



2025 JULY

GUELPH/ERAMOSA 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 real estate market in [Guelph/Eramosa](#) shifted into more balanced territory in July as both prices and sales activity declined. The median sale price fell 11.34% to \$1,050,000, and the average dropped 13.83% to \$1,031,764. Sales volume declined 27.09%, with unit sales down 15.38% to 11 transactions. New listings edged up to 26, while expired listings rose. With a unit sales-to-listings ratio of 42.31%, conditions have moved closer to balance, offering opportunities for both buyers and sellers.

July year-over-year sales volume of \$11,349,400



Down 27.09% from 2024's \$15,565,350 with unit sales of 11 down from last year's 13. New listings of 26 are up 4% from 2024, with the sales/listing ratio of 42.31% down by 9.69% compared to 2024.

Year-to-date sales volume of \$89,743,962



Up 23.71% from 2024's \$72,542,150 with unit sales of 81 up from the 66 in 2024. New listings of 243 are up 26.56% from a year ago, with the sales/listing ratio of 33.33% down by 1.04%.

Year-to-date average sale price of \$1,098,718



Down from \$1,117,732 a year ago with median sale price of \$1,050,000 up from \$968,500 a year ago. Average days-on-market of 38, which has gone up 7 days compared to last year.

JULY NUMBERS

Median Sale Price

\$1,050,000

-11.34%

Average Sale Price

\$1,031,764

-13.83%

Sales Volume

\$11,349,400

-27.09%

Unit Sales

11

-15.38%

New Listings

26

+4%

Expired Listings

4

+300%

Unit Sales/Listings Ratio

42.31%

-9.69%

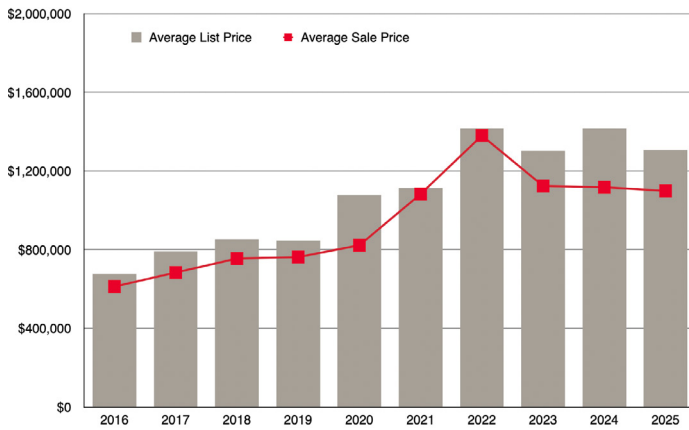
*Year-over-year comparison
(July 2025 vs. July 2024)*

THE MARKET IN DETAIL

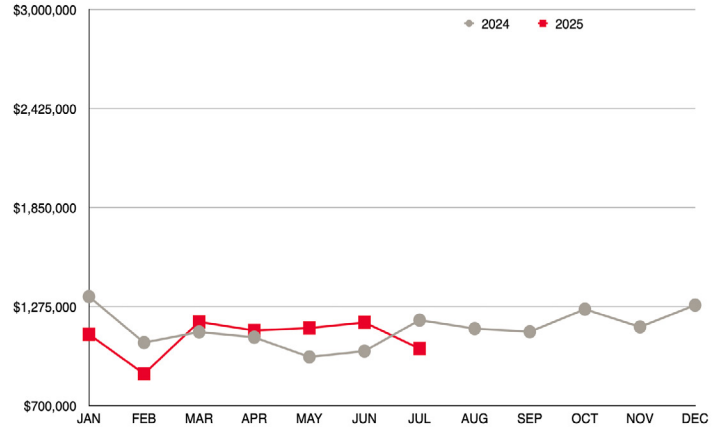
	2023	2024	2025	2024-2025
YTD Volume Sales	\$95,685,224	\$72,542,150	\$89,743,962	+23.71%
YTD Unit Sales	84	66	81	+22.73%
YTD New Listings	156	192	243	+26.56%
YTD Sales/Listings Ratio	53.85%	34.38%	33.33%	-1.04%
YTD Expired Listings	8	18	23	+27.78%
Monthly Volume Sales	\$11,603,900	\$15,565,350	\$11,349,400	-27.09%
Monthly Unit Sales	12	13	11	-15.38%
Monthly New Listings	26	25	26	+4%
Monthly Sales/Listings Ratio	46.15%	52.00%	42.31%	-9.69%
Monthly Expired Listings	2	1	4	+300%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	4	2	0	-100%
YTD Sales: \$550K-\$749K	7	5	13	+160%
YTD Sales: \$750K-\$999K	26	24	23	-4.17%
YTD Sales: \$1M- \$2M	44	34	42	+23.53%
YTD Sales: \$2M+	48	2	3	+50%
YTD Average Days-On-Market	31.86	31.14	37.57	+20.64%
YTD Average Sale Price	\$1,123,980	\$1,117,732	\$1,098,718	-1.7%
YTD Median Sale Price	\$1,015,000	\$968,500	\$1,050,000	+8.42%

