2026
JULY

GUELPH/ERAMOSA
Real Estate Market Report

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

OVERVIEW

BALANCED MARKET

Guelph/Eramosa moved into balanced market territory through July, with the year-to-date sales-to-listings ratio sitting at 42.00%, above the 39% threshold. July market activity strengthened significantly compared to last year, with sales volume rising 110.03% to $26.08M and unit sales increasing 75% to 21 transactions. Pricing also moved higher, as the median sale price rose 2.14% year over year to $1,075,000, while the average sale price increased 20.20% to $1,242,112. New listings increased 15.38% to 30, while expired listings held steady at 4. With stronger monthly sales activity and a year-to-date ratio now above the balanced market threshold, Guelph/Eramosa shifted into balanced market conditions through July.

July year-over-year sales volume of $26,084,351

Up 110.03% from 2025's $12,419,400 with unit sales of 21 up 75% from last July's 12. New listings of 30 are up 15.38% from a year ago, with the sales/listing ratio of 70.00% up 23.85%.

Year-to-date sales volume of $111,933,228

Up 22.87% from 2025's $91,098,962 with unit sales of 105 up 28.05% from 2025's 82. New listings of 250 are up 2.46% from a year ago, with the sales/listing ratio of 42.00% up 8.39%.

Year-to-date average sale price of $1,014,289

Down from $1,101,435 one year ago, with median sale price of $995,000 down from $1,052,500 one year ago. Average days-on-market of 36 is down 1 day from last year.

