



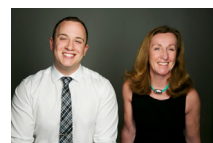
2024 APRIL

CITY OF GUELPH

Real Estate Market Report



The Dodd Team
— OPENING DOORS FOR YOU —



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Sales Representatives

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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 dropped in comparison to last year, however, the significant increase in new listings and the jump in expired listings reflects a shift in market dynamics. Despite these changes, the market still shows signs of stability.



April year-over-year sales volume of \$134,935,337

Down 7.98% from 2023's \$146,642,552 with unit sales of 168 down 5.62% from last April's 178. New listings of 313 are up 41.63% from a year ago, with the sales/listing ratio of 53.67% down 26.87%.



Year-to-date sales volume of \$452,300,580

Down 2.59% from 2023's \$464,308,733 with unit sales of 571 down from 599 in 2023. New listings of 1,005 are up 20.22% from a year ago, with the sales/listing ratio of 56.82% down 14.83%.



Year-to-date average sale price of \$790,074

Up from \$767,469 one year ago with median sale price of \$761,750 up from \$738,000 one year ago. Average days-on-market of 25.75 is up 5.5 days from last year.

APRIL NUMBERS

Median Sale Price

\$773,500

-2.7%

Average Sale Price

\$803,187

-2.51%

Sales Volume

\$134,935,337

-7.98%

Unit Sales

168

-5.62%

New Listings

313

+41.63%

Expired Listings

11

+83.33%

Unit Sales/Listings Ratio

53.67%

-26.87%

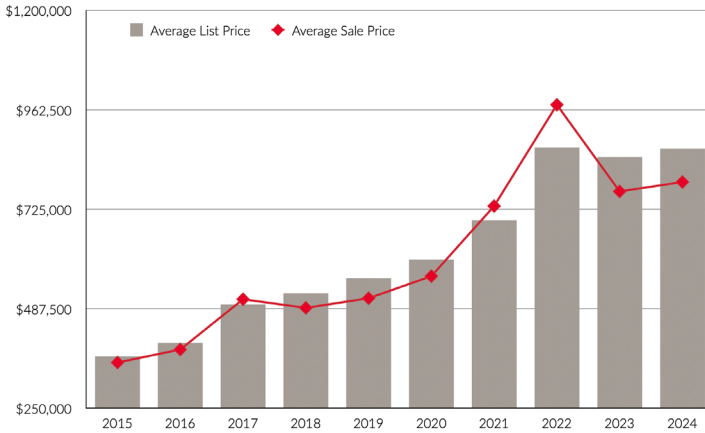
*Year-over-year comparison
(April 2024 vs. April 2023)*

THE MARKET IN DETAIL

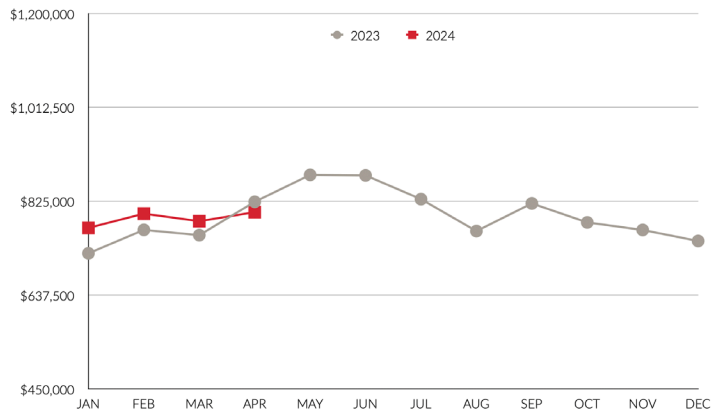
	2022	2023	2024	2023-2024
YTD Volume Sales	\$834,719,234	\$464,308,733	\$452,300,580	-2.59%
YTD Unit Sales	857	599	571	-4.67%
YTD New Listings	1,314	836	1,005	+20.22%
YTD Sales/Listings Ratio	65.22%	71.65%	56.82%	-14.83%
YTD Expired Listings	11	31	71	+129.03%
Monthly Volume Sales	\$203,987,287	\$146,642,552	\$134,935,337	-7.98%
Monthly Unit Sales	206	178	168	-5.62%
Monthly New Listings	418	221	313	+41.63%
Monthly Sales/Listings Ratio	49.28%	80.54%	53.67%	-26.87%
Monthly Expired Listings	2	6	11	+83.33%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	3	1	2	+100%
YTD Sales: \$350K-\$549K	37	101	82	-18.81%
YTD Sales: \$550K-\$749K	152	196	187	-4.59%
YTD Sales: \$750K-\$999K	341	218	212	-2.75%
YTD Sales: \$1M+	324	83	88	+6.02%
YTD Average Days-On-Market	8.00	20.25	25.75	+27.16%
YTD Average Sale Price	\$974,376	\$767,469	\$790,074	+2.95%
YTD Median Sale Price	\$919,375	\$738,000	\$761,750	+3.22%

