

2026 OCTOBER

CENTRE WELLINGTON

Real Estate Market Report

ROYAL LEPAGE® ROYAL CITY REALTY BROKERAGE

THE GREEN ADVANTAGE

The Green Advantage
Sales Representatives
519-821-6191
thegreenadvantage@royallepage.ca
thegreenadvantage.ca



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

Centre Wellington remained in balanced market territory through October, with the year-to-date sales-to-listings ratio sitting at 39.32%, just above the 39% threshold. October pricing softened year over year, as the median sale price declined 4.52% to $749,500, while the average sale price decreased 2.81% to $915,111. Sales activity also slowed, with sales volume falling 14.66% to $32.94M and unit sales declining 12.20% to 36 transactions. New listings decreased 4.81% to 99, while expired listings dropped 18.52% to 22. Although the monthly sales-to-listings ratio declined to 36.36%, the year-to-date ratio remained just above the balanced market threshold, keeping Centre Wellington in balanced market territory overall.

October year-over-year sales volume of $32,944,000

Down 14.66% from 2025's $38,604,890 with unit sales of 36 down 12.20% from last October's 41. New listings of 99 are down 4.81% from a year ago, with the sales/listings ratio of 36.36% down from 39.42% last year.

Year-to-date sales volume of $359,103,917

Up 4.57% from 2025's $343,399,156 with unit sales of 407 up 2.01% from 2025's 399. New listings of 1,035 are up 1.57% from a year ago, with the sales/listings ratio of 39.32% up from 39.16% last year..

Year-to-date average sale price of $877,678

Up from $856,952 one year ago, with median sale price of $750,000 down from $811,892 one year ago. Average days-on-market of 51 is up approximately 4 days from last year.

OCTOBER NUMBERS

Median Sale Price
$749,500
-4.52%

Average Sale Price
$915,111
-2.81%

Sales Volume
$32,944,000
-14.66%

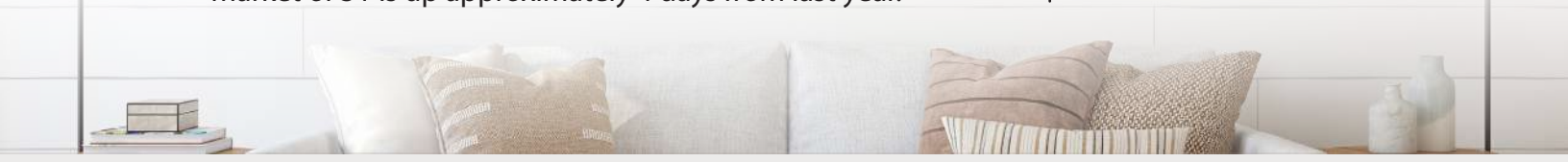
Unit Sales
36
-12.2%

New Listings
99
-4.81%

Expired Listings
22
-18.52%

Unit Sales/Listings Ratio
36.36%
-3.06%

Year-over-year comparison
(October 2025 vs. October 2026)

