



# 2025 JULY

## CITY OF GUELPH

### 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

## BALANCED MARKET

The City of Guelph's real estate market remained in balanced territory in July, with modest price gains alongside stronger sales activity. The median sale price inched up 0.13% to \$742,000, while the average rose 3.01% to \$776,481. Sales volume increased 16.29%, driven by a 13.24% rise in unit sales to 154 transactions. Inventory also grew, with new listings up 16.56% and expired listings more than doubling, up 106.25%. With a unit sales-to-listings ratio of 42.08%, Guelph continues to reflect balanced market conditions, offering opportunities for both buyers and sellers.

### July year-over-year sales volume of \$119,212,108

Up 16.29% from 2024's \$102,511,332 with unit sales of 154 up 13.24% from last July's 136. New listings of 366 are up 16.56% from a year ago, with the sales/listing ratio of 42.08% down 1.24%.

### Year-to-date sales volume of \$812,793,964

Down 4.92% from 2024's \$854,871,225 with unit sales of 1,020 down from 1,076 in 2024. New listings of 2,444 are up 20.28% from a year ago, with the sales/listing ratio of 41.73% down 11.22%.

### Year-to-date average sale price of \$794,295

Up from \$791,533 one year ago with median sale price of \$777,500 up from \$750,000 one year ago. Average days-on-market of 29 is up 4 days from last year.

## JULY NUMBERS

Median Sale Price

**\$742,000**  
+0.13%

Average Sale Price

**\$776,481**  
+3.01%

Sales Volume

**\$119,212,108**  
+16.29%

Unit Sales

**154**  
+13.24%

New Listings

**366**  
+16.56%

Expired Listings

**33**  
+106.25%

Unit Sales/Listings Ratio

**42.08%**  
-1.24%

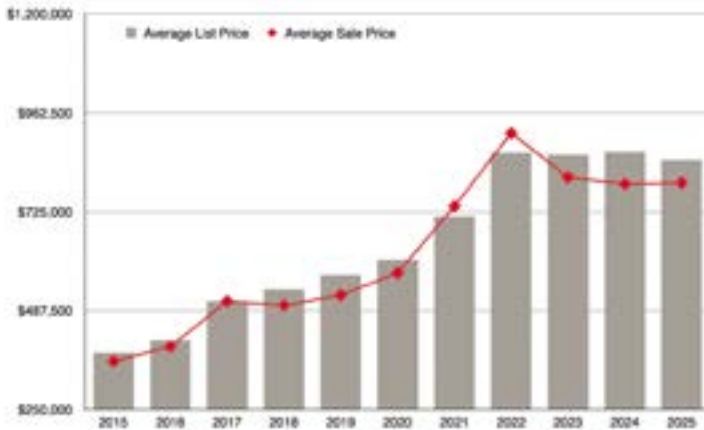
*Year-over-year comparison  
(July 2025 vs. July 2024)*

