

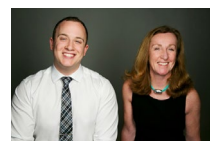


2024 MAY

CITY OF GUELPH Real Estate Market Report



The Dodd Team
— OPENING DOORS FOR YOU —



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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 reflects a shift in market dynamics. Despite these changes, the market still shows signs of stability.



May year-over-year sales volume of \$152,639,311

Down 13.47% from 2023's \$176,409,250 with unit sales of 183 down 8.96% from last May's 201. New listings of 381 are up 36.56% from a year ago, with the sales/listing ratio of 48.03% down 24.01%.



Year-to-date sales volume of \$604,939,891

Down 5.58% from 2023's \$640,717,983 with unit sales of 754 down from 800 in 2023. New listings of 1,386 are up 24.3% from a year ago, with the sales/listing ratio of 54.4% down 17.35%.



Year-to-date average sale price of \$798,878

Up from \$789,507 one year ago with median sale price of \$773,500 up from \$738,500 one year ago. Average days-on-market of 24.8 is up 5.2 days from last year.

MAY NUMBERS

Median Sale Price

\$785,000

-6.44%

Average Sale Price

\$834,095

-4.96%

Sales Volume

\$152,639,311

-13.47%

Unit Sales

183

-8.96%

New Listings

381

+36.56%

Expired Listings

8

0%

Unit Sales/Listings Ratio

48.03%

-24.01%

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

THE MARKET IN DETAIL

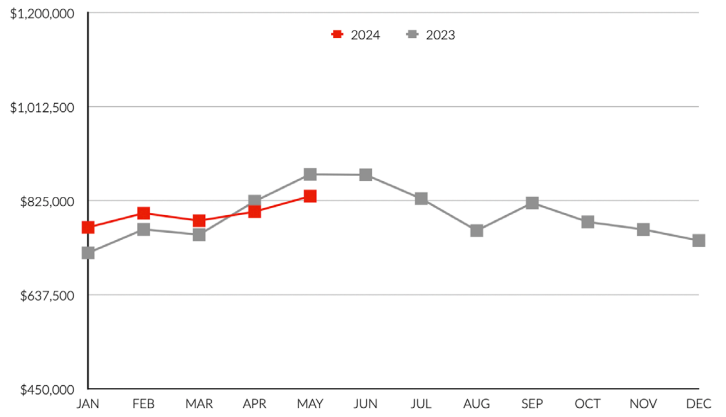
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,006,405,521	\$640,717,983	\$604,939,891	-5.58%
YTD Unit Sales	1,048	800	754	-5.75%
YTD New Listings	1,723	1,115	1,386	+24.3%
YTD Sales/Listings Ratio	60.82%	71.75%	54.40%	-17.35%
YTD Expired Listings	19	39	79	+102.56%
Monthly Volume Sales	\$171,686,287	\$176,409,250	\$152,639,311	-13.47%
Monthly Unit Sales	191	201	183	-8.96%
Monthly New Listings	409	279	381	+36.56%
Monthly Sales/Listings Ratio	46.70%	72.04%	48.03%	-24.01%
Monthly Expired Listings	8	8	8	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	3	1	3	+200%
YTD Sales: \$350K-\$549K	56	128	91	-28.91%
YTD Sales: \$550K-\$749K	198	242	248	+2.48%
YTD Sales: \$750K-\$999K	421	294	287	-2.38%
YTD Sales: \$1M+	370	135	125	-7.41%
YTD Average Days-On-Market	8.80	19.60	24.80	+26.53%
YTD Average Sale Price	\$959,277	\$789,507	\$798,878	+1.19%
YTD Median Sale Price	\$913,750	\$738,500	\$773,500	+4.74%