JULY NUMBERS

Median Sale Price
$1,075,000
+2.14%

Average Sale Price
$1,242,112
+20.02%

Sales Volume
$26,084,351
+110.03%

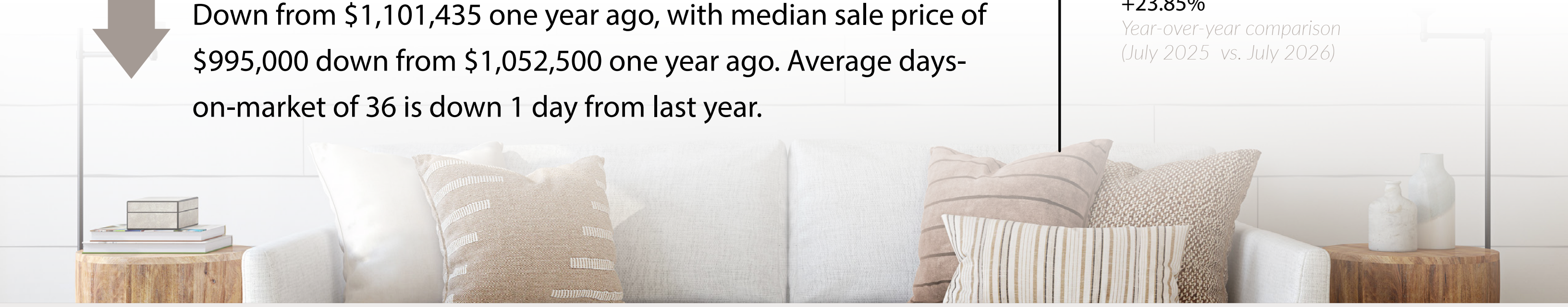
Unit Sales
21
+75%

New Listings
30
+15.38%

Expired Listings
4
No change

Unit Sales/Listings Ratio
70.00%
+23.85%

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

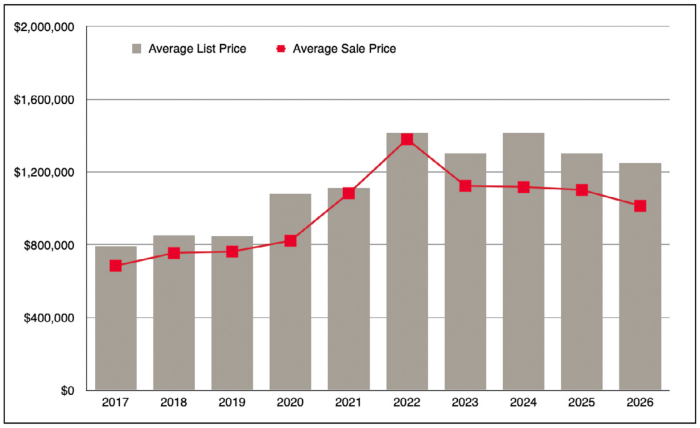


THE MARKET IN DETAIL

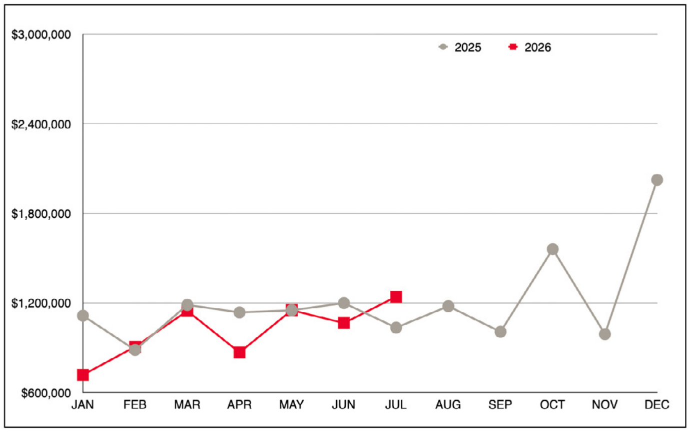
	2024	2025	2026	2025-2026
YTD Volume Sales	$72,542,150	$91,098,962	$111,933,228	+22.87%
YTD Unit Sales	66	82	105	+28.05%
YTD New Listings	192	244	250	+2.46%
YTD Sales/Listings Ratio	34.38%	33.61%	42.00%	+24.98%
YTD Expired Listings	18	23	36	+56.52%
Monthly Volume Sales	$15,565,350	$12,419,400	$26,084,351	+110.03%
Monthly Unit Sales	13	12	21	+75%
Monthly New Listings	25	26	30	+15.38%
Monthly Sales/Listings Ratio	52.00%	46.15%	70.00%	+51.67%
Monthly Expired Listings	1	4	4	No Change
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	5	13	8	-38.46%
YTD Sales: $750K-$999K	24	22	50	+127.27%
YTD Sales: $1M- $2M	34	44	44	No Change
YTD Sales: $2M+	2	3	1	-66.67%
YTD Average Days-On-Market	31.14	37.43	36.43	-2.67%
YTD Average Sale Price	$1,117,732	$1,101,435	$1,014,289	-7.91%
YTD Median Sale Price	$968,500	$1,052,500	$995,000	-5.46%