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

AVERAGE SALE PRICE

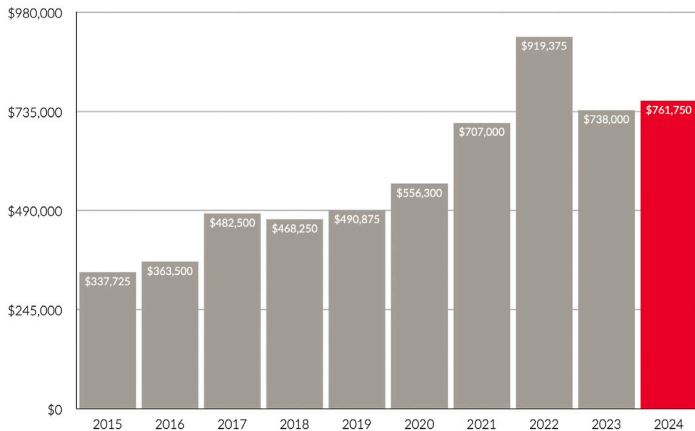


Year-Over-Year

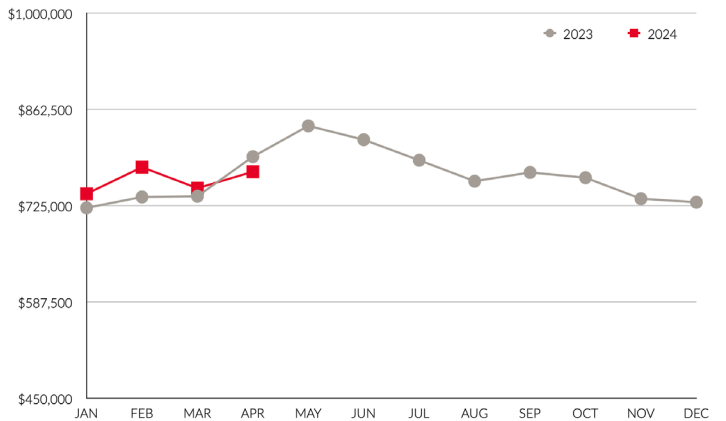