Guelph/Eramosa MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

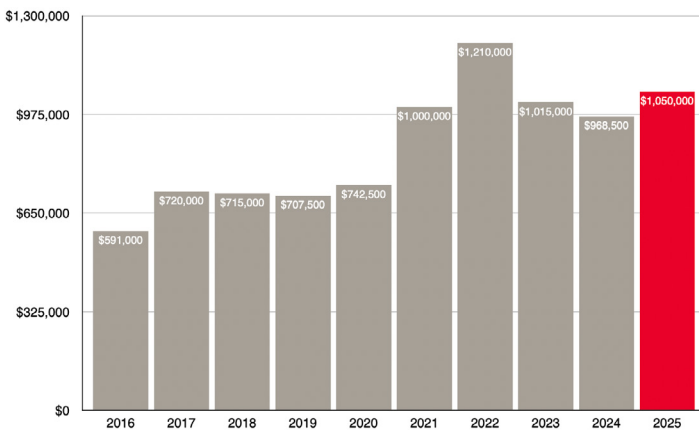


Year-Over-Year

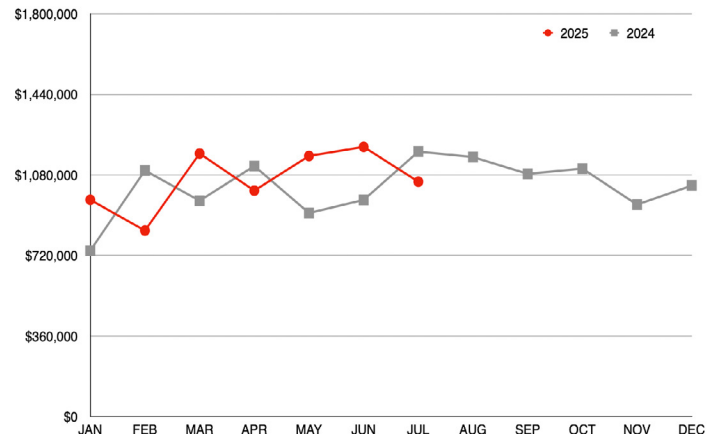


