



2025 MAY

CENTRE WELLINGTON Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

Centre Wellington's real estate market remained in buyer-friendly territory this May, with mixed pricing trends and slower overall activity. The median sale price rose 5.88% to \$823,750, while the average slipped 5.62% to \$820,115. Sales volume fell 21.06%, with unit sales down 16.36% to 46 transactions. New listings increased by 22.73%, and expired listings surged 150%, pointing to longer selling times. With a unit sales-to-listings ratio of 34.07%, buyers continue to hold the advantage in this shifting market.



May year-over-year sales volume of \$37,725,300

Down 21.06% from 2024's \$47,790,800 with unit sales of 46 down 16.36% from last May's 55. New listings of 135 are up 22.73% from a year ago, with the sales/listing ratio of 34.07% down 15.93%.



Year-to-date sales volume of \$140,649,399

Down 29.09% from 2024's \$198,360,000 with unit sales of 171 down by 22.97% from last year's 222. New listings of 495 are up 11.49% from a year ago, with the sales/listing ratio of 34.55% down 15.45%.



Year-to-date average sale price of \$818,424

Down from \$885,352 one year ago with median sale price of \$823,750 up from \$797,000 one year ago. Average days-on-market of 42 is up 7 days from last year.

MAY NUMBERS

Median Sale Price

\$823,750

+5.88%

Average Sale Price

\$820,115

-5.62%

Sales Volume

\$37,725,300

-21.06%

Unit Sales

46

-16.36%

New Listings

135

+22.73%

Expired Listings

10

+150%

Unit Sales/Listings Ratio

34.07%

-15.93%

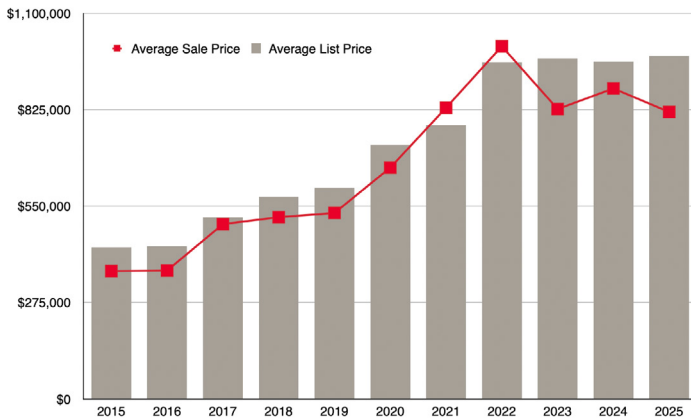
*Year-over-year comparison
(May 2024 vs. May 2025)*

THE MARKET IN DETAIL

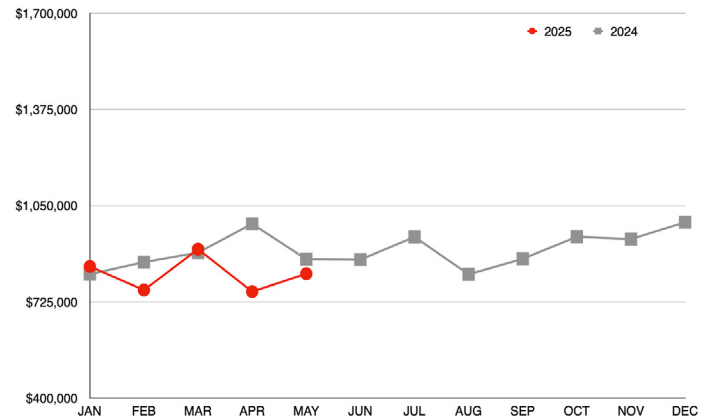
	2023	2024	2025	2024-2025
YTD Volume Sales	\$163,851,493	\$198,360,000	\$140,649,399	-29.09%
YTD Unit Sales	197	222	171	-22.97%
YTD New Listings	311	444	495	+11.49%
YTD Sales/Listings Ratio	63.34%	50.00%	34.55%	-15.45%
YTD Expired Listings	27	41	52	+26.83%
Monthly Volume Sales	\$42,060,828	\$47,790,800	\$37,725,300	-21.06%
Monthly Unit Sales	50	55	46	-16.36%
Monthly New Listings	77	110	135	+22.73%
Monthly Sales/Listings Ratio	64.94%	50.00%	34.07%	-15.93%
Monthly Expired Listings	4	4	10	+150%
YTD Sales: \$0-\$199K	1	1	2	+100%
YTD Sales: \$200k-349K	1	1	2	+100%
YTD Sales: \$350K-\$549K	9	14	8	-42.86%
YTD Sales: \$550K-\$749K	57	48	42	-12.5%
YTD Sales: \$750K-\$999K	52	51	51	No Change
YTD Sales: \$1M-\$2M	26	51	18	-64.71%
YTD Sales: \$2M+	1	3	2	-33.33%
YTD Average Days-On-Market	30.00	35.00	41.60	+18.86%
YTD Average Sale Price	\$826,824	\$885,352	\$818,424	-7.56%
YTD Median Sale Price	\$765,000	\$797,000	\$823,750	+3.36%

