



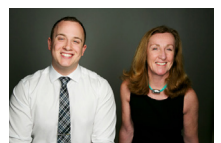
2024 MARCH

CITY OF GUELPH

Real Estate Market Report



The Dodd Team
— OPENING DOORS FOR YOU —



Jeff Dodd & Cathy Dodd

Sales Representatives

519-824-9050

jeffdodd@royallepage.ca | cathydodd@royallepage.ca

thedoddteam.ca

OVERVIEW

BALANCED MARKET

The City of Guelph real estate market continues to be a balanced market despite both unit sales and sales volume being lower than they were this time last year. Both average and median sale prices remain higher than they were this time last year, showing some strength to this market.

March year-over-year sales volume of \$130,331,851

Down 6.46% from 2023's \$139,338,740 with unit sales of 166 down 9.78% from last March's 184. New listings of 289 are up 16.06% from a year ago, with the sales/listing ratio of 57.44% down 16.46%.

Year-to-date sales volume of \$317,365,243

Down 0.09% from 2023's \$317,666,181 with unit sales of 403 down from 421 in 2023. New listings of 692 are up 12.52% from a year ago, with the sales/listing ratio of 58.24% down 10.22%.

Year-to-date average sale price of \$785,703

Up from \$748,680 one year ago with median sale price of \$750,000 up from \$737,500 one year ago. Average days-on-market of 27.33 is up 5.66 days from last year.

MARCH NUMBERS

Median Sale Price

\$750,000

+1.56%

Average Sale Price

\$785,132

+3.68%

Sales Volume

\$130,331,851

-6.46%

Unit Sales

166

-9.78%

New Listings

289

+16.06%

Expired Listings

17

+142.86%

Unit Sales/Listings Ratio

57.44%

-16.46%

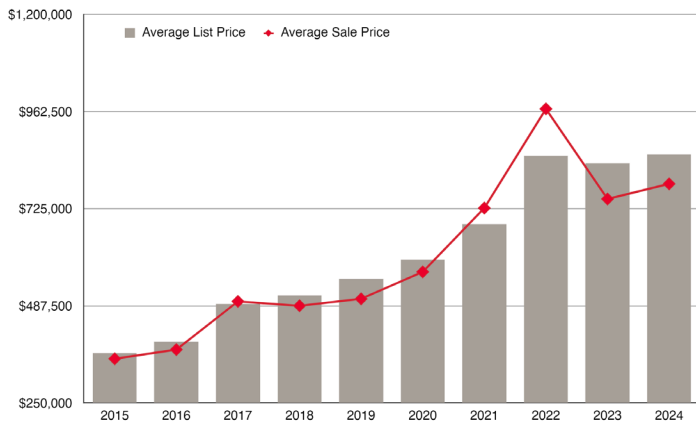
*Year-over-year comparison
(March 2024 vs. March 2023)*

THE MARKET IN DETAIL

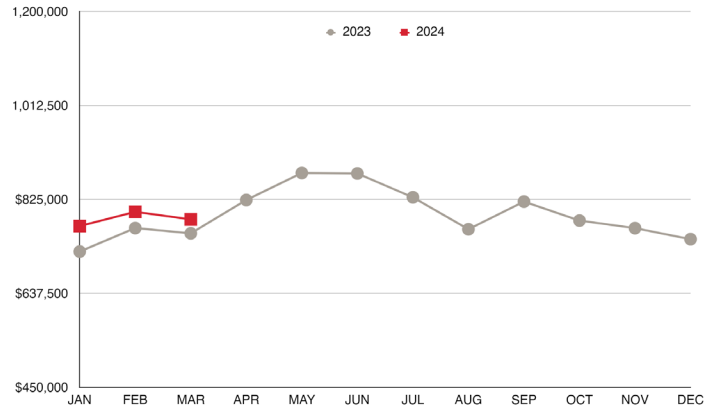
	2022	2023	2024	2023-2024
YTD Volume Sales	CA\$630,731,947	CA\$317,666,181	CA\$317,365,243	-0.09%
YTD Unit Sales	651	421	403	-4.28%
YTD New Listings	896	615	692	+12.52%
YTD Sales/Listings Ratio	72.66%	68.46%	58.24%	-10.22%
YTD Expired Listings	9	25	60	+140%
Monthly Volume Sales	CA\$249,396,505	CA\$139,338,740	CA\$130,331,851	-6.46%
Monthly Unit Sales	257	184	166	-9.78%
Monthly New Listings	385	249	289	+16.06%
Monthly Sales/Listings Ratio	66.75%	73.90%	57.44%	-16.46%
Monthly Expired Listings	3	7	17	+142.86%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	3	1	1	No Change
YTD Sales: \$350K-\$549K	25	78	59	-24.36%
YTD Sales: \$550K-\$749K	118	148	138	-6.76%
YTD Sales: \$750K-\$999K	257	147	145	-1.36%
YTD Sales: \$1M+	248	47	60	+27.66%
YTD Average Days-On-Market	7.33	21.67	27.33	+26.15%
YTD Average Sale Price	CA\$969,091	CA\$748,680	CA\$785,703	+4.95%
YTD Median Sale Price	CA\$925,000	CA\$737,500	CA\$750,000	+1.69%

