



2026 AUGUST

CENTRE WELLINGTON Real Estate Market Report



OVERVIEW

BALANCED MARKET

Centre Wellington moved into balanced market territory through August, with the year-to-date sales-to-listings ratio sitting at 39.16%, just above the 39% threshold. August activity strengthened compared to last year, with sales volume rising 23.92% to \$47.25M and unit sales increasing 20% to 54 transactions. Pricing was mixed, as the median sale price declined 9.09% year over year to \$750,000, while the average sale price increased 3.27% to \$874,989. New listings rose 4.17% to 100, while expired listings increased 123.08% to 29, reflecting continued competition among sellers. With the monthly sales-to-listings ratio 54.00% up 7.13%, Centre Wellington remained within balanced market conditions through August.



August year-over-year sales volume of \$47,249,388

Up 23.92% from 2025's \$38,127,900 with unit sales of 54 up 20% from last August's 45. New listings of 100 are up 4.17% from a year ago, with the sales/listing ratio of 56.25% down 3.75%.



Year-to-date sales volume of \$283,175,517

Up 8.40% from 2025's \$261,220,266 with unit sales of 325 up 3.50% from 2025's 314. New listings of 830 are up 2.72% from a year ago, with the sales/listing ratio of 39.16% up 0.76%.



Year-to-date average sale price of \$865,903

Up from \$829,703 one year ago, with median sale price of \$751,250 down from \$811,892 one year ago. Average days-on-market of 51 is up 7 days from last year.

AUGUST NUMBERS

Median Sale Price

\$750,000

-9.09%

Average Sale Price

\$874,989

+3.27%

Sales Volume

\$47,249,388

+23.92%

Unit Sales

54

+20%

New Listings

100

+4.17%

Expired Listings

29

+123.08%

Unit Sales/Listings Ratio

54%

7.13%

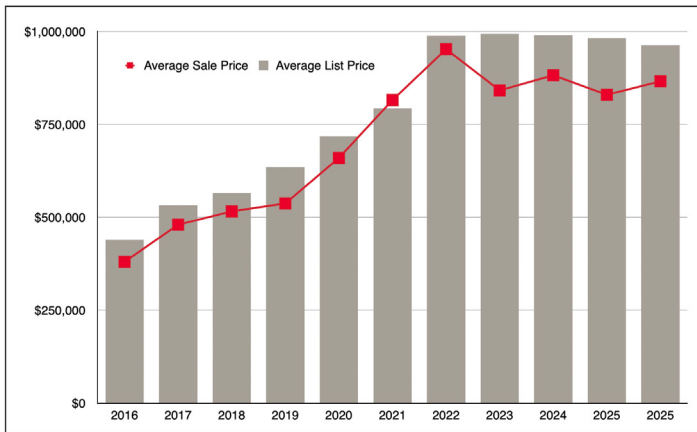
Year-over-year comparison
(August 2025 vs. August 2026)

THE MARKET IN DETAIL

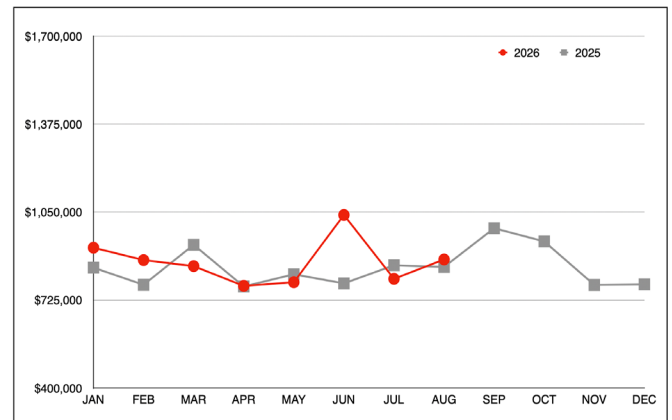
	2024	2025	2026	2025-2026
YTD Volume Sales	\$317,853,165	\$261,220,266	\$283,175,517	+8.4%
YTD Unit Sales	357	314	325	+3.5%
YTD New Listings	681	808	830	+2.72%
YTD Sales/Listings Ratio	52.42%	38.86%	39.16%	+0.76%
YTD Expired Listings	79	92	145	+57.61%
Monthly Volume Sales	\$31,899,670	\$38,127,900	\$47,249,388	+23.92%
Monthly Unit Sales	39	45	54	+20%
Monthly New Listings	75	96	100	+4.17%
Monthly Sales/Listings Ratio	49.37%	60.00%	54.00%	-6.25%
Monthly Expired Listings	20	13	29	+123.08%
YTD Sales: \$0-\$199K	6	4	4	No Change
YTD Sales: \$200k-349K	2	9	2	-77.78%
YTD Sales: \$350K-\$549K	32	26	33	+26.92%
YTD Sales: \$550K-\$749K	107	100	112	+12%
YTD Sales: \$750K-\$999K	110	110	100	-9.09%
YTD Sales: \$1M-\$2M	96	62	65	+4.84%
YTD Sales: \$2M+	7	4	10	+150%
YTD Average Days-On-Market	36.38	43.75	51.13	+16.86%
YTD Average Sale Price	\$882,095	\$829,703	\$865,903	+4.36%
YTD Median Sale Price	\$806,000	\$811,892	\$751,250	-7.47%