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



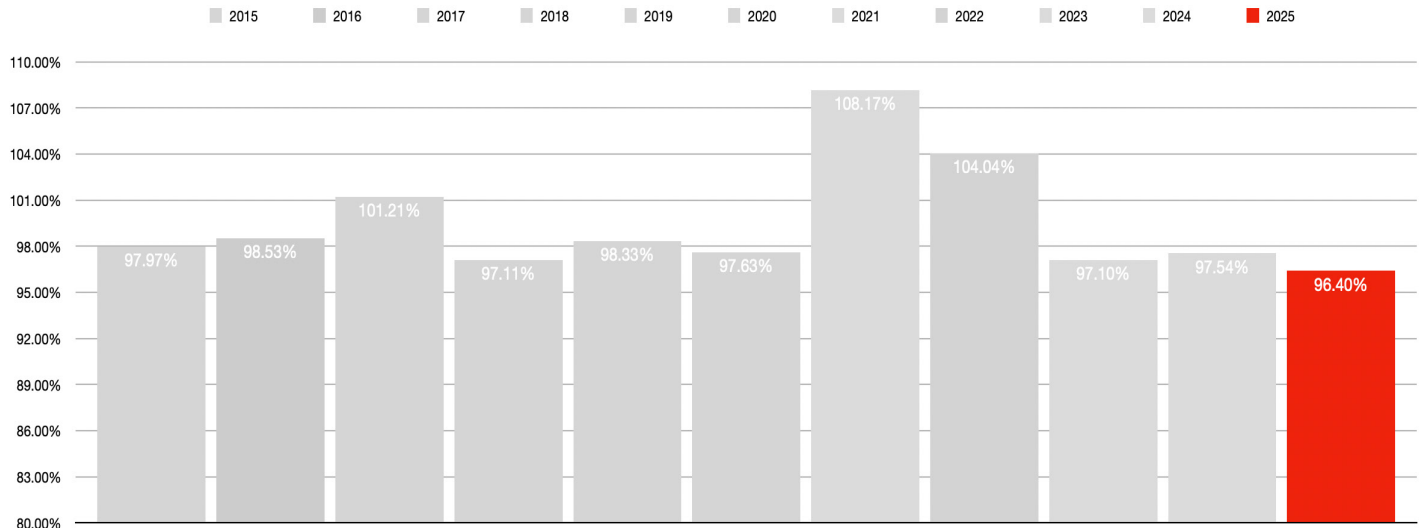
Year-Over-Year



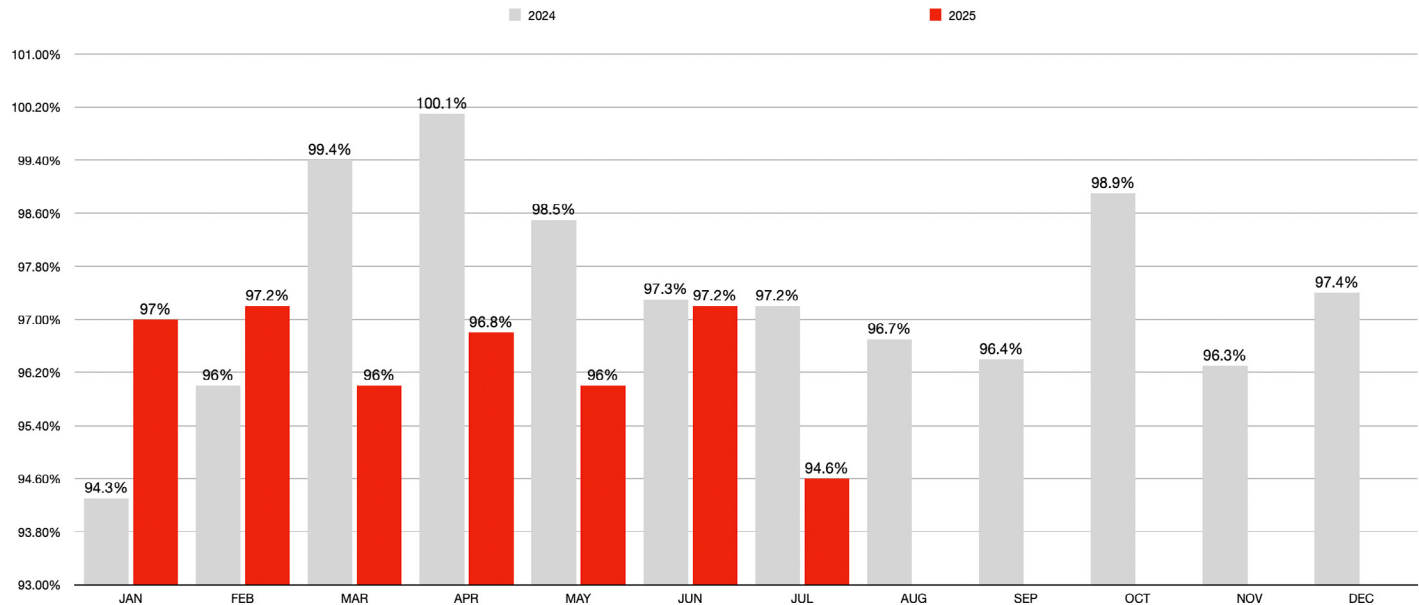
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