City of Guelph MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

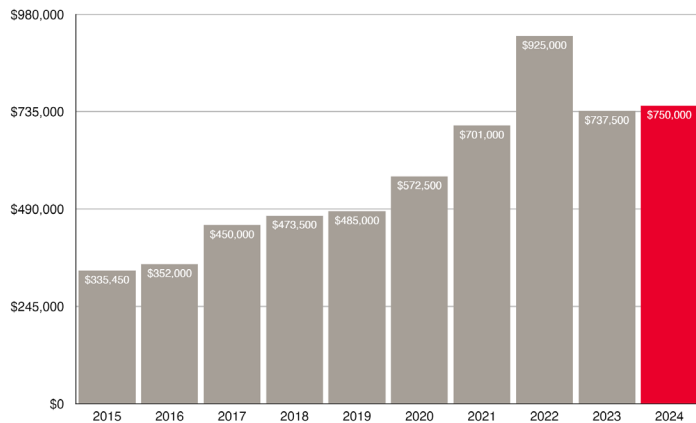


Year-Over-Year

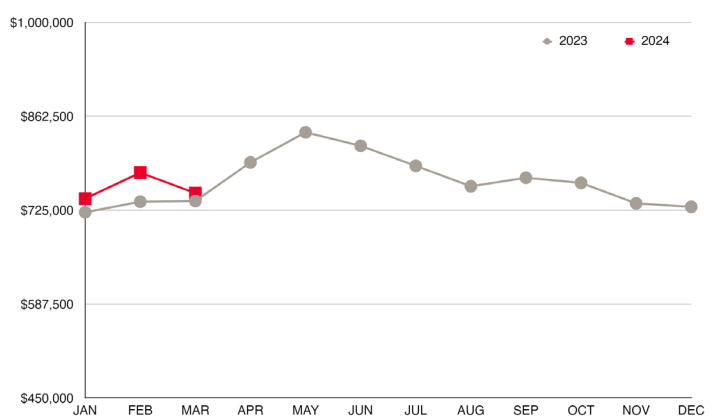