Centre Wellington MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

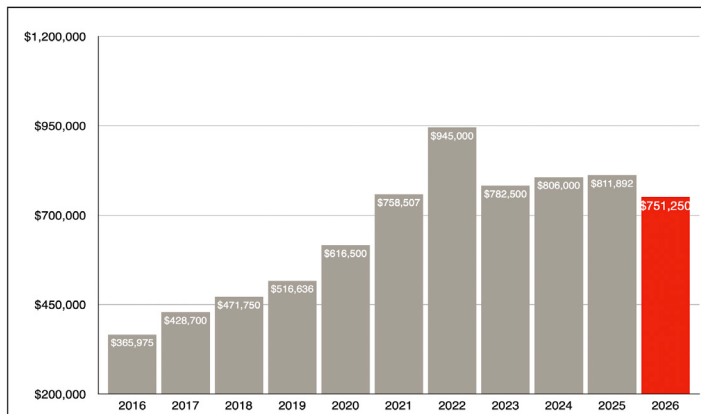


Year-Over-Year

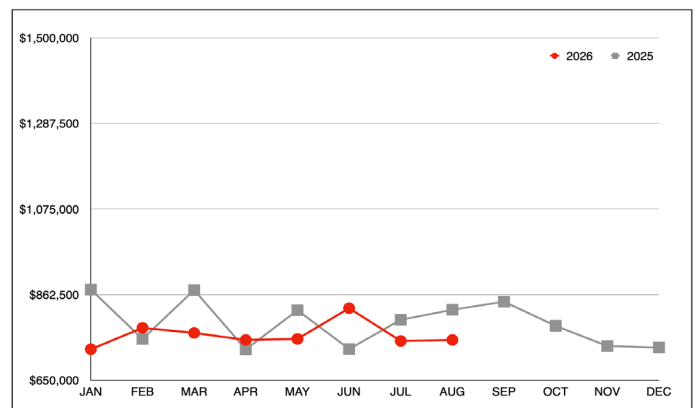