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



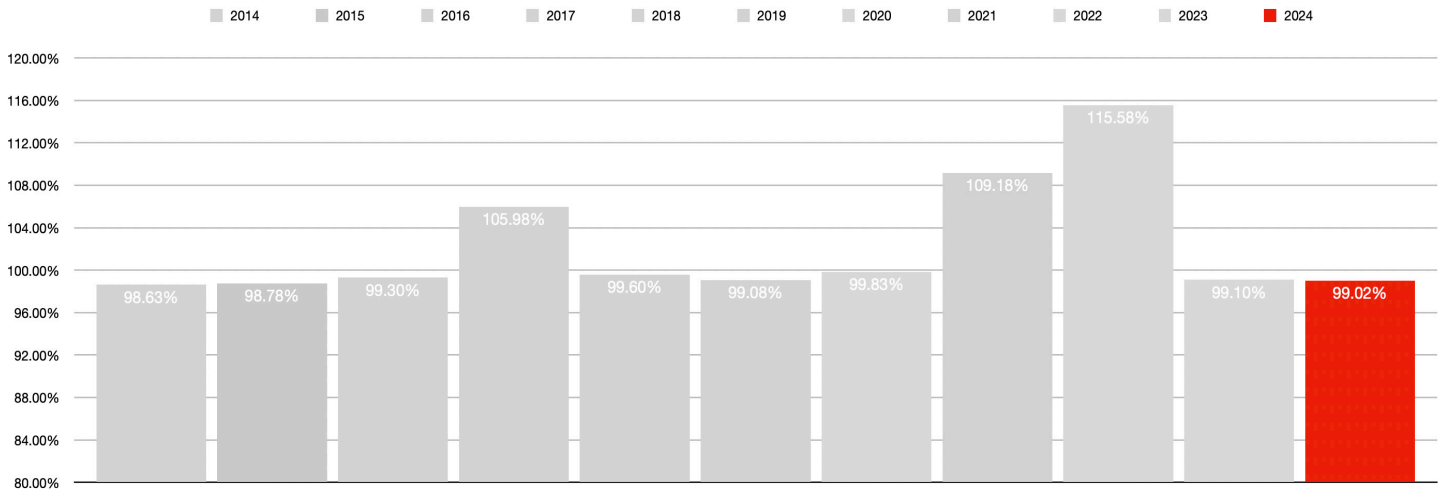
Year-Over-Year



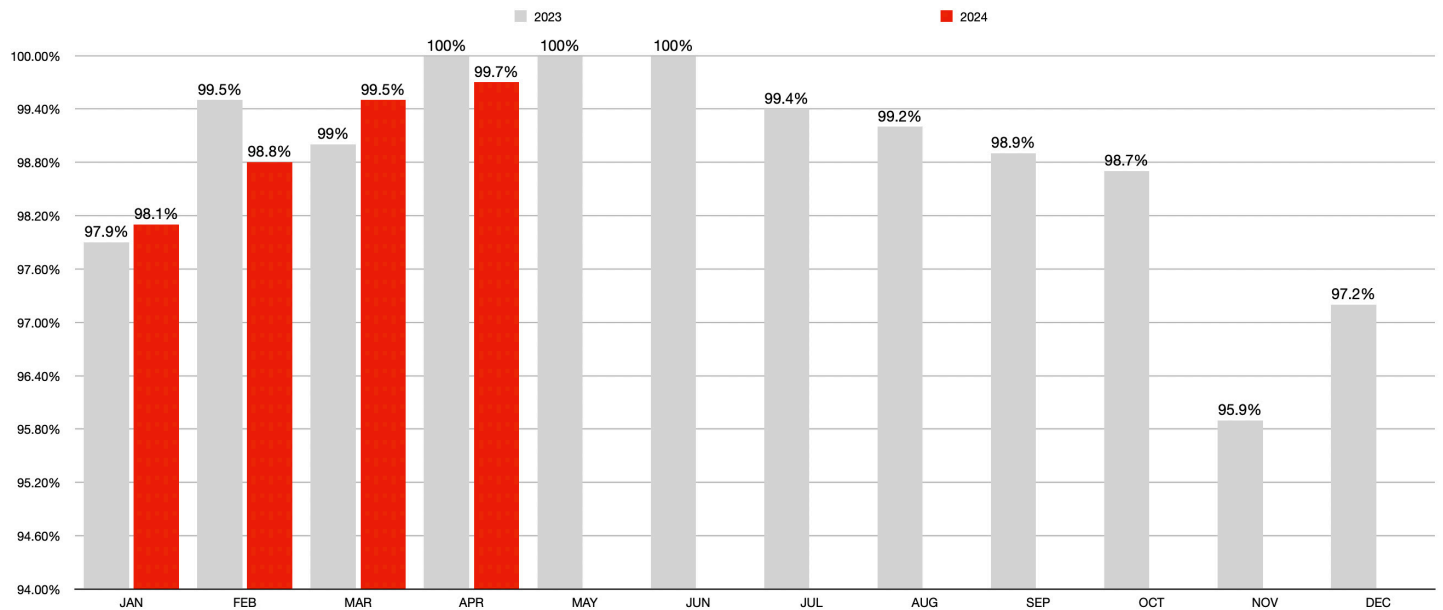
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

