



2026

JULY

CITY OF GUELPH

Real Estate Market Report



OVERVIEW

BUYER'S MARKET

The City of Guelph remained in buyer's market territory through July, with the year-to-date sales-to-listings ratio sitting at 37.52%, below the 39% threshold. July pricing softened year over year, as the median sale price declined 2.64% to \$720,000, while the average sale price decreased 2.80% to \$756,427. Sales activity also slowed, with sales volume falling 17.26% to \$108.17M and unit sales declining 14.88% to 143 transactions. New listings decreased 12.03% to 329, while expired listings increased 72.73% to 57, showing continued competition among sellers. Although the monthly sales-to-listings ratio sat at 43.47%, the year-to-date ratio remains below the balanced market threshold, keeping buyer-favourable conditions in place across the City of Guelph.



July year-over-year sales volume of \$108,169,075

Down 17.26% from 2025's \$130,739,108 with unit sales of 143 down 14.88% from last July's 168. New listings of 329 are down 12.03% from a year ago, with the sales/listing ratio of 43.47% down 3.24%.



Year-to-date sales volume of \$678,754,374

Down 18.17% from 2025's \$829,479,466 with unit sales of 888 down 14.62% from 2025's 1,040. New listings of 2,367 are down 3.51% from a year ago, with the sales/listing ratio of 37.52% down 11.51%.



Year-to-date average sale price of \$759,818

Down from \$794,938 one year ago, with median sale price of \$725,000 down from \$777,500 one year ago. Average days-on-market of 37 is up 8 days from last year.

JULY NUMBERS

Median Sale Price
\$720,000
-2.64%

Average Sale Price
\$756,427
-2.8%

Sales Volume
\$108,169,075
-17.26%

Unit Sales
143
-14.88%

New Listings
329
-12.03%

Expired Listings
57
+72.73%

Unit Sales/Listings Ratio
43.47%
-1.45%

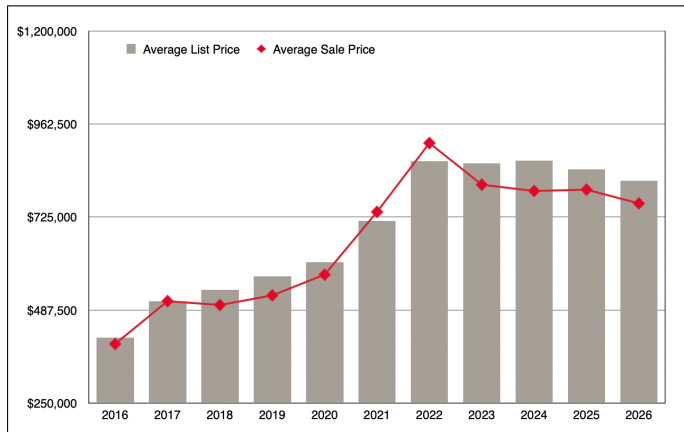
*Year-over-year comparison
(July 2025 vs. July 2026)*

THE MARKET IN DETAIL

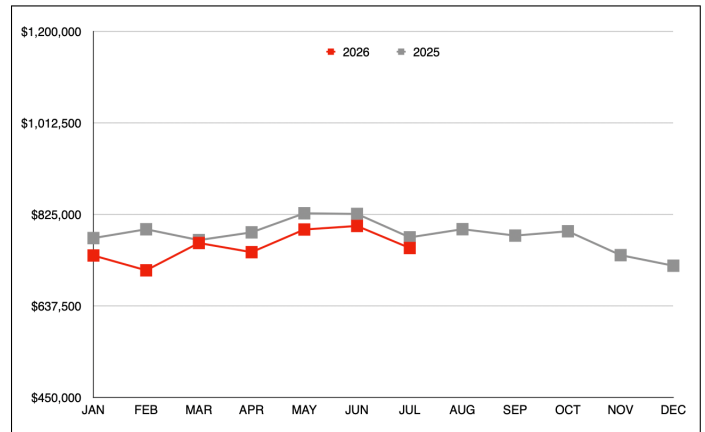
	2024	2025	2026	2025-2026
YTD Volume Sales	\$854,871,225	\$829,479,466	\$678,754,374	-18.17%
YTD Unit Sales	1,076	1,040	888	-14.62%
YTD New Listings	2,032	2,453	2,367	-3.51%
YTD Sales/Listings Ratio	52.95%	42.40%	37.52%	-11.51%
YTD Expired Listings	130	245	320	+30.61%
Monthly Volume Sales	\$102,511,332	\$130,739,108	\$108,169,075	-17.26%
Monthly Unit Sales	136	168	143	-14.88%
Monthly New Listings	314	374	329	-12.03%
Monthly Sales/Listings Ratio	43.31%	44.92%	43.47%	-3.24%
Monthly Expired Listings	16	33	57	+72.73%
YTD Sales: \$0-\$199K	0	0	0	No change
YTD Sales: \$200k-349K	4	6	16	+166.67%
YTD Sales: \$350K-\$549K	140	161	175	+8.7%
YTD Sales: \$550K-\$749K	364	298	295	-1.01%
YTD Sales: \$750K-\$999K	405	401	263	-34.41%
YTD Sales: \$1M - \$2M	163	170	136	-20%
YTD Sales: \$2M+	4	4	3	-25%
YTD Average Days-On-Market	24.57	28.86	37.14	+28.71%
YTD Average Sale Price	\$791,533	\$794,938	\$759,818	-4.42%
YTD Median Sale Price	\$750,000	\$777,500	\$725,000	-6.75%