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



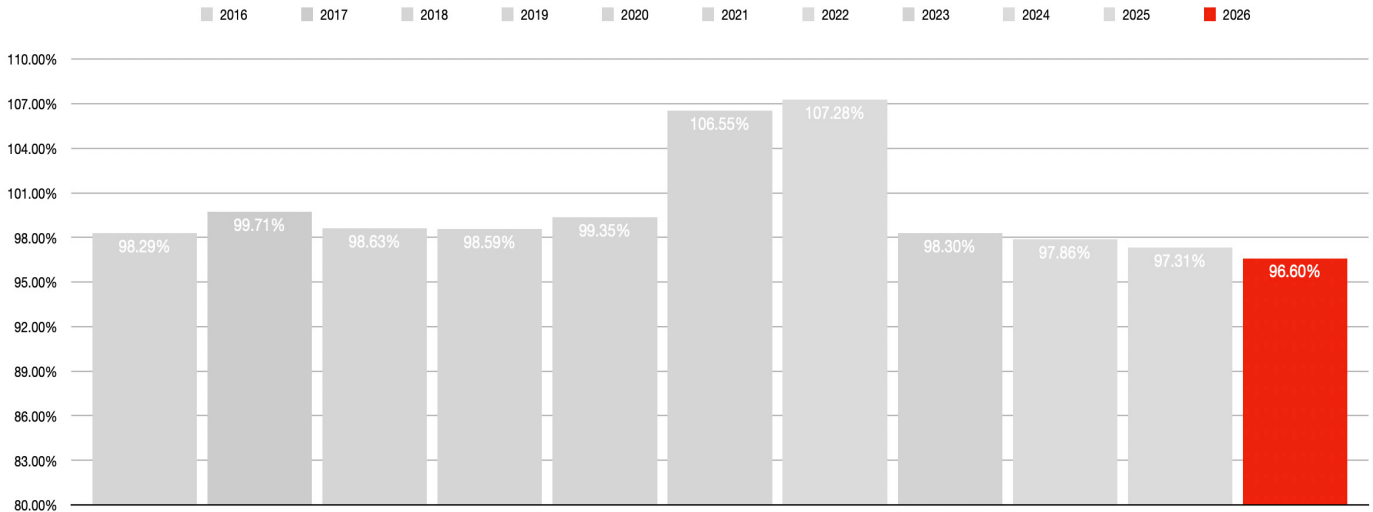
Year-Over-Year



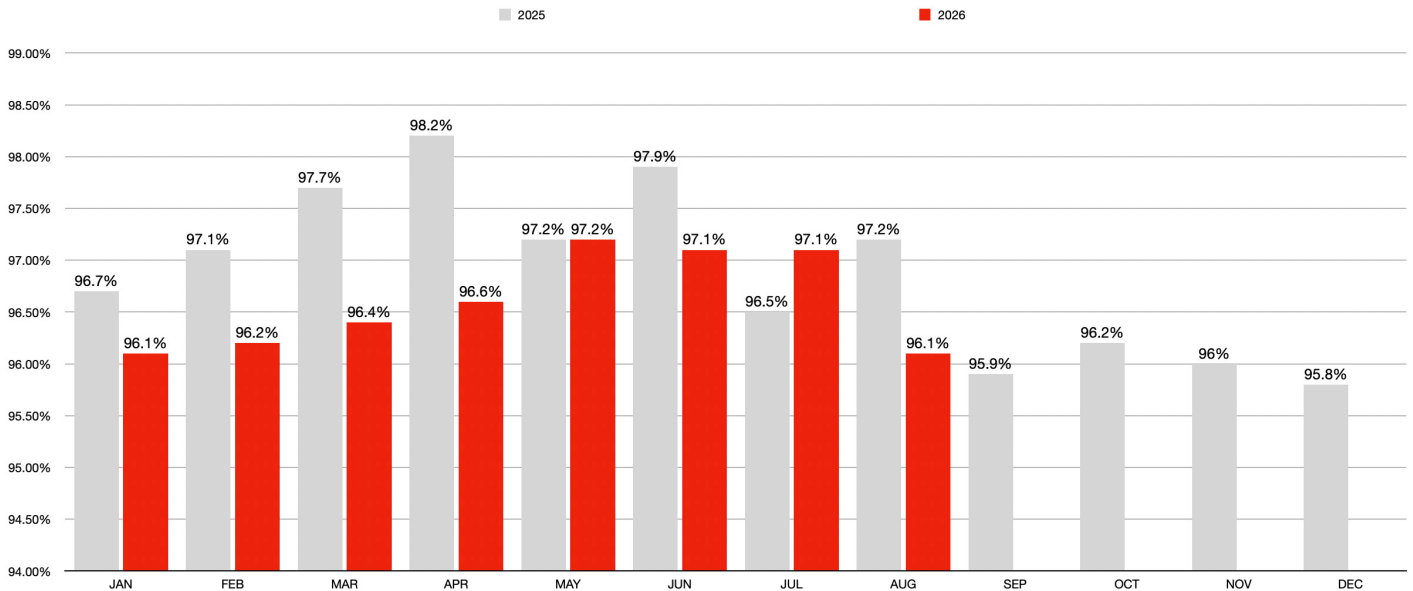
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