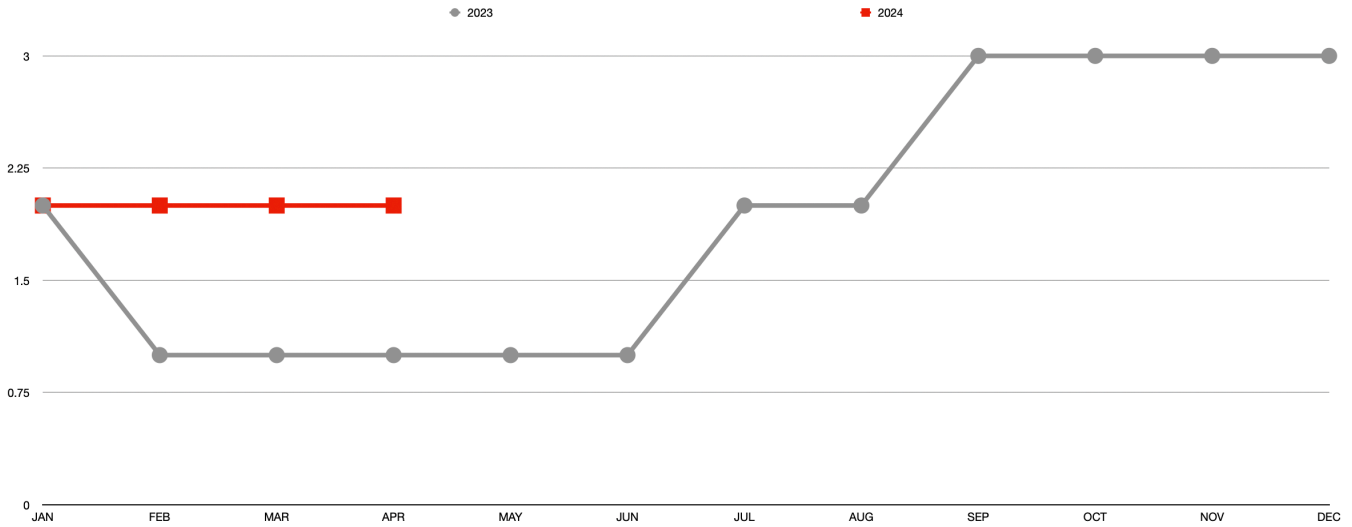


Year-Over-Year

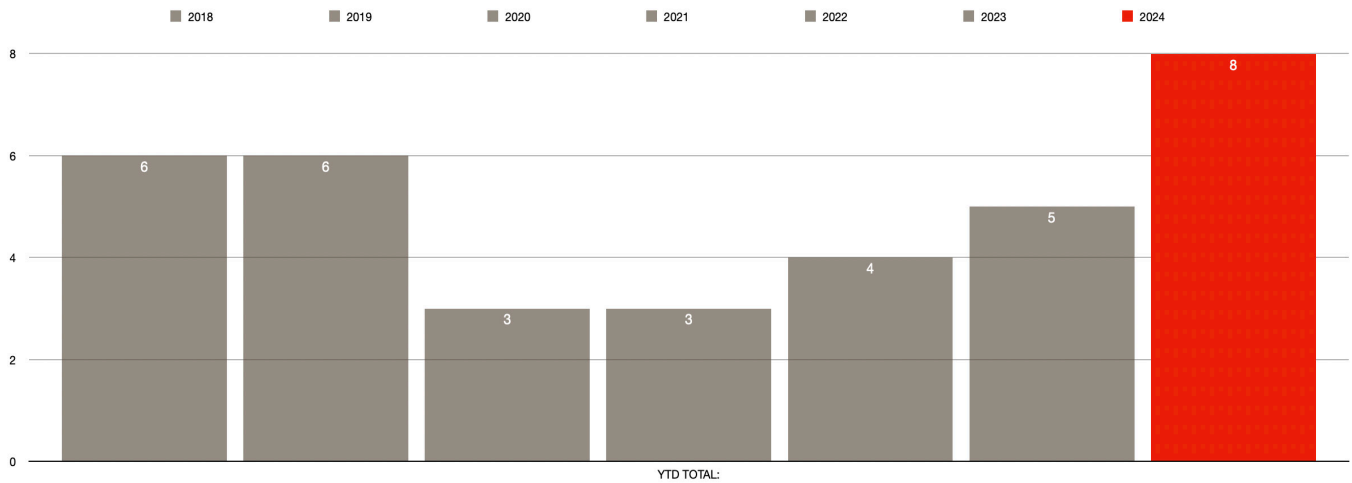


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