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

AVERAGE SALE PRICE

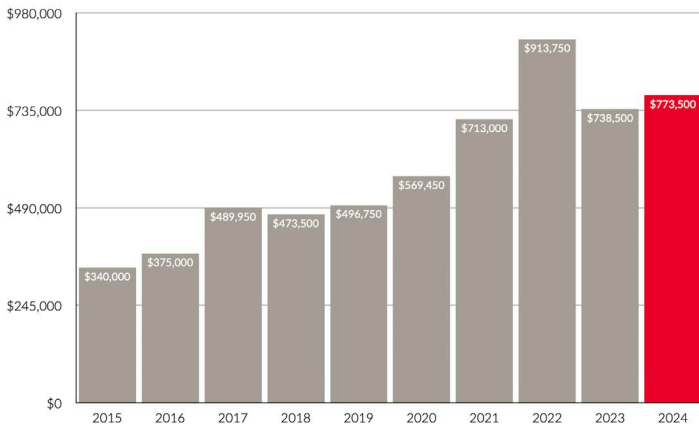


Year-Over-Year

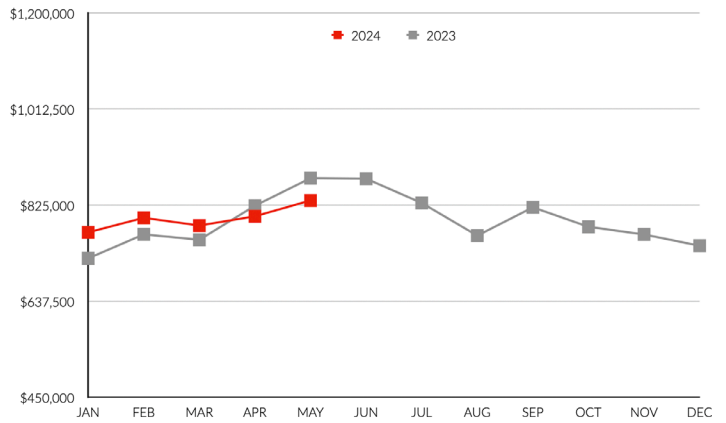