Centre Wellington MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

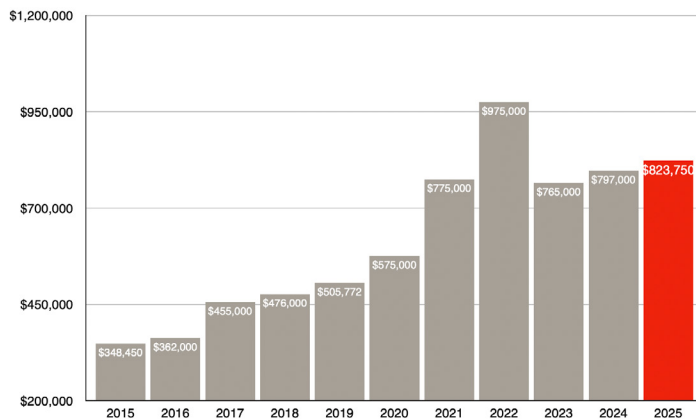


Year-Over-Year

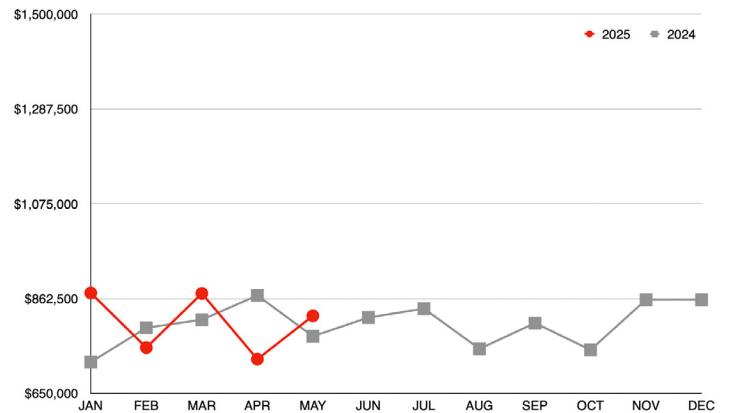


