2026 AUGUST

GUELPH/ERAMOSA

Real Estate Market Report

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

OVERVIEW

BUYER'S MARKET

Guelph/Eramosa moved back into buyer's market territory through August, with the year-to-date sales-to-listings ratio sitting at 38.38%, just below the 39% threshold. August pricing softened year over year, as the median sale price declined 8.54% to $937,500, while the average sale price decreased 22.02% to $918,250. Sales activity slowed significantly, with sales volume falling 76.03% to $3.67M and unit sales declining 69.23% to 4 transactions. New listings increased 41.67% to 34, while expired listings decreased 50.00% to 4. With the monthly sales-to-listings ratio at 11.76%, buyer-favourable conditions returned across Guelph/Eramosa through August.

August year-over-year sales volume of $3,673,000

Down 76.03% from 2025's $15,322,500 with unit sales of 4 down 69.23% from last August's 13. New listings of 34 are up 41.67% from a year ago, with the sales/listing ratio of 11.76% down 42.40%.

Year-to-date sales volume of $115,606,228

Up 8.63% from 2025's $106,421,462 with unit sales of 109 up 14.74% from 2025's 95. New listings of 284 are up 5.97% from a year ago, with the sales/listing ratio of 38.38% up 8.27%.

Year-to-date average sale price of $1,002,284

Down from $1,111,087 one year ago, with median sale price of $966,250 down from $1,038,750 one year ago. Average days-on-market of 40 is essentially unchanged from last year.