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

AVERAGE SALE PRICE

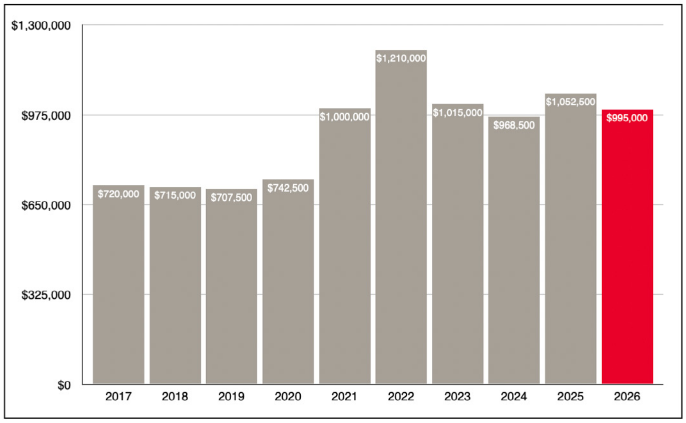


Year-Over-Year

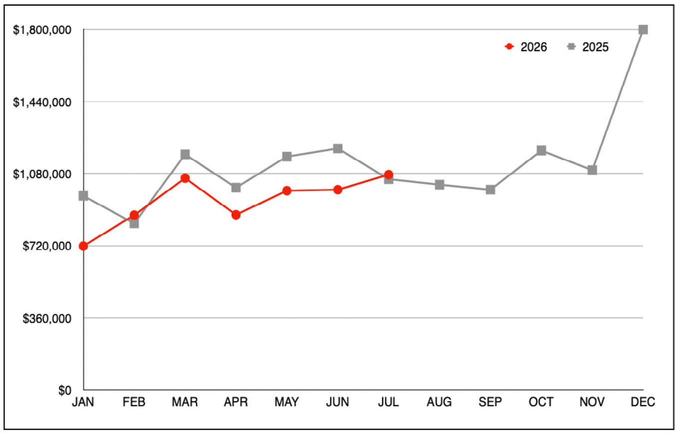