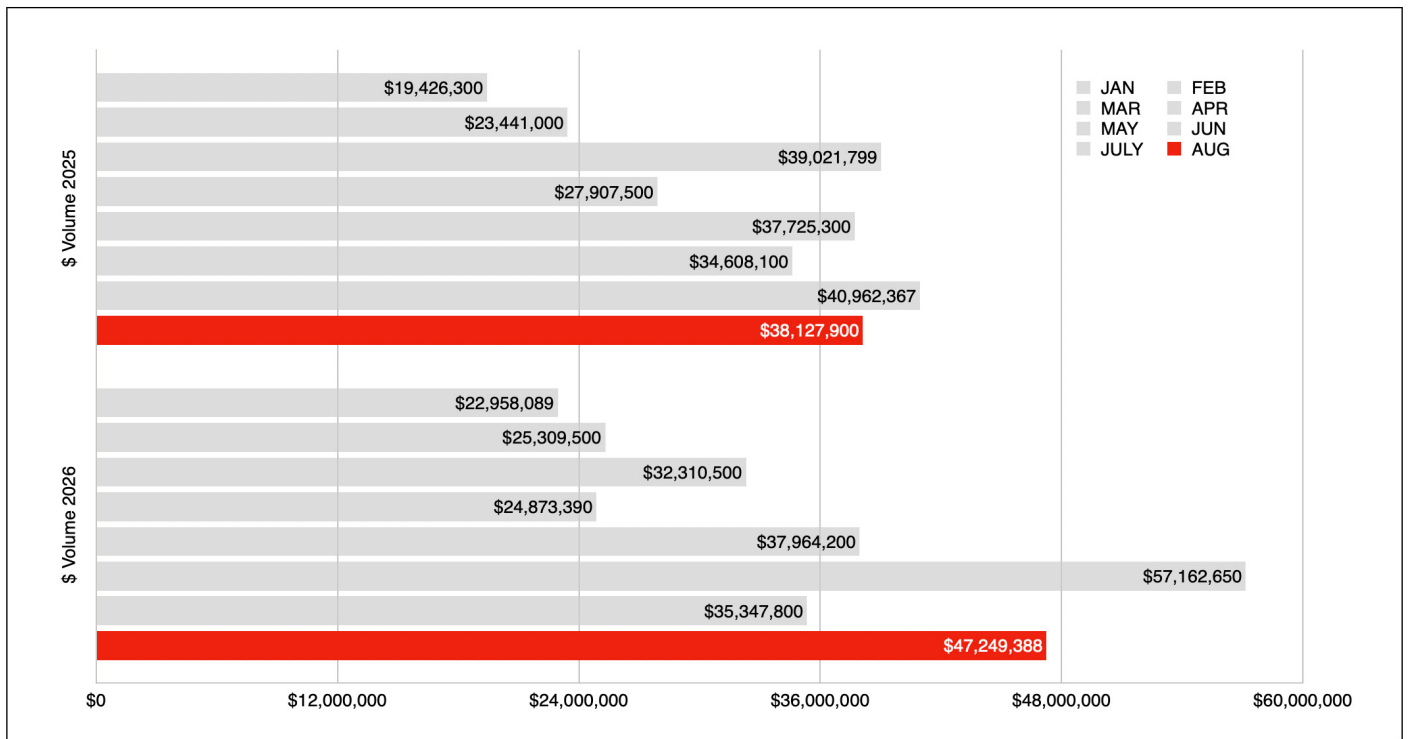


Year-Over-Year

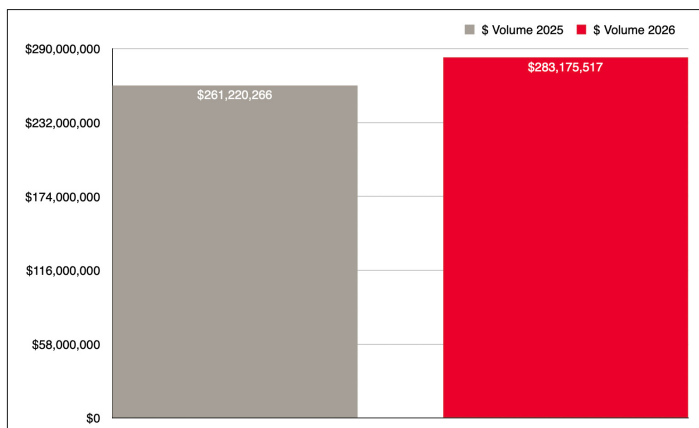


Month-Over-Month 2025 vs. 2026

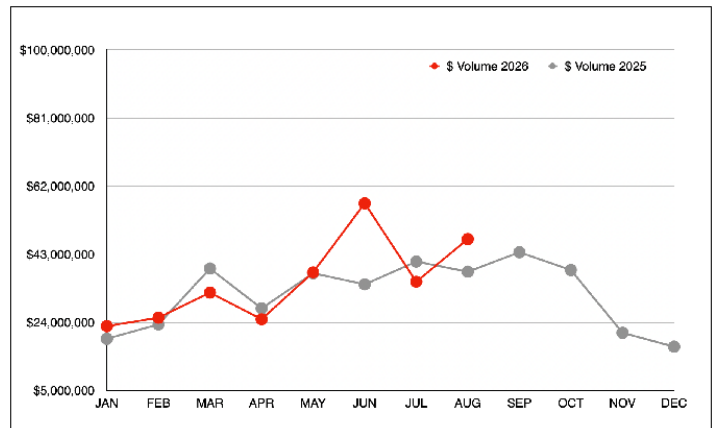
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