# THE MARKET IN DETAIL

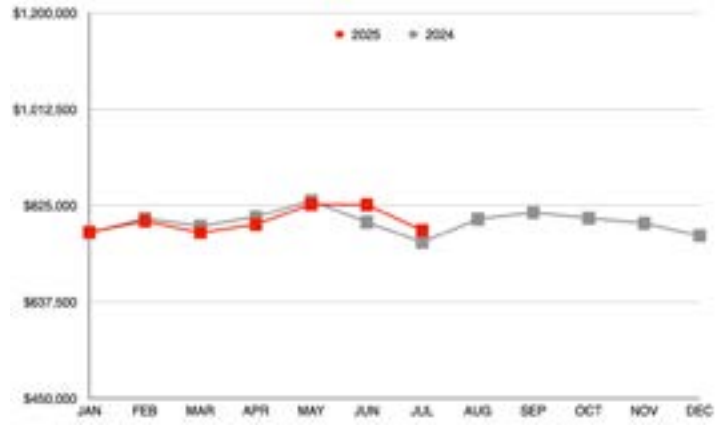
	2023	2024	2025	2024-2025
YTD Volume Sales	\$933,178,363	\$854,871,225	\$812,793,964	-4.92%
YTD Unit Sales	1,142	1,076	1,020	-5.2%
YTD New Listings	1,681	2,032	2,444	+20.28%
YTD Sales/Listings Ratio	67.94%	52.95%	41.73%	-11.22%
YTD Expired Listings	66	130	245	+88.46%
Monthly Volume Sales	\$128,526,169	\$102,511,332	\$119,212,108	+16.29%
Monthly Unit Sales	155	136	154	+13.24%
Monthly New Listings	261	314	366	+16.56%
Monthly Sales/Listings Ratio	59.39%	43.31%	42.08%	-1.24%
Monthly Expired Listings	15	16	33	+106.25%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	2	4	6	+50%
YTD Sales: \$350K-\$549K	167	140	156	+11.43%
YTD Sales: \$550K-\$749K	323	364	292	-19.78%
YTD Sales: \$750K-\$999K	440	405	396	-2.22%
YTD Sales: \$1M - \$2M	207	163	164	+0.61%
YTD Sales: \$2M+	2	4	4	No Change
YTD Average Days-On-Market	18.71	24.57	28.57	+16.28%
YTD Average Sale Price	\$807,627	\$791,533	\$794,295	+0.35%
YTD Median Sale Price	\$789,950	\$750,000	\$777,500	+3.67%