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

AVERAGE SALE PRICE

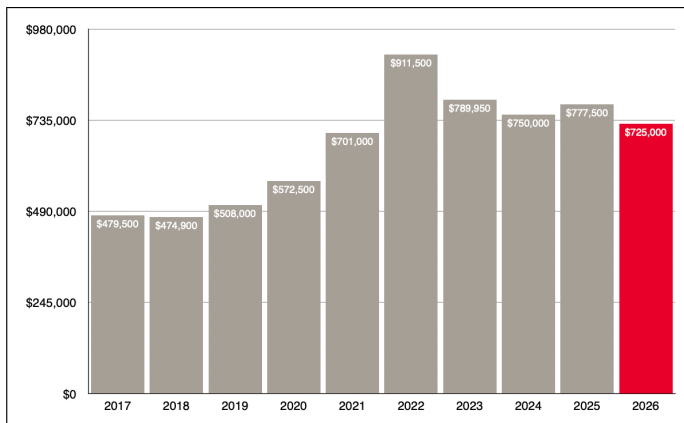


Year-Over-Year

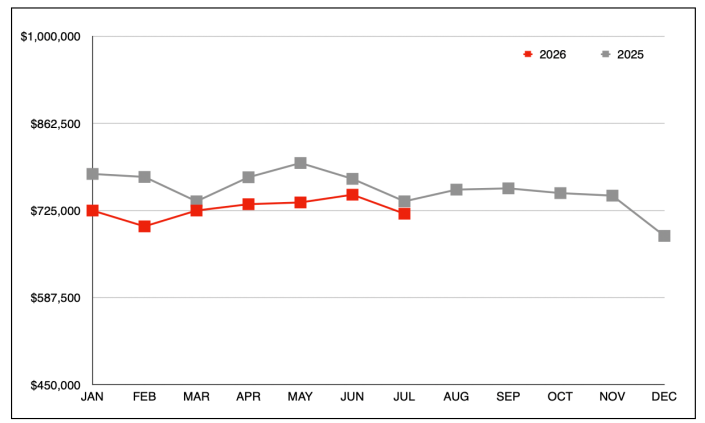


