2026 JUNE

GUELPH/ERAMOSA

Real Estate Market Report

ROYAL LePAGE ROYAL CITY REALTY BROKERAGE

OVERVIEW

BUYER'S MARKET

Guelph/Eramosa remained in buyer's market territory through June, although market activity continued to improve compared to last year. The median sale price declined 17.06% year over year to $999,900, while the average sale price decreased 11.2% to $1,065,284. Sales volume slipped 6.27% to $20.24M, despite unit sales increasing 5.56% to 19 transactions. New listings fell 24.53% to 40, while expired listings increased 200% to 6, reflecting continued competition among sellers. The monthly sales-to-listings ratio improved to 47.50%; however, the year-to-date ratio remains at 38.18%, just below the 39% threshold, indicating buyer-favourable conditions continue overall.

June year-over-year sales volume of $20,240,400

Down 6.27% from 2025's $21,594,500 with unit sales of 19, up 5.56% from last June's 18. New listings of 40 are down 24.53% from a year ago, with the sales/listings ratio of 47.50%, up 39.86% from 2025.

Year-to-date sales volume of $85,848,877

Up 9.11% from 2025's $78,679,562 with unit sales of 84, up 20% from 2025's 70. New listings of 220 are up 0.92% from a year ago, with the sales/listings ratio of 38.18%, up 18.91%.

Year-to-date average sale price of $976,318

Down from $1,112,515 one year ago, with median sale price of $935,000 down from $1,087,500 one year ago. Average days-on-market of 36 is down slightly from 37 days last year.