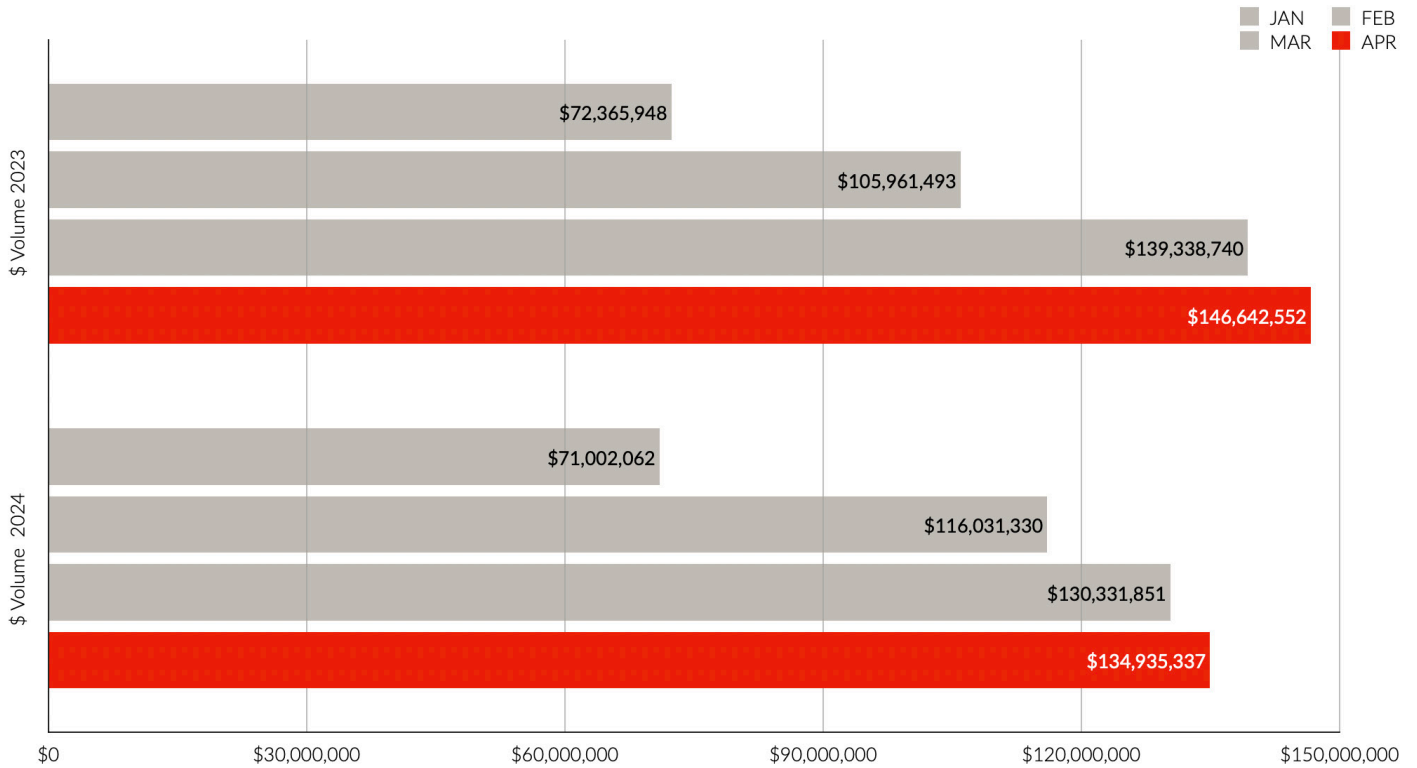


Month-Over-Month 2023 vs. 2024



Year-Over-Year

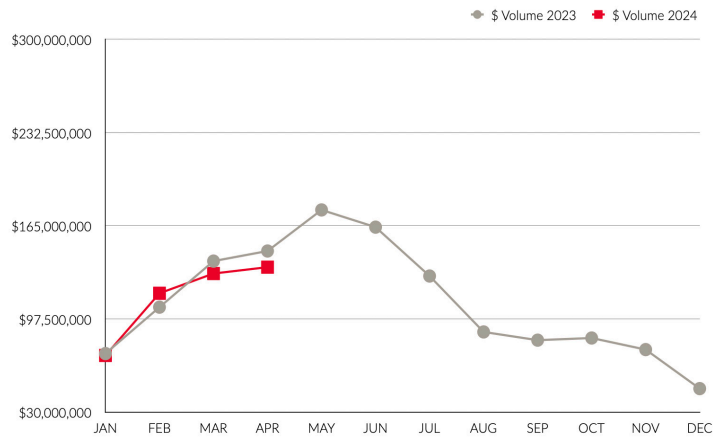
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