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



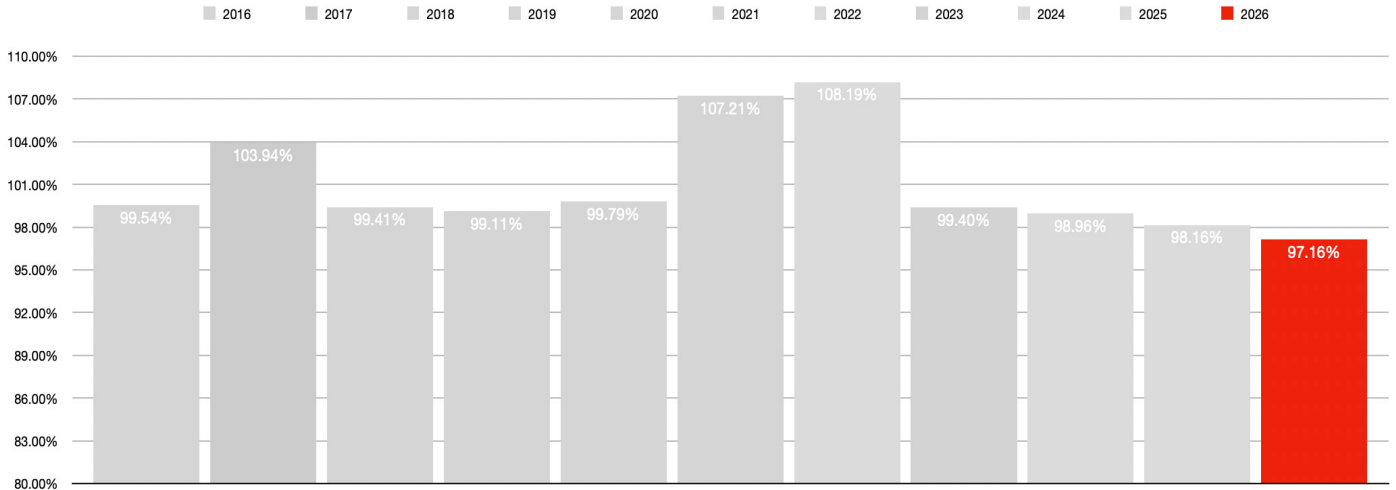
Year-Over-Year



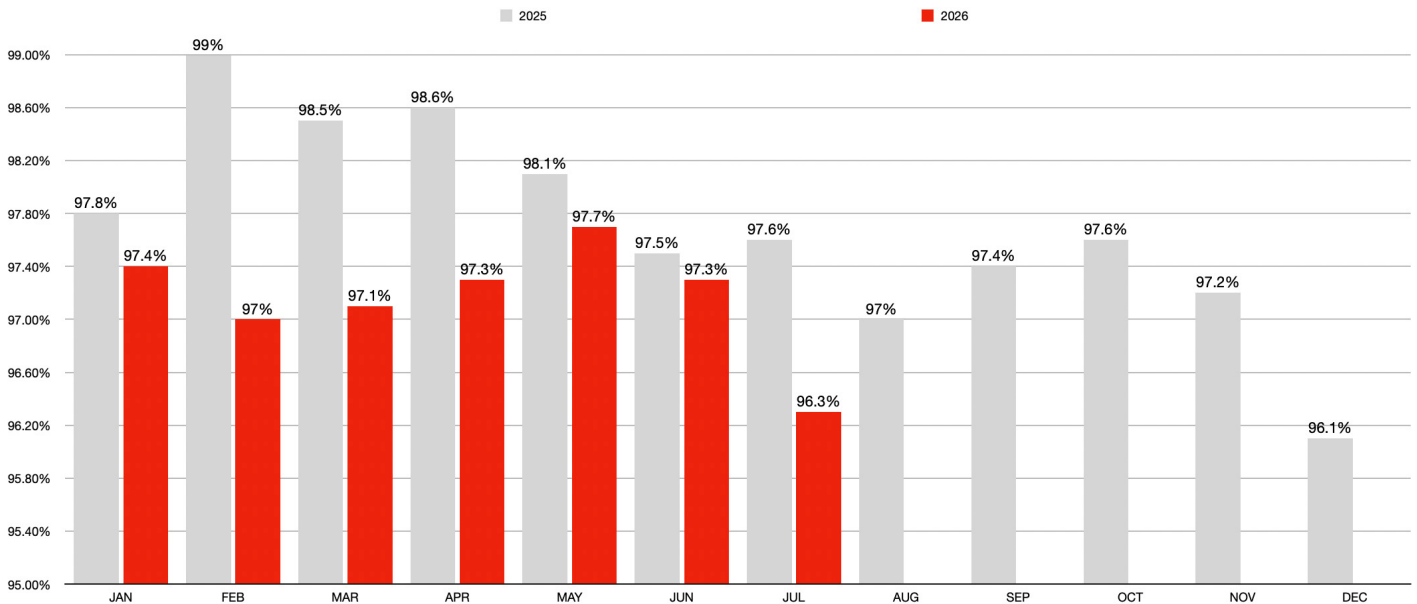
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