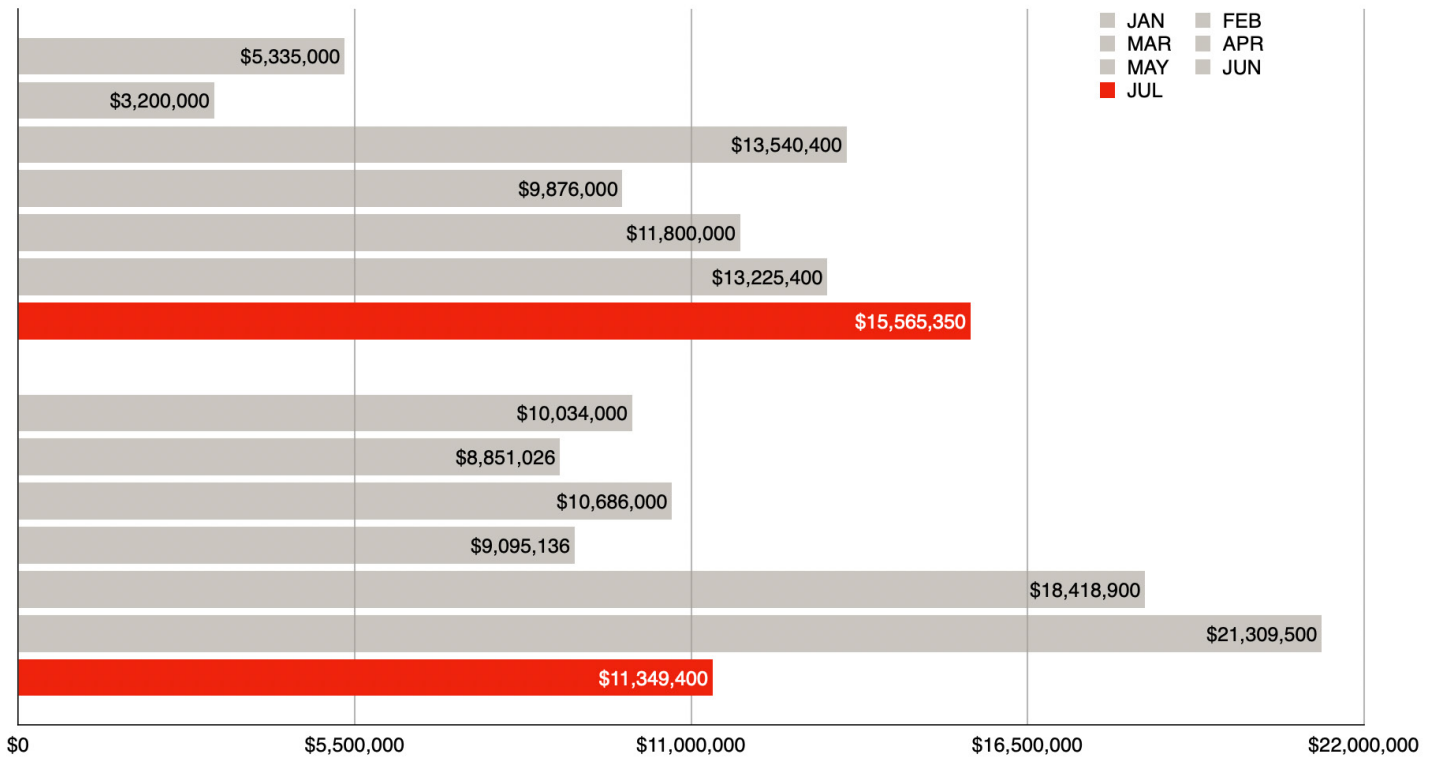


Year-Over-Year

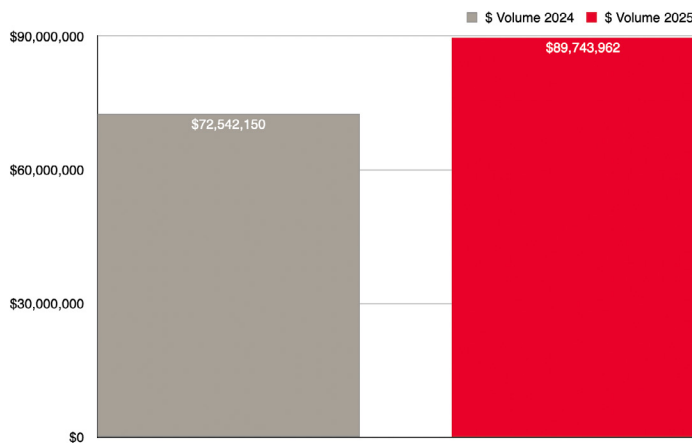


Month-Over-Month 2024 vs. 2025

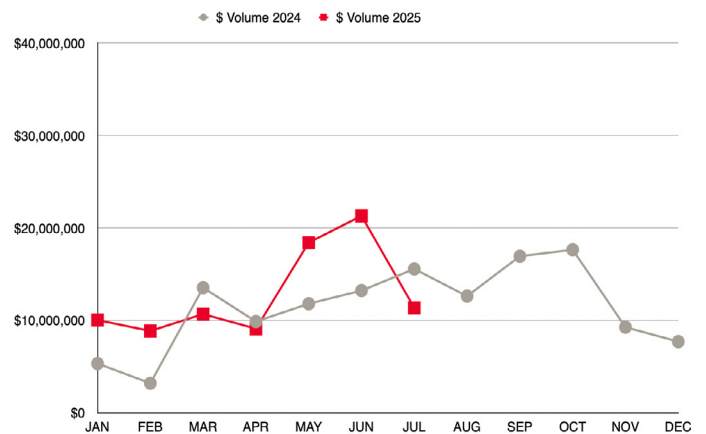
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