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



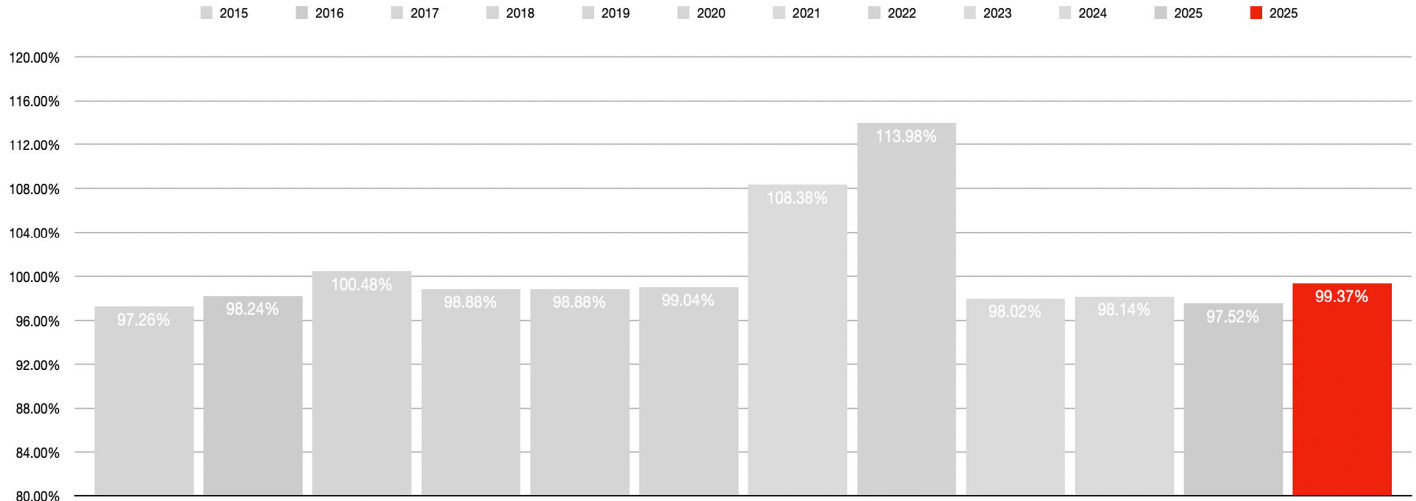
Year-Over-Year



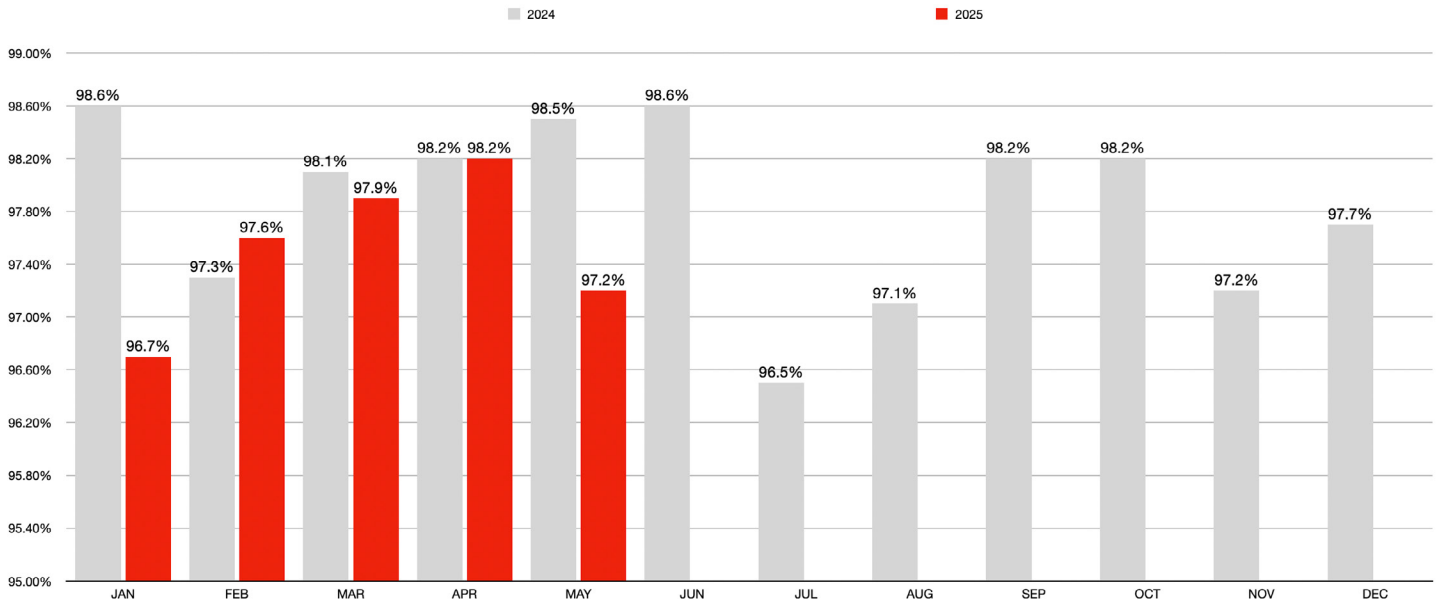
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