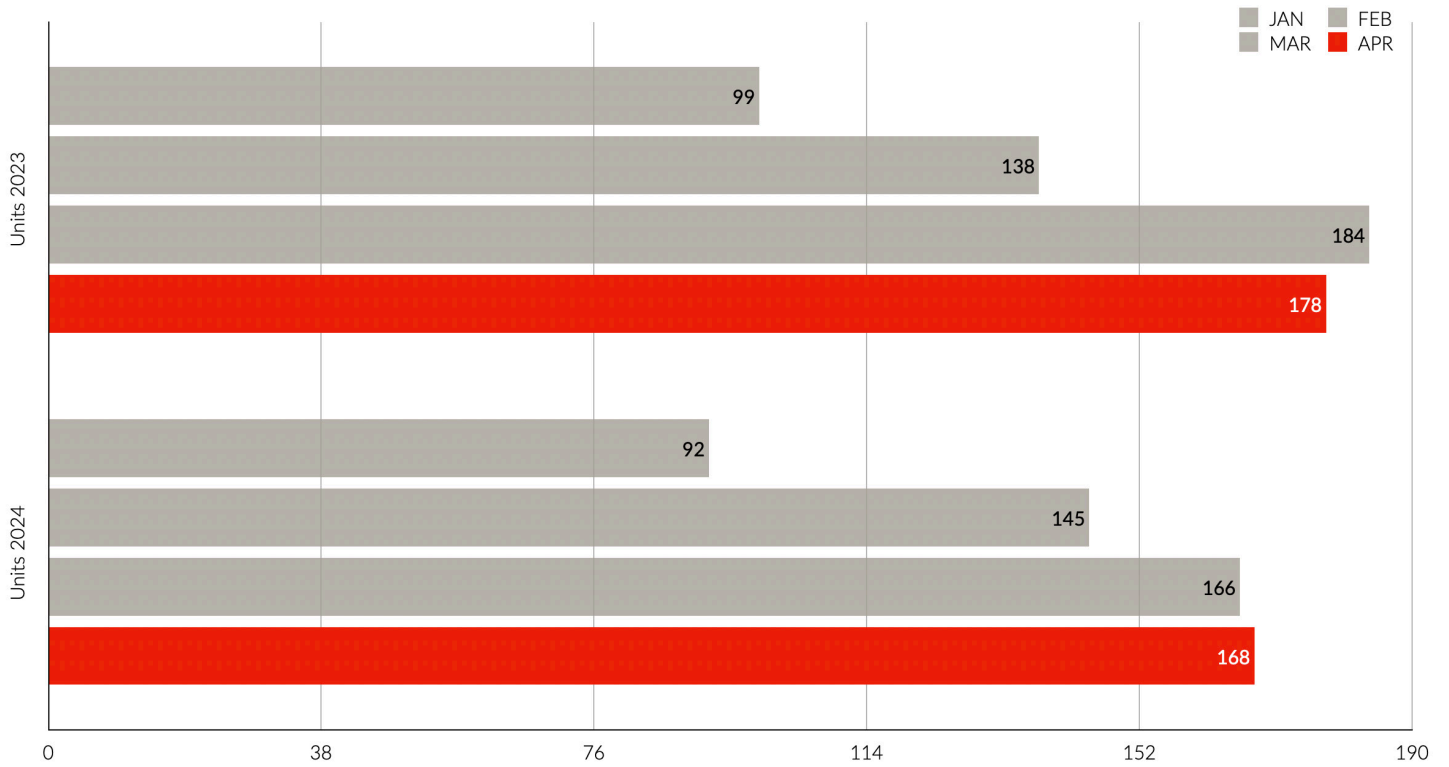


Yearly Totals 2023 vs. 2024

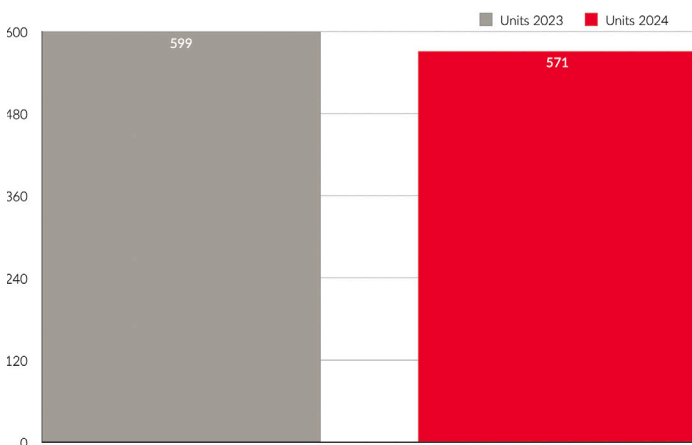


Month vs. Month 2023 vs. 2024

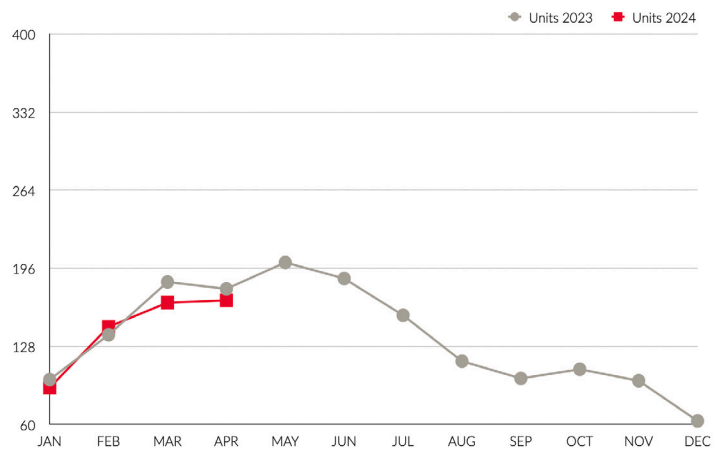
UNIT SALES



Monthly Comparison 2023 vs. 2024

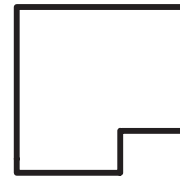


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

YTD Sales Volume	\$300,780,805 -4.03%	\$133,885,375 -6.37%	\$0 -100%
YTD Unit Sales	335 -5.63%	214 -8.55%	0 -100%
YTD Average Sale Price	\$897,853 +1.7%	\$625,633 +2.38%	No change
April Sales Volume	\$86,409,951 -0.48%	\$43,086,900 -16.23%	\$0 -100%