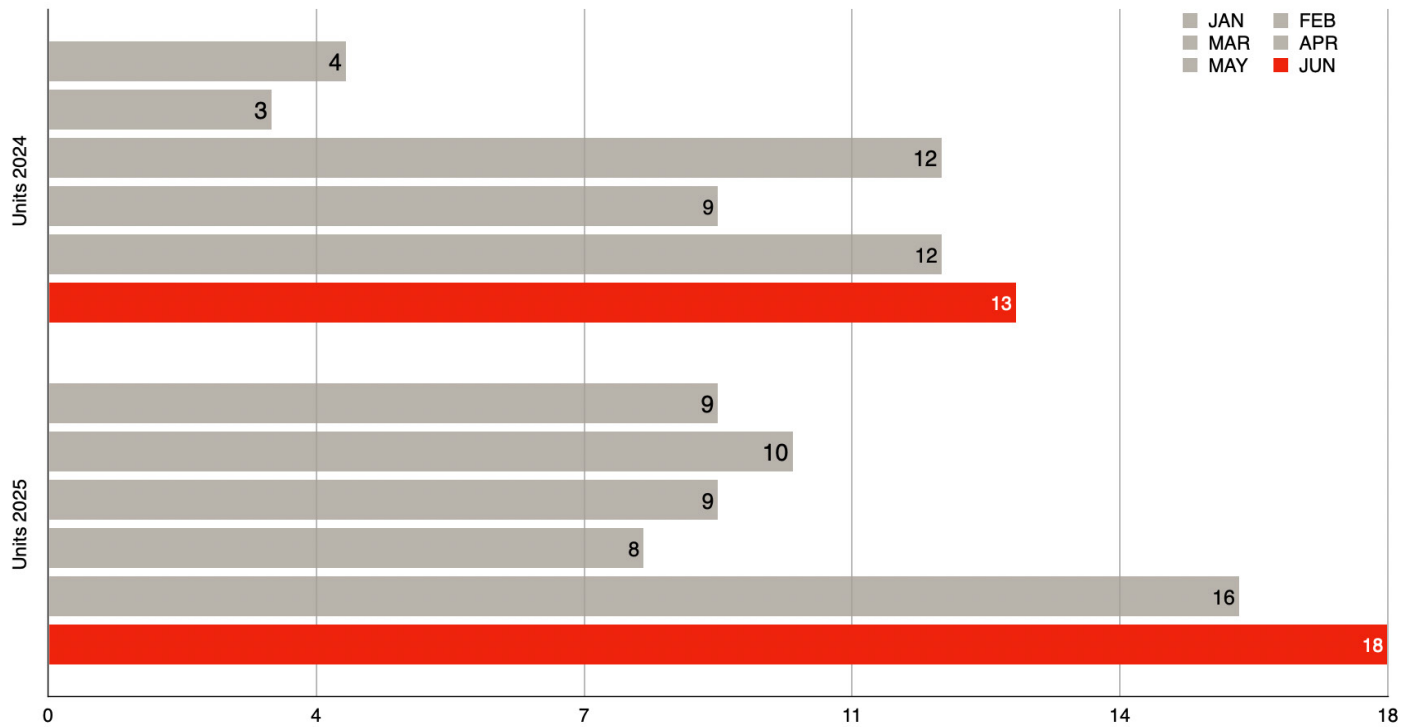


Yearly Totals 2024 vs. 2025

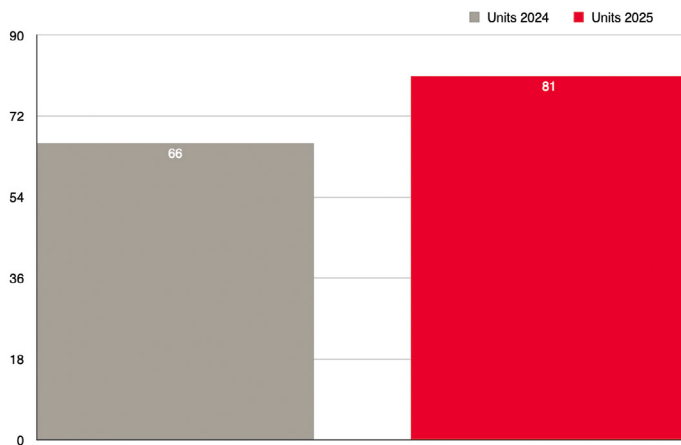


Month vs. Month 2024 vs. 2025

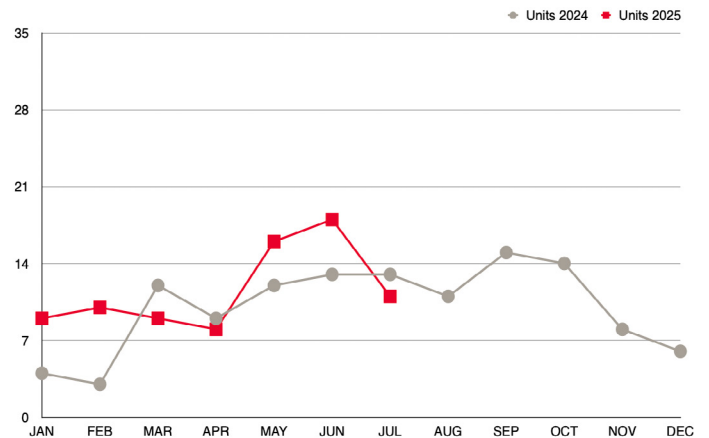
UNIT SALES



Monthly Comparison 2024 vs. 2025

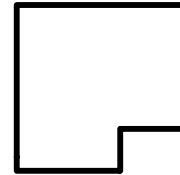