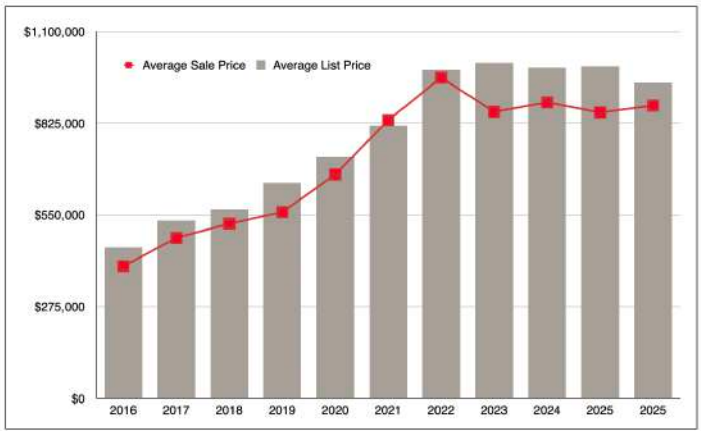


THE MARKET IN DETAIL

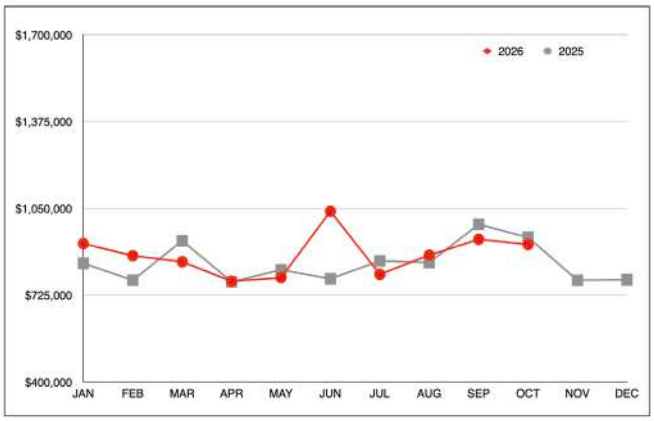
	2024	2025	2026	2025-2026
YTD Volume Sales	$383,501,765	$343,399,156	$359,103,917	+4.57%
YTD Unit Sales	429	399	407	+2.01%
YTD New Listings	840	1,019	1,035	+1.57%
YTD Sales/Listings Ratio	51.07%	39.16%	39.32%	+0.43%
YTD Expired Listings	112	141	189	+34.04%
Monthly Volume Sales	$37,796,200	$38,604,890	$32,944,000	-14.66%
Monthly Unit Sales	40	41	36	-12.2%
Monthly New Listings	62	104	99	-4.81%
Monthly Sales/Listings Ratio	63.49%	66.13%	34.62%	-47.65%
Monthly Expired Listings	14	27	22	-18.52%
YTD Sales: $0-$199K	7	4	5	+25%
YTD Sales: $200k-349K	2	12	3	-75%
YTD Sales: $350K-$549K	36	34	37	+8.82%
YTD Sales: $550K-$749K	133	122	146	+19.67%
YTD Sales: $750K-$999K	135	137	123	-10.22%
YTD Sales: $1M-$2M	110	83	80	-3.61%
YTD Sales: $2M+	9	9	14	+55.56%
YTD Average Days-On-Market	35.20	46.70	50.80	+8.78%
YTD Average Sale Price	$887,205	$856,952	$877,678	+2.42%
YTD Median Sale Price	$802,250	$811,892	$750,000	-7.62%