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



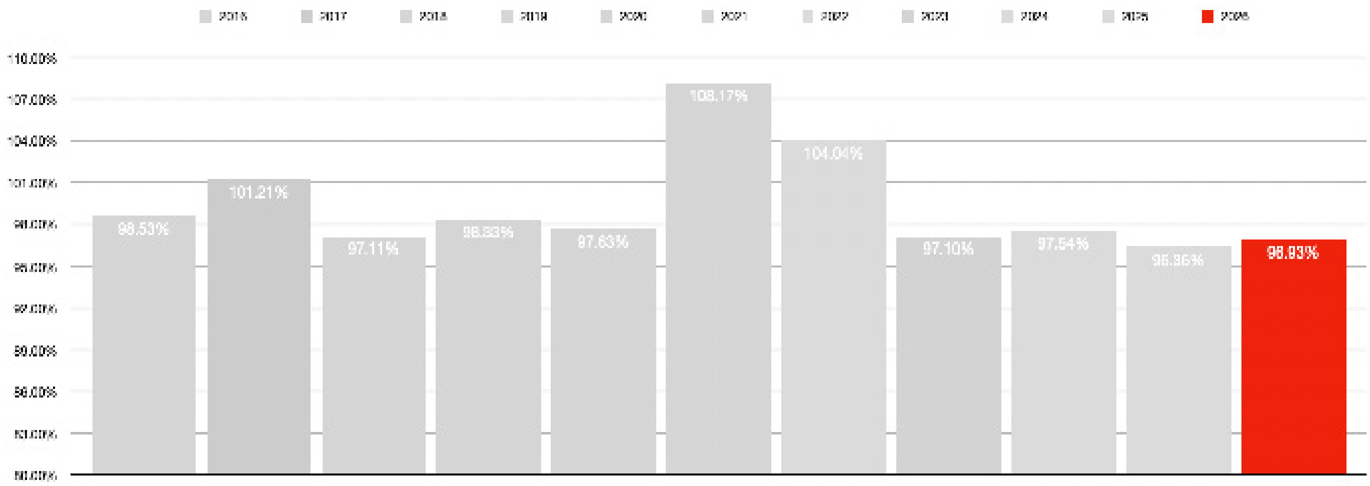
Year-Over-Year



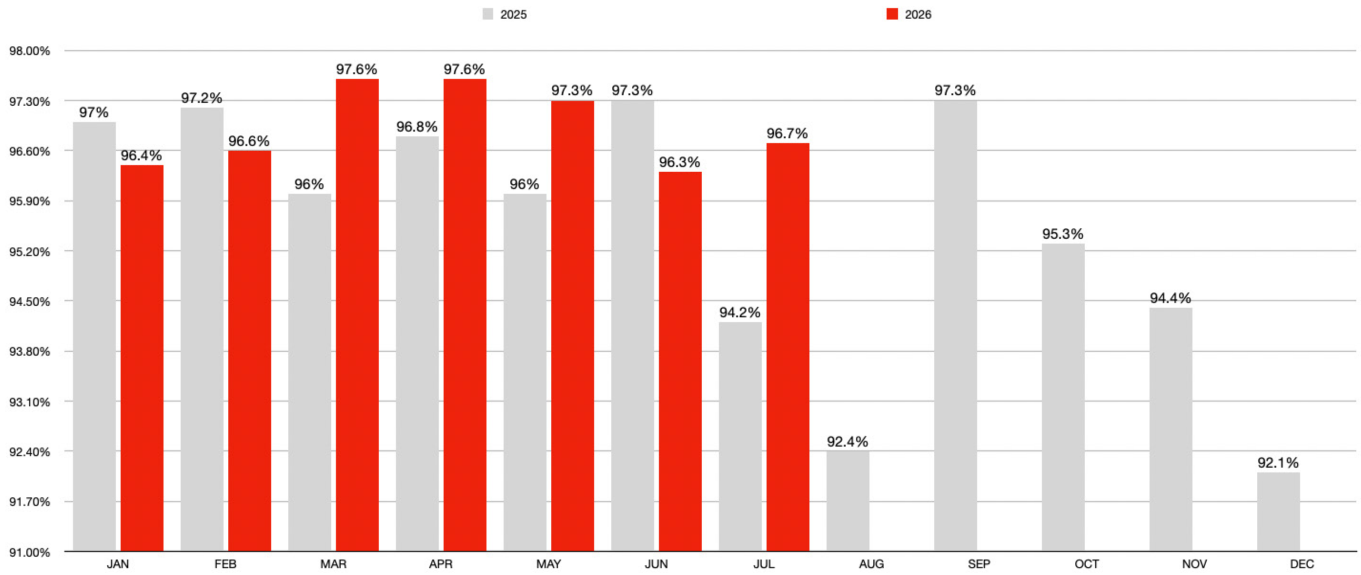
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO