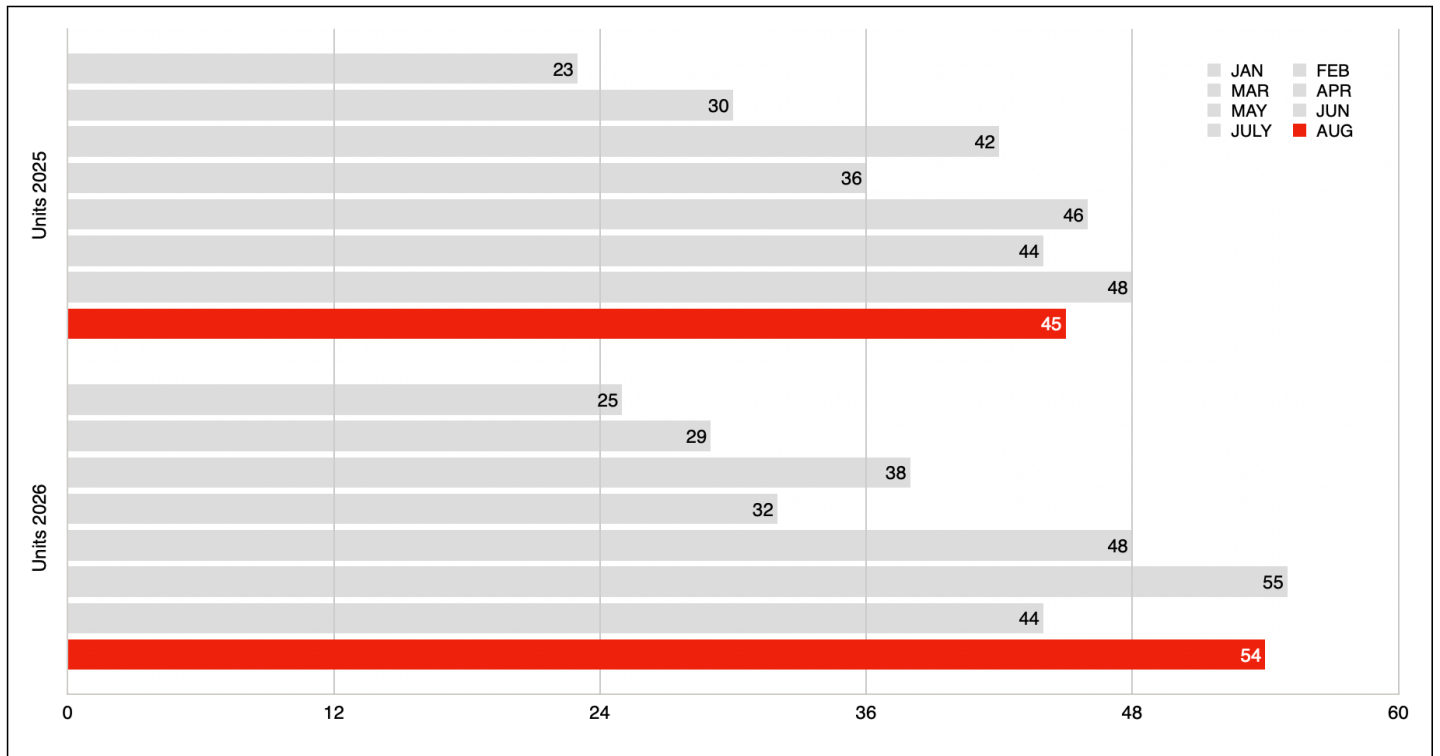


Yearly Totals 2025 vs. 2026

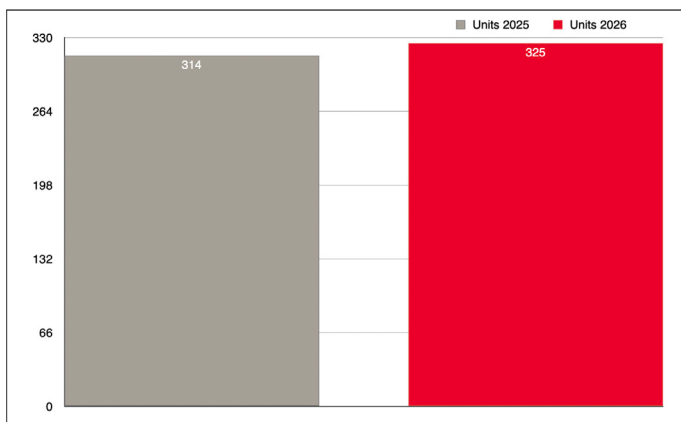


Month vs. Month 2025 vs. 2026

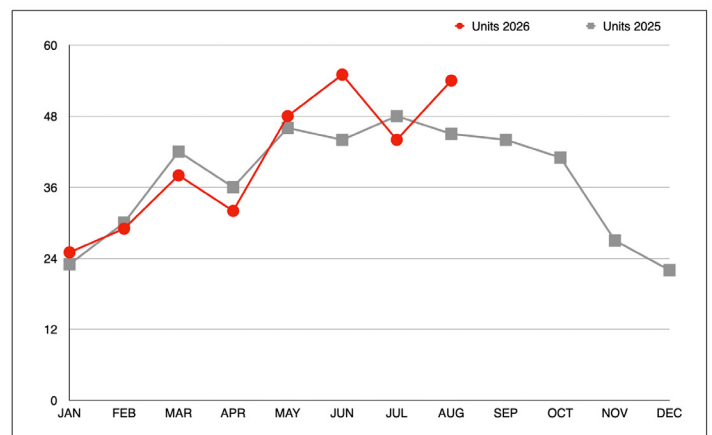
UNIT SALES



Monthly Comparison 2025 vs. 2026

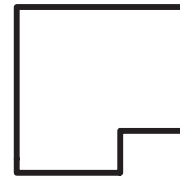