JUNE NUMBERS

Median Sale Price
$999,900
-17.06%

Average Sale Price
$1,065,284
-11.2%

Sales Volume
$20,240,400
-6.27%

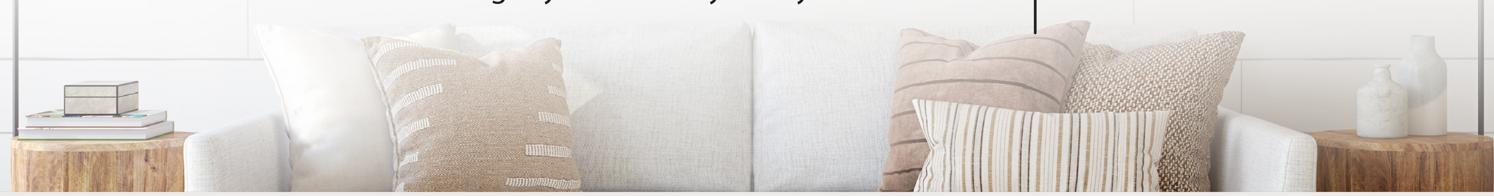
Unit Sales
19
+5.56%

New Listings
40
-24.53%

Expired Listings
6
+200%

Unit Sales/Listings Ratio
47.50%
+39.86%

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

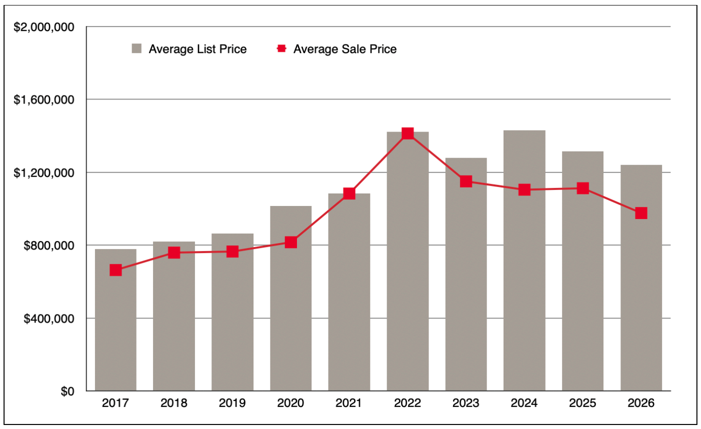


THE MARKET IN DETAIL

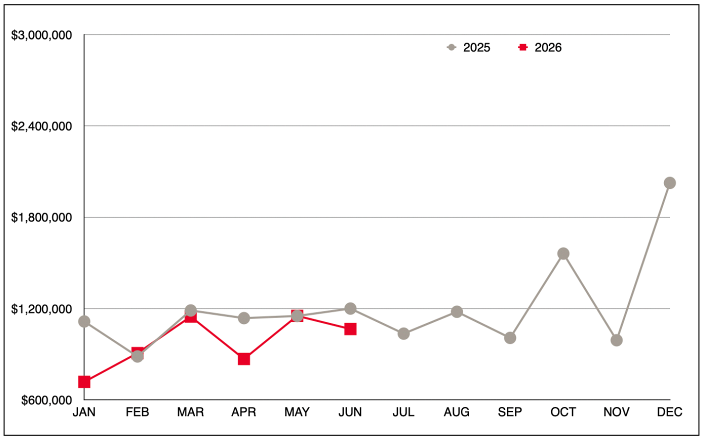
	2024	2025	2026	2025-2026
YTD Volume Sales	$56,976,800	$78,679,562	$85,848,877	+9.11%
YTD Unit Sales	53	70	84	+20%
YTD New Listings	167	218	220	+0.92%
YTD Sales/Listings Ratio	31.74%	32.11%	38.18%	+18.91%
YTD Expired Listings	17	19	32	+68.42%
Monthly Volume Sales	$13,225,400	$21,594,500	$20,240,400	-6.27%
Monthly Unit Sales	13	18	19	+5.56%
Monthly New Listings	38	53	40	-24.53%
Monthly Sales/Listings Ratio	34.21%	33.96%	47.50%	+39.86%
Monthly Expired Listings	2	2	6	+200%
YTD Sales: $0-$199K	0	0	0	No change
YTD Sales: $200k-349K	0	0	0	No change
YTD Sales: $350K-$549K	2	0	2	N/A
YTD Sales: $550K-$749K	3	11	6	-45.45%
YTD Sales: $750K-$999K	21	19	42	+121.05%
YTD Sales: $1M- $2M	26	37	34	-8.11%
YTD Sales: $2M+	2	3	0	-100%
YTD Average Days-On-Market	29.17	36.83	36.33	-1.36%
YTD Average Sale Price	$1,104,465	$1,112,515	$976,318	-12.24%
YTD Median Sale Price	$966,725	$1,087,500	$935,000	-14.02%