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



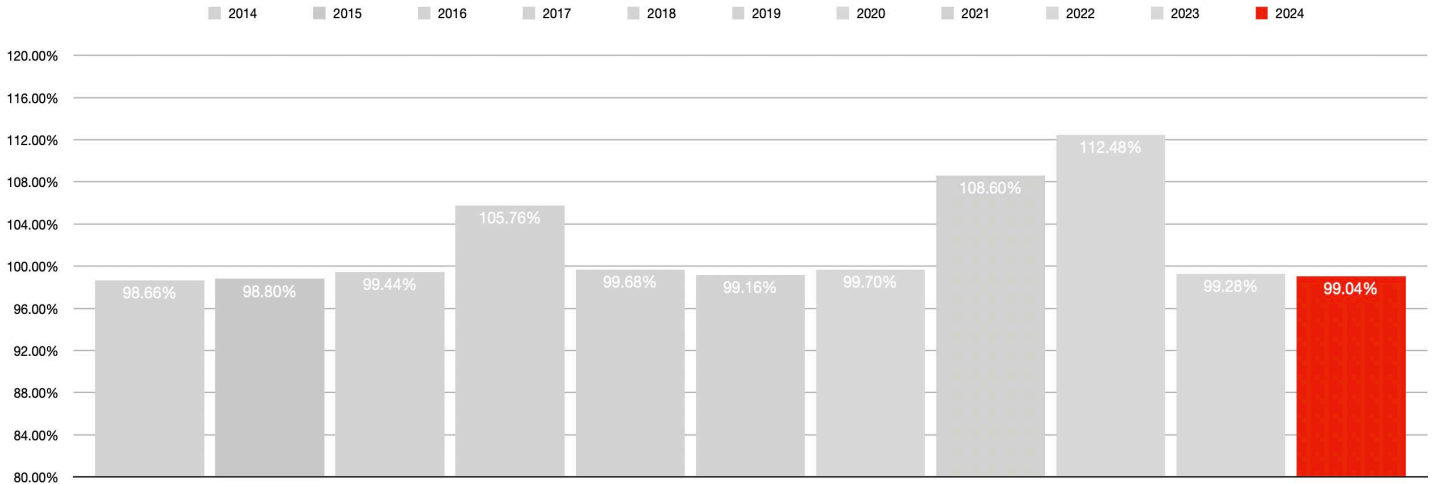
Year-Over-Year



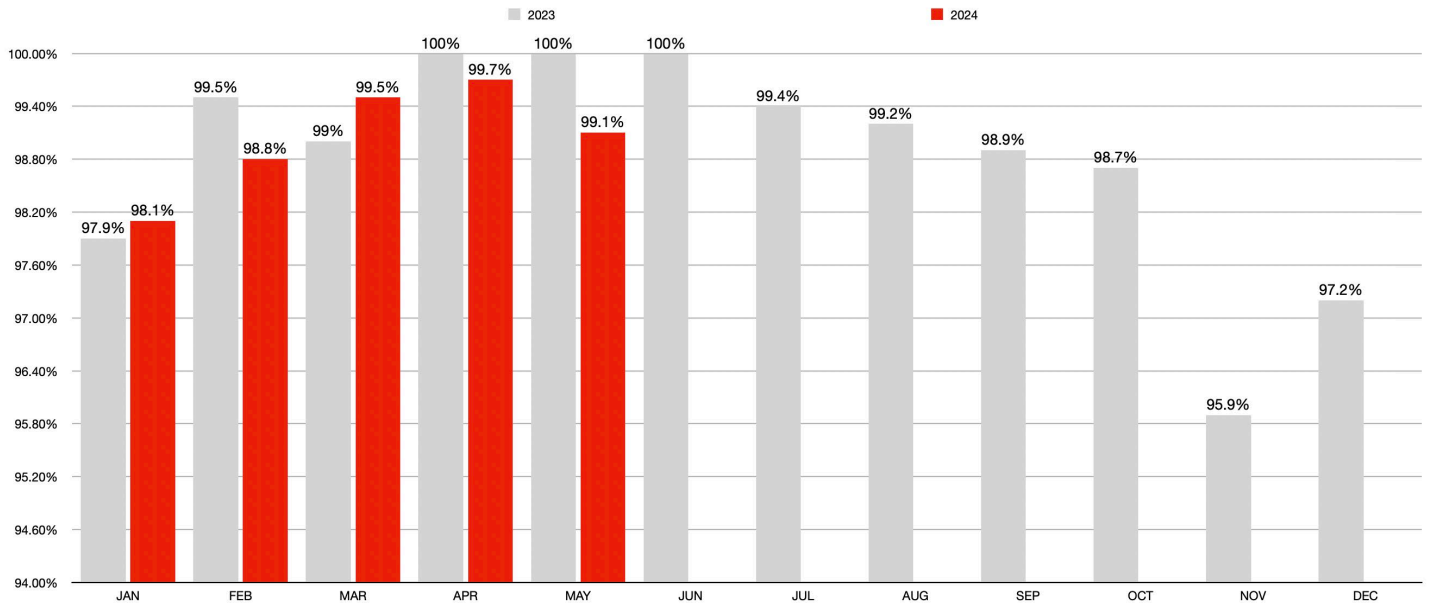
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