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



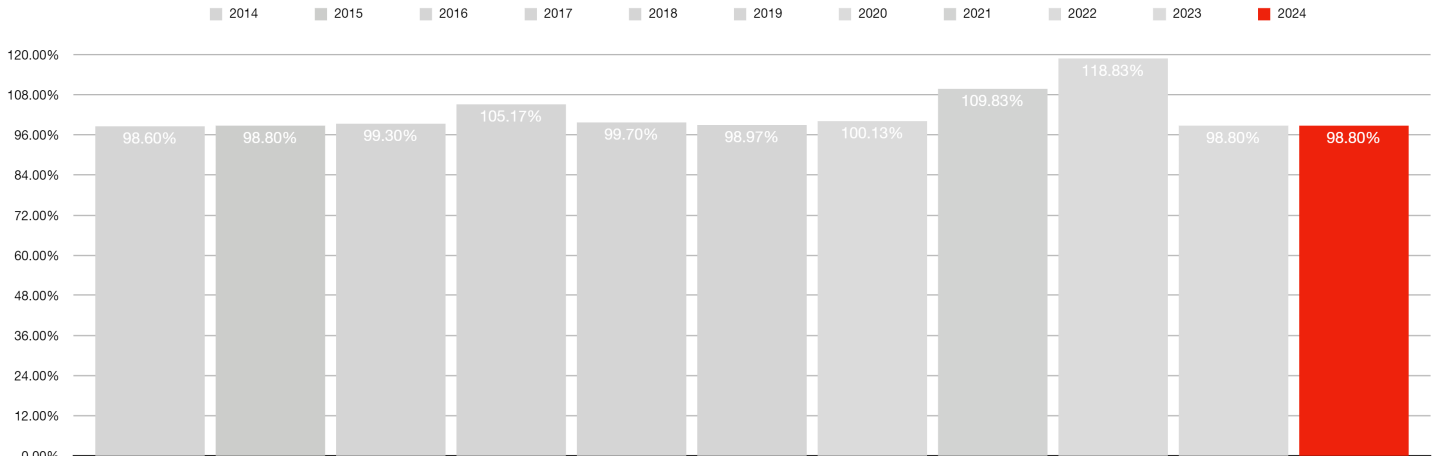
Year-Over-Year



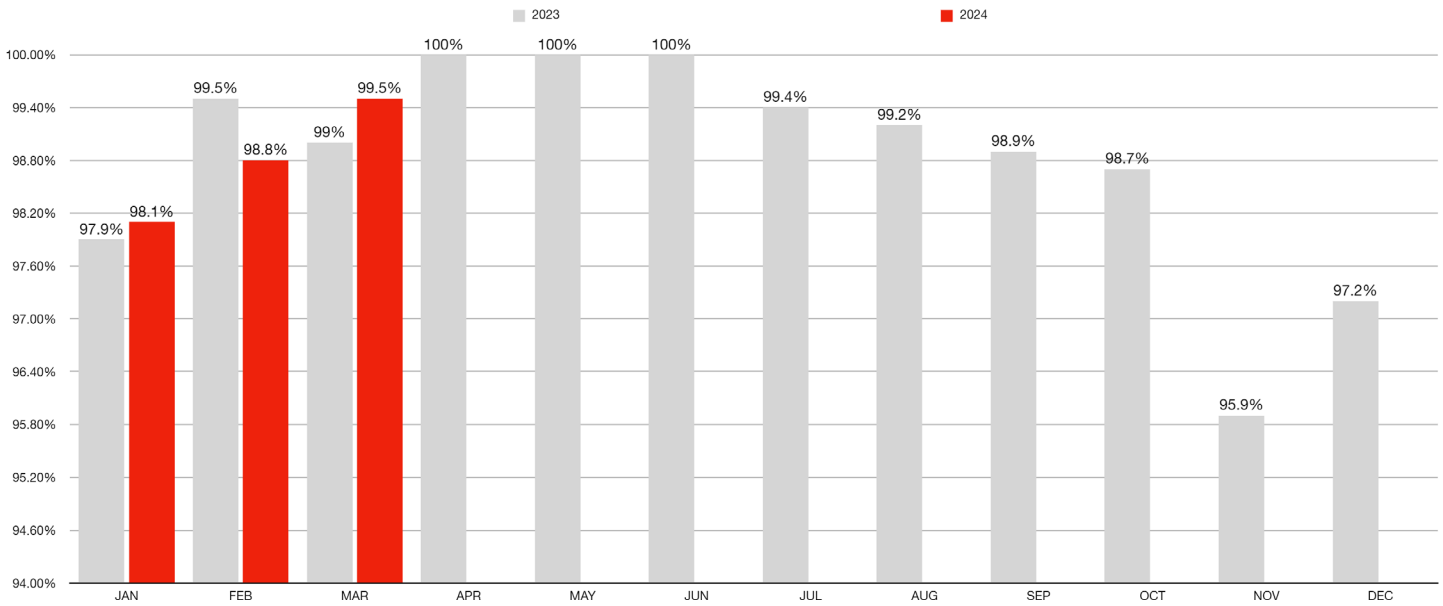
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