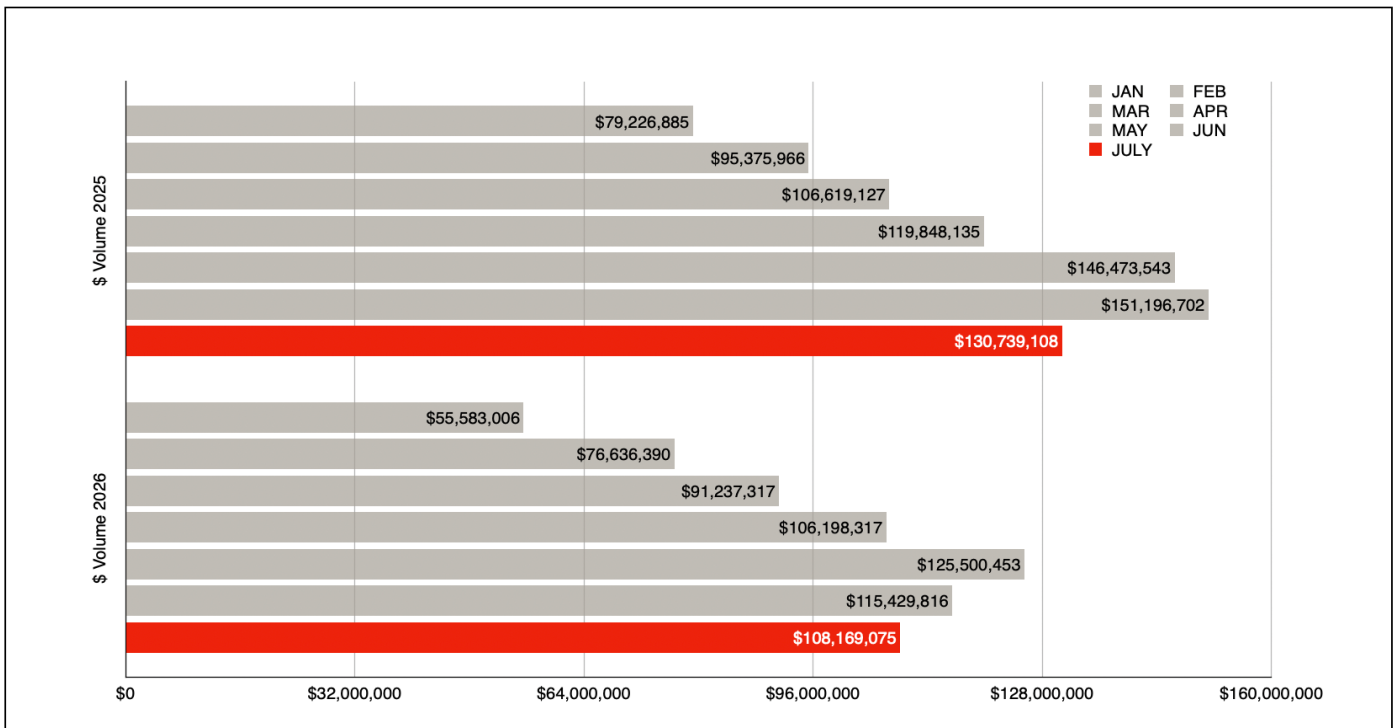


Year-Over-Year

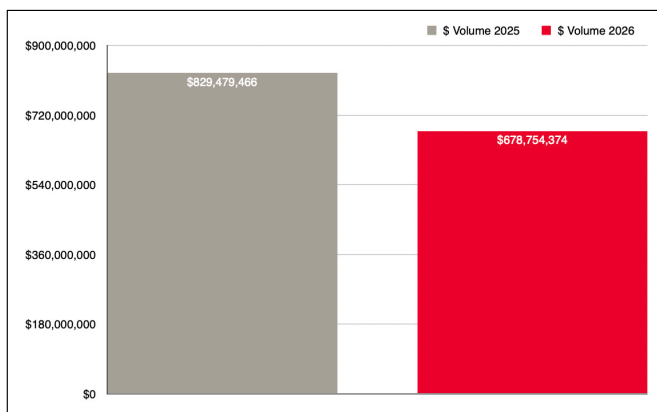


Month-Over-Month 2025 vs. 2026

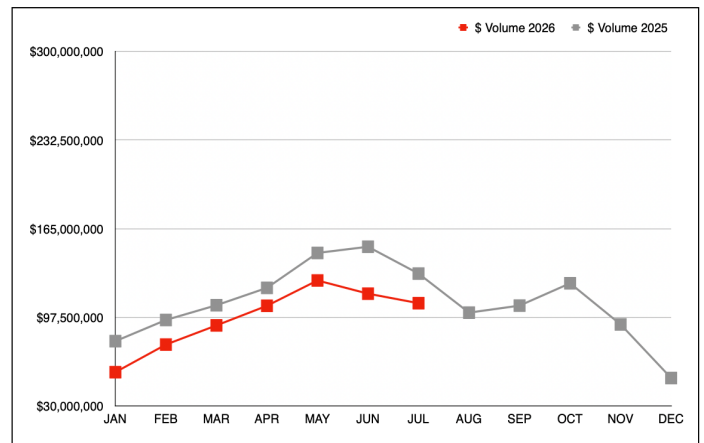
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