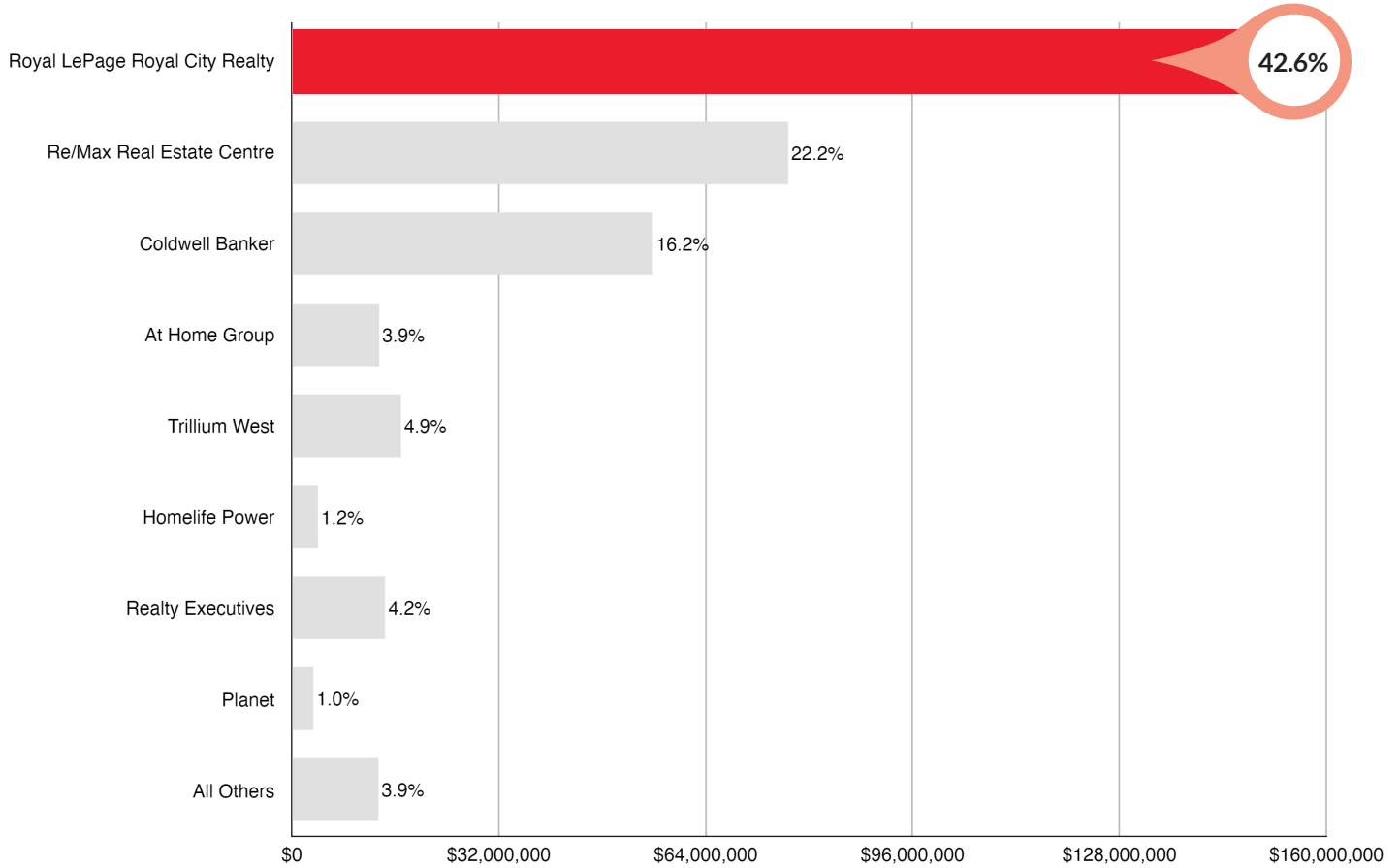


NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of April 1, 2024.