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



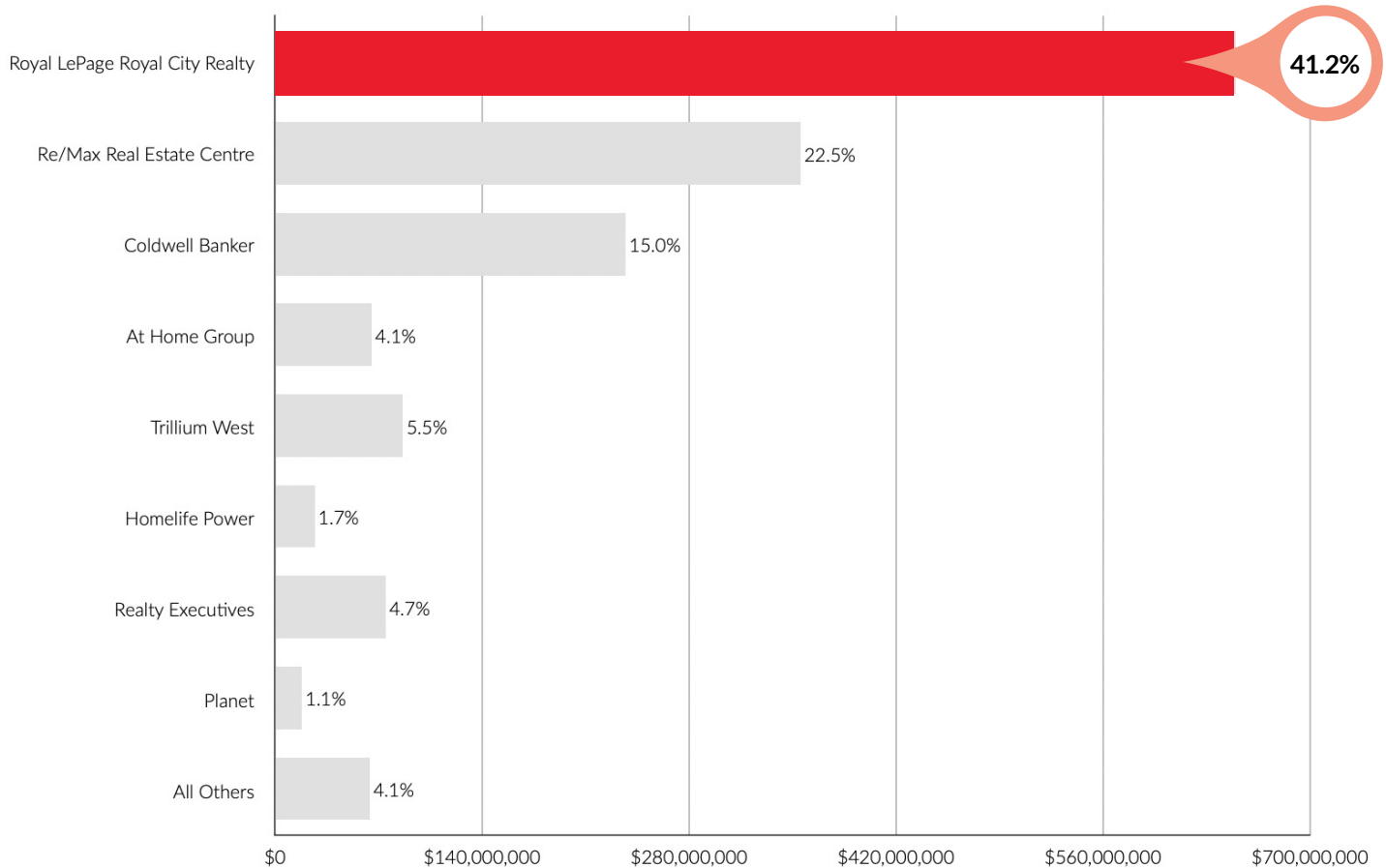
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$80,834,436 +19.91%	 \$8,909,526 +73.61%	 \$0 -100%
YTD Unit Sales	 69 +16.95%	 12 +71.43%	 0 -100%
YTD Average Sale Price	 \$1,171,514 -3.58%	 \$742,461 +11.94%	 \$0 -100%
July Sales Volume	 \$10,294,400 -28.09%	 \$1,055,000 -15.6%	 \$0 No Change
July Unit Sales	 10 -9.09%	 1 -50%	 0 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.