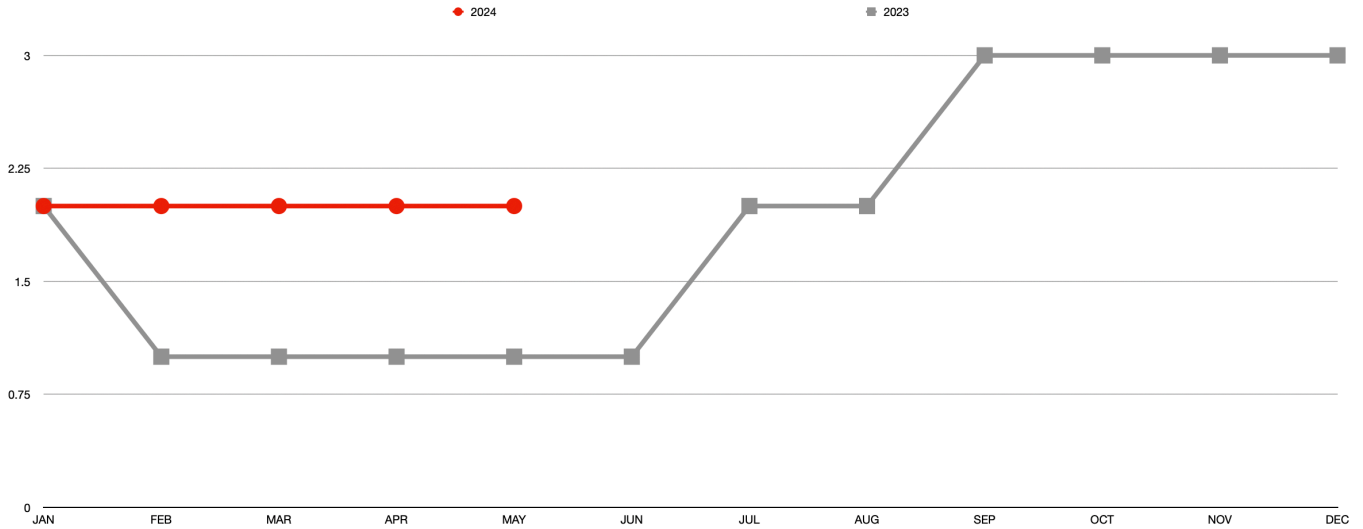


Year-Over-Year

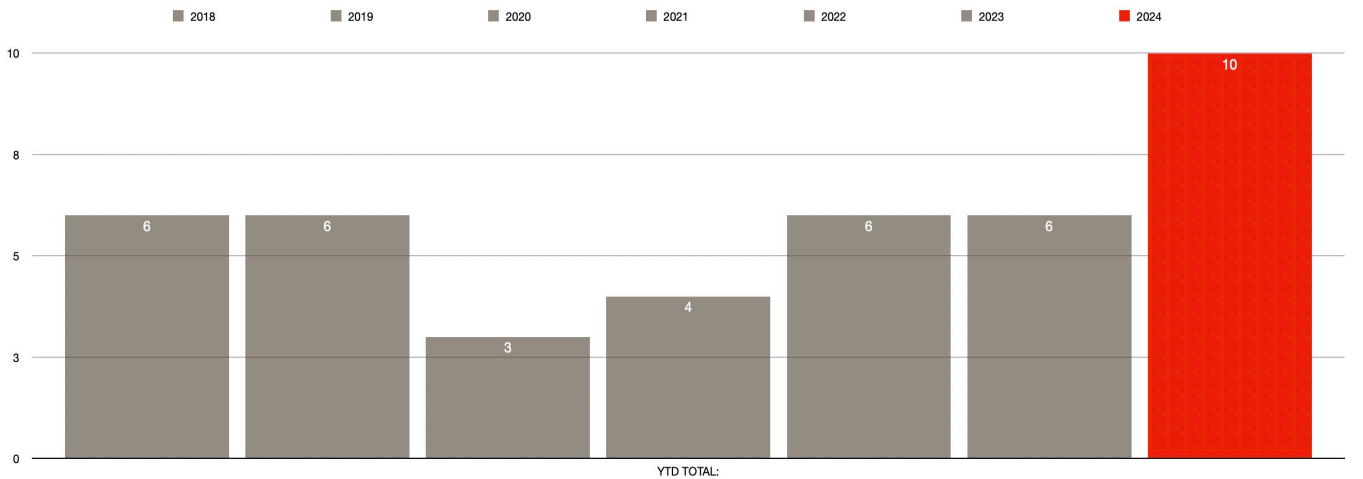


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

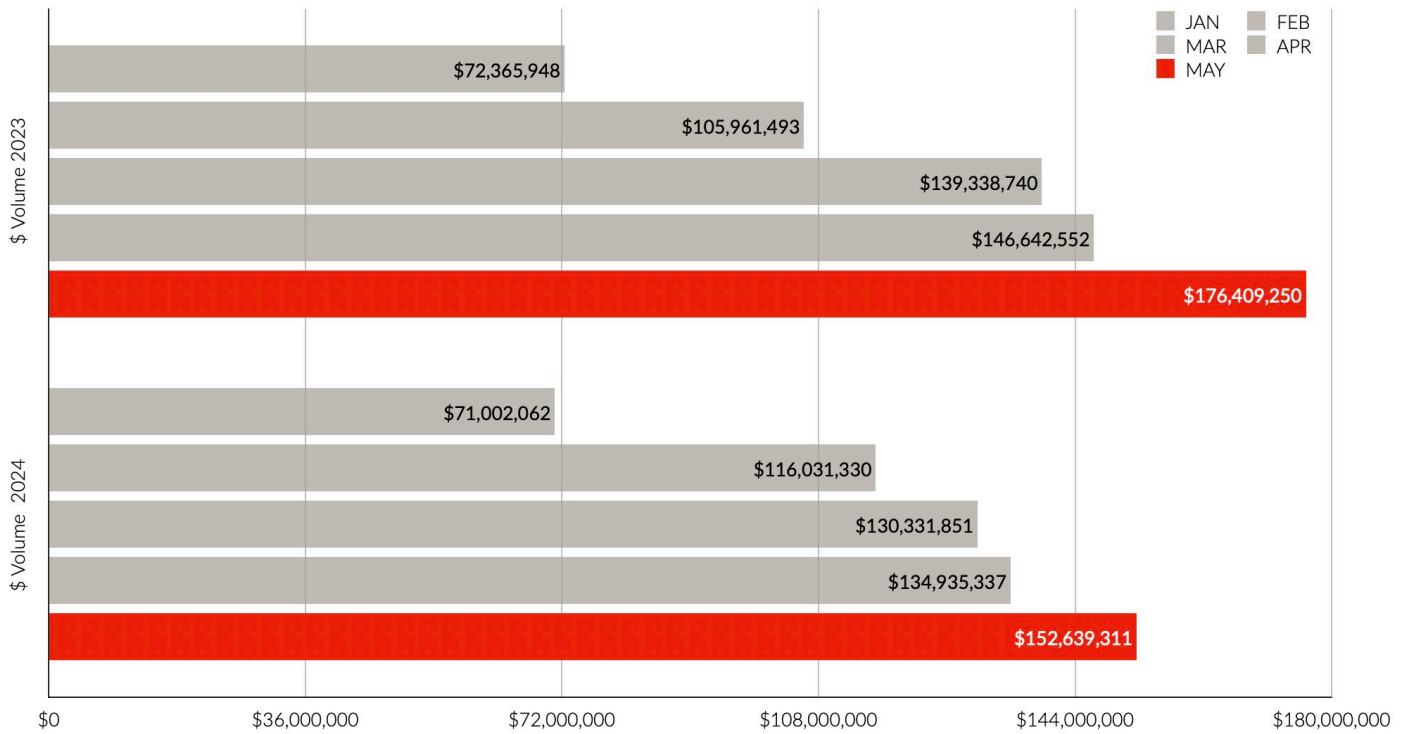


