



2026

JUNE

CITY OF GUELPH

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BUYER'S MARKET

The City of Guelph remained in buyer's market territory through June, as sales activity continued to trail available inventory. The median sale price declined 3.23% year over year to \$750,000, while the average sale price decreased 2.98% to \$801,596. Sales volume fell 23.66% to \$115.43M, with unit sales declining 21.31% to 144 transactions. New listings decreased 9.95% to 389, while expired listings dropped 20.75% to 42. With a monthly sales-to-listings ratio of 37.02% and a year-to-date ratio of 36.56%, both below the 39% threshold, buyer-favourable conditions continue across the City of Guelph.



June year-over-year sales volume of \$115,429,816

Down 23.66% from 2025's \$151,196,702 with unit sales of 144 down 21.31% from last June's 183. New listings of 389 are down 9.95% from a year ago, with the sales/listing ratio of 37.02% down 12.61%.



Year-to-date sales volume of \$570,585,299

Down 18.34% from 2025's \$698,740,358 with unit sales of 745 down 14.56% from 2025's 872. New listings of 2,038 are down 1.97% from a year ago, with the sales/listing ratio of 36.56% down 12.85%.



Year-to-date average sale price of \$760,383

Down from \$797,726 one year ago, with median sale price of \$730,000 down from \$777,750 one year ago. Average days-on-market of 37 is up 8 days from last year.

JUNE NUMBERS

Median Sale Price
\$750,000
-3.23%

Average Sale Price
\$801,596
-2.98%

Sales Volume
\$115,429,816
-23.66%

Unit Sales
144
-21.31%

New Listings
389
-9.95%

Expired Listings
42
-20.75%

Unit Sales/Listings Ratio
37.02%
-12.61%

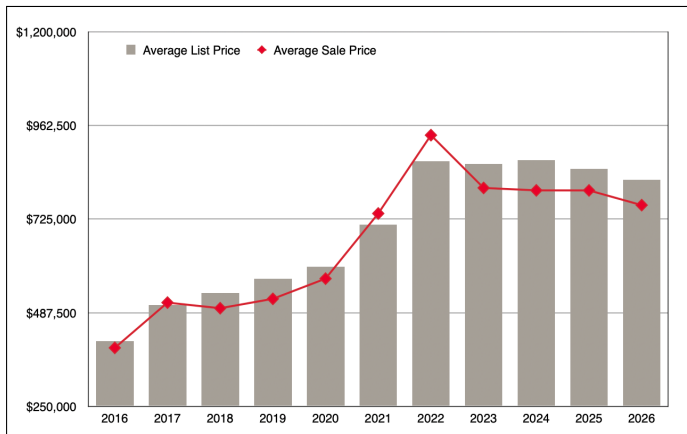
*Year-over-year comparison
(June 2025 vs. June 2026)*

THE MARKET IN DETAIL

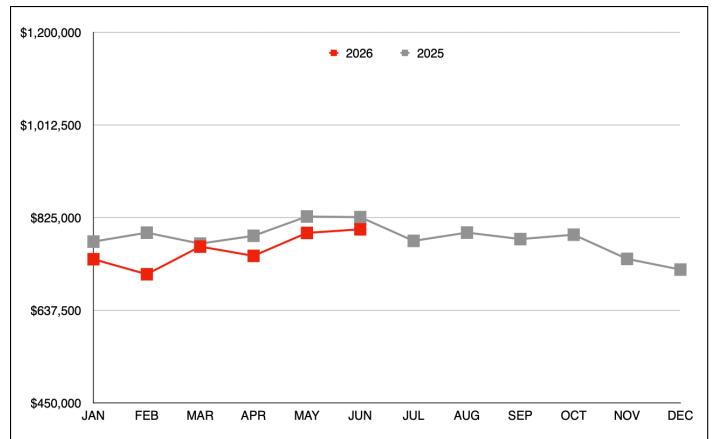
	2024	2025	2026	2025-2026
YTD Volume Sales	\$752,359,893	\$698,740,358	\$570,585,299	-18.34%
YTD Unit Sales	940	872	745	-14.56%
YTD New Listings	1,718	2,079	2,038	-1.97%
YTD Sales/Listings Ratio	54.71%	41.94%	36.56%	-12.85%
YTD Expired Listings	114	212	263	+24.06%
Monthly Volume Sales	\$147,420,002	\$151,196,702	\$115,429,816	-23.66%
Monthly Unit Sales	186	183	144	-21.31%
Monthly New Listings	332	432	389	-9.95%
Monthly Sales/Listings Ratio	56.02%	42.36%	37.02%	-12.61%
Monthly Expired Listings	35	53	42	-20.75%
YTD Sales: \$0-\$199K	0	0	0	No change
YTD Sales: \$200k-349K	3	6	15	+150%
YTD Sales: \$350K-\$549K	120	128	142	+10.94%
YTD Sales: \$550K-\$749K	314	244	246	+0.82%
YTD Sales: \$750K-\$999K	354	349	224	-35.82%
YTD Sales: \$1M - \$2M	149	141	115	-18.44%
YTD Sales: \$2M+	4	4	3	-25%
YTD Average Days-On-Market	24.33	28.33	36.67	+29.41%
YTD Average Sale Price	\$797,829	\$797,726	\$760,383	-4.68%
YTD Median Sale Price	\$761,750	\$777,750	\$730,000	-6.14%