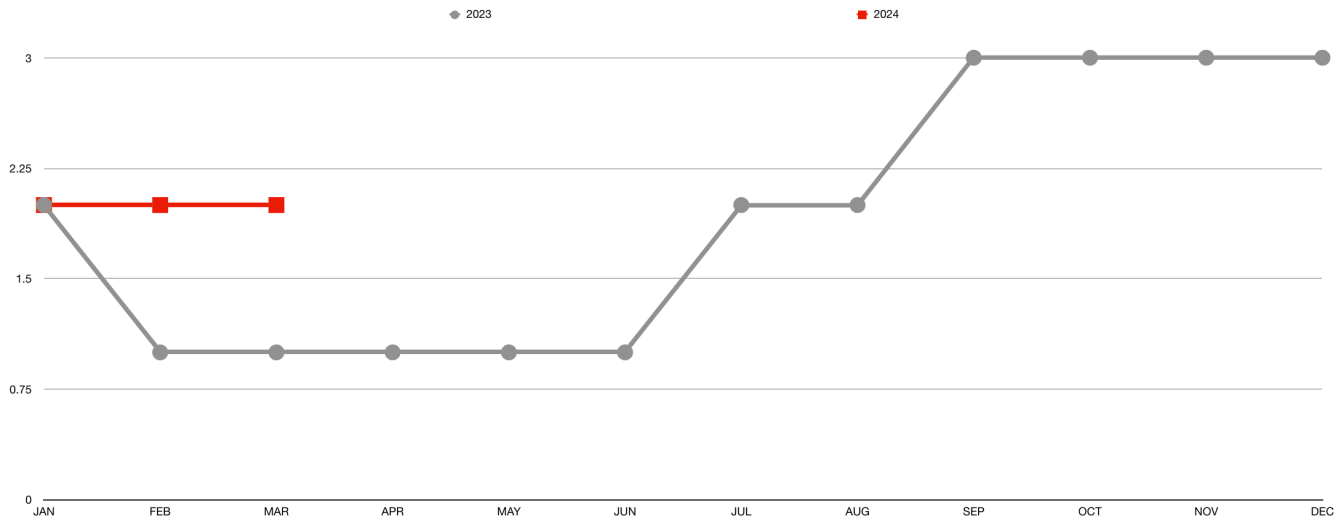


Year-Over-Year

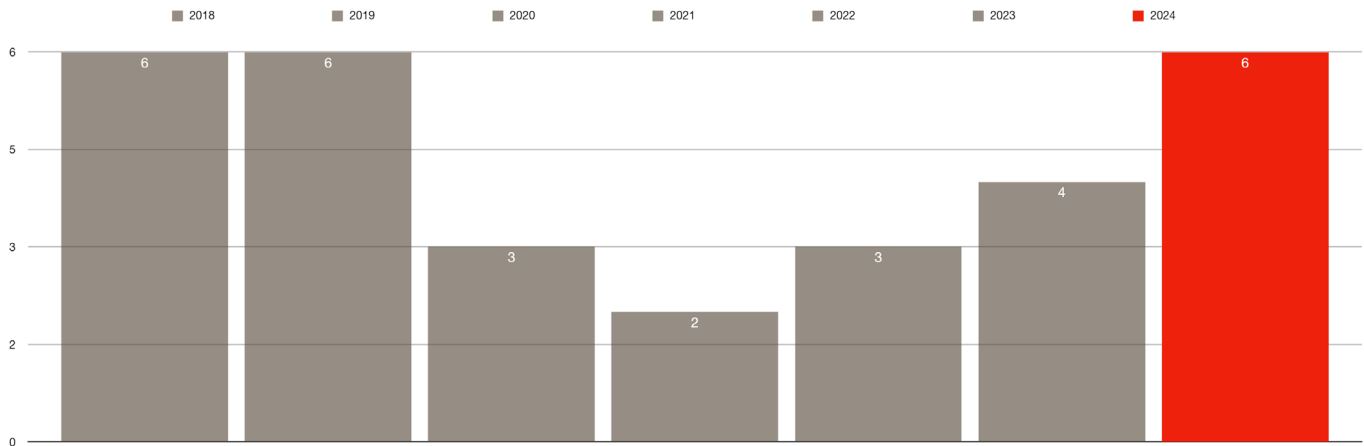


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

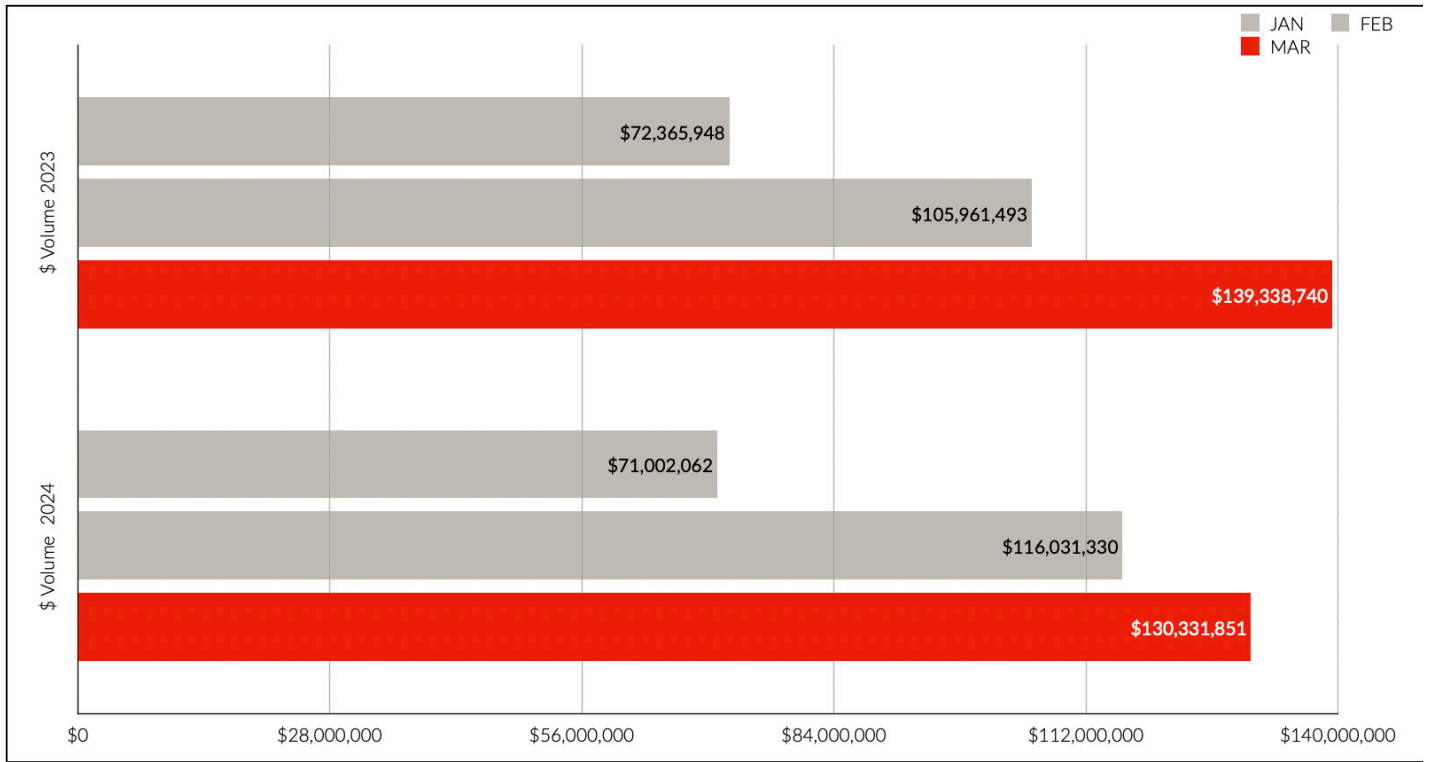