Month-Over-Month 2023 vs. 2024

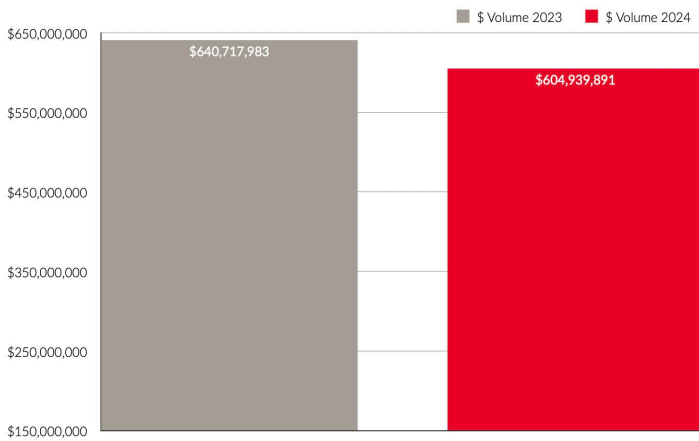


Year-Over-Year

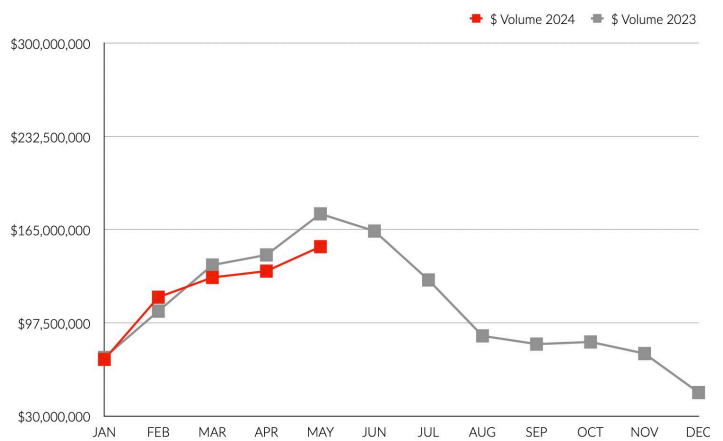
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