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

AVERAGE SALE PRICE

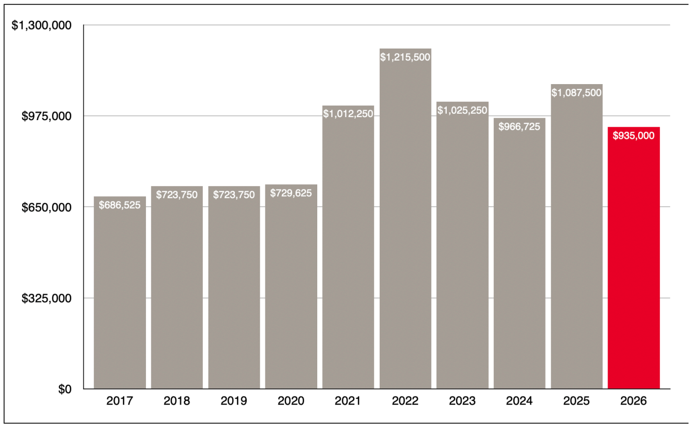


Year-Over-Year

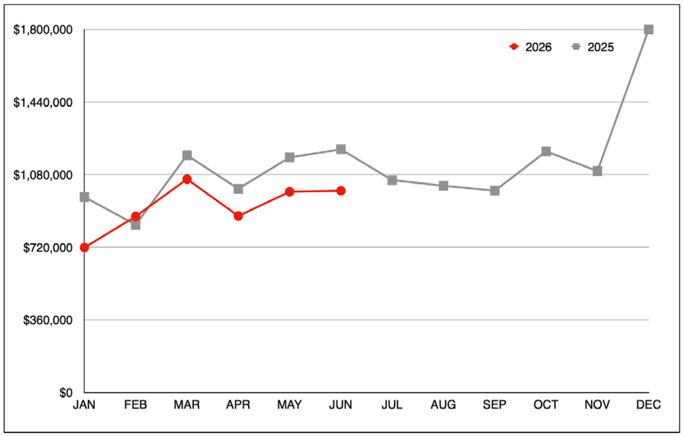