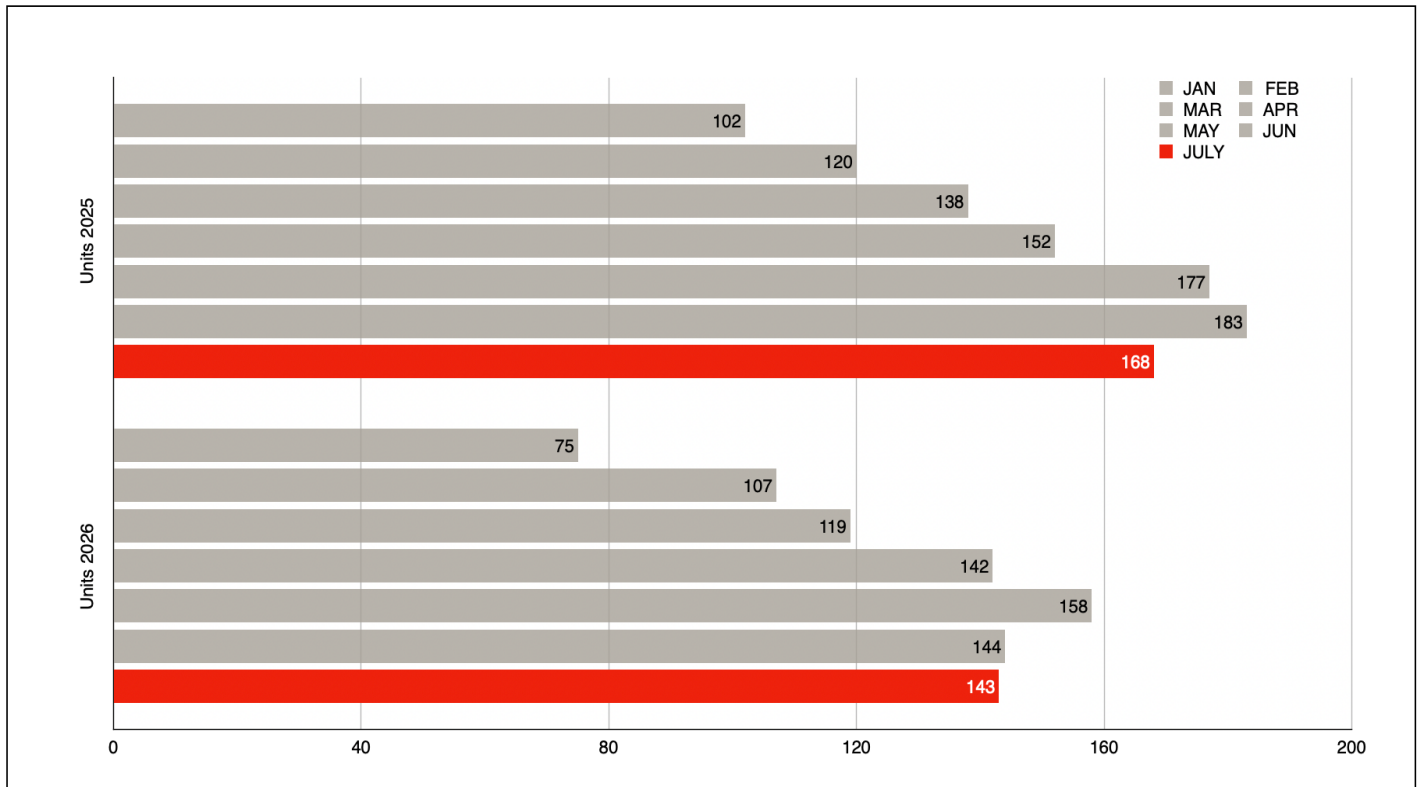


Yearly Totals 2025 vs. 2026

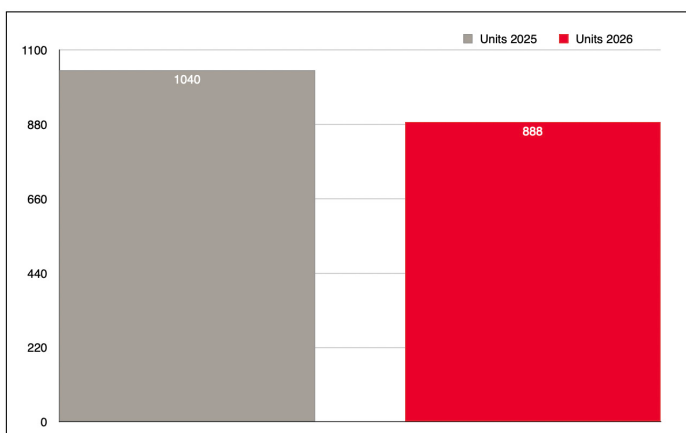


Month vs. Month 2025 vs. 2026

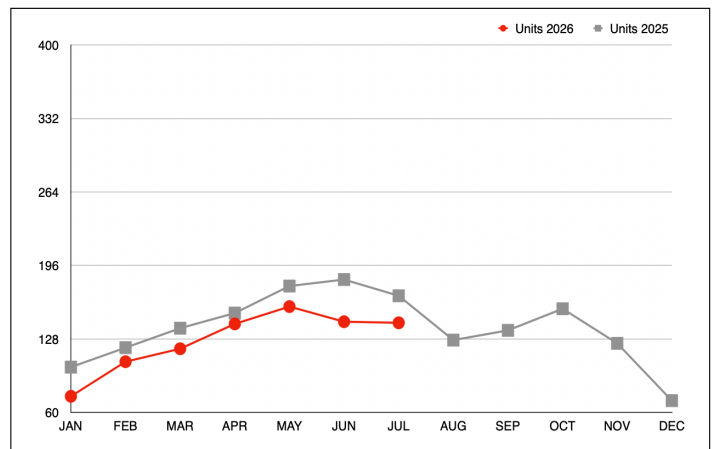
UNIT SALES



Monthly Comparison 2025 vs. 2026

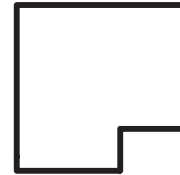