Month-Over-Month 2023 vs. 2024

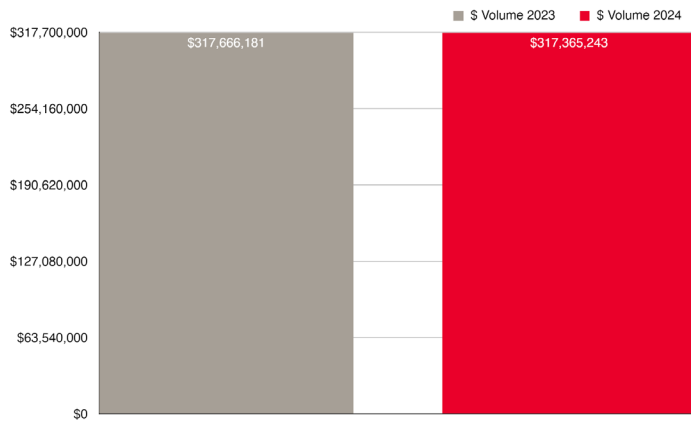


Year-Over-Year

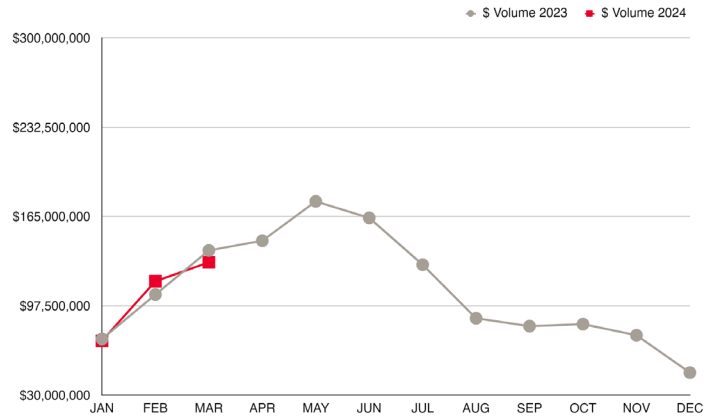
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