AUGUST NUMBERS

Median Sale Price
$937,500
-8.54%

Average Sale Price
$918,250
-22.09%

Sales Volume
$3,673,000
-76.03%

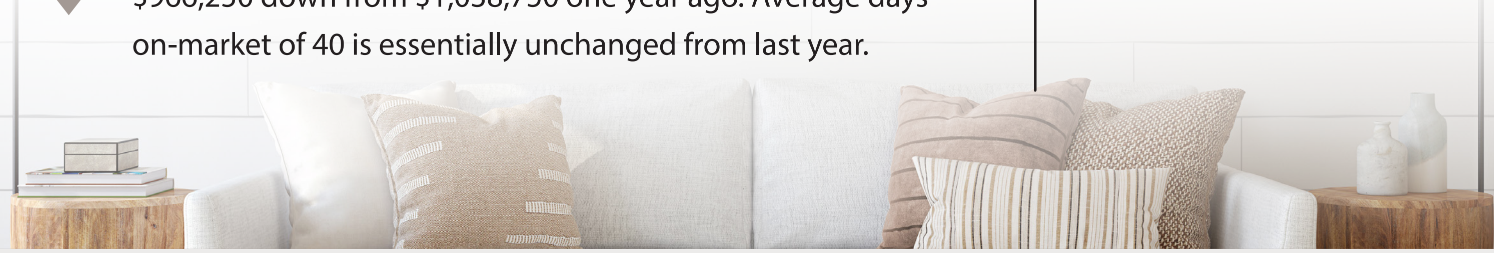
Unit Sales
4
-69.23%

New Listings
34
+41.67%

Expired Listings
4
-50.00%

Unit Sales/Listings Ratio
11.76%
-42.40%

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

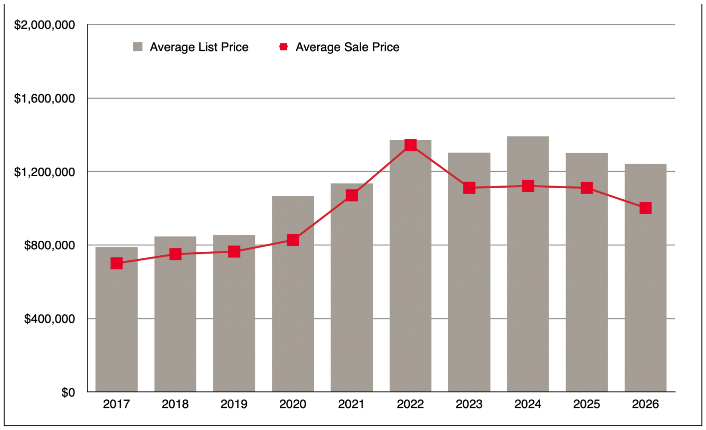


THE MARKET IN DETAIL

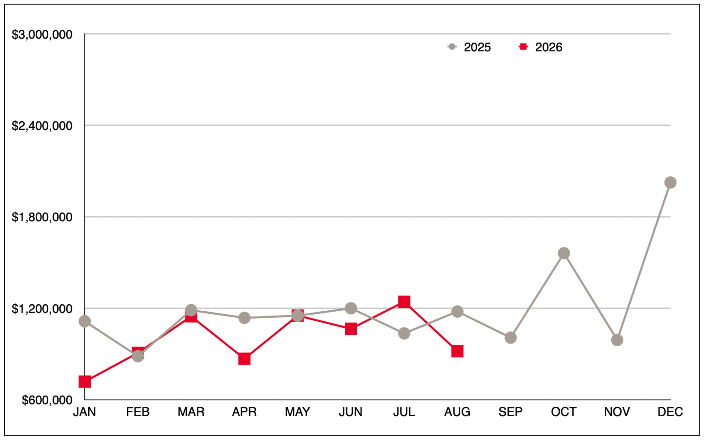
	2024	2025	2026	2025-2026
YTD Volume Sales	$85,168,650	$106,421,462	$115,606,228	+8.63%
YTD Unit Sales	77	95	109	+14.74%
YTD New Listings	212	268	284	+5.97%
YTD Sales/Listings Ratio	36.32%	35.45%	38.38%	+8.27%
YTD Expired Listings	24	31	40	+29.03%
Monthly Volume Sales	$12,626,500	$15,322,500	$3,673,000	-76.03%
Monthly Unit Sales	11	13	4	-69.23%
Monthly New Listings	20	24	34	+41.67%
Monthly Sales/Listings Ratio	55.00%	54.17%	11.76%	-78.28%
Monthly Expired Listings	6	8	4	-50%
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	6	14	9	-35.71%
YTD Sales: $750K-$999K	25	27	52	+92.59%
YTD Sales: $1M- $2M	43	50	45	-10%
YTD Sales: $2M+	2	4	1	-75%
YTD Average Days-On-Market	33.88	40.25	40.13	-0.31%
YTD Average Sale Price	$1,121,498	$1,111,087	$1,002,284	-9.79%
YTD Median Sale Price	$1,034,250	$1,038,750	$966,250	-6.98%