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

AVERAGE SALE PRICE

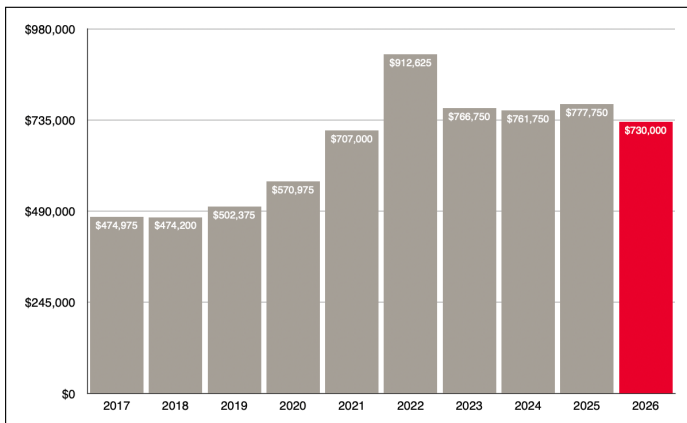


Year-Over-Year

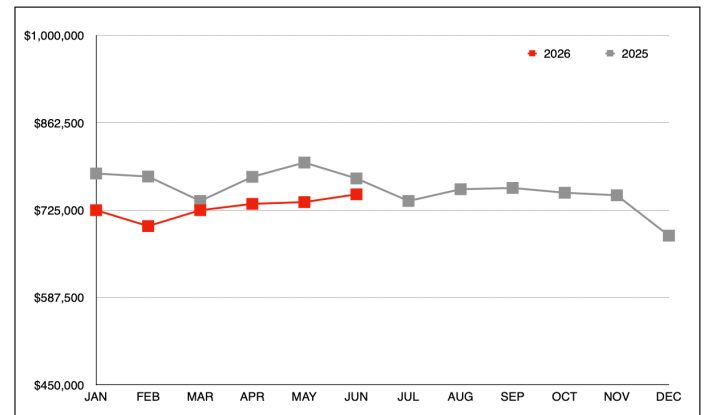