City of Guelph MLS Sales and Listing Summary  
2023 vs. 2024 vs. 2025

# AVERAGE SALE PRICE

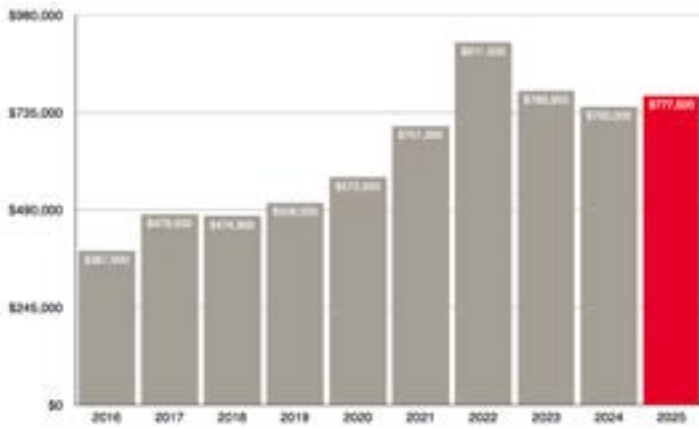


Year-Over-Year

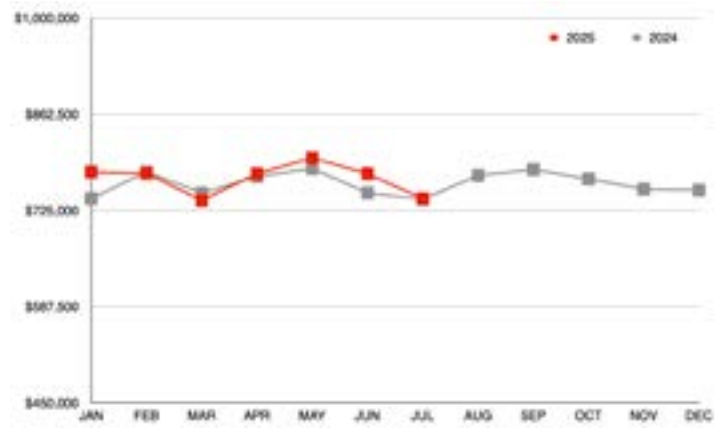