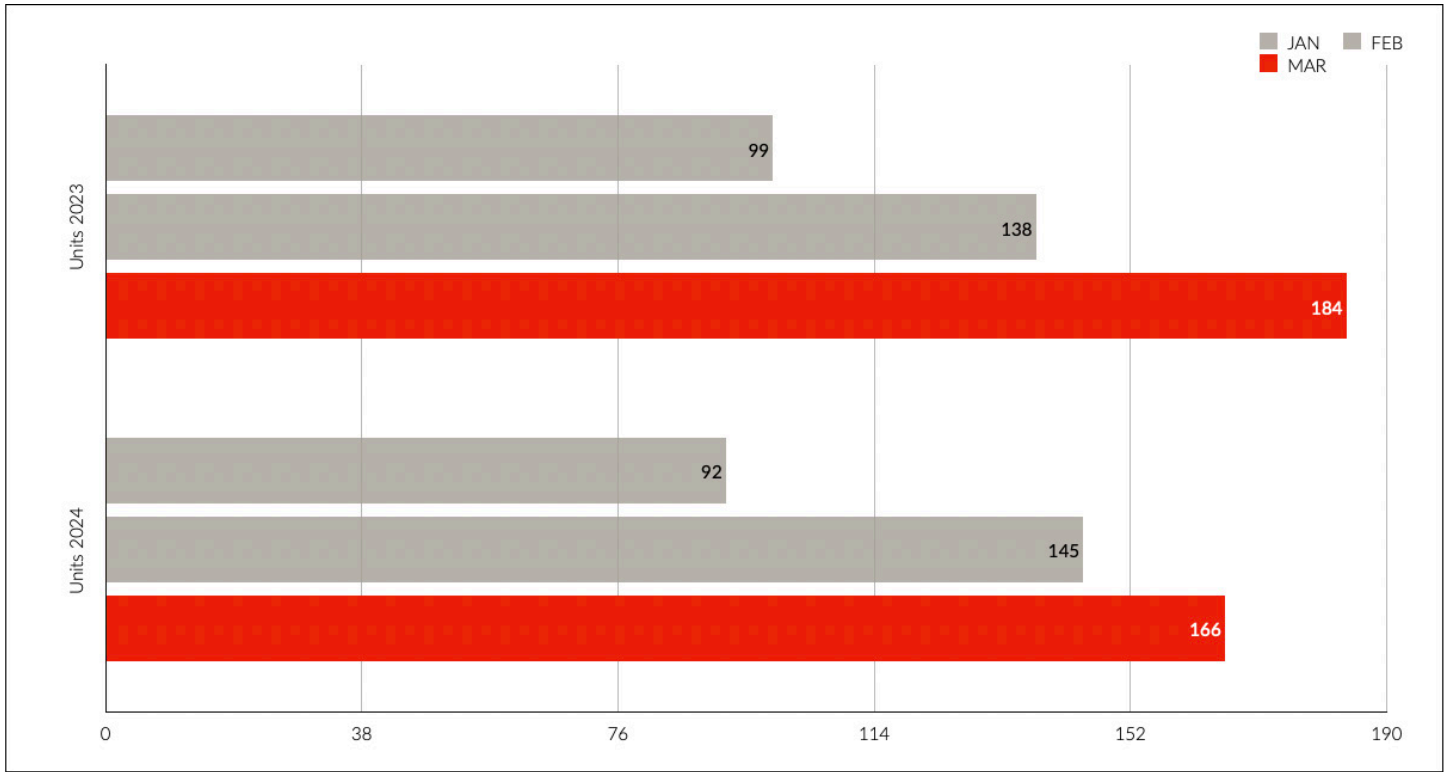


Yearly Totals 2023 vs. 2024

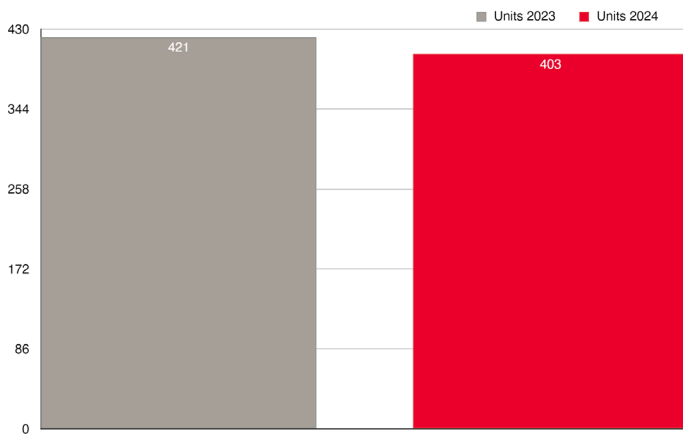


Month vs. Month 2023 vs. 2024

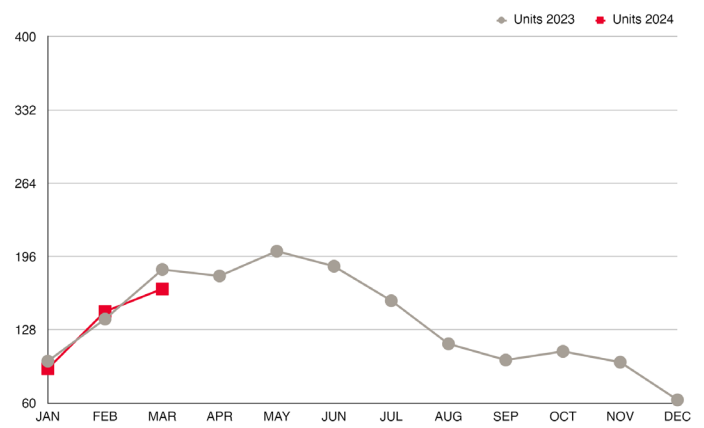
UNIT SALES



Monthly Comparison 2023 vs. 2024

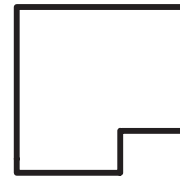


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$207,732,083 -0.93%	↓ \$95,019,760 -8.73%	↓ \$0 -100%
YTD Unit Sales	↓ 232 -4.92%	↓ 153 -10.53%	↓ 0 -100%
YTD Average Sale Price	↑ \$895,397 +4.19%	↑ \$621,044 +2.01%	↓ \$0 -100%
March Sales Volume	↓ \$86,409,951 -0.48%	↓ \$43,086,900 -16.23%	↓ \$0 -100%
March Unit Sales	↓ 97 -2.02%	↓ 67 -20.24%	↓ 0 -100%