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



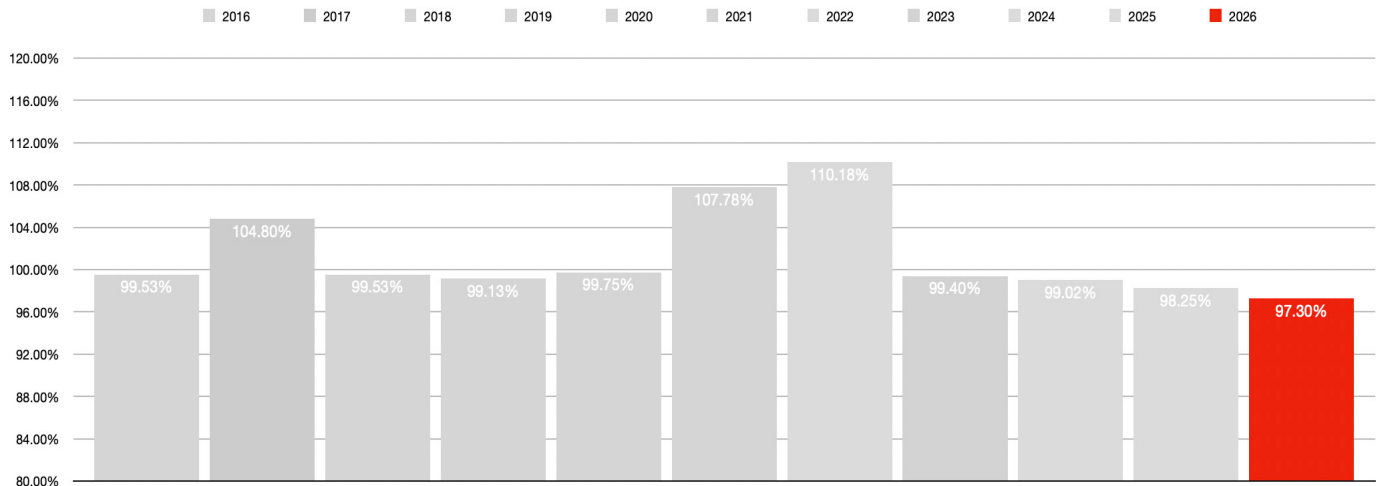
Year-Over-Year



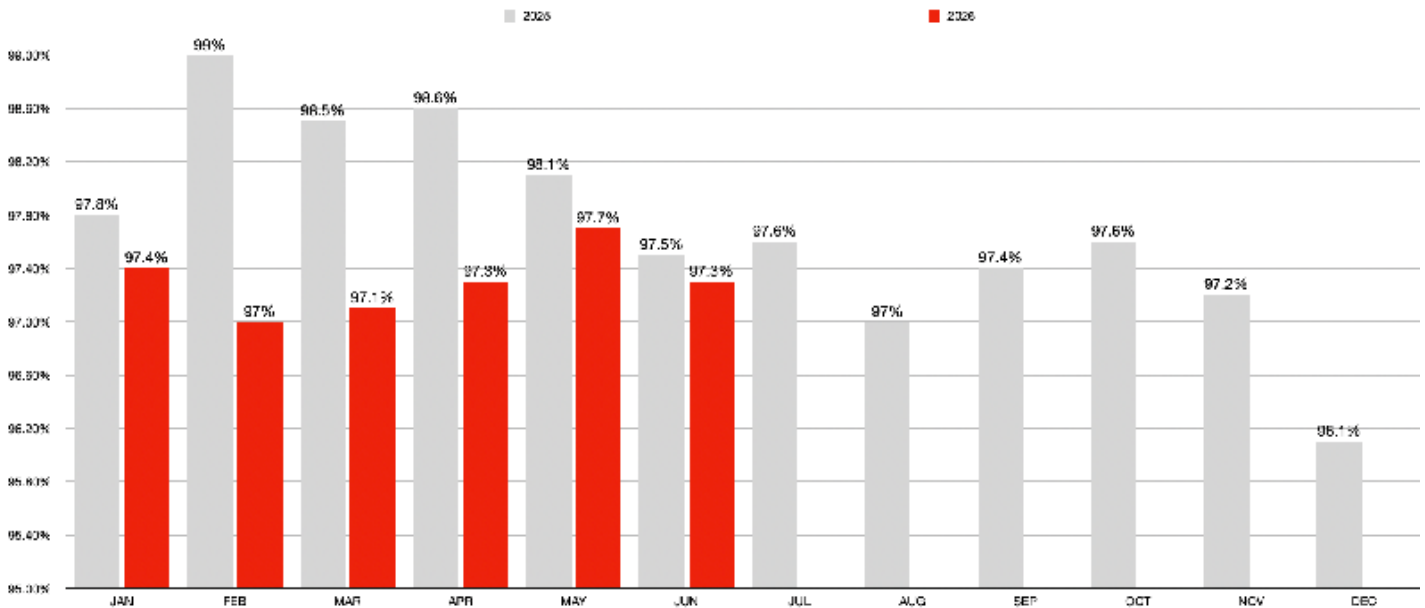
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