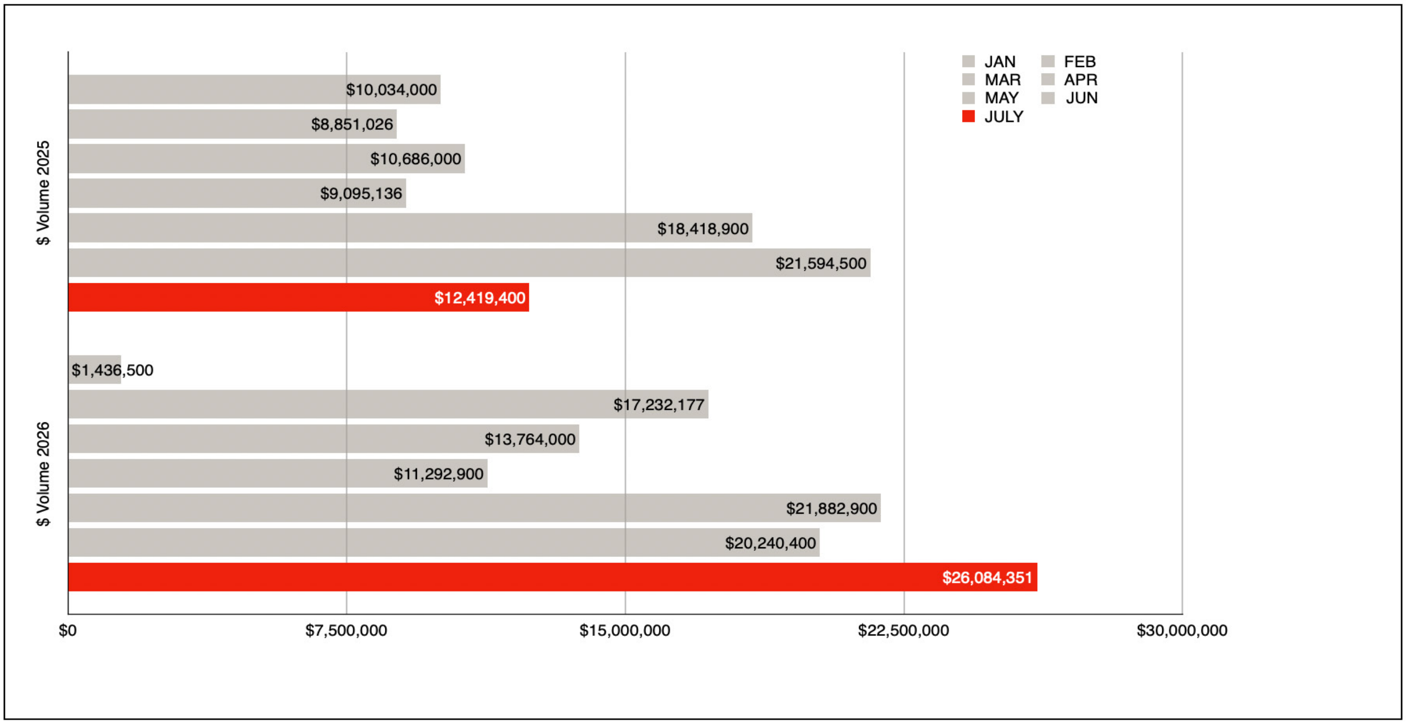
Year-Over-Year



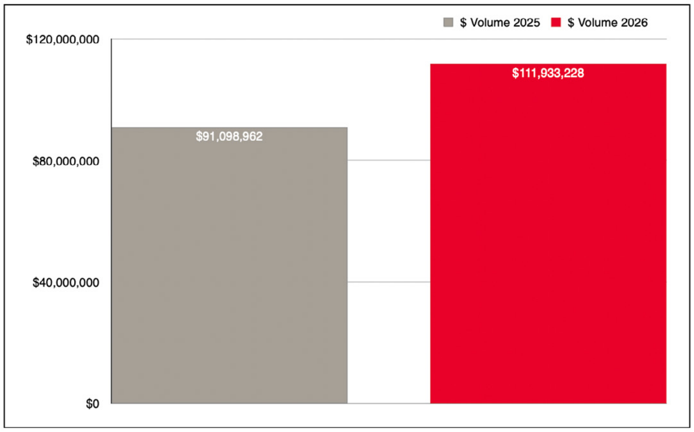
Month-Over-Month 2025 vs. 2026

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

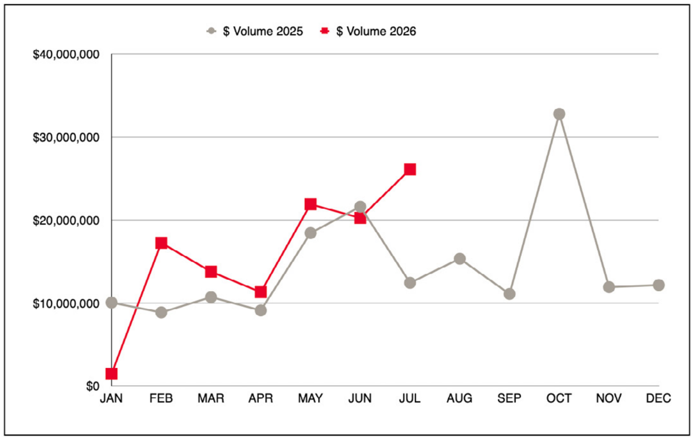
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