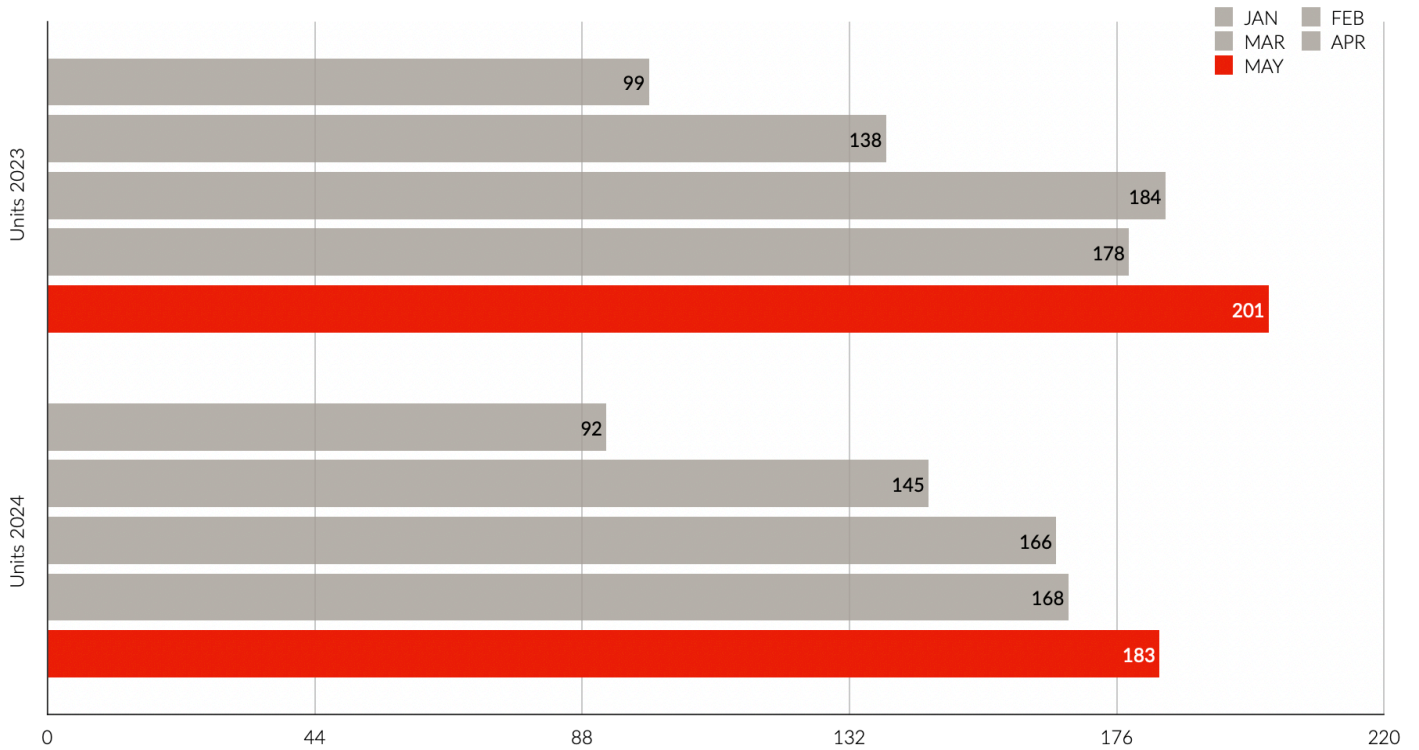


Yearly Totals 2023 vs. 2024

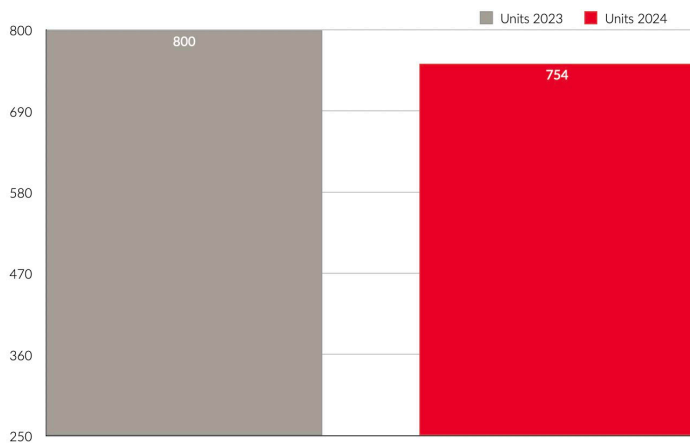


Month vs. Month 2023 vs. 2024

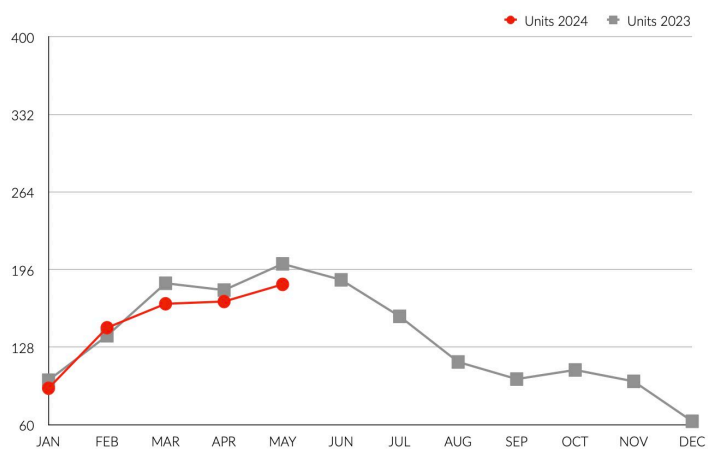
UNIT SALES



Monthly Comparison 2023 vs. 2024

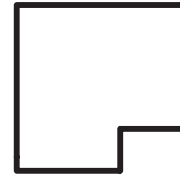


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$410,866,489 -7.52%	\$167,848,502 -8.6%	\$1,175,000 -81.2%