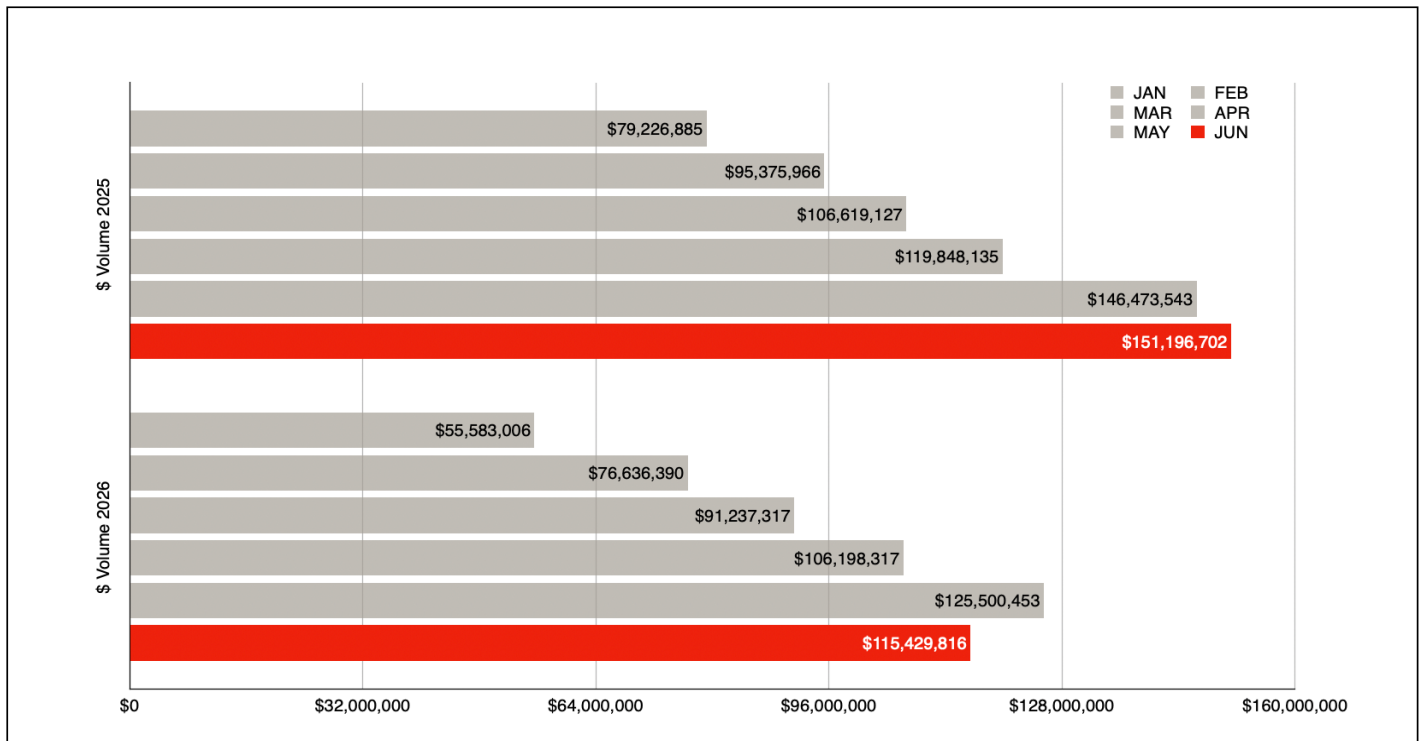


Year-Over-Year

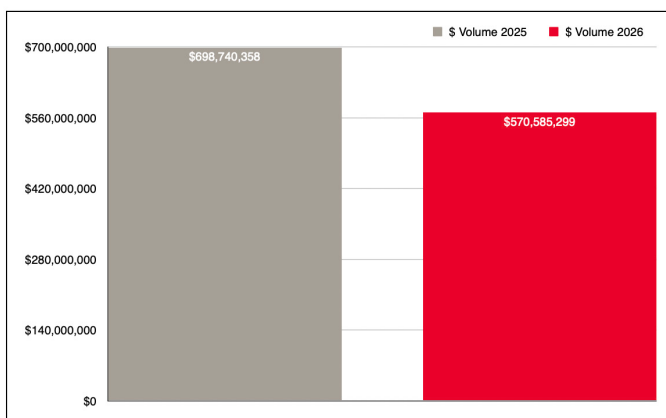


Month-Over-Month 2025 vs. 2026

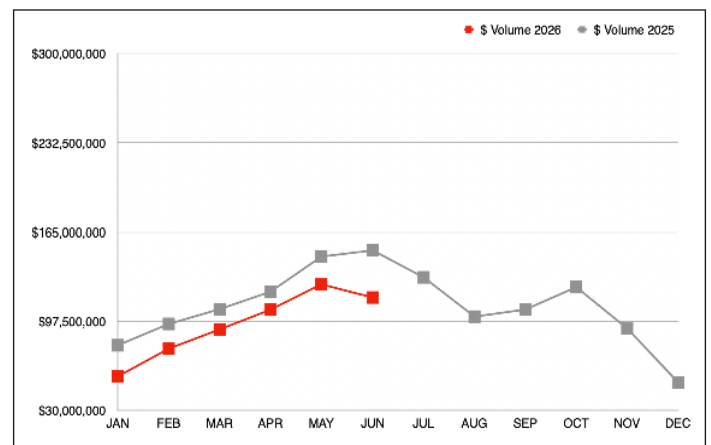
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