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



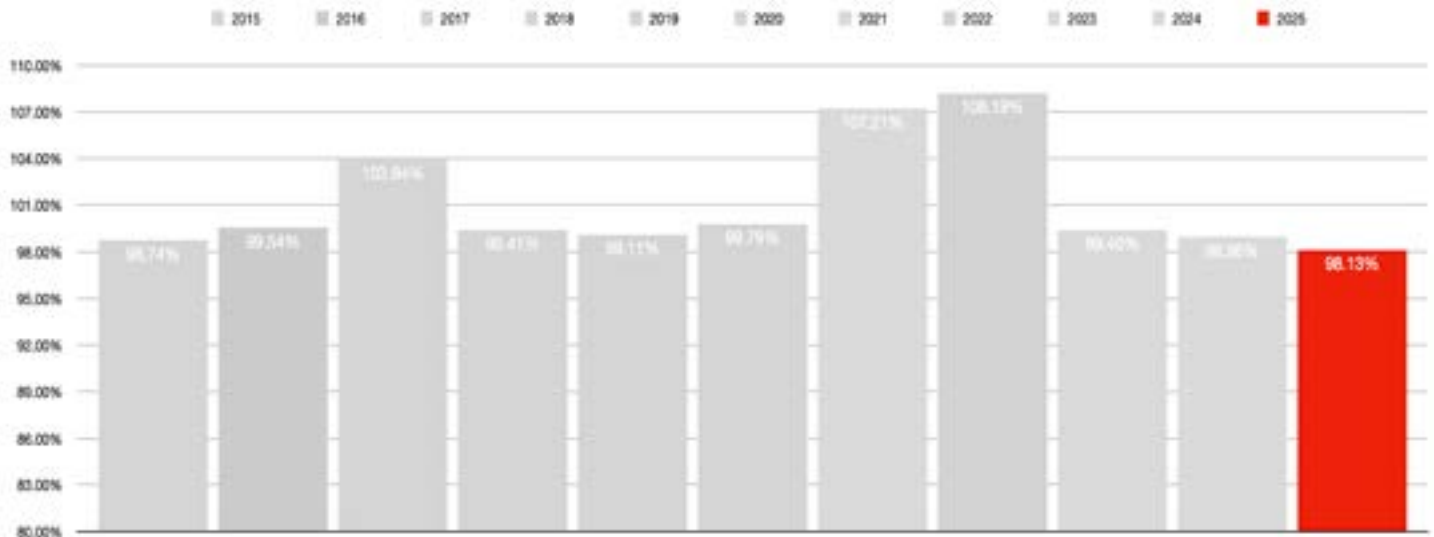
Year-Over-Year



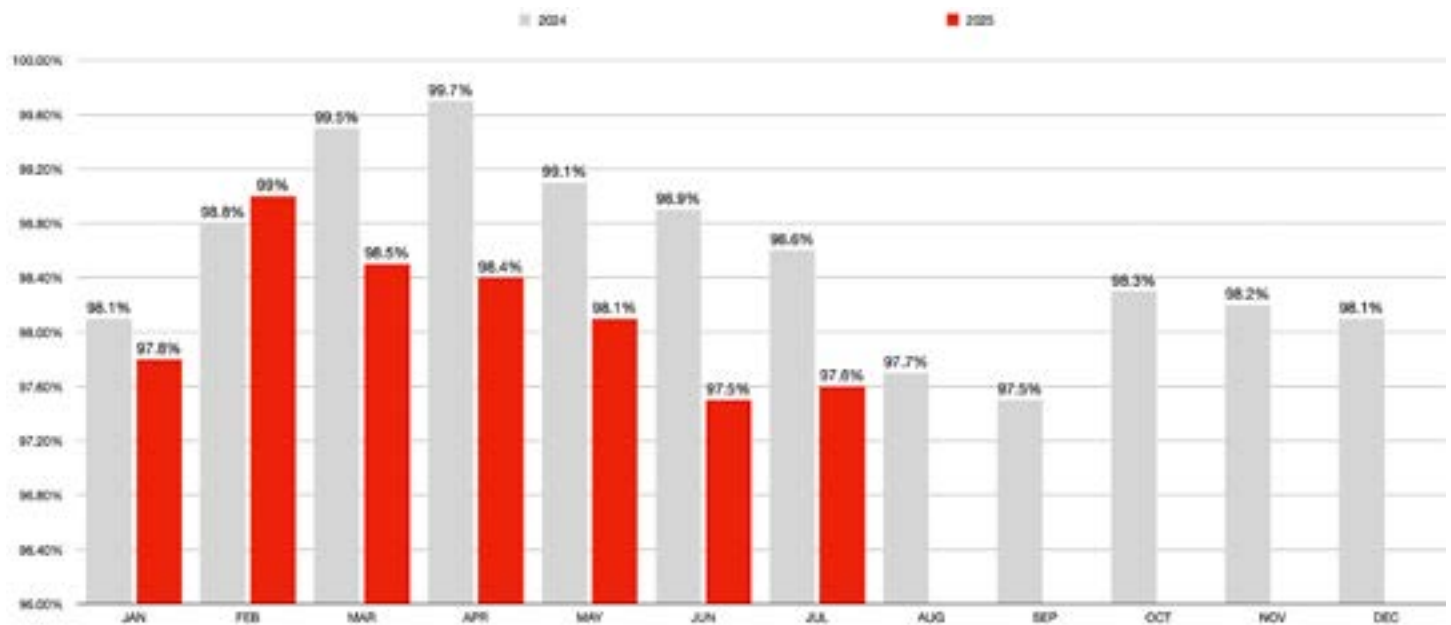
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO