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

AVERAGE SALE PRICE

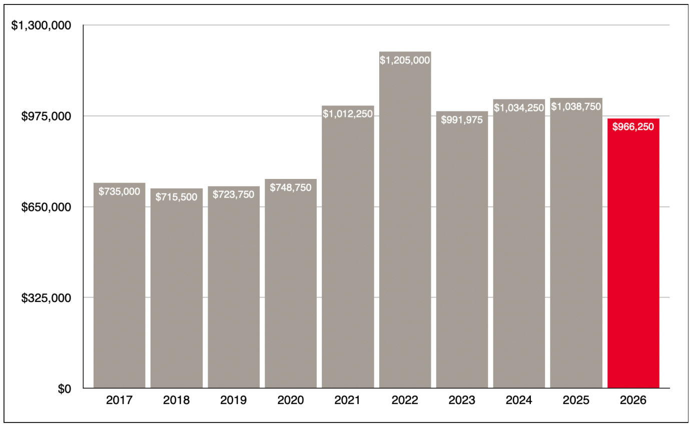


Year-Over-Year

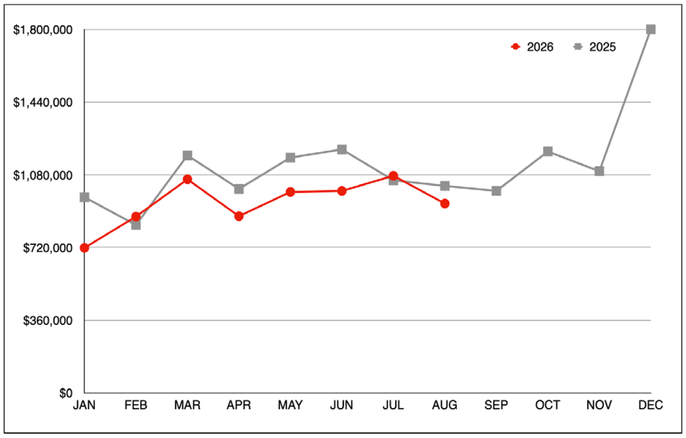