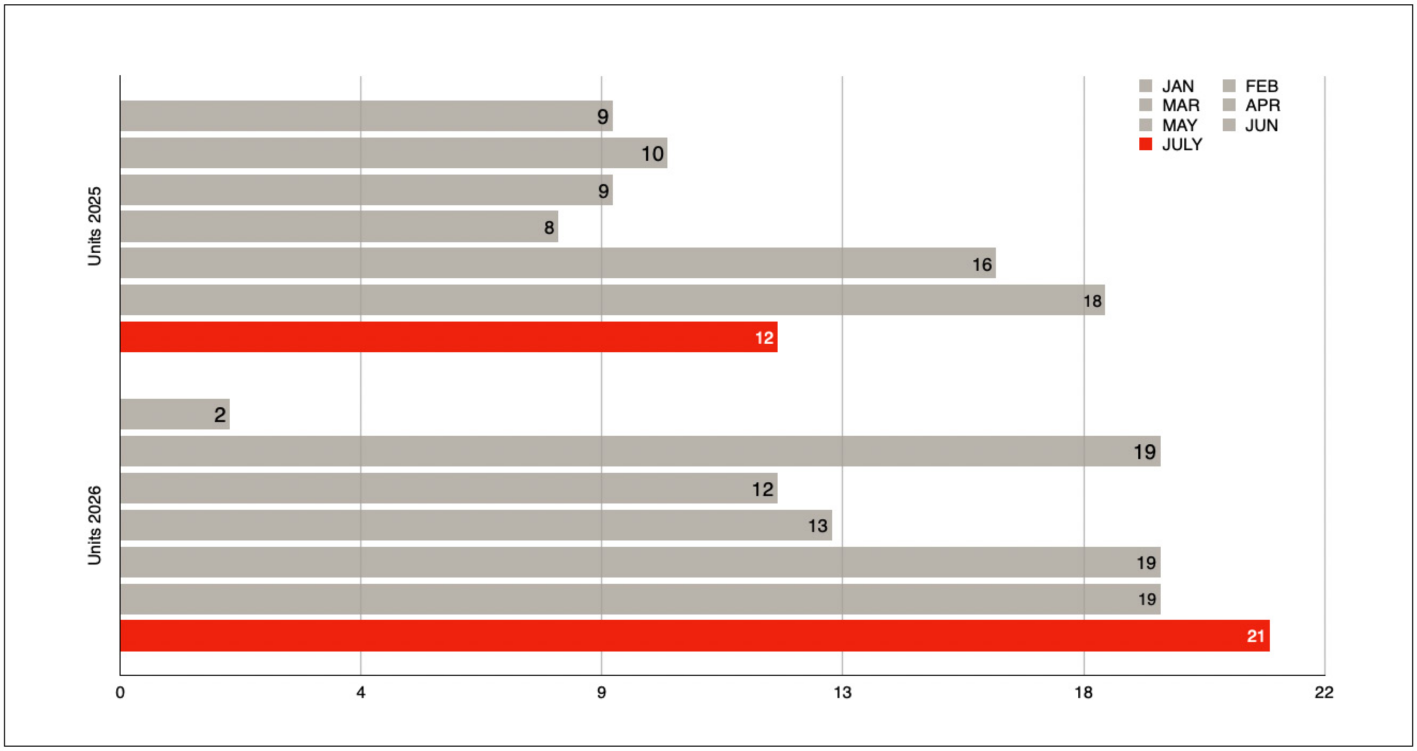


Yearly Totals 2025 vs. 2026

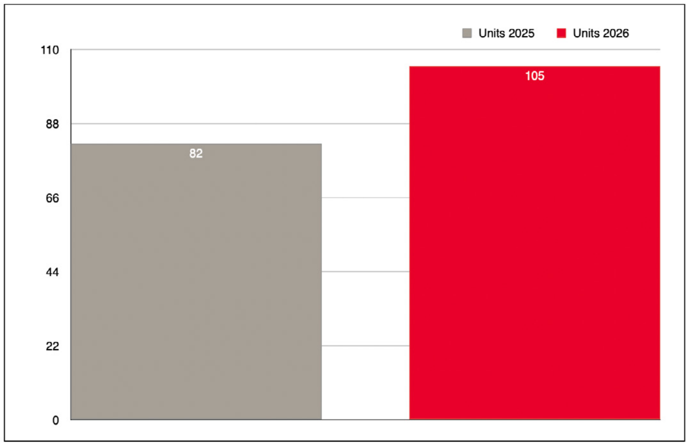


Month vs. Month 2025 vs. 2026

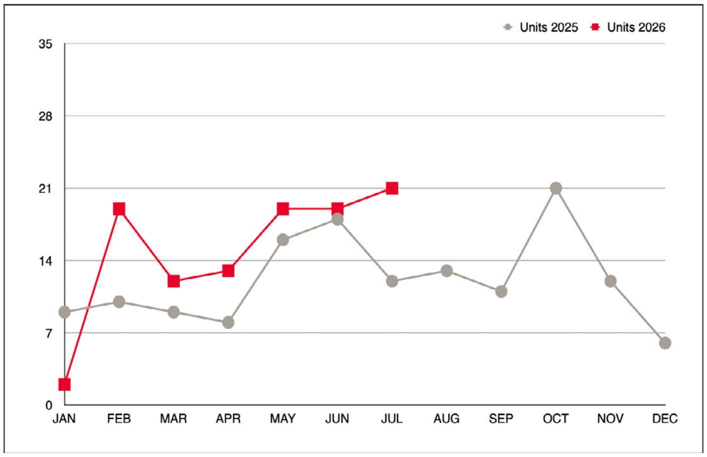
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE