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



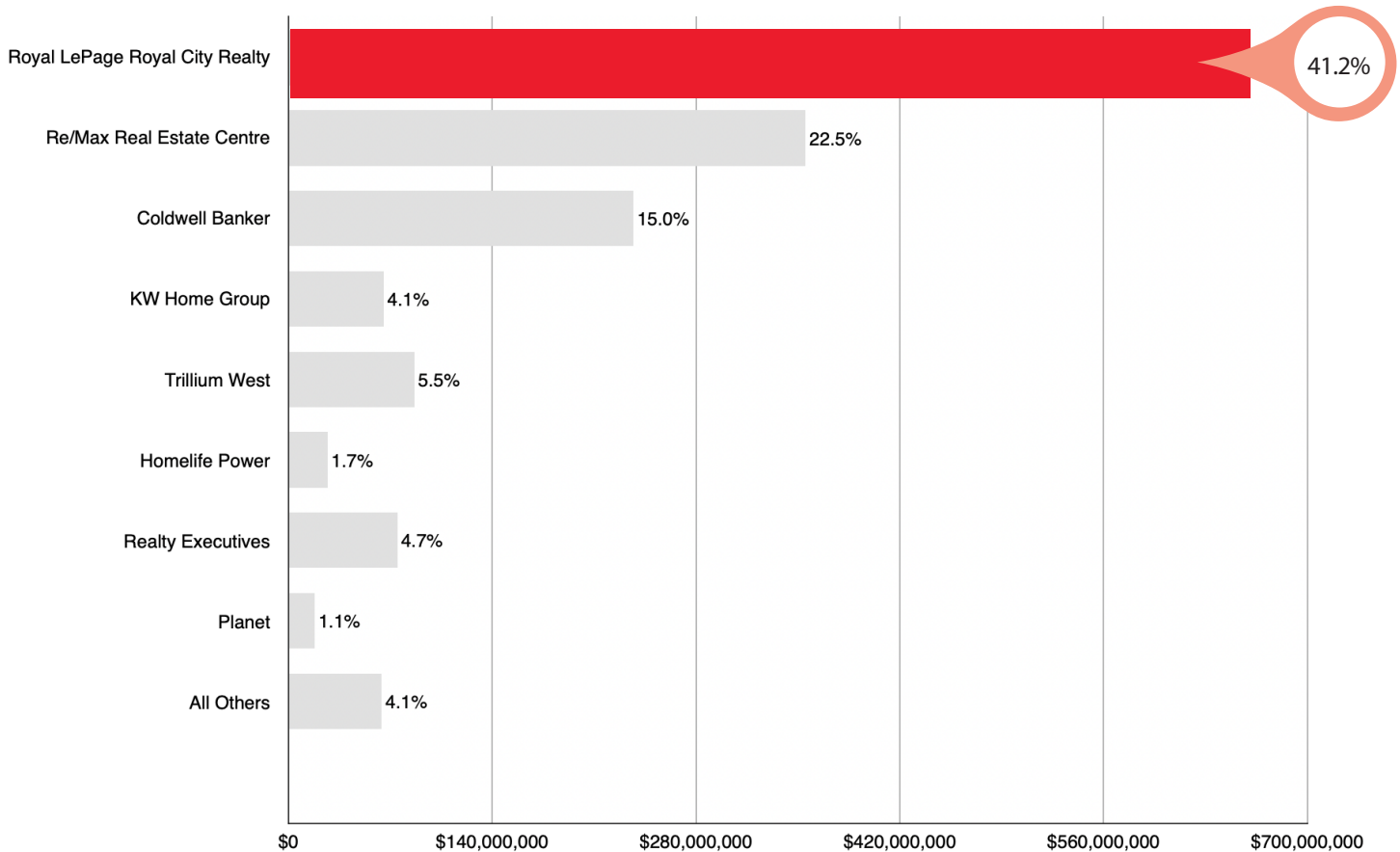
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$238,542,217 +5.27%	 \$44,633,300 +28.93%	 \$915,000 -58.41%
YTD Unit Sales	 264 +1.15%	 61 +15.09%	 3 -25%
YTD Average Sale Price	 \$903,569 +4.07%	 \$731,693 +12.02%	 \$305,000 -44.55%
August Sales Volume	 \$38,115,388 +29.06%	 \$9,134,000 +6.27%	 \$0 N/A
August Unit Sales	 43 +38.71%	 11 -21.43%	 0% N/A

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of August 31, 2026.