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

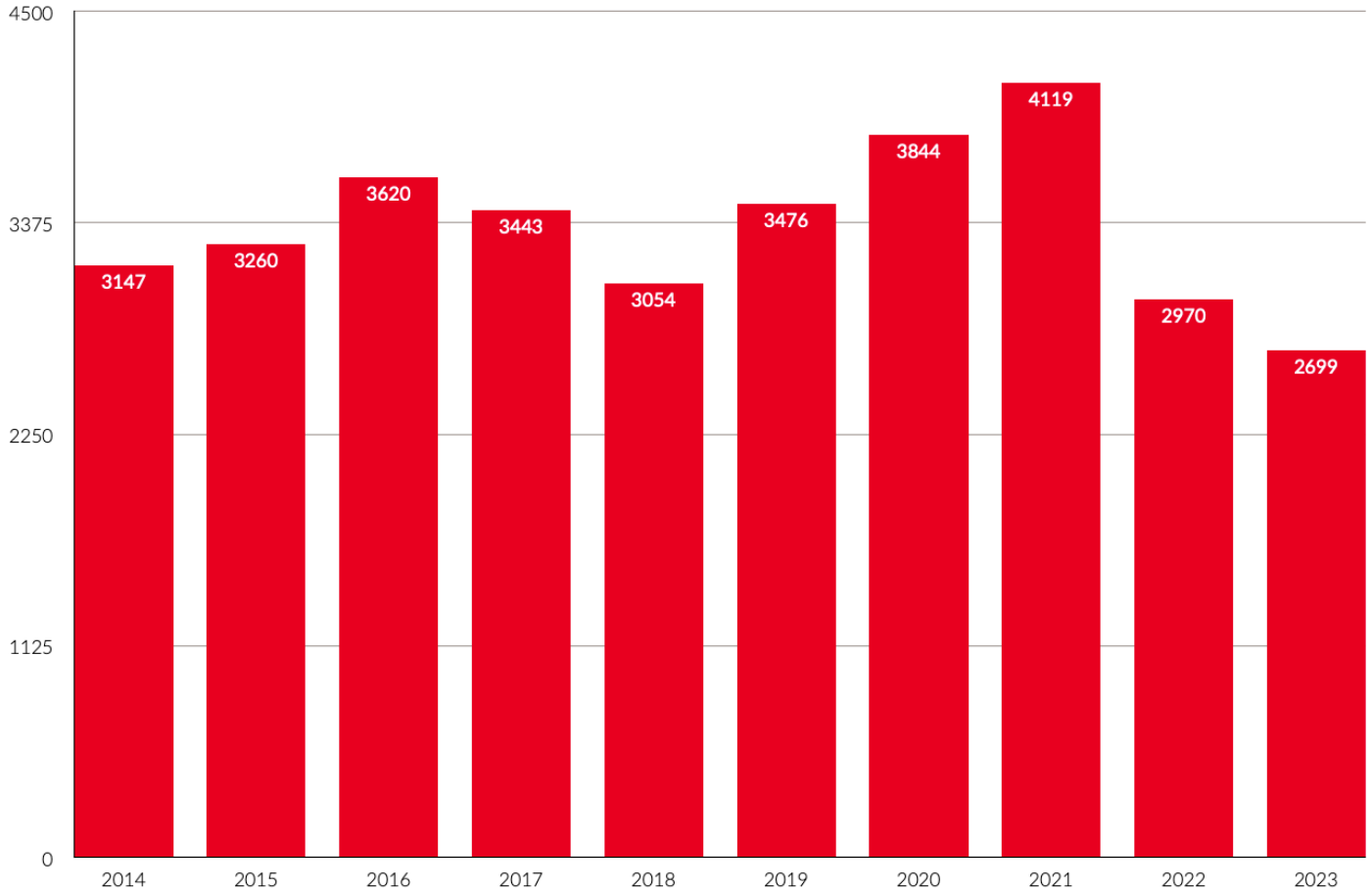


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
April 2024



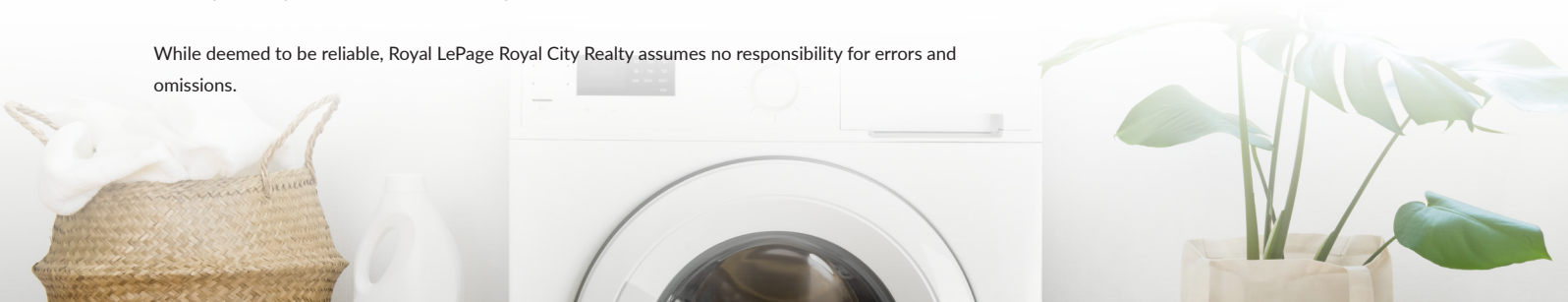
10 YEAR MARKET ANALYSIS



Units Sold

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OUR LOCATIONS



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FERGUS

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162 St. Andrew Street East, Fergus



GUELPH

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



ROCKWOOD

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

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