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



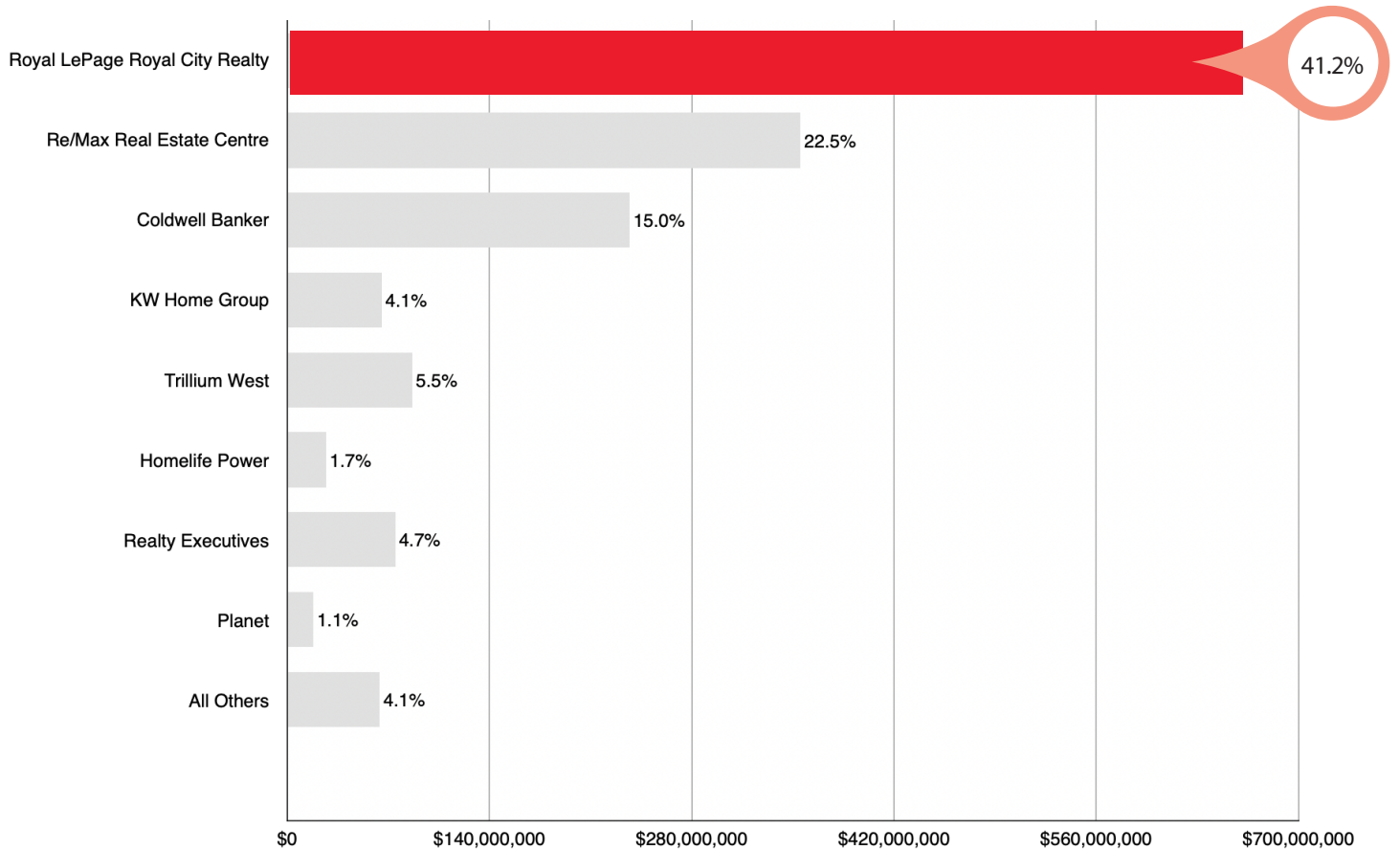
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$515,694,747 -18.31%	 \$162,469,627 -18.02%	 \$1,070,000 -68.76%
YTD Unit Sales	 595 -15.96%	 293 -11.75%	 2 -60%
YTD Average Sale Price	 \$866,714 -2.8%	 \$554,504 -7.11%	 \$535,000.00 -21.9%
July Sales Volume	 \$78,722,300 -19.84%	 \$29,446,775 -9.48%	 \$725,000 +100%
July Unit Sales	 91 -20.18%	 52 -3.7%	 1 +100%

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of July 31, 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.