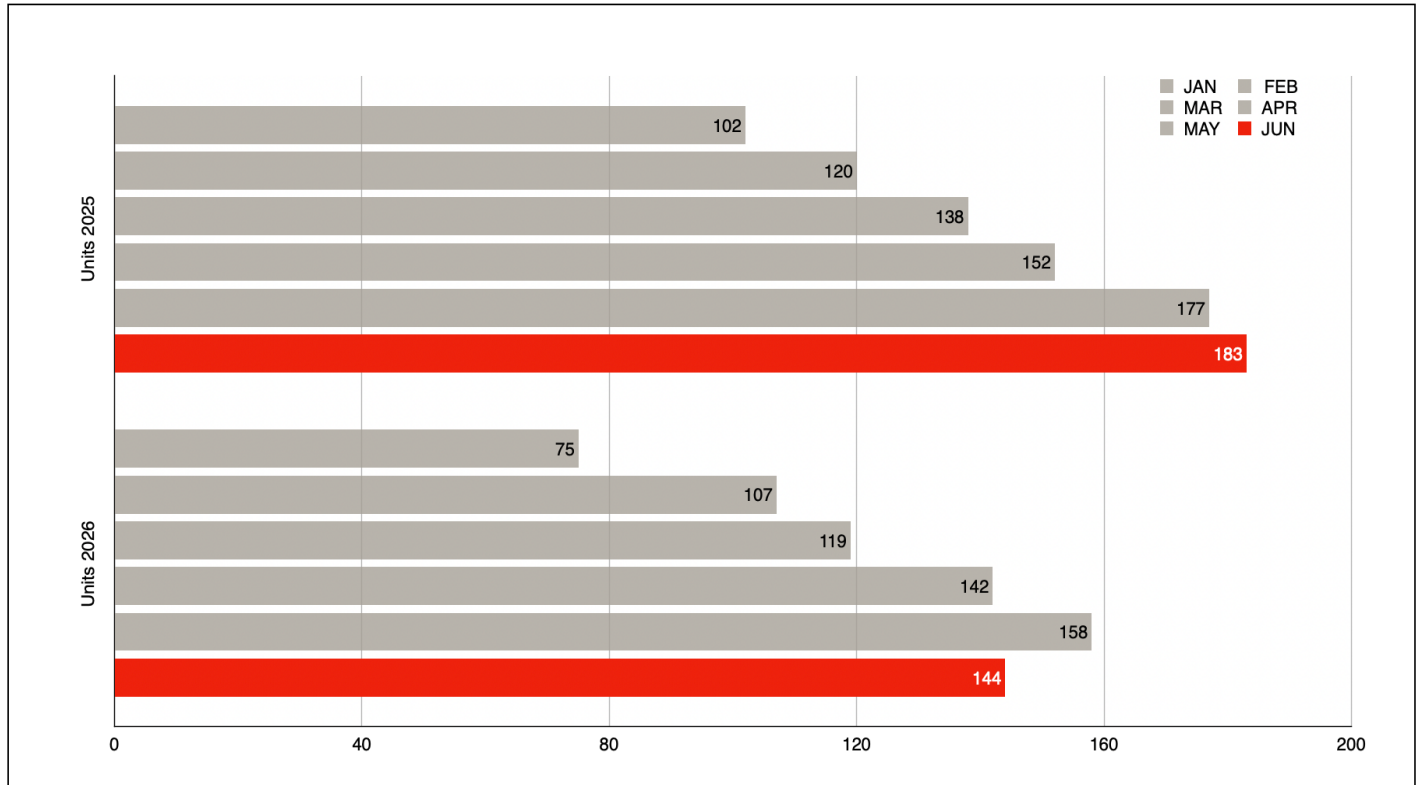


Yearly Totals 2025 vs. 2026

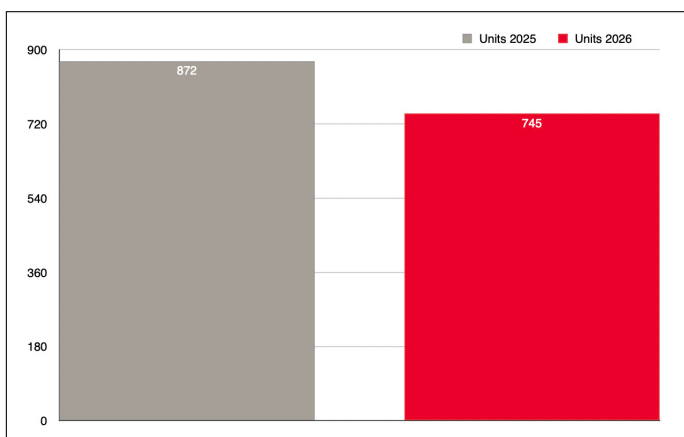


Month vs. Month 2025 vs. 2026

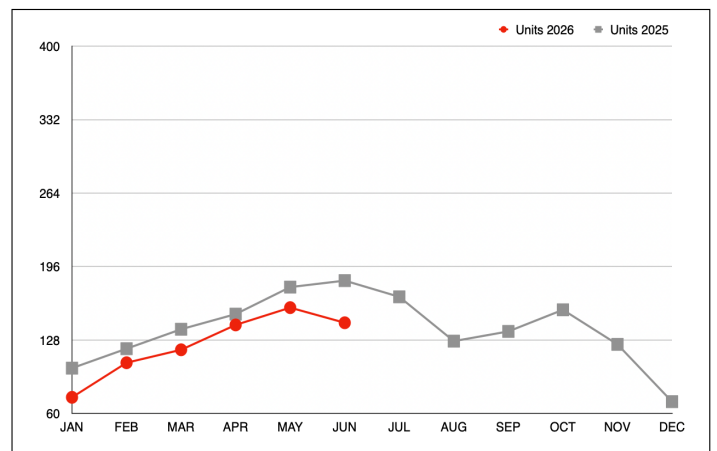
UNIT SALES



Monthly Comparison 2025 vs. 2026

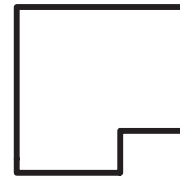