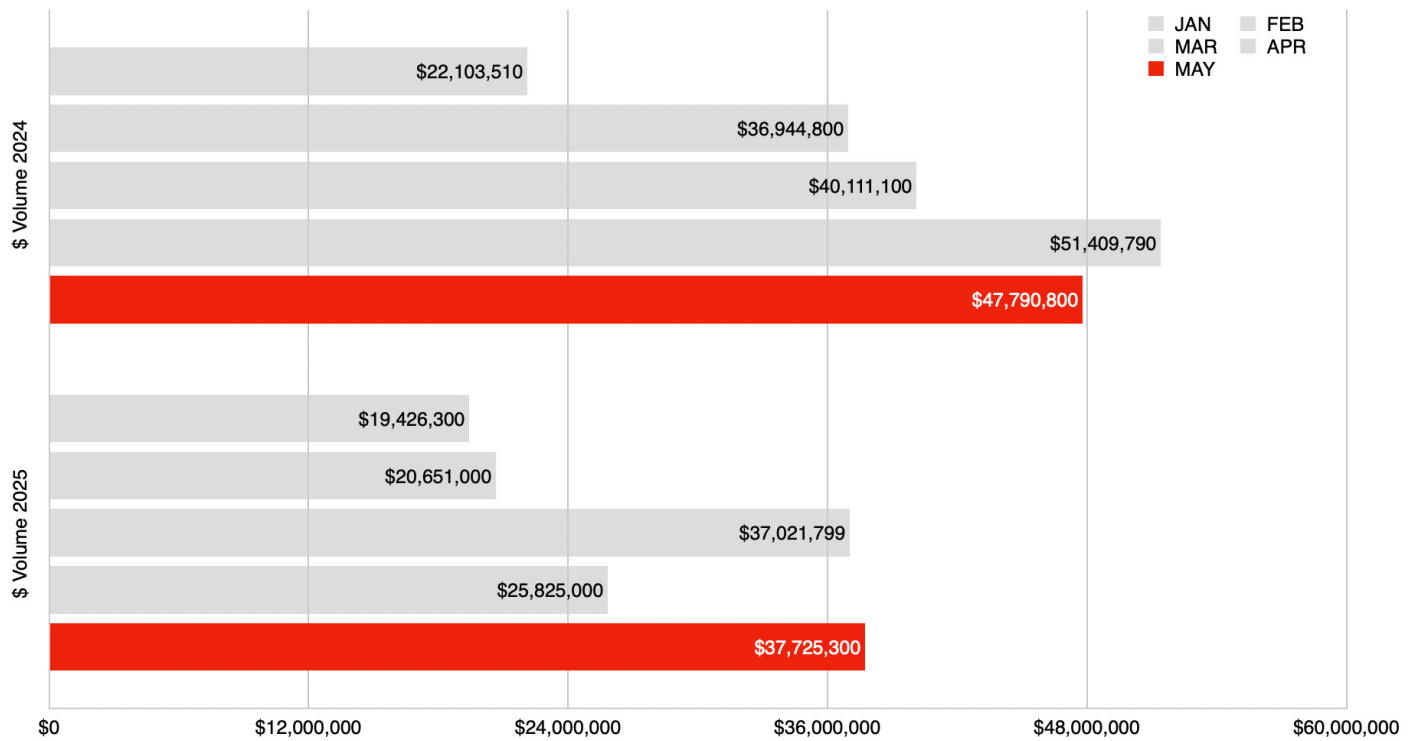


Year-Over-Year

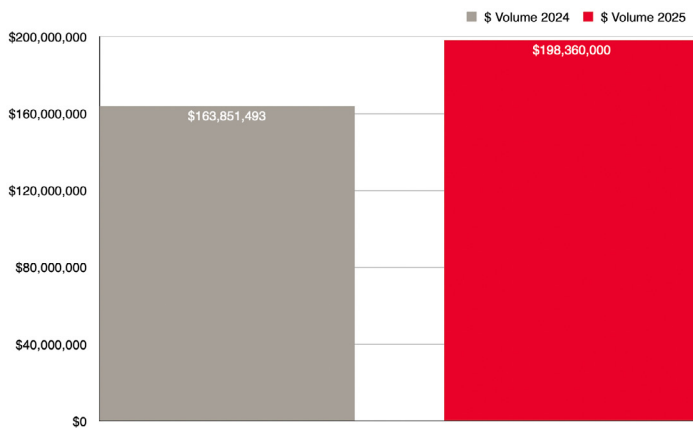


Month-Over-Month 2024 vs. 2025

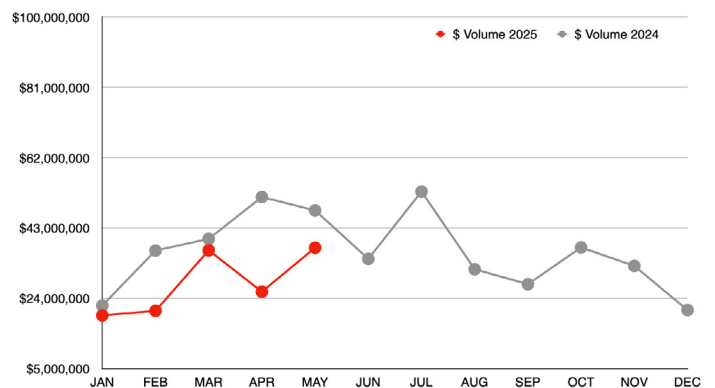
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

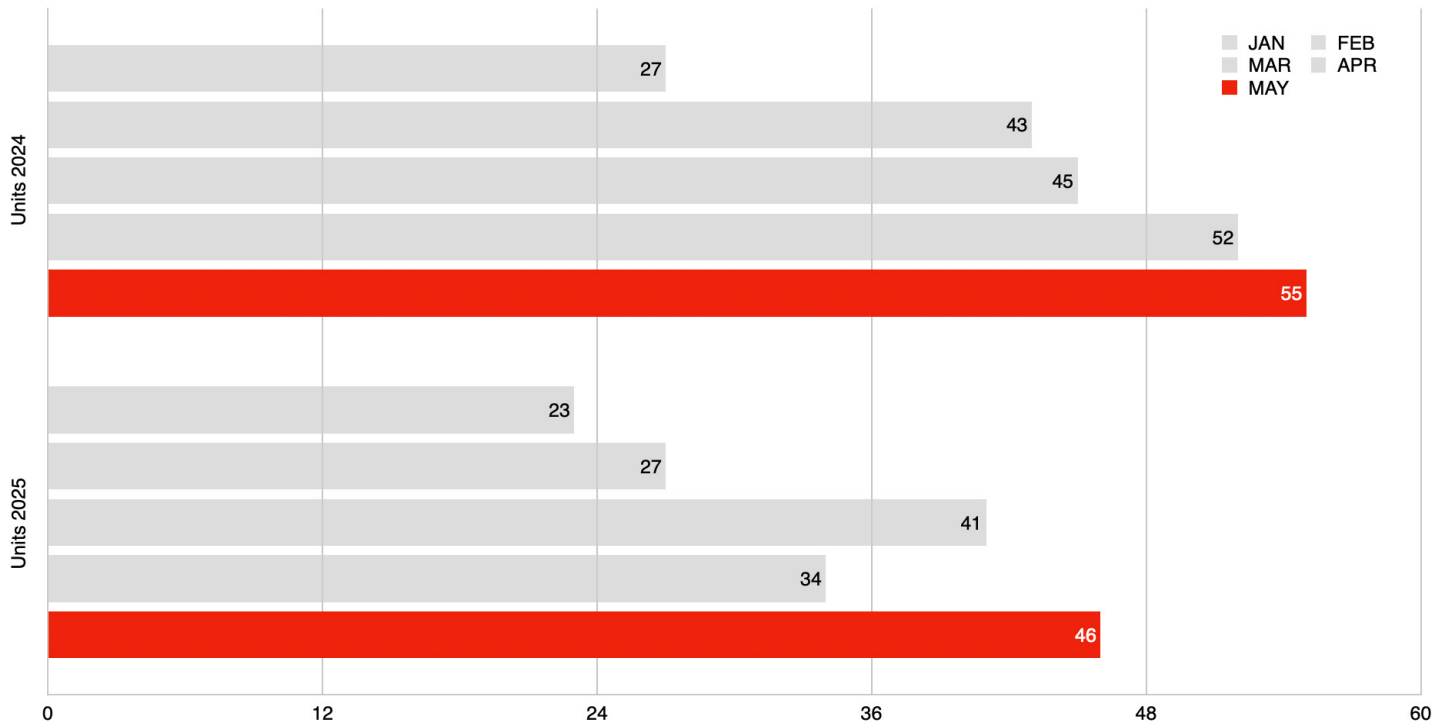


Yearly Totals 2024 vs. 2025

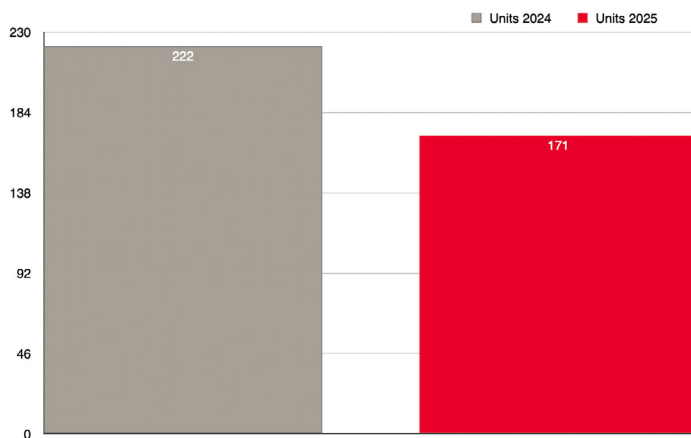


Month vs. Month 2024 vs. 2025

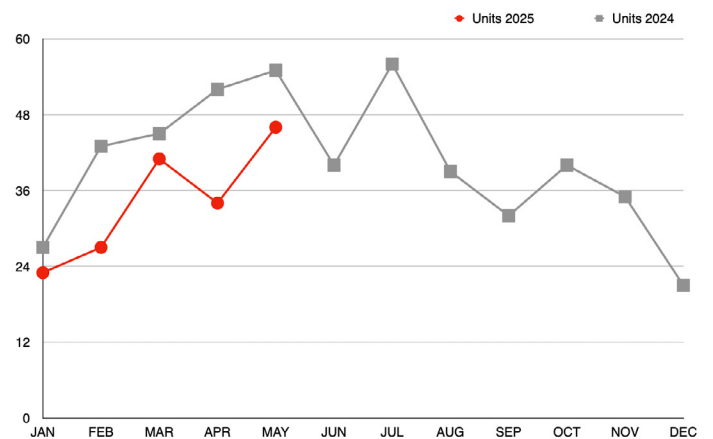
UNIT SALES



Monthly Comparison 2024 vs. 2025

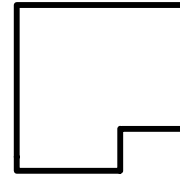

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



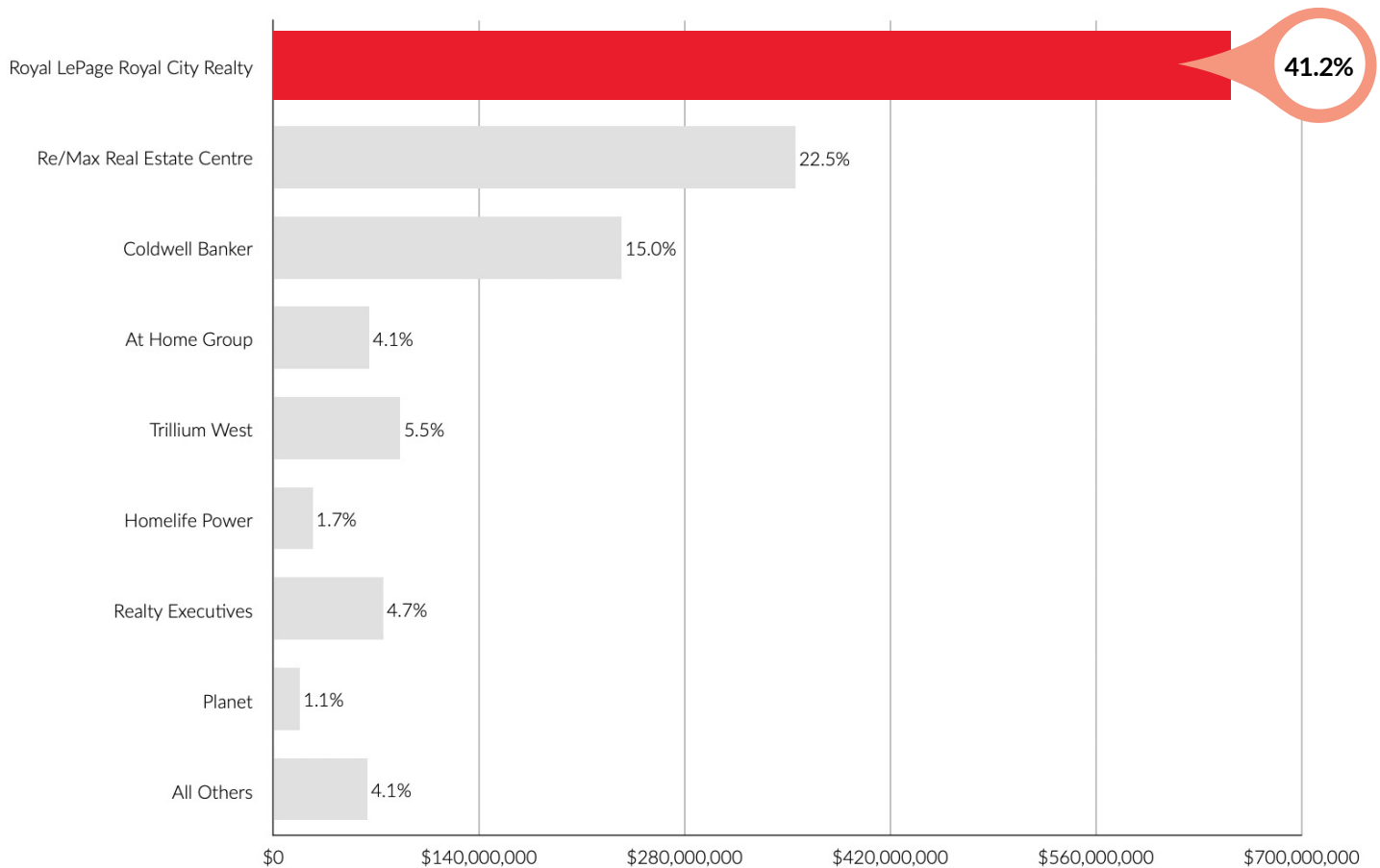
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$126,036,499 -26.04%	 \$14,612,900 -29.94%	 \$2,200,000 -79.27%
YTD Unit Sales	 149 -14.86%	 22 -35.29%	 4 -20%
YTD Average Sale Price	 \$845,883 +10.87%	 \$14,612,900 -29.94%	 \$550,000 +211.06%
May Sales Volume	 \$32,828,400 -15.18%	 \$4,896,900 -29.19%	 \$1,200,000 -70%
May Unit Sales	 38 -5%	 8 -27.27%	 2 +100%

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of June 1, 2025.

Year-Over-Year Comparison (2024 vs. 2025)

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

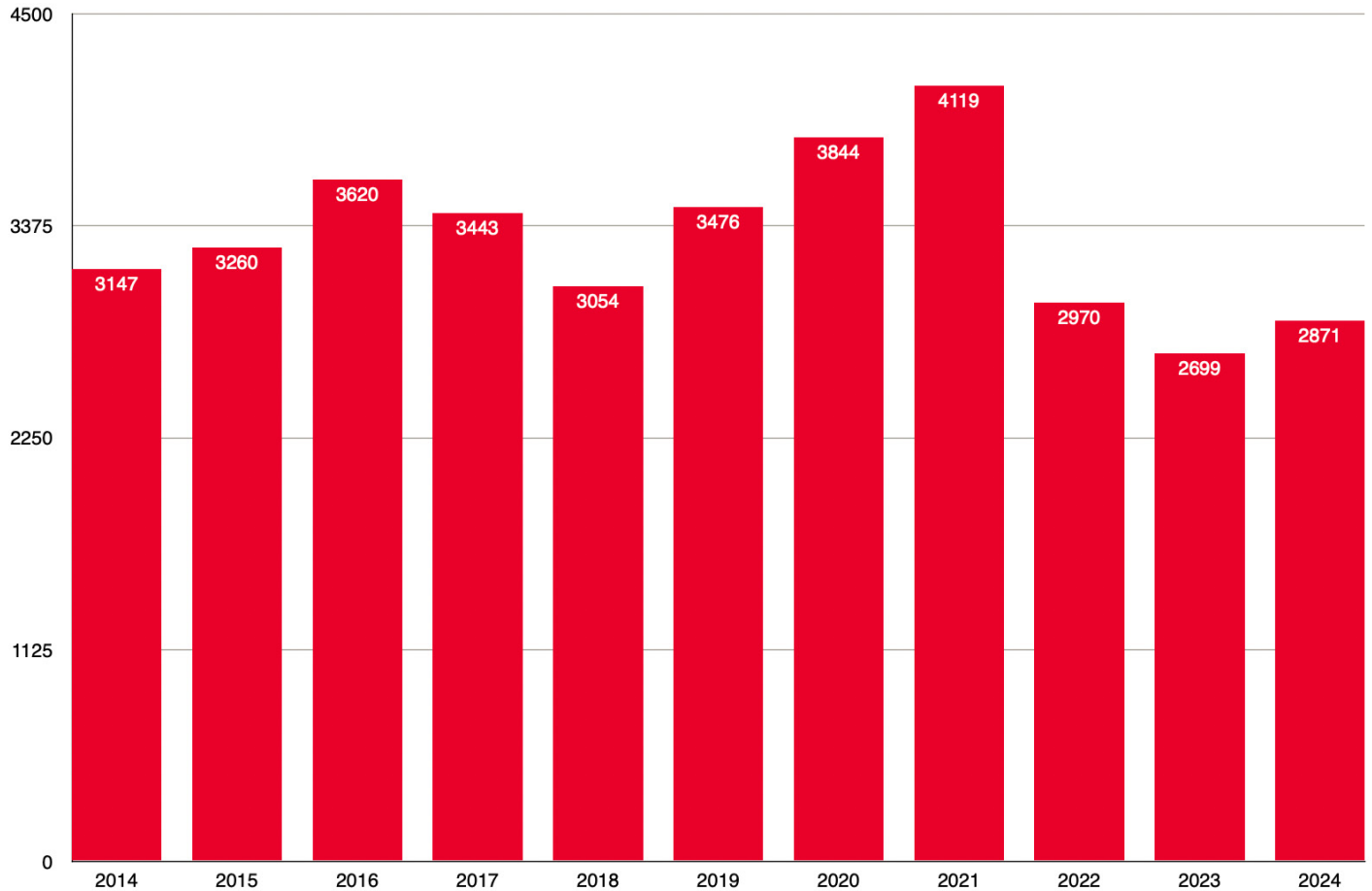
MARKET DOMINANCE



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



10 YEAR MARKET ANALYSIS



Units Sold

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of January 1, 2025.

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 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



/RoyalLePageRoyalCity



/RoyalCityRealty



/RLPRoyalCity

Helping You Is What We Do.

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