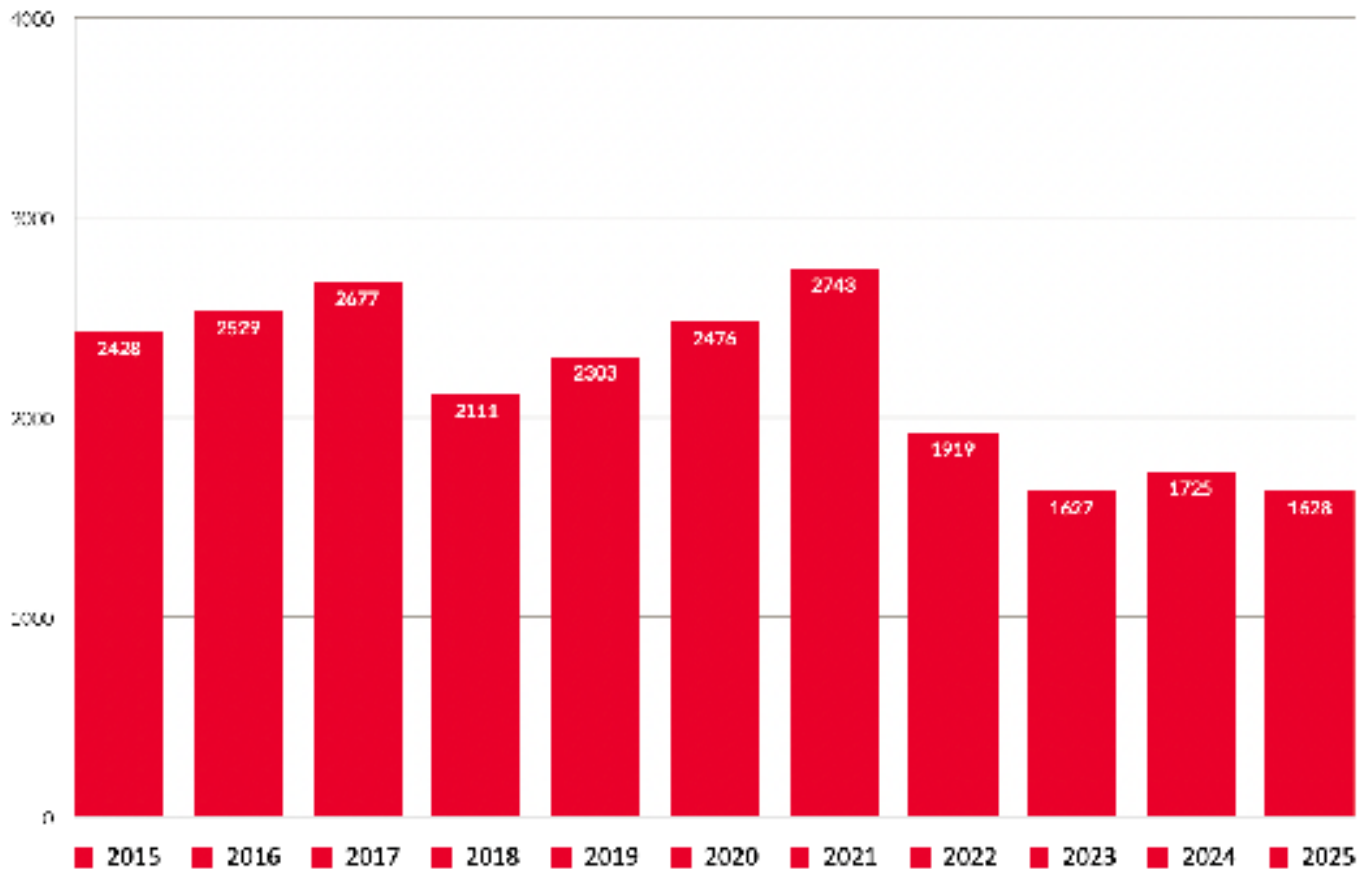
MARKET DOMINANCE



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



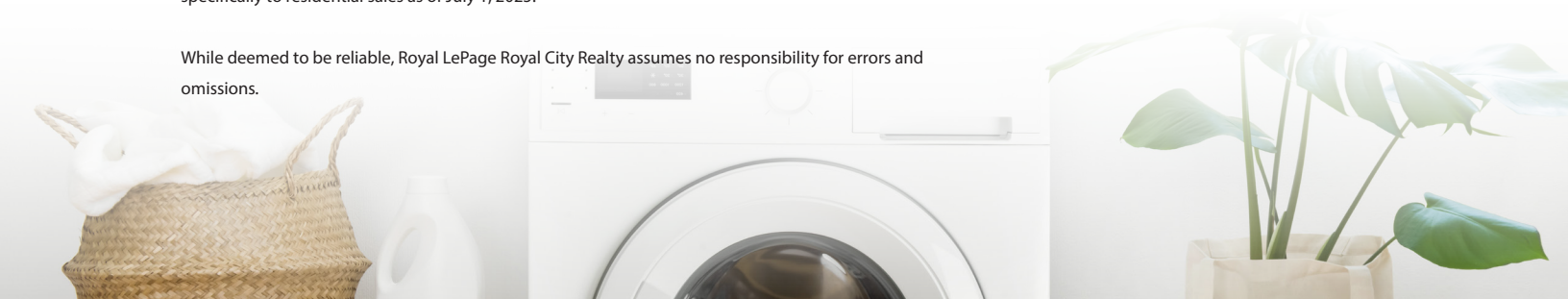
10 YEAR MARKET ANALYSIS



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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