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



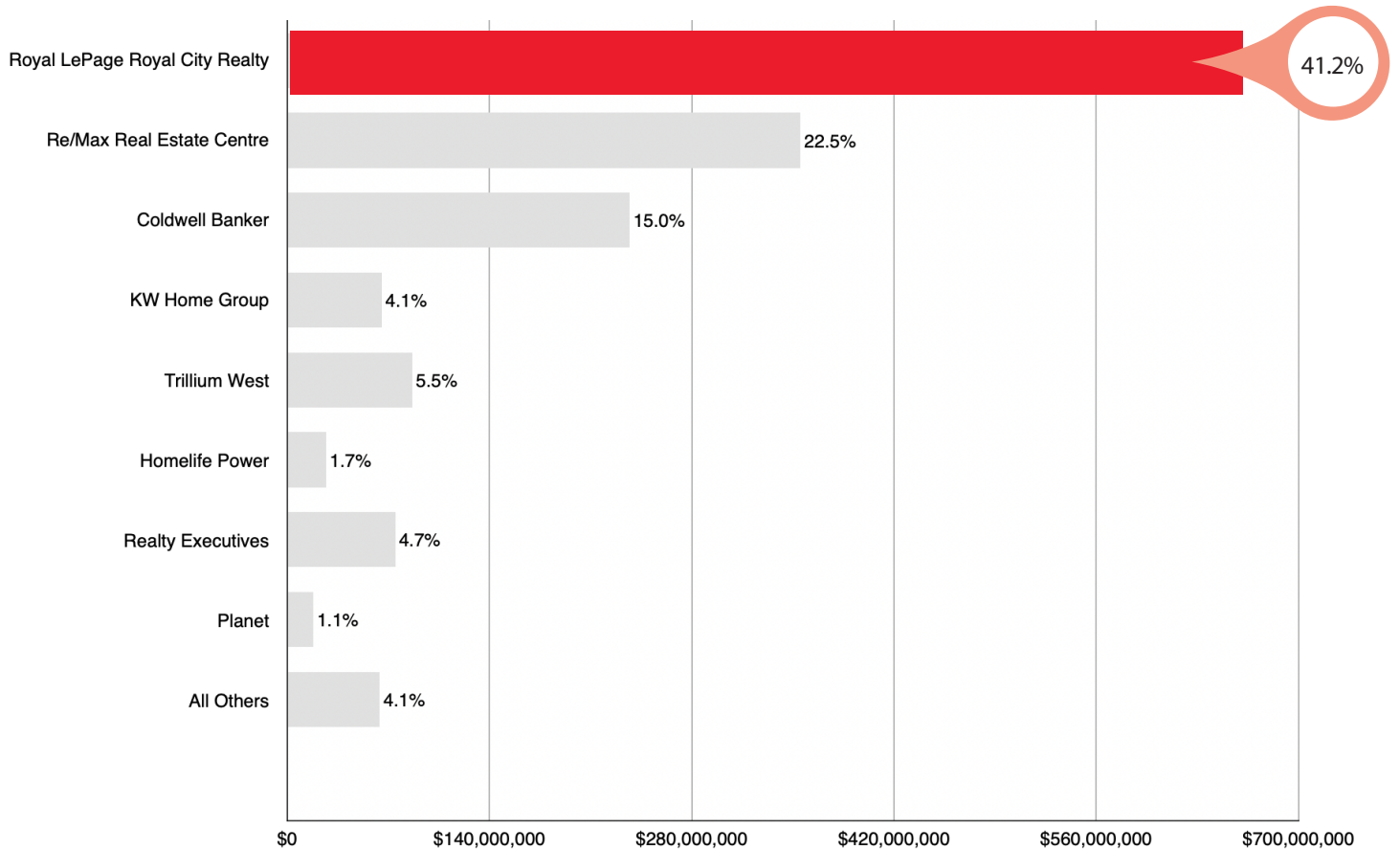
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$436,972,447 -18.03%	 \$133,022,852 -19.7%	 \$345,000 -89.93%
YTD Unit Sales	 504 -15.15%	 241 -13.31%	 1 -80%
YTD Average Sale Price	 \$867,009 -3.39%	 \$551,962 -7.37%	 \$345,000.00 -49.64%
June Sales Volume	 \$94,364,863 -20.94%	 \$21,064,953 -33.84%	 No change
June Unit Sales	 108 -16.92%	 36 -32.08%	 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 June 30, 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.