YTD Unit Sales	458 -5.57%	266 -11.33%	1 -88.89%
YTD Average Sale Price	\$897,088 -2.07%	\$631,009 +3.08%	\$1,175,000.00 +69.23%
May Sales Volume	\$110,085,684 -15.89%	\$33,963,127 -16.45%	\$1,175,000 -28.79%
May Unit Sales	123 -5.38%	52 -21.21%	1 0%

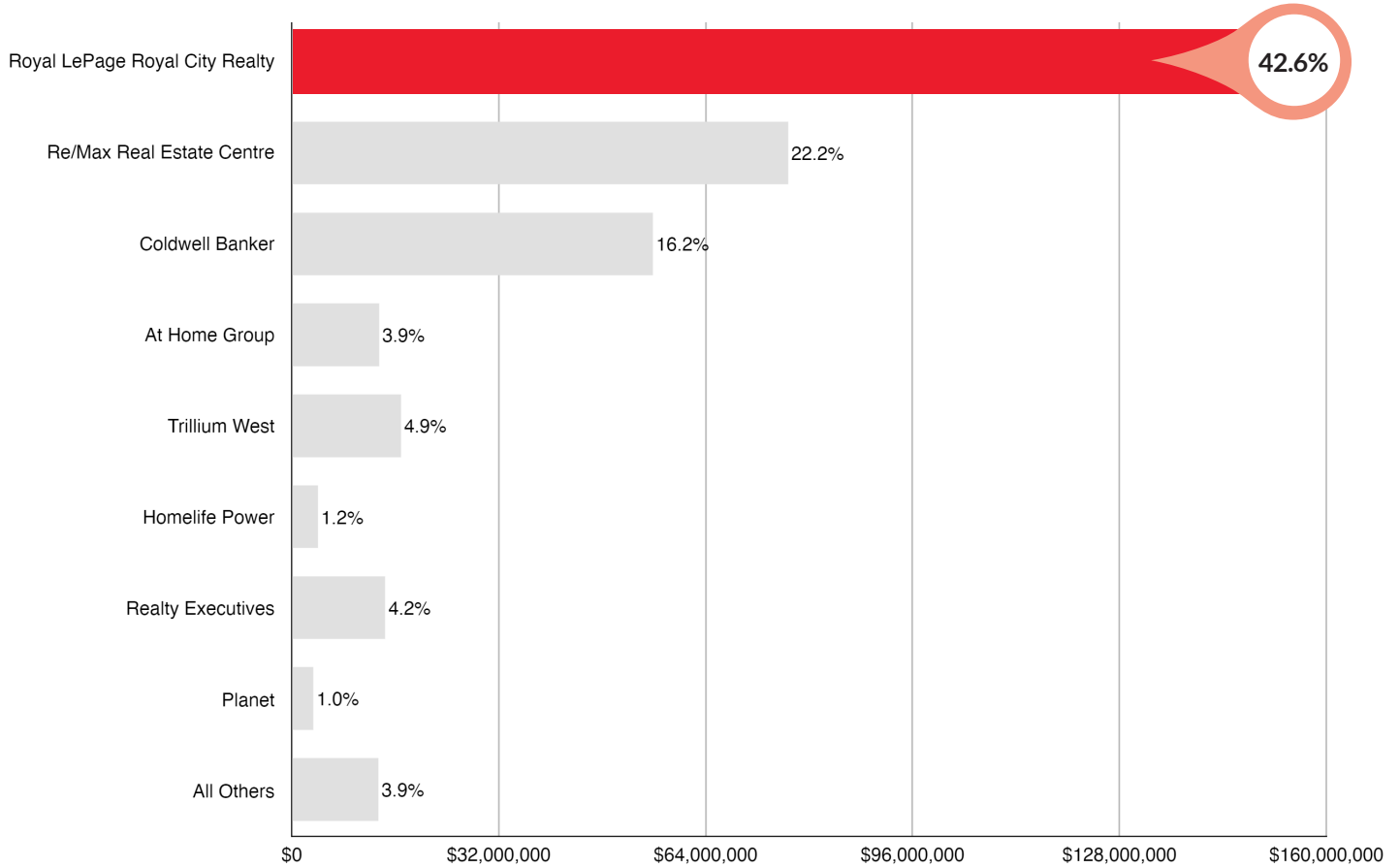
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of May 1, 2024.