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



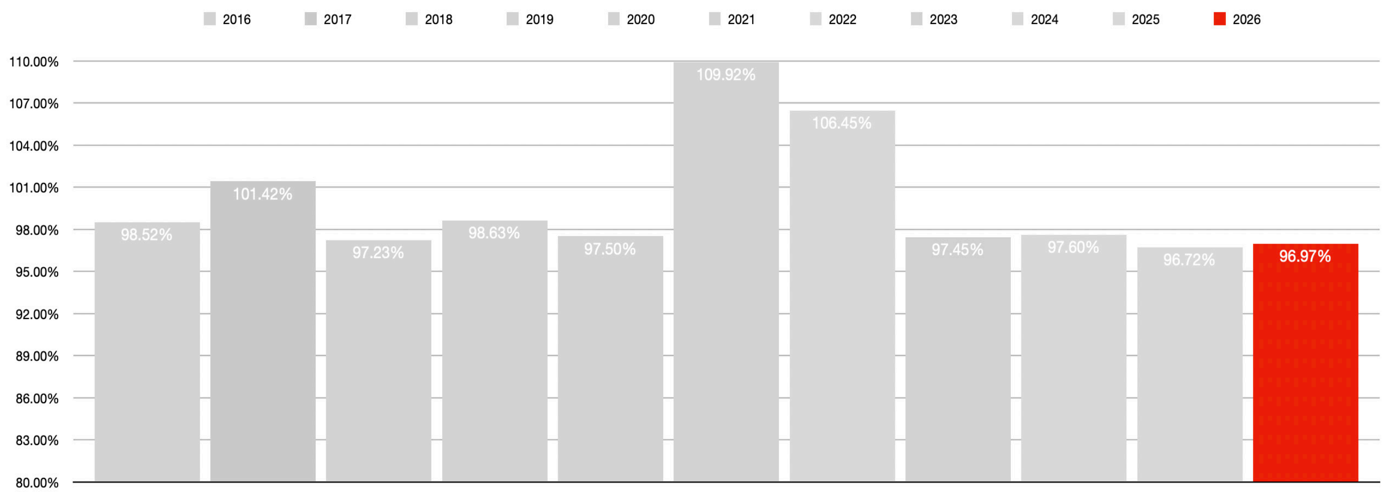
Year-Over-Year



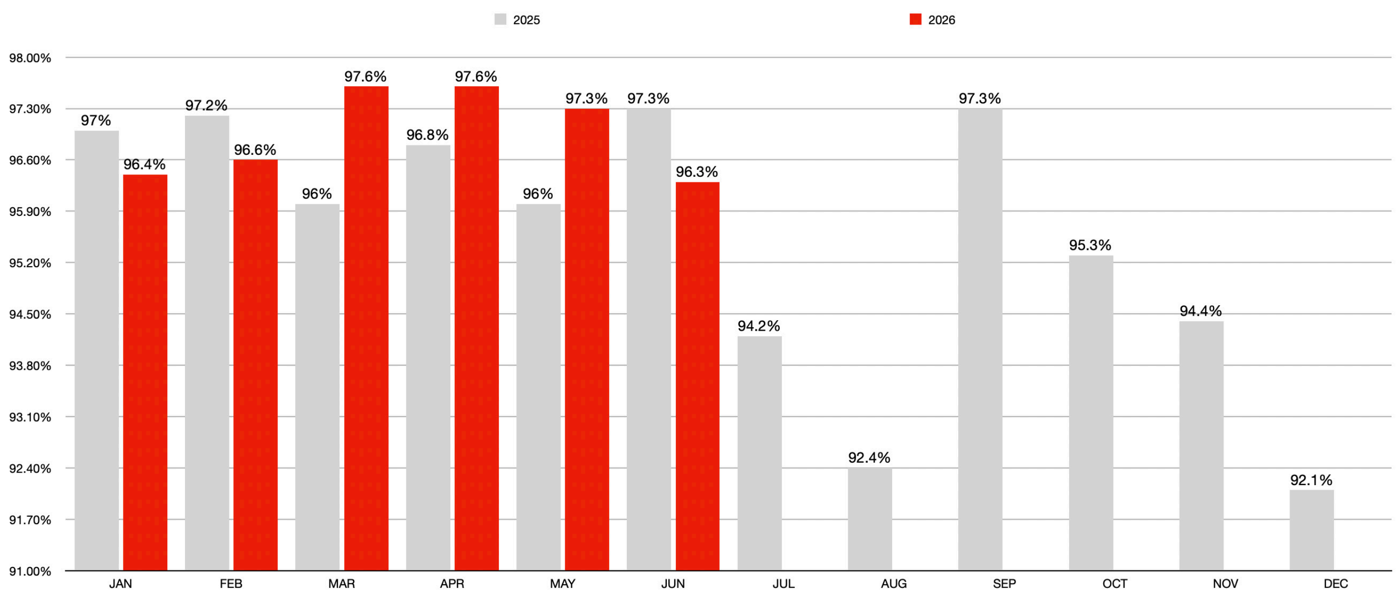
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