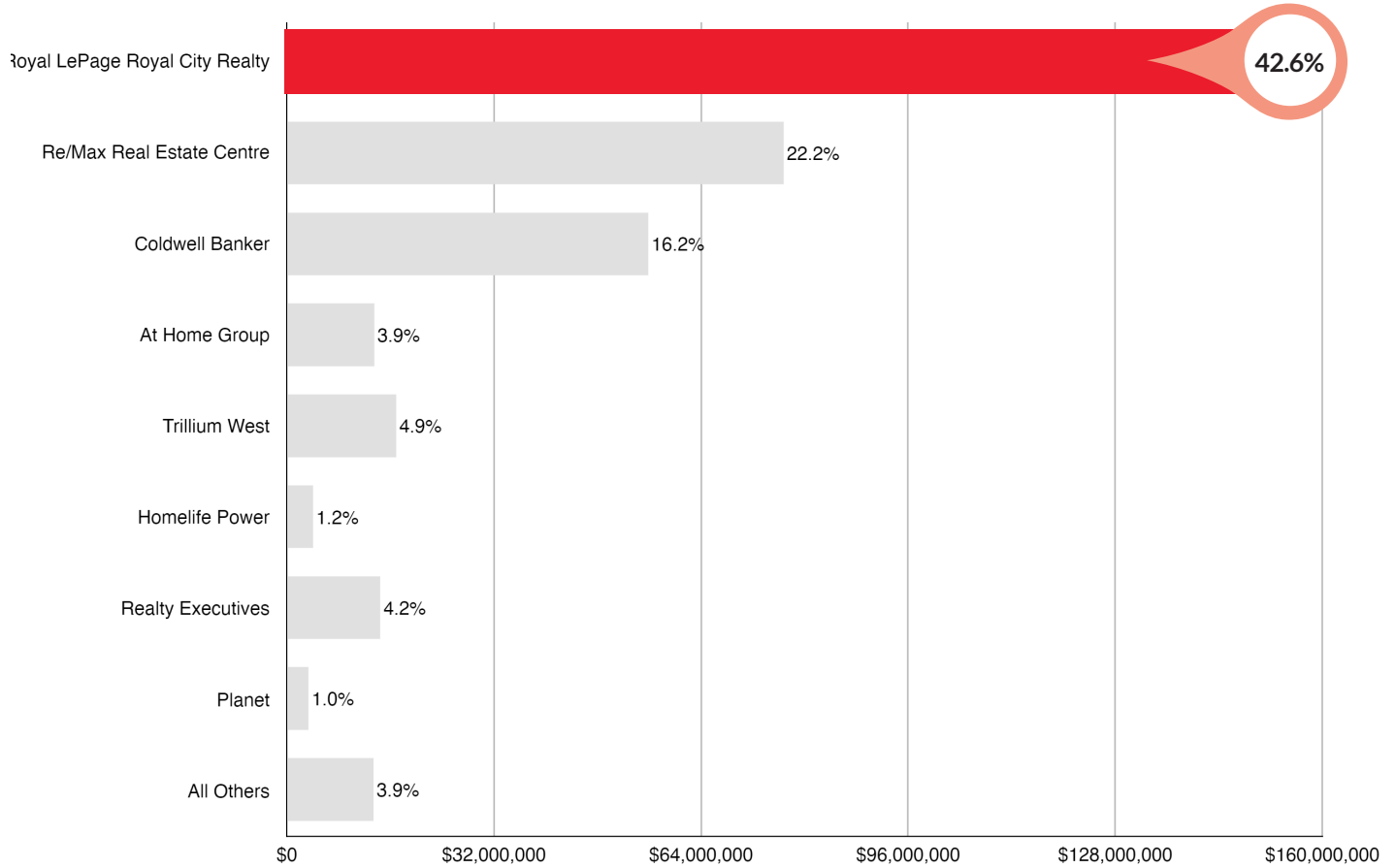
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of March 1, 2024.

Year-Over-Year Comparison (2024 vs. 2023)