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

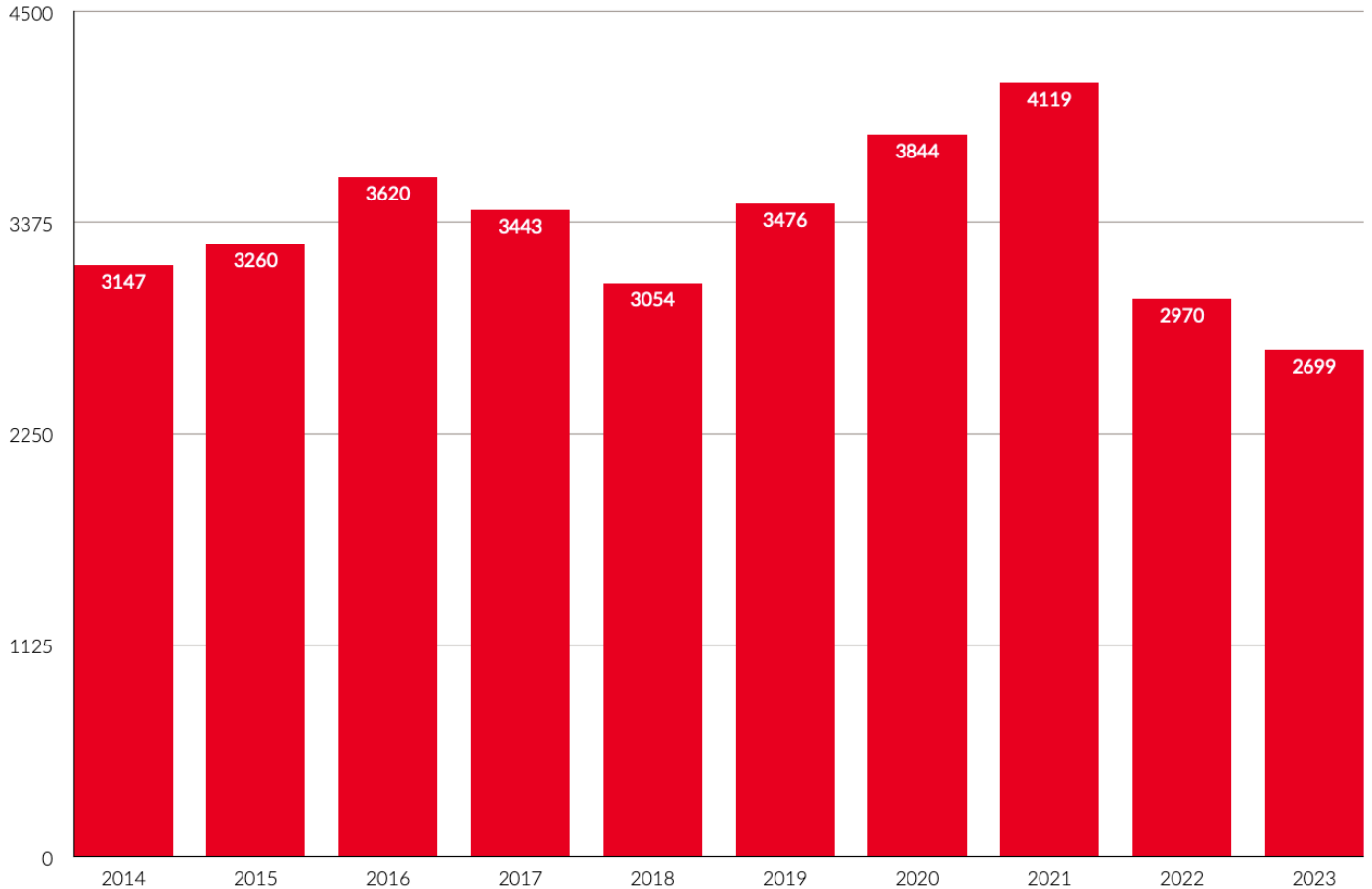


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
May 2024



10 YEAR MARKET ANALYSIS



Units Sold

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OUR LOCATIONS



ELORA

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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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