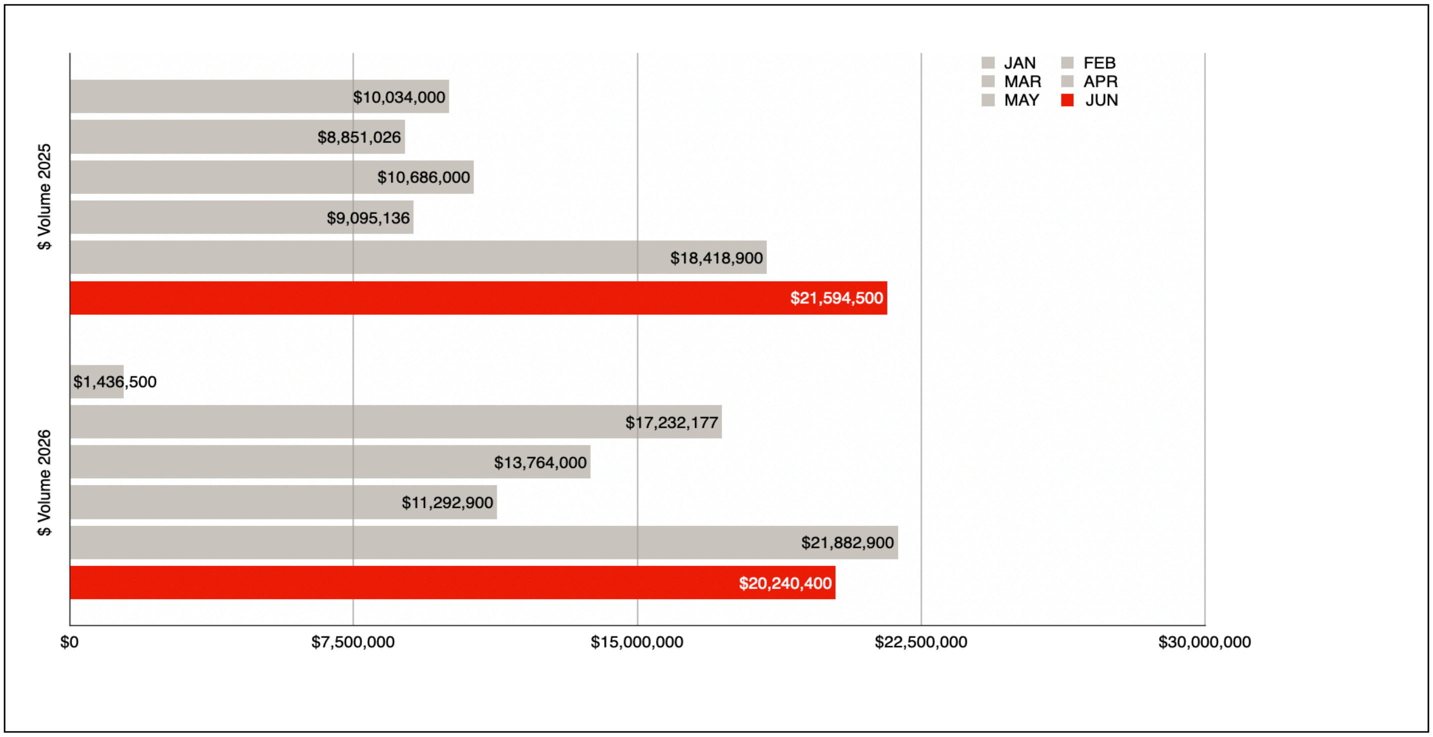


Year-Over-Year

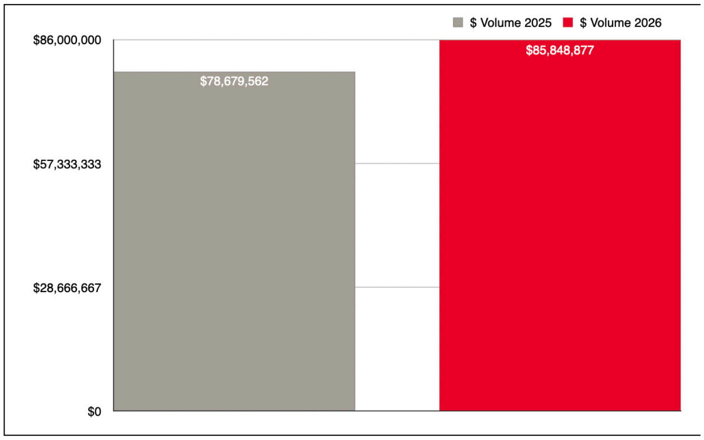


Month-Over-Month 2025 vs. 2026

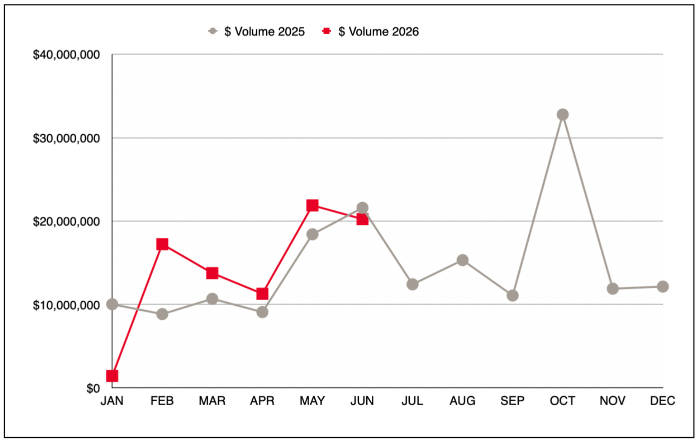
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