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



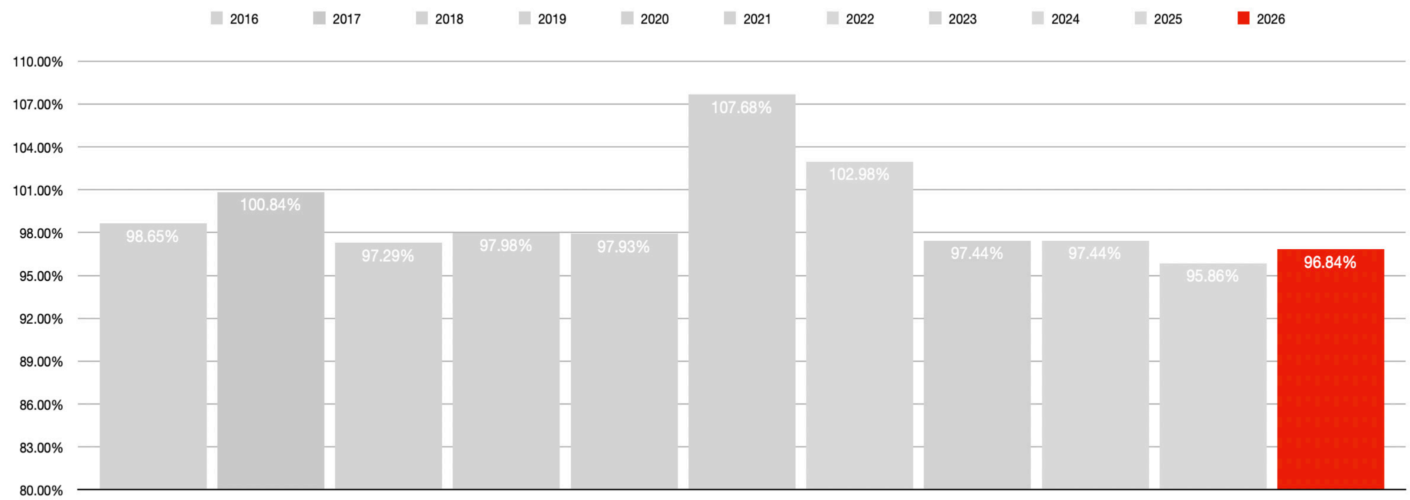
Year-Over-Year



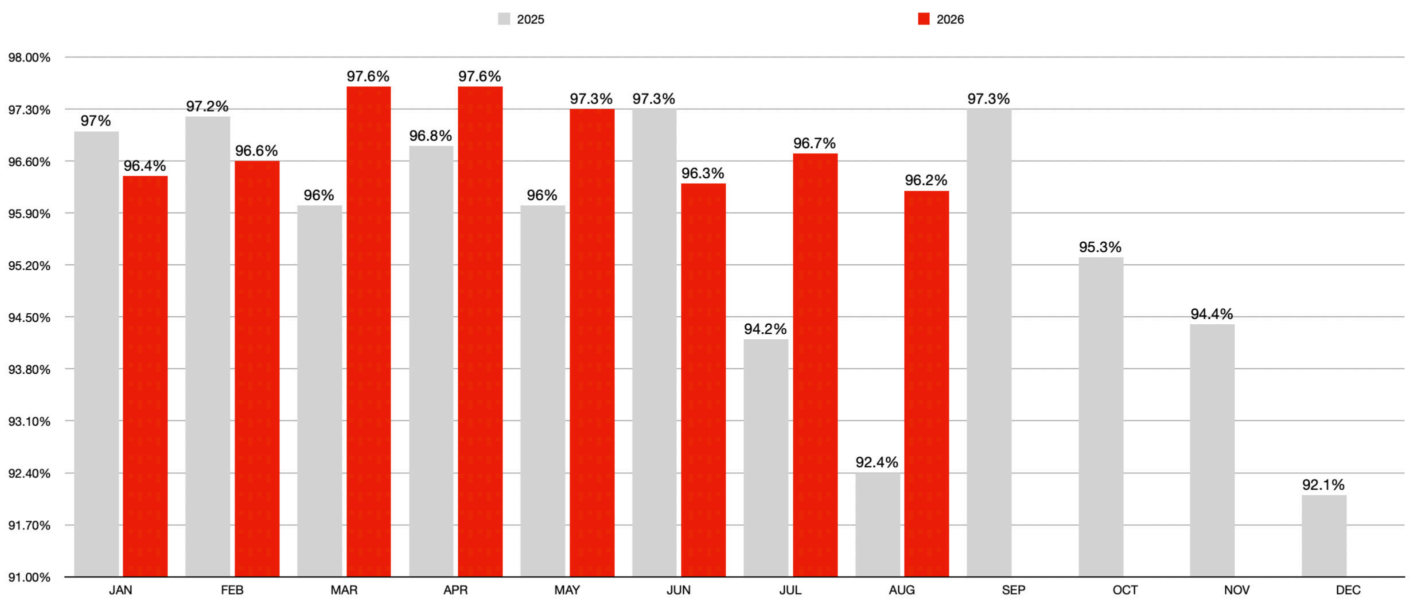
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO