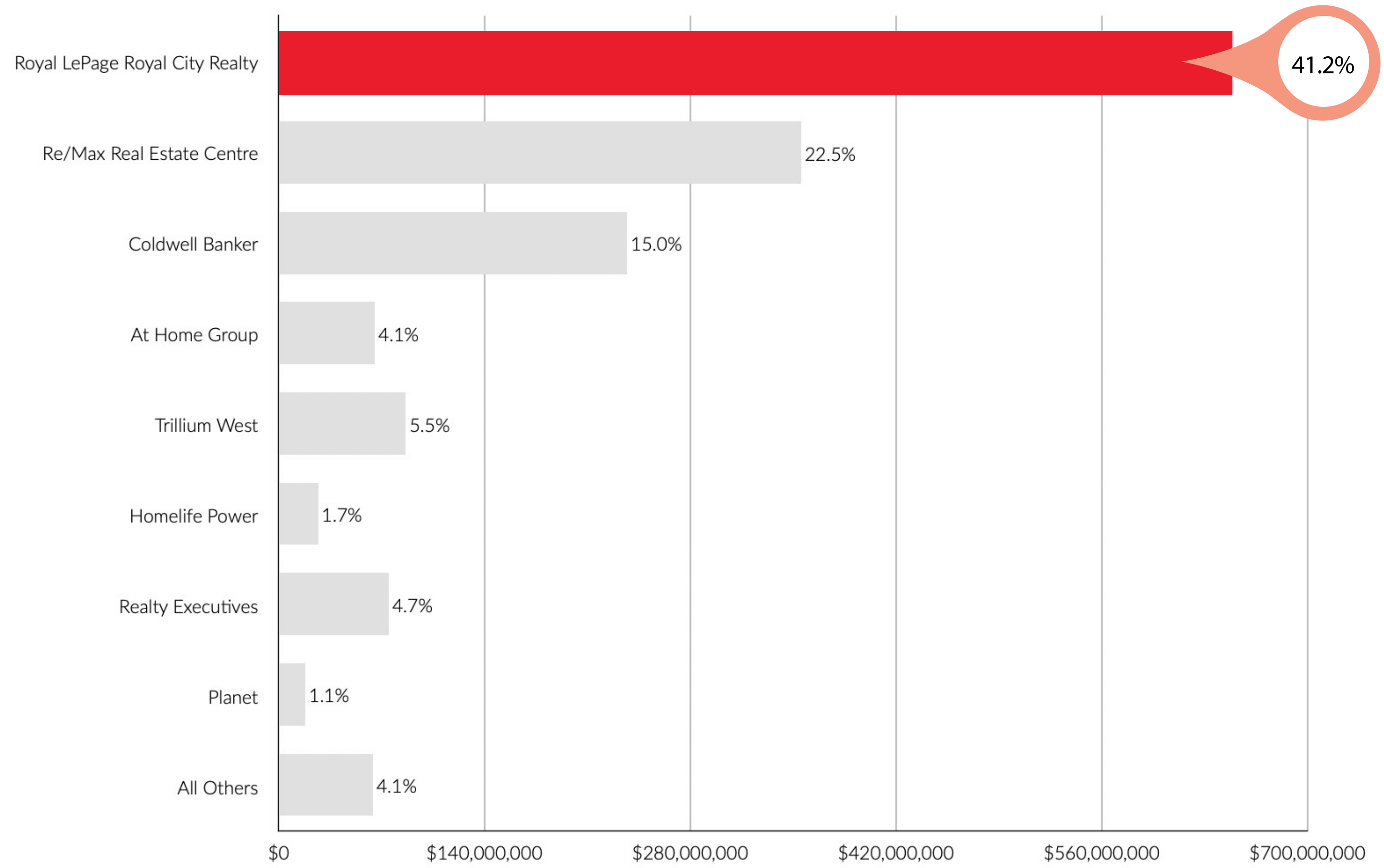
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$109,646,728 +33.41%	$2,286,500 -74.34%	$2,087,500 +100%
YTD Unit Sales	101 +44.29%	4 -66.67%	3 units +100%
YTD Average Sale Price	$1,085,611 -7.54%	$571,625 -23.01%	$695,833.33 +100%
July Sales Volume	$26,084,351 +129.53%	$0 -100%	$600,000 +100%
July Unit Sales	21 +90.91%	0 -100%	1 unit +100%

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 July 31, 2026.