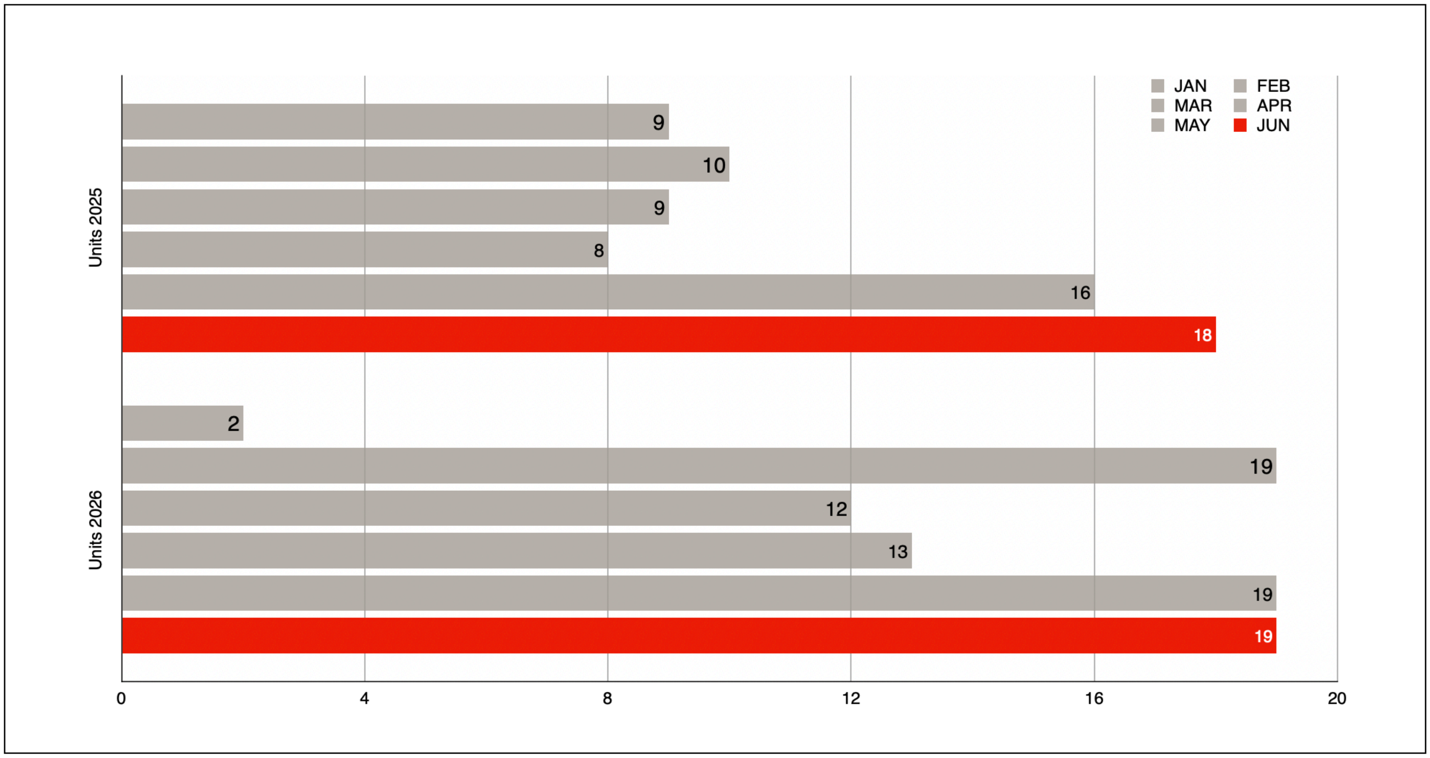


Yearly Totals 2025 vs. 2026

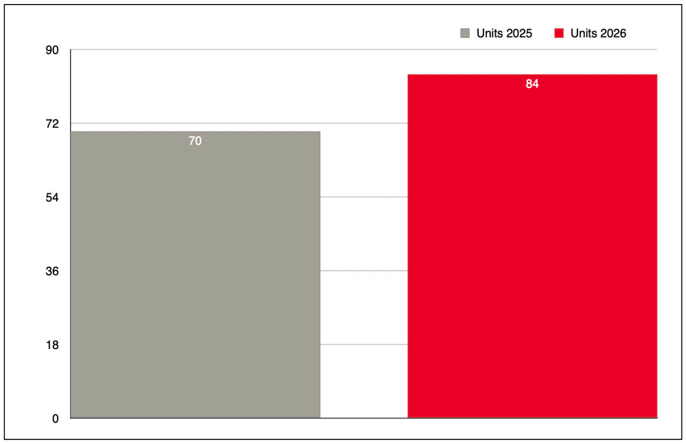


Month vs. Month 2025 vs. 2026

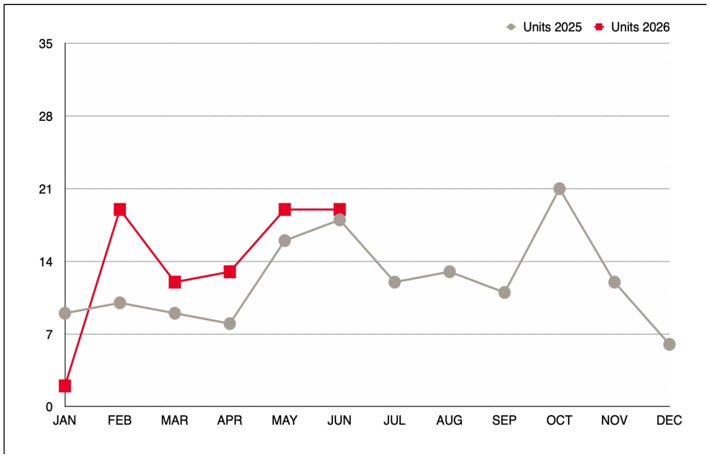
UNIT SALES



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	$83,562,377 +17.98%	$2,286,500 -70.89%	$1,487,500 +100%
YTD Unit Sales	80 +35.59%	4 -63.64%	2 +100%
YTD Average Sale Price	$1,044,530 -12.99%	$571,625 -19.95%	$743,750 +100%
June Sales Volume	$20,240,400 -6.27%	No change	No change
June Unit Sales	19 +5.56%	No change	No change

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

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.