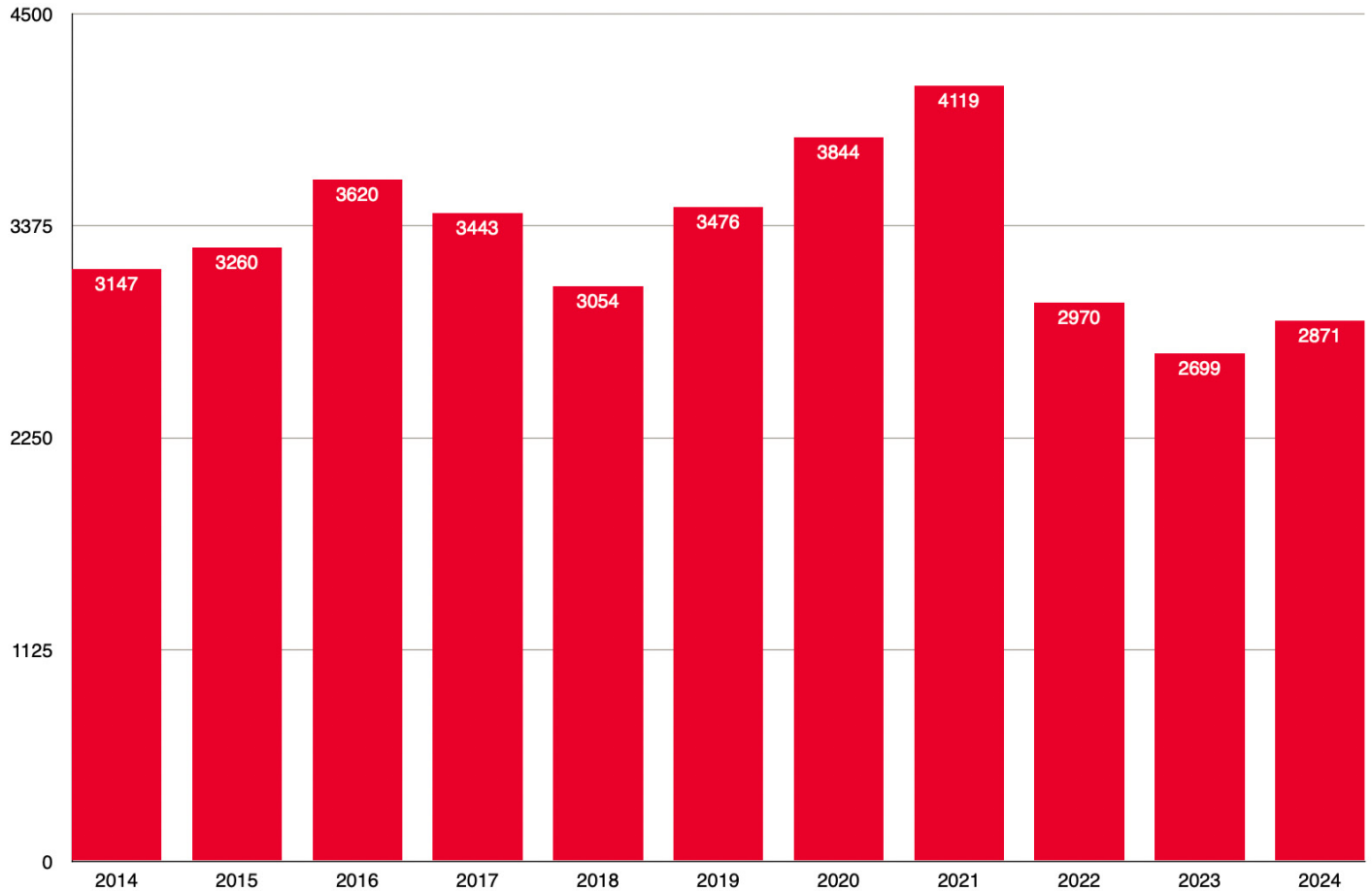
MARKET DOMINANCE



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



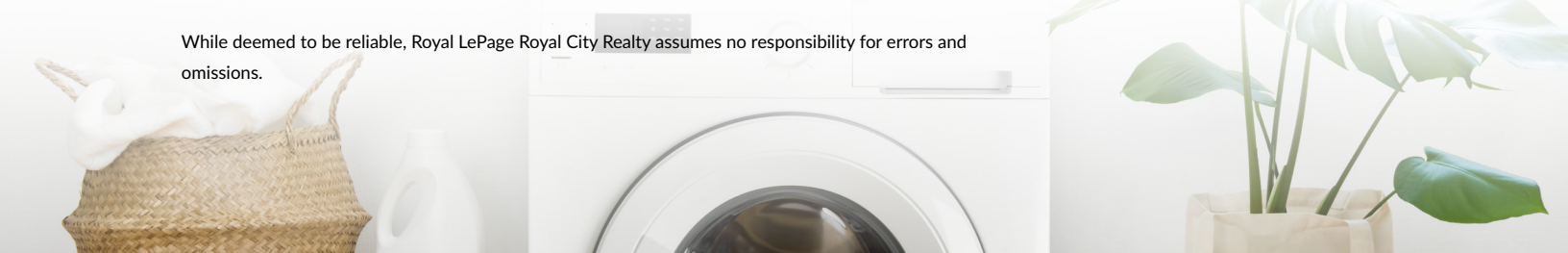
10 YEAR MARKET ANALYSIS



Units Sold

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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



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