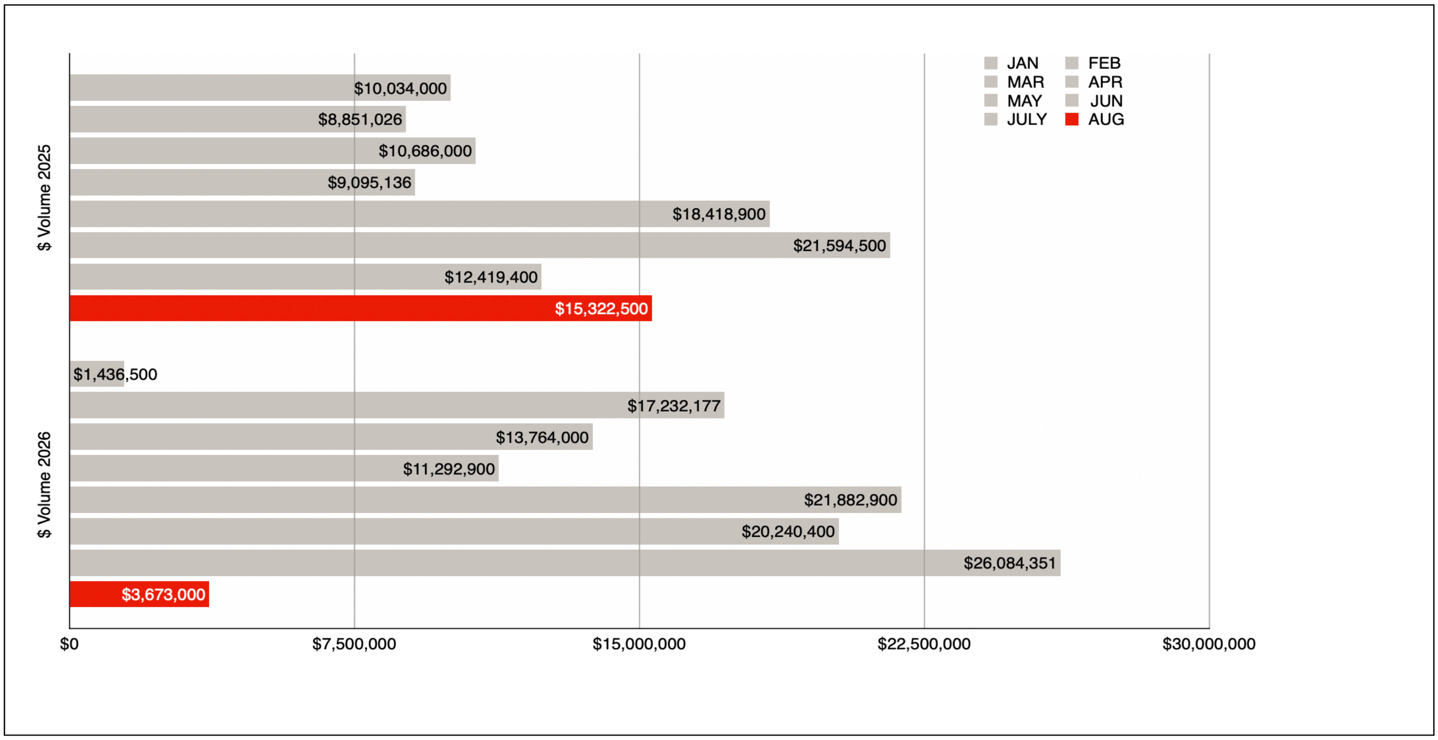
Year-Over-Year



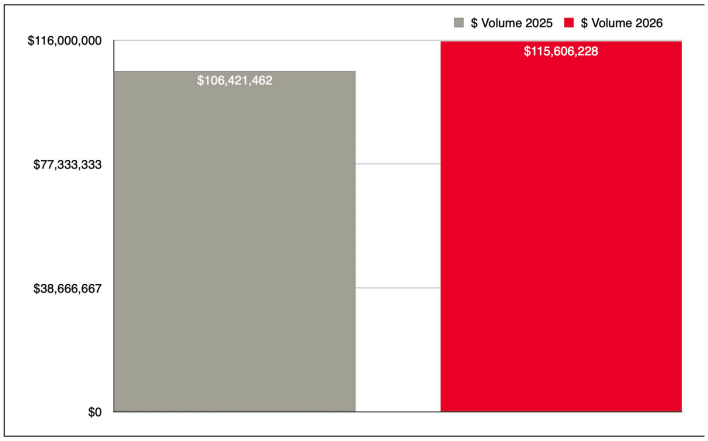
Month-Over-Month 2025 vs. 2026

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

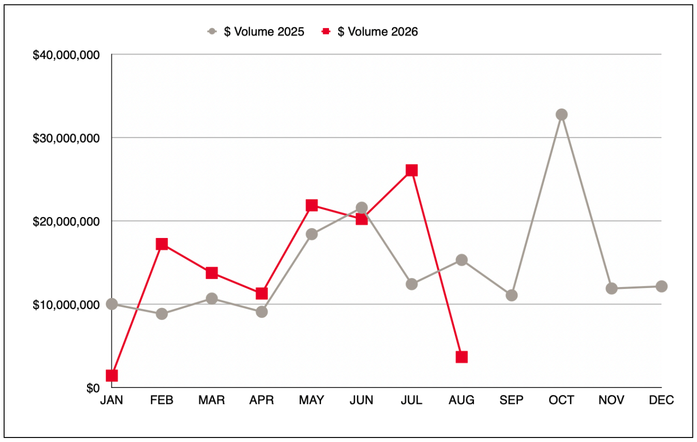
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