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



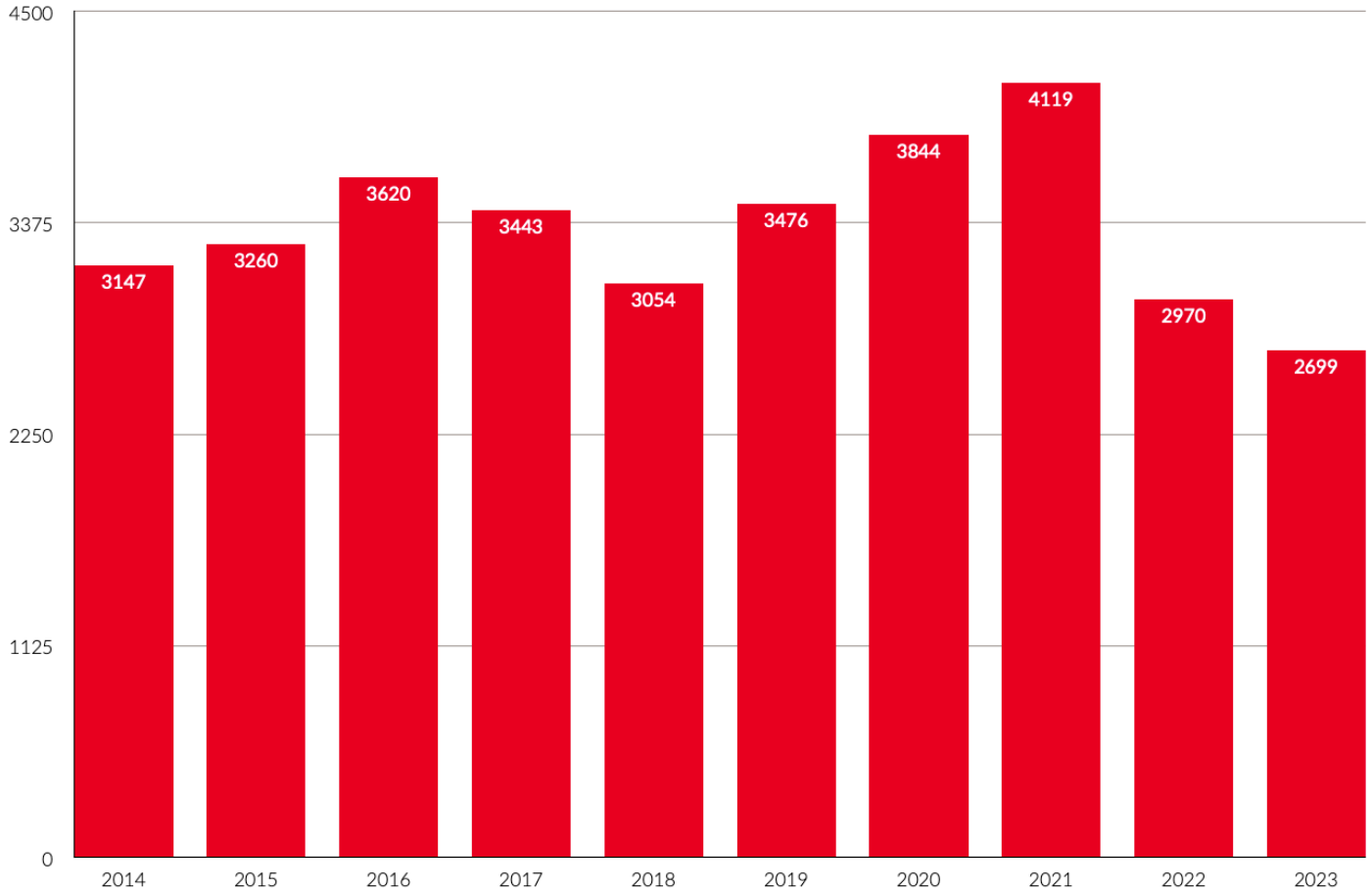
MARKET DOMINANCE



Market Share by Dollar Volume
 Listing Selling Ends Combined for Guelph Based Companies
 March 2024



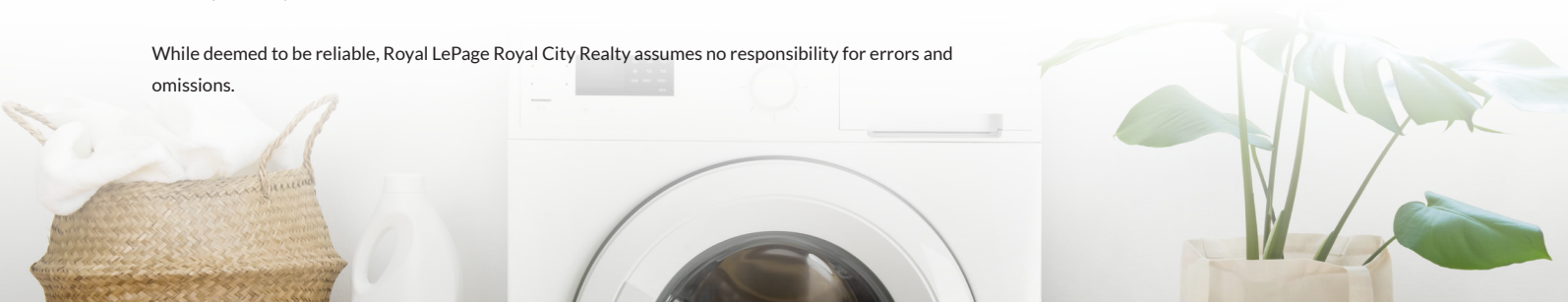
10 YEAR MARKET ANALYSIS



Units Sold

NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of March 1, 2024.

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



OUR LOCATIONS



ELORA

519-846-1365
9 Mill Street East, Elora



FERGUS

519-843-1365
162 St. Andrew Street East, Fergus



GUELPH

519-824-9050
848 Gordon Street Unit 101, Guelph



GUELPH (COMMERCIAL)

519-836-8060
1467 Gordon Street Unit L1, Guelph



ROCKWOOD

519-856-9922
118 Main Street S., Rockwood

 /RoyalLePageRoyalCity

 /RoyalCityRealty

 /RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at royalcity.com/market-update/