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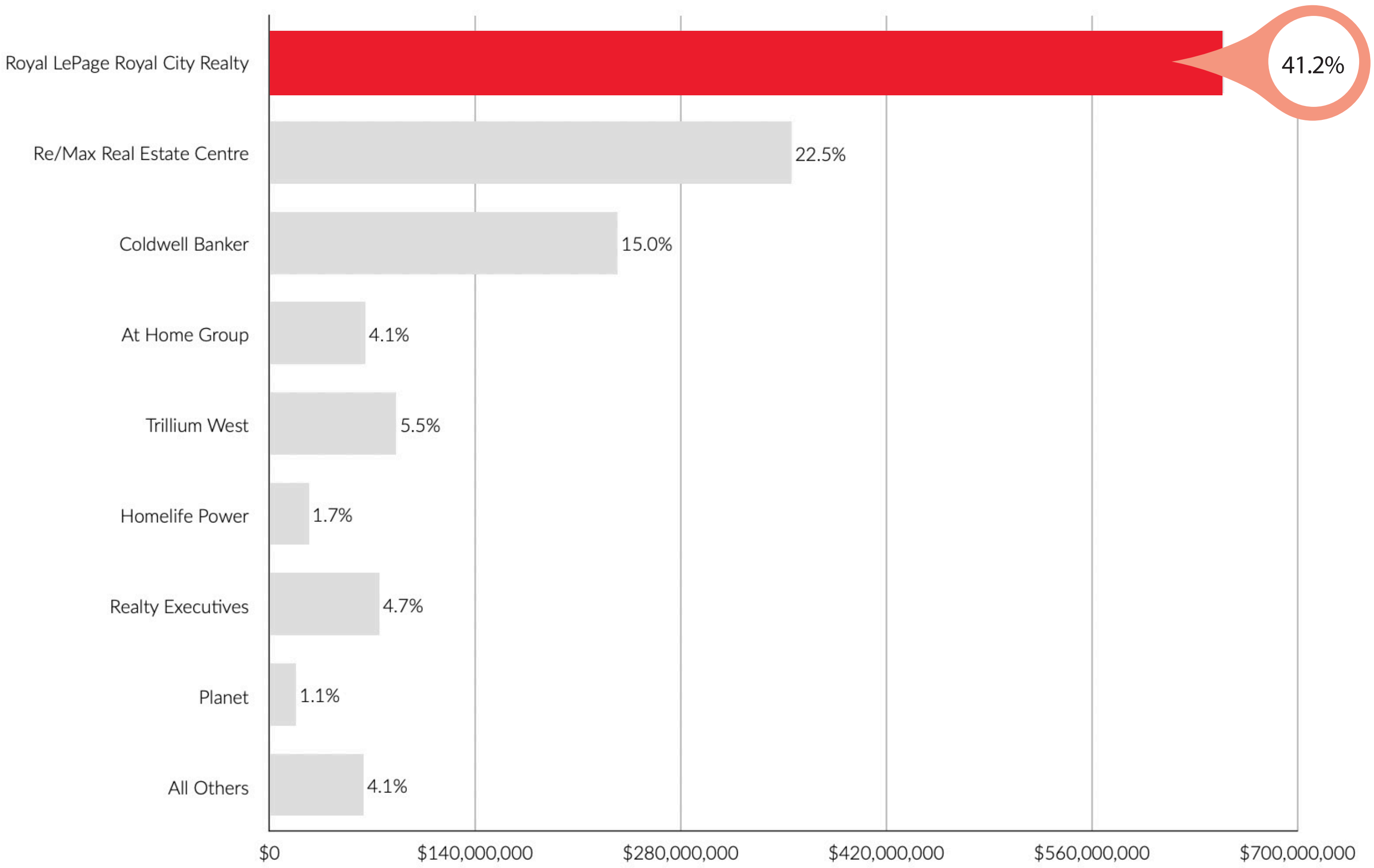
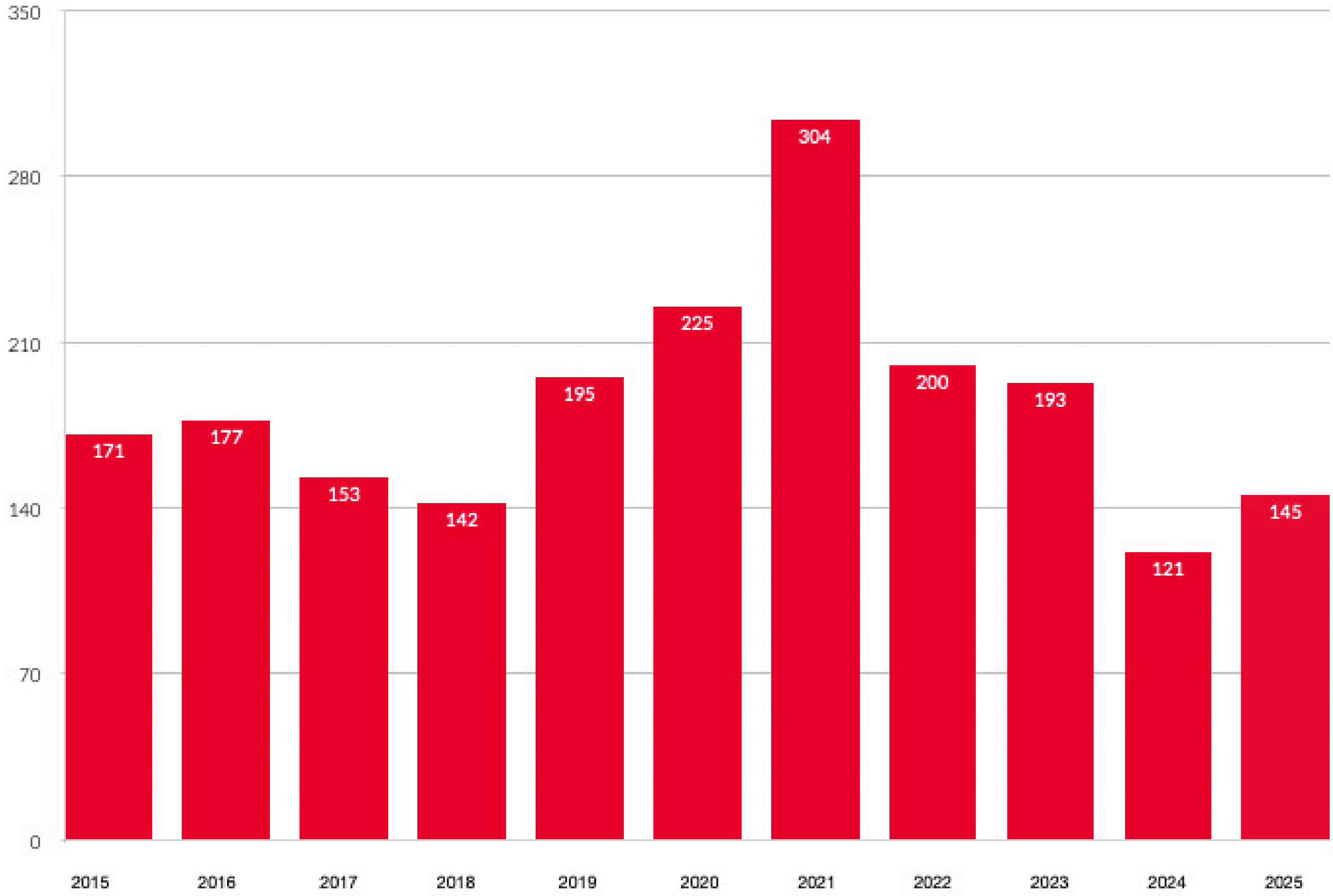
MARKET DOMINANCE



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

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

10 YEAR MARKET ANALYSIS



Units Sold

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 1, 2025 .

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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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