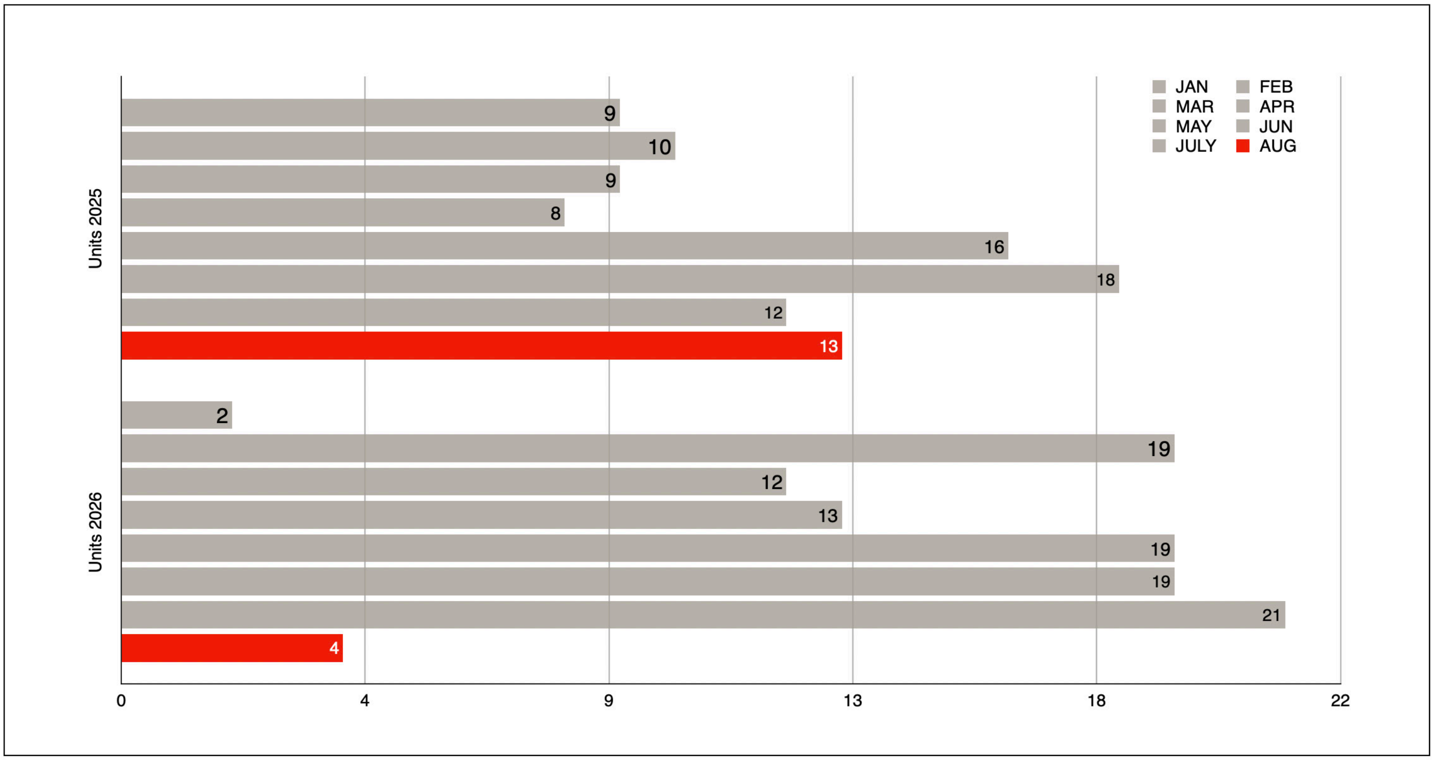


Yearly Totals 2025 vs. 2026

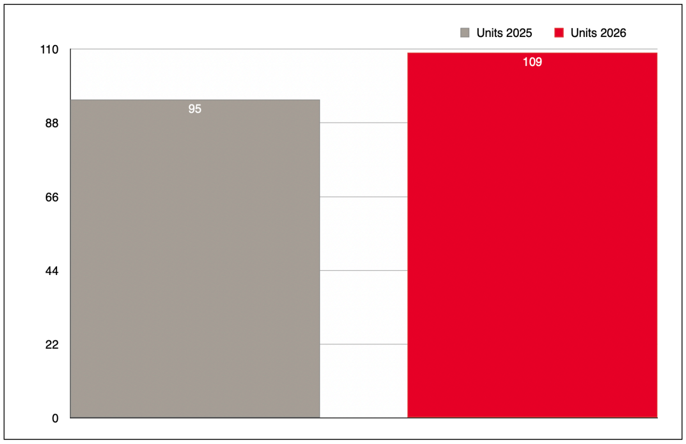


Month vs. Month 2025 vs. 2026

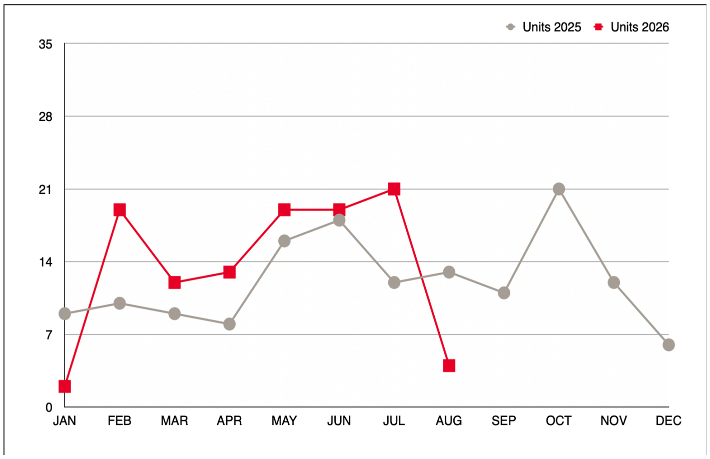
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

SALES BY TYPE

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$112,621,728 +15.5%	$2,984,500 -66.5%	$2,087,500 +174.67%
YTD Unit Sales	104 +25.3%	5 -58.33%	3 +200%
YTD Average Sale Price	$1,082,901 -7.83%	$596,900 -19.61%	$695,833.33 -8.44%
August Sales Volume	$2,975,000 -80.58%	$698,000 +100%	$0 -100%
August Unit Sales	3 -76.92%	1 unit +100%	0 -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 August 31, 2026.

