sales	18 +20%	1 No Change	0 No Change

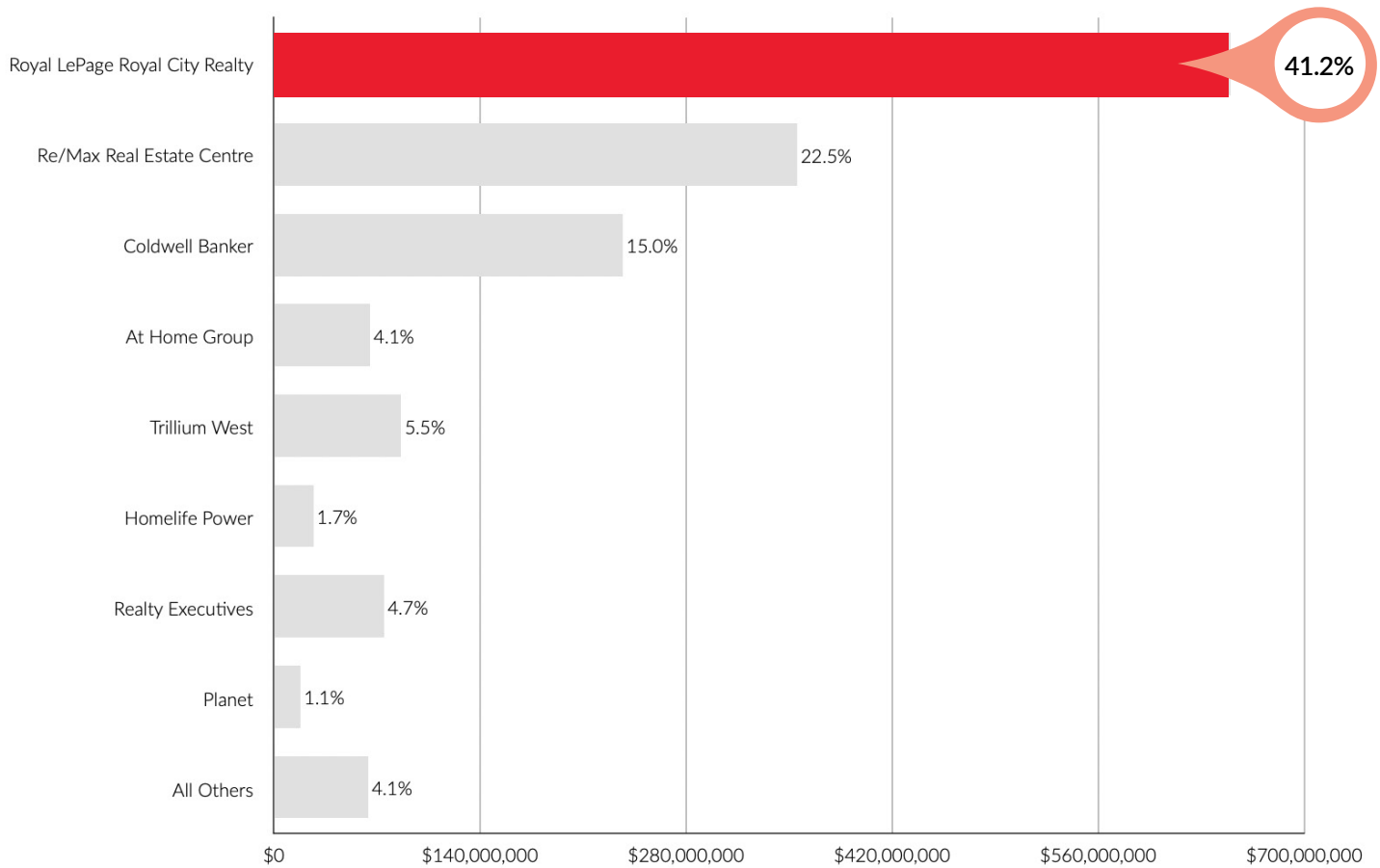
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of May 1, 2026.