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

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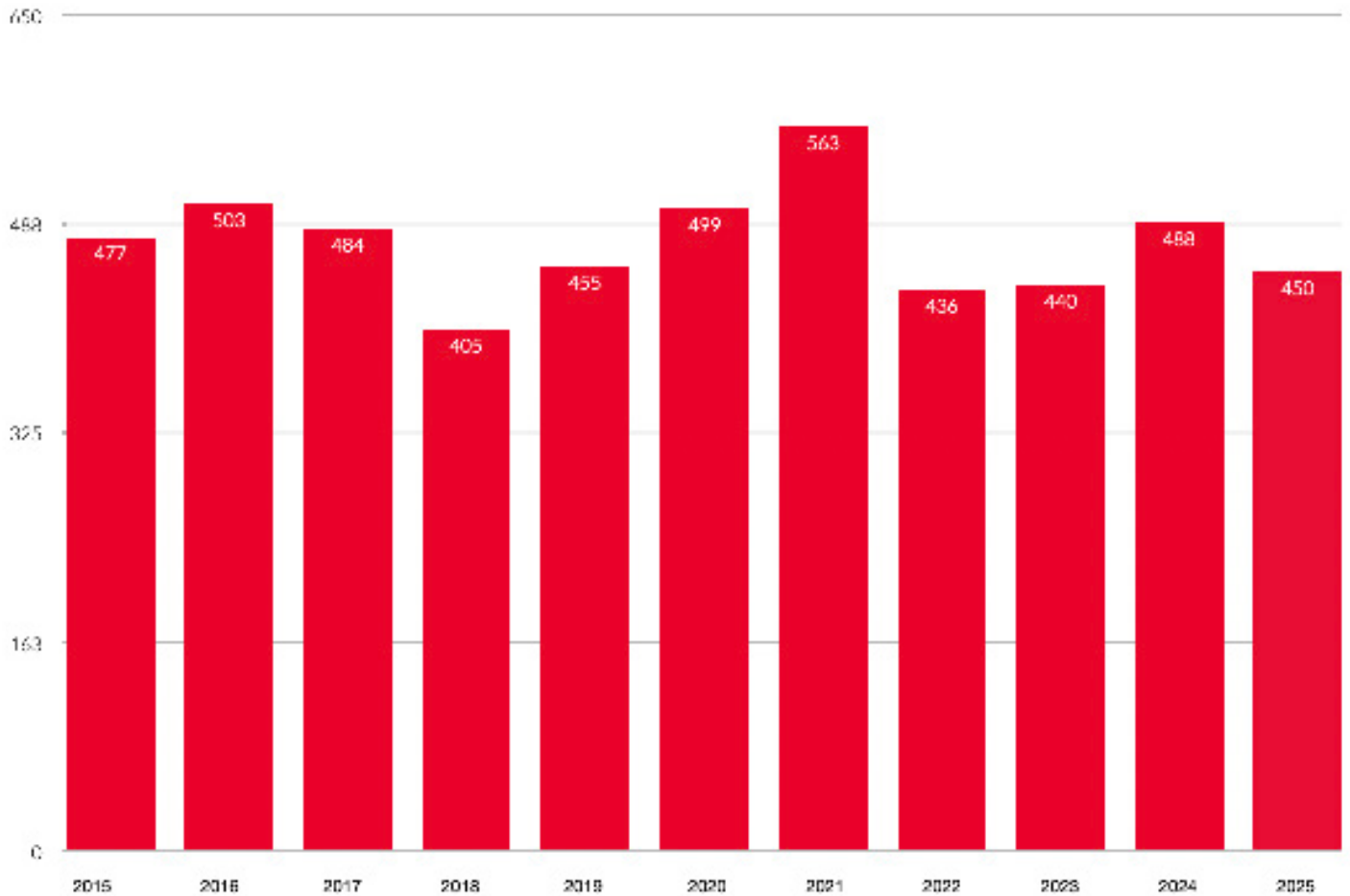
MARKET DOMINANCE



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



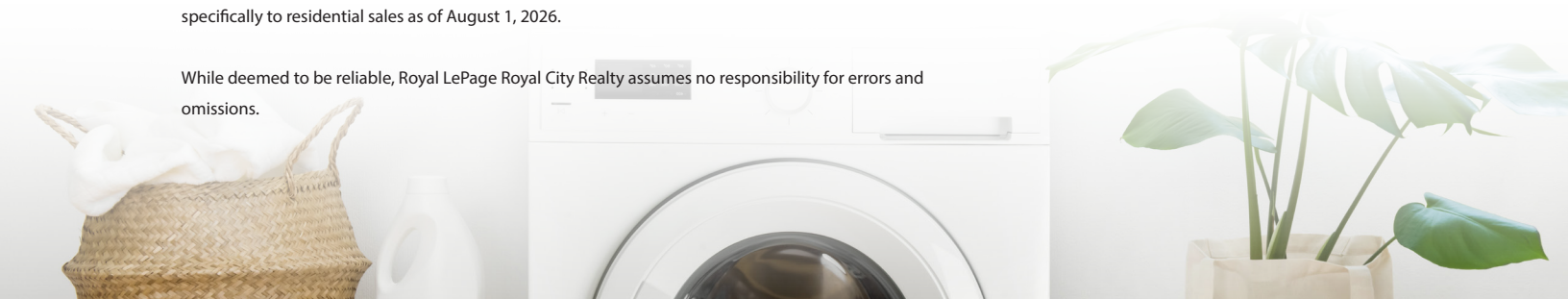
10 YEAR MARKET ANALYSIS



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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