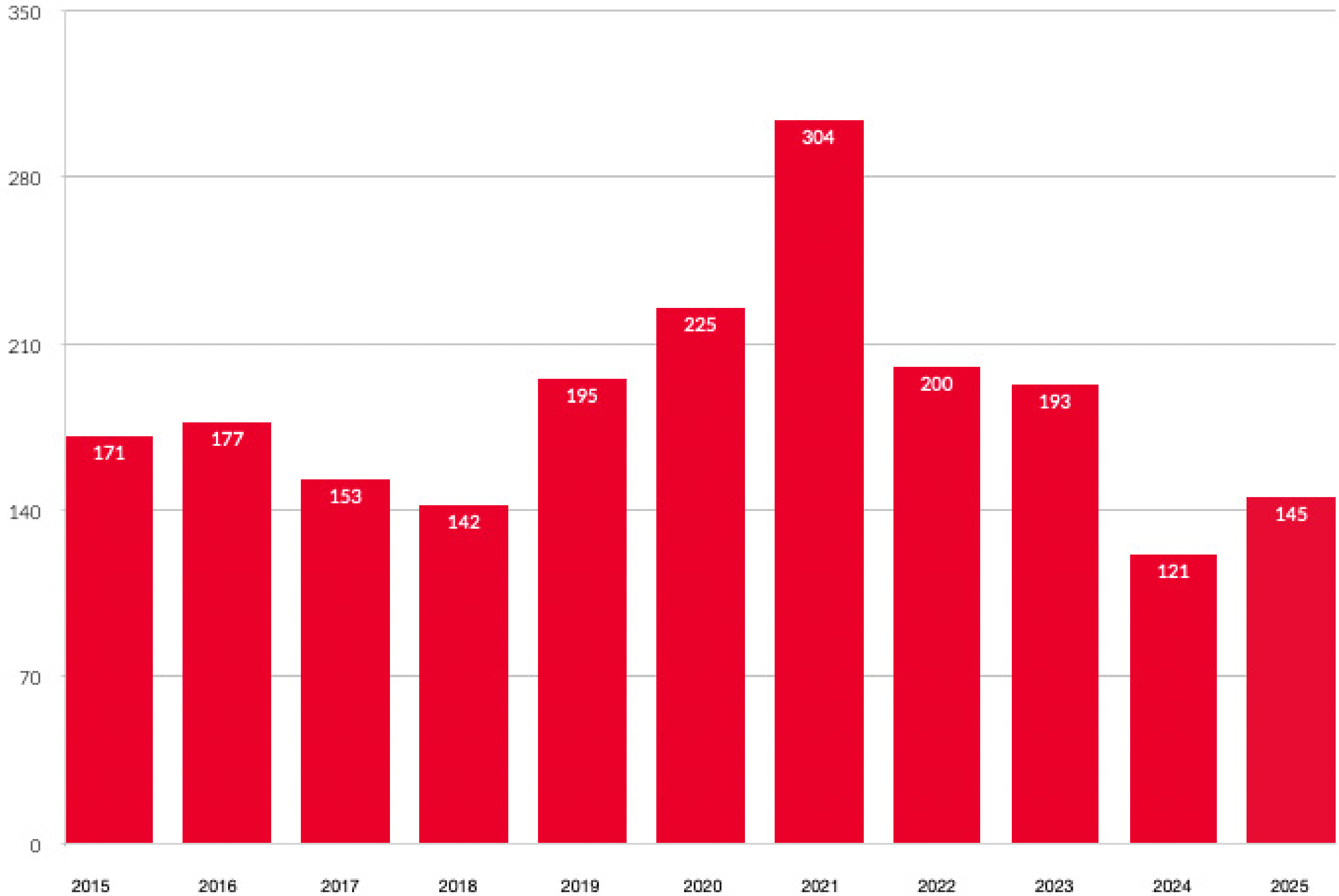
While deemed to be reliable, Royal LePage Royal City Realty assumes no responsibility for errors and omissions.

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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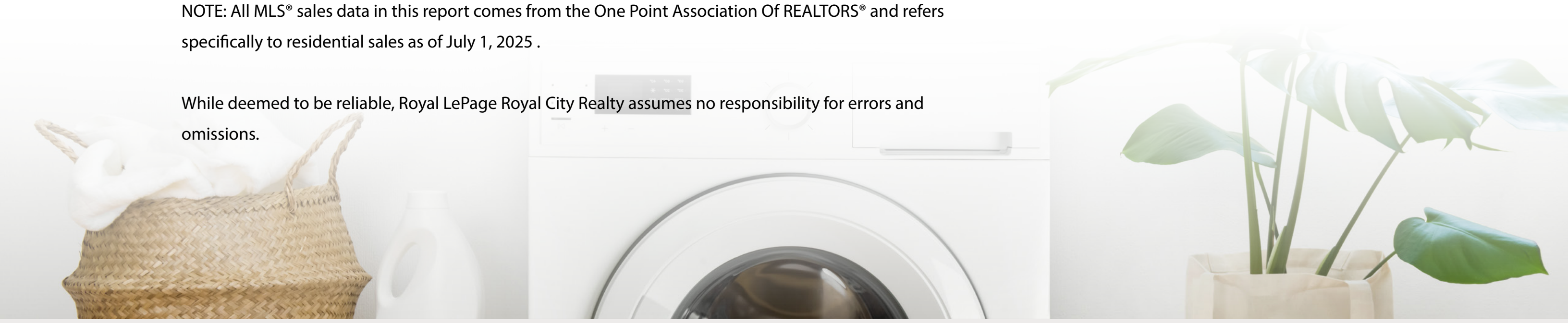

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

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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