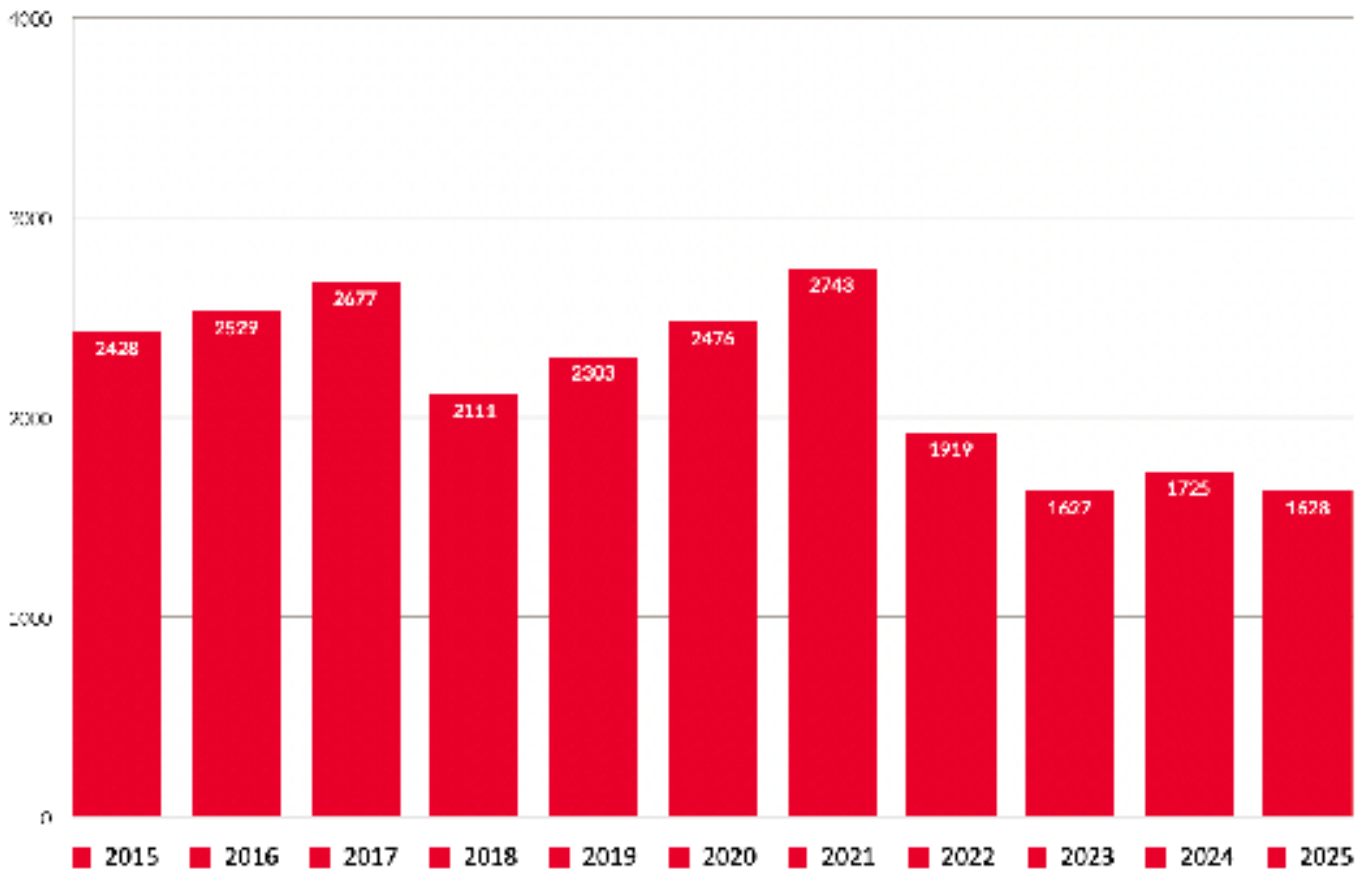
MARKET DOMINANCE



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



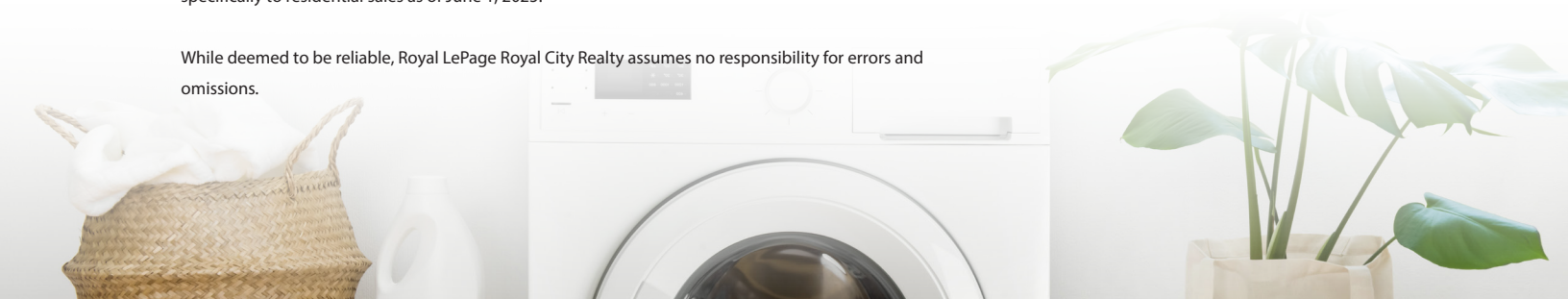
10 YEAR MARKET ANALYSIS



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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