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

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



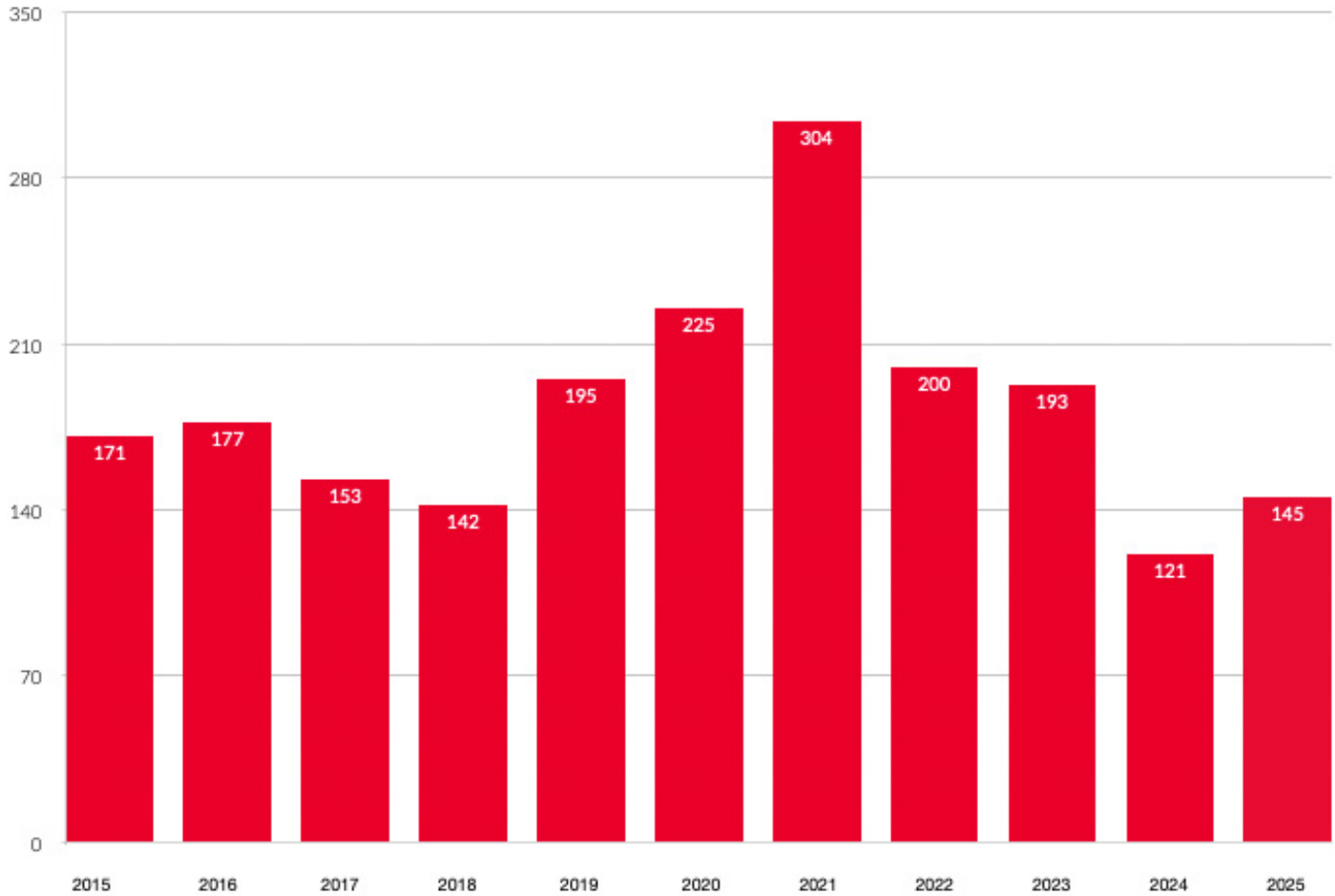
MARKET DOMINANCE



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