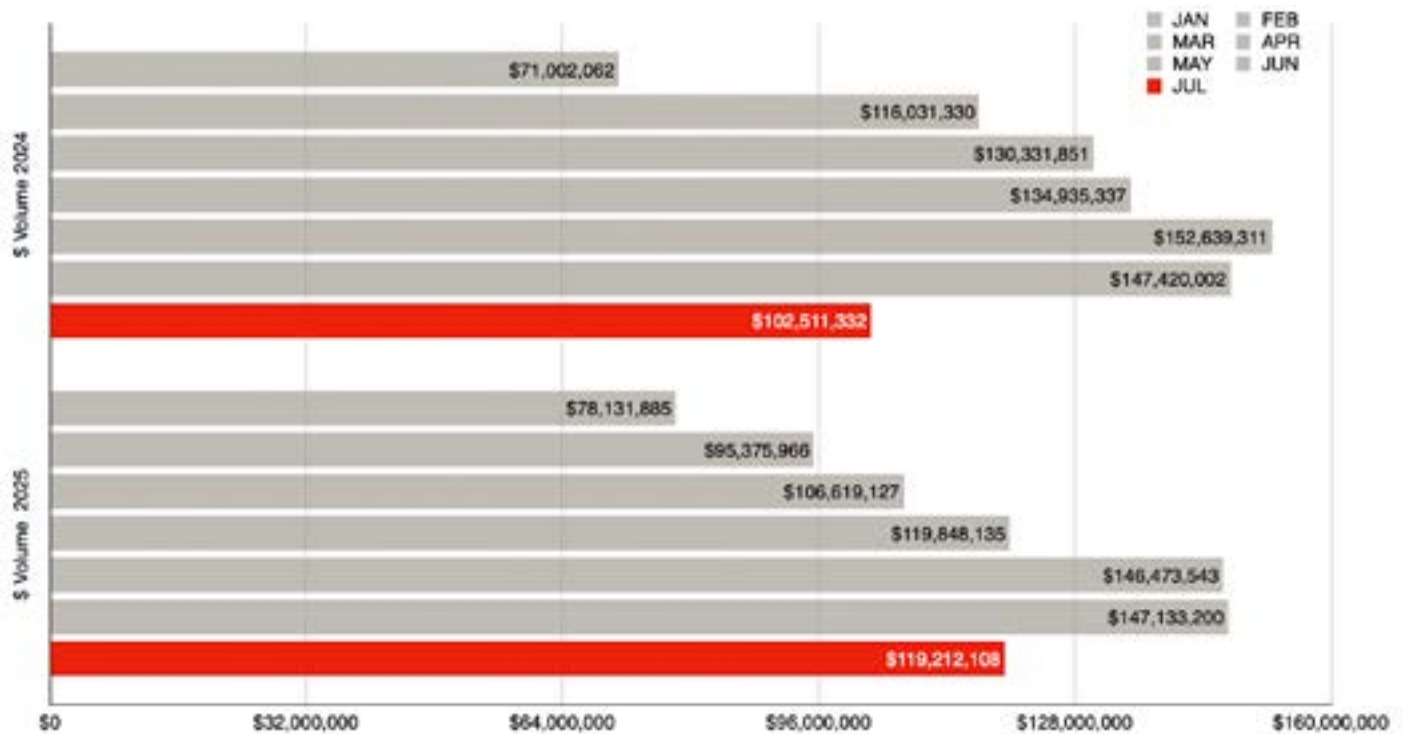
Year-Over-Year



Month-Over-Month 2024 vs. 2025



# DOLLAR VOLUME SALES



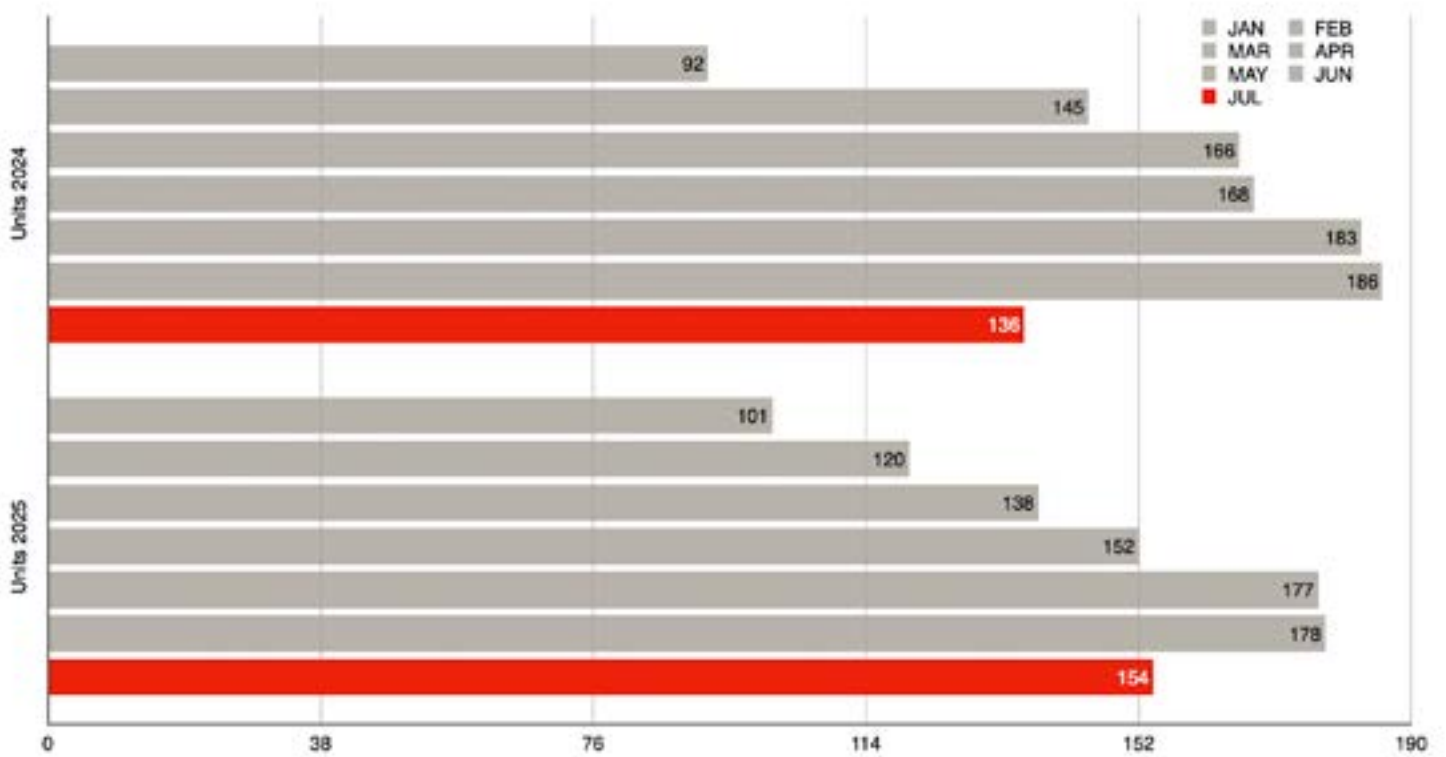
Monthly Comparison 2024 vs. 2025



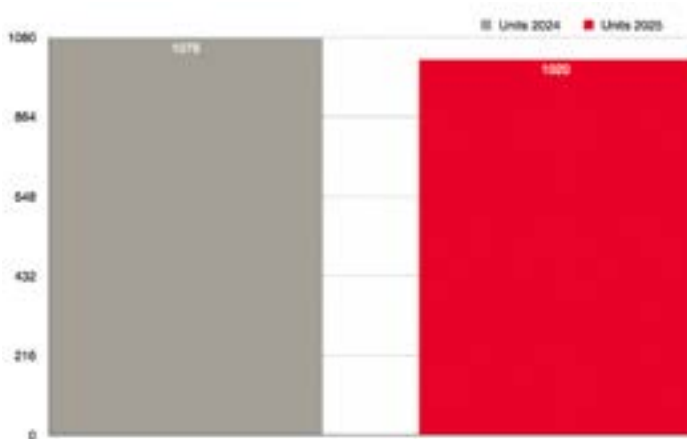
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

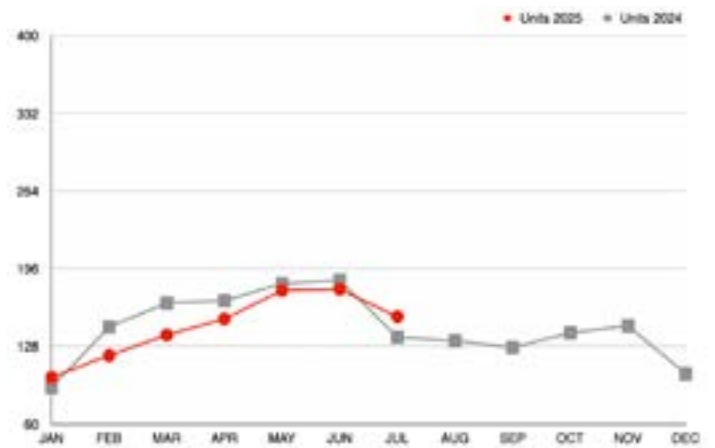
# UNIT SALES



Monthly Comparison 2024 vs. 2025

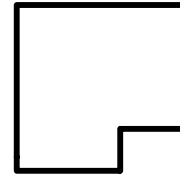

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 <b>\$617,844,638</b> +6.6%	 <b>\$194,949,326</b> -20.65%	 <b>\$3,425,000</b> +40.66%
YTD Unit Sales	 <b>694</b> +6.61%	 <b>326</b> -16.84%	 <b>5</b> +66.67%
YTD Average Sale Price	 <b>\$890,266</b> -4.13%	 <b>\$598,004</b> +1.69%	 <b>\$685,000.00</b> +10.04%
July Sales Volume	 <b>\$89,923,939</b> +32.29%	 <b>\$29,288,169</b> -6.01%	 <b>\$0</b> No Change
July Unit Sales	 <b>106</b> +29.27%	 <b>48</b> -5.88%	 <b>0</b> No Change