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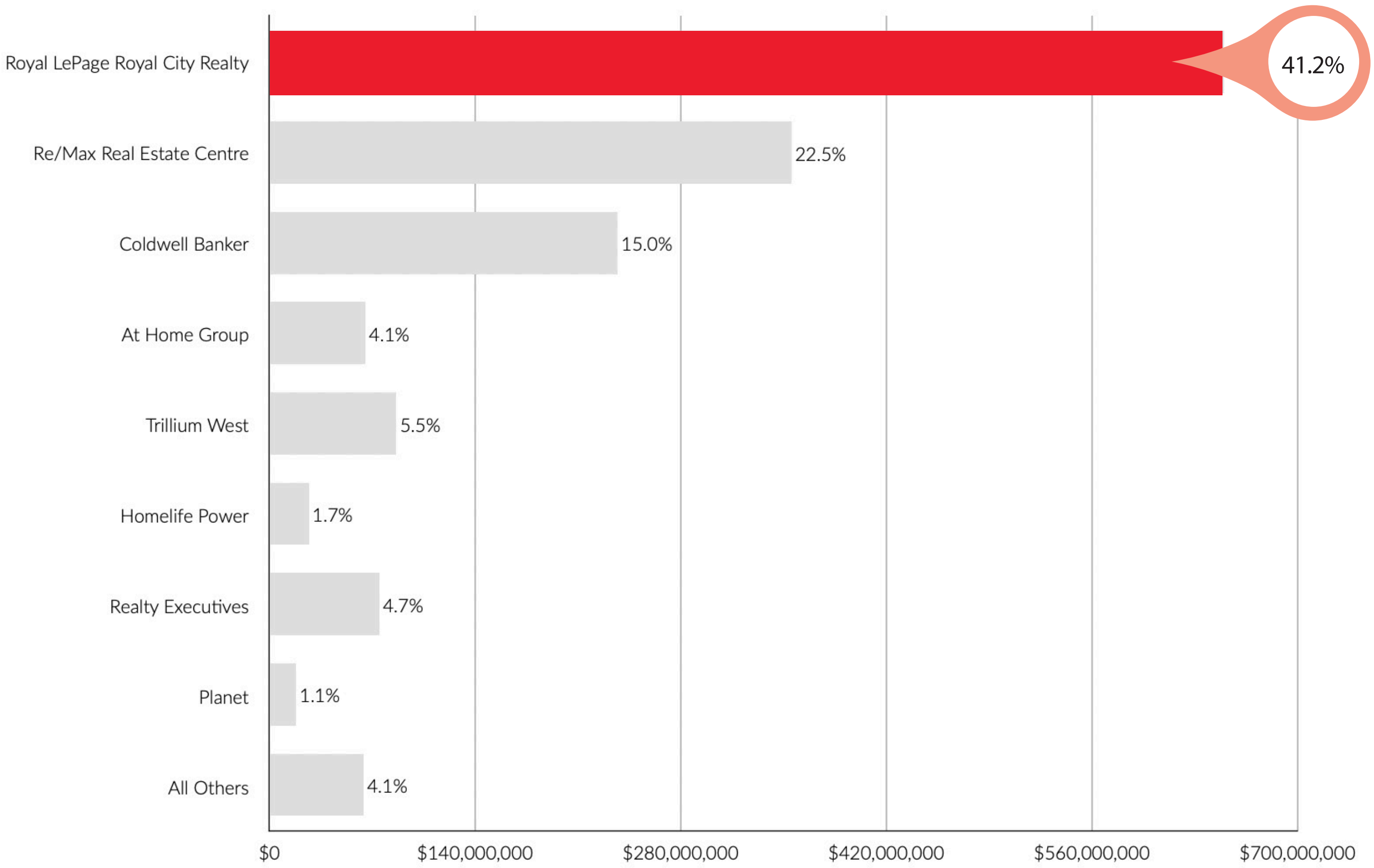
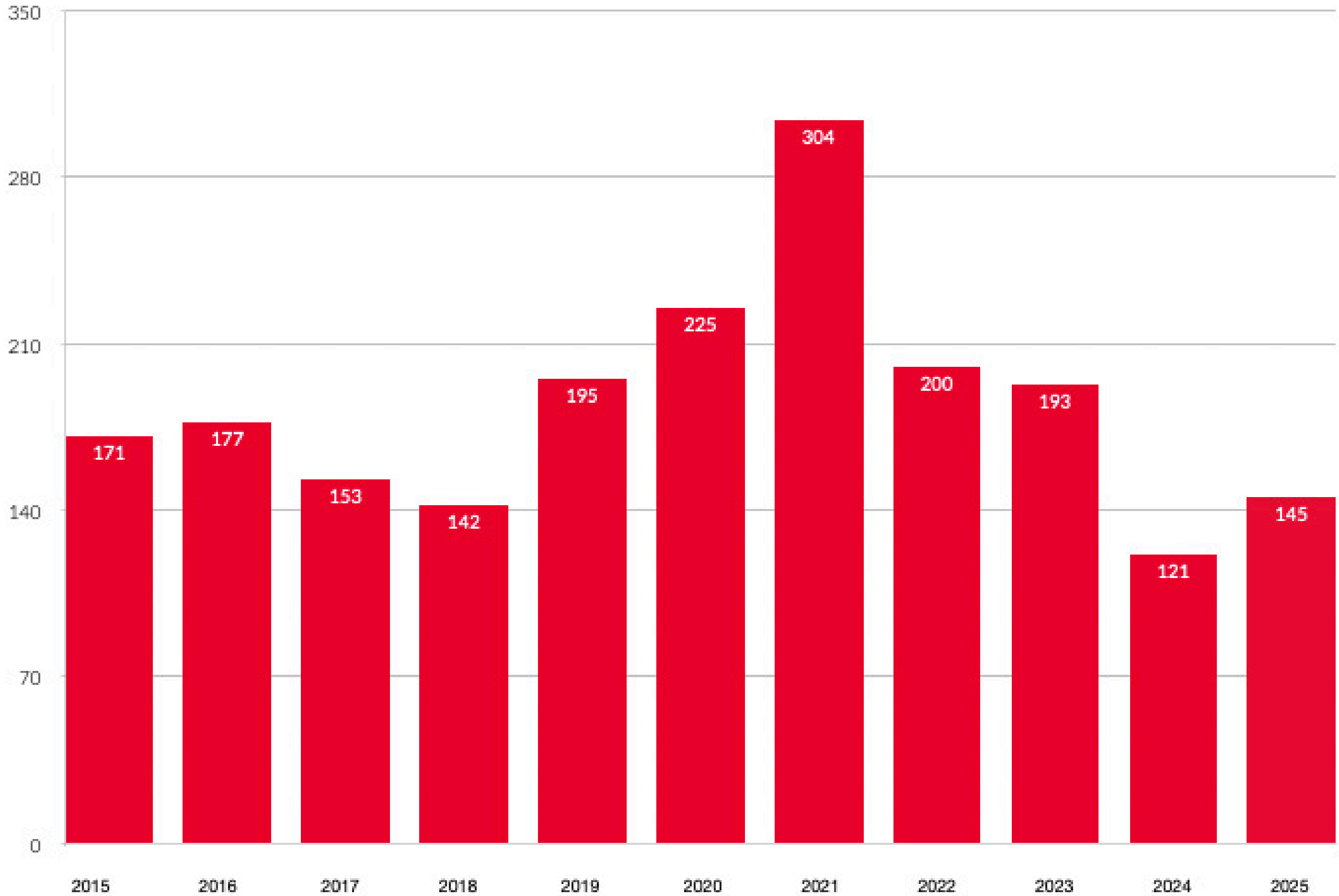
MARKET DOMINANCE



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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