Centre Wellington MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

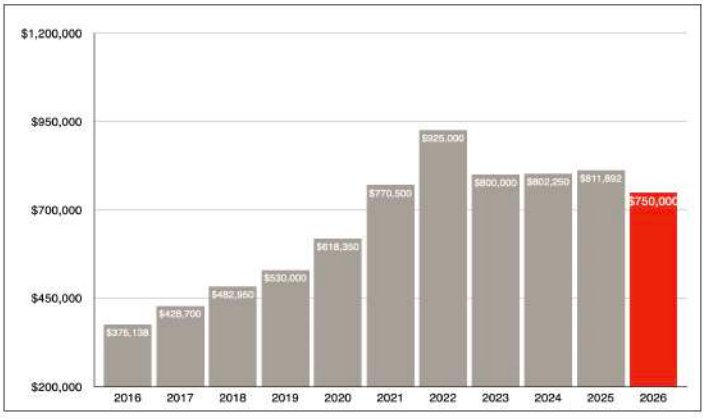


Year-Over-Year

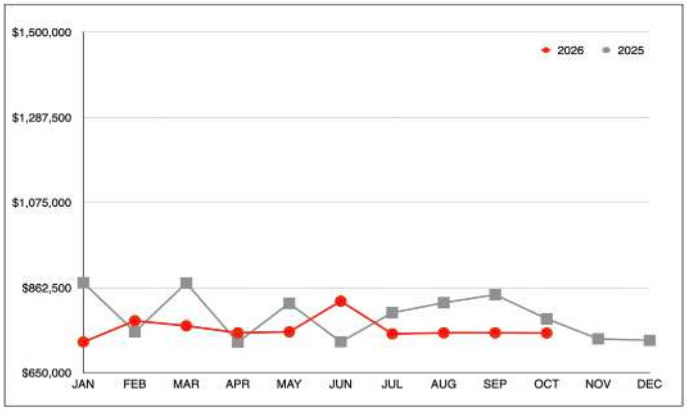


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



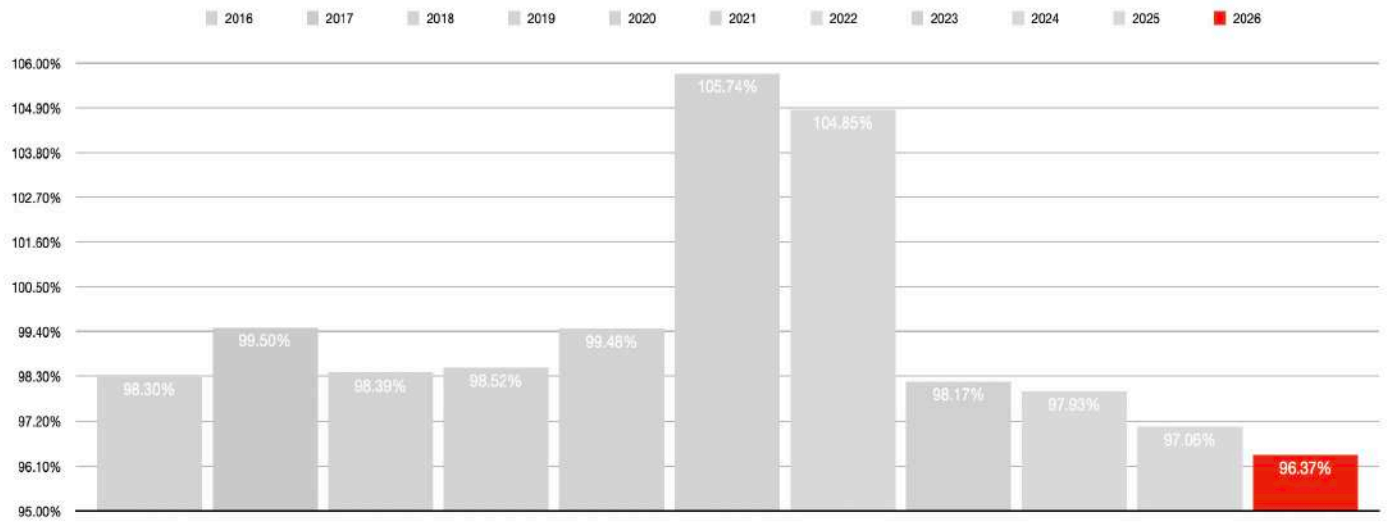
Year-Over-Year



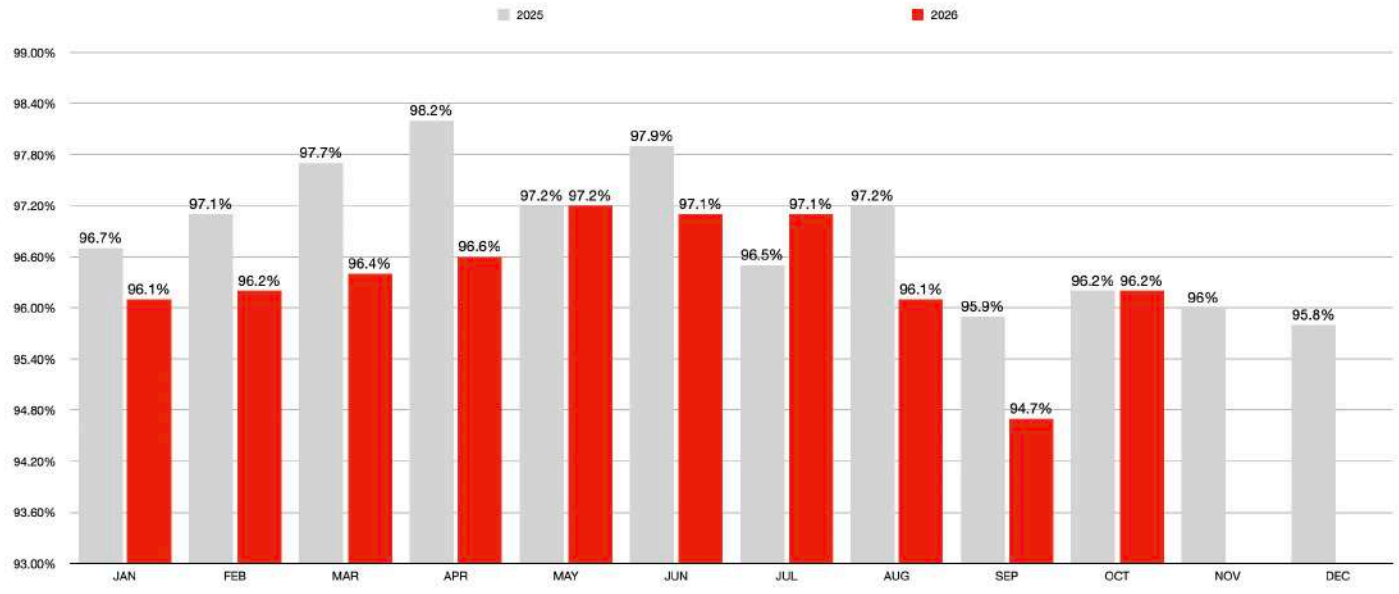
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