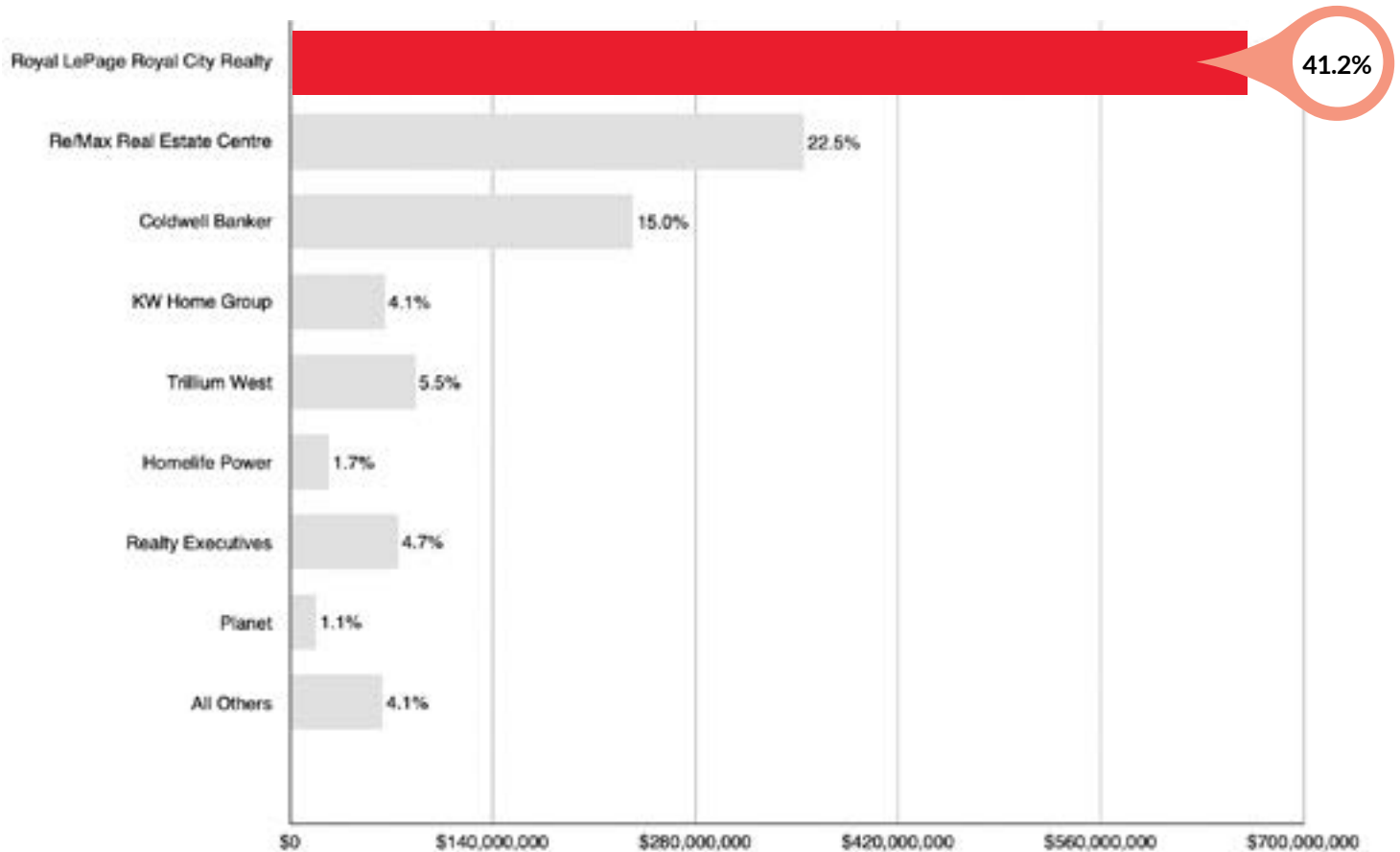
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of August 1, 2025.

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

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



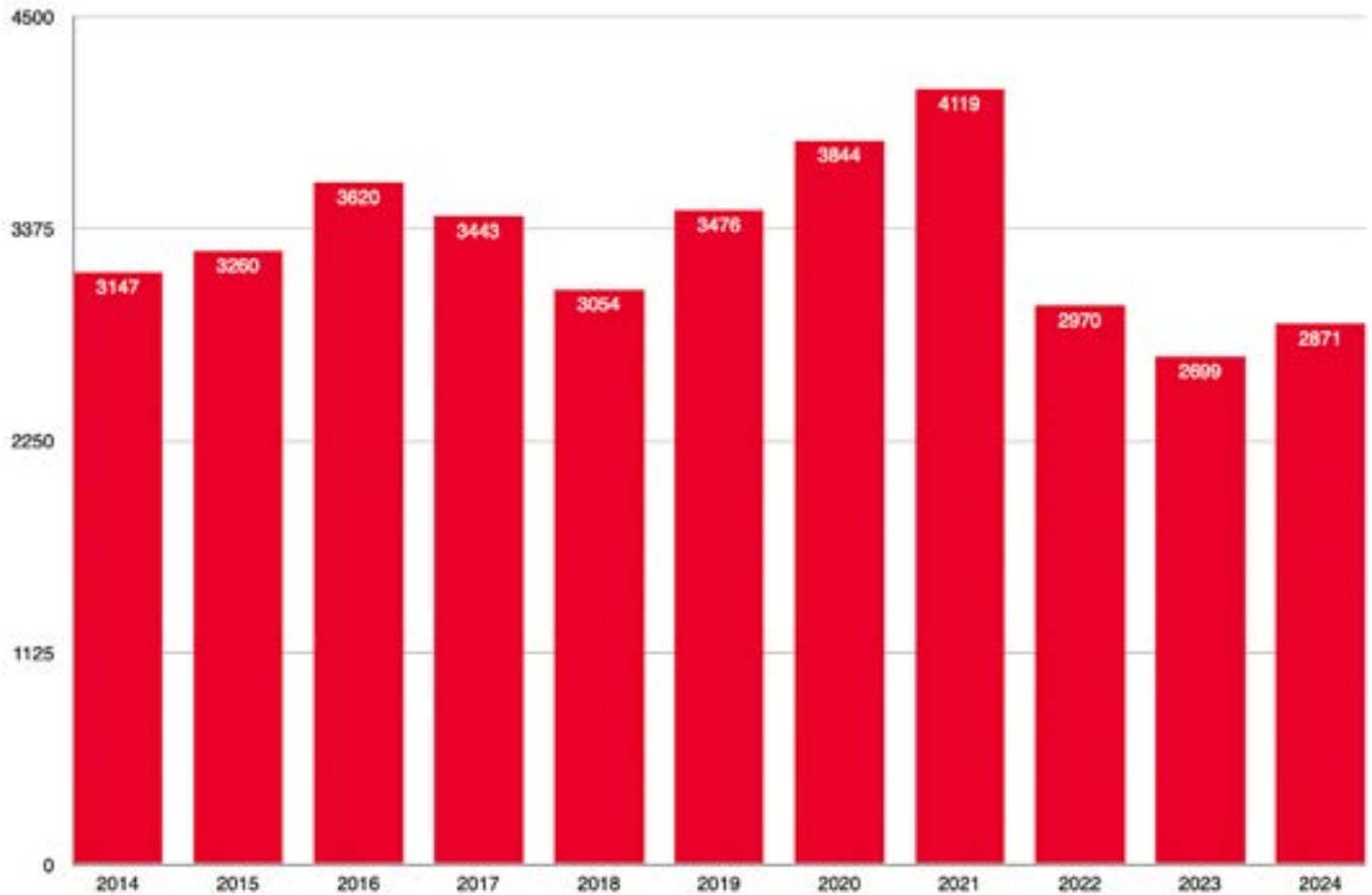
# MARKET DOMINANCE



**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/](https://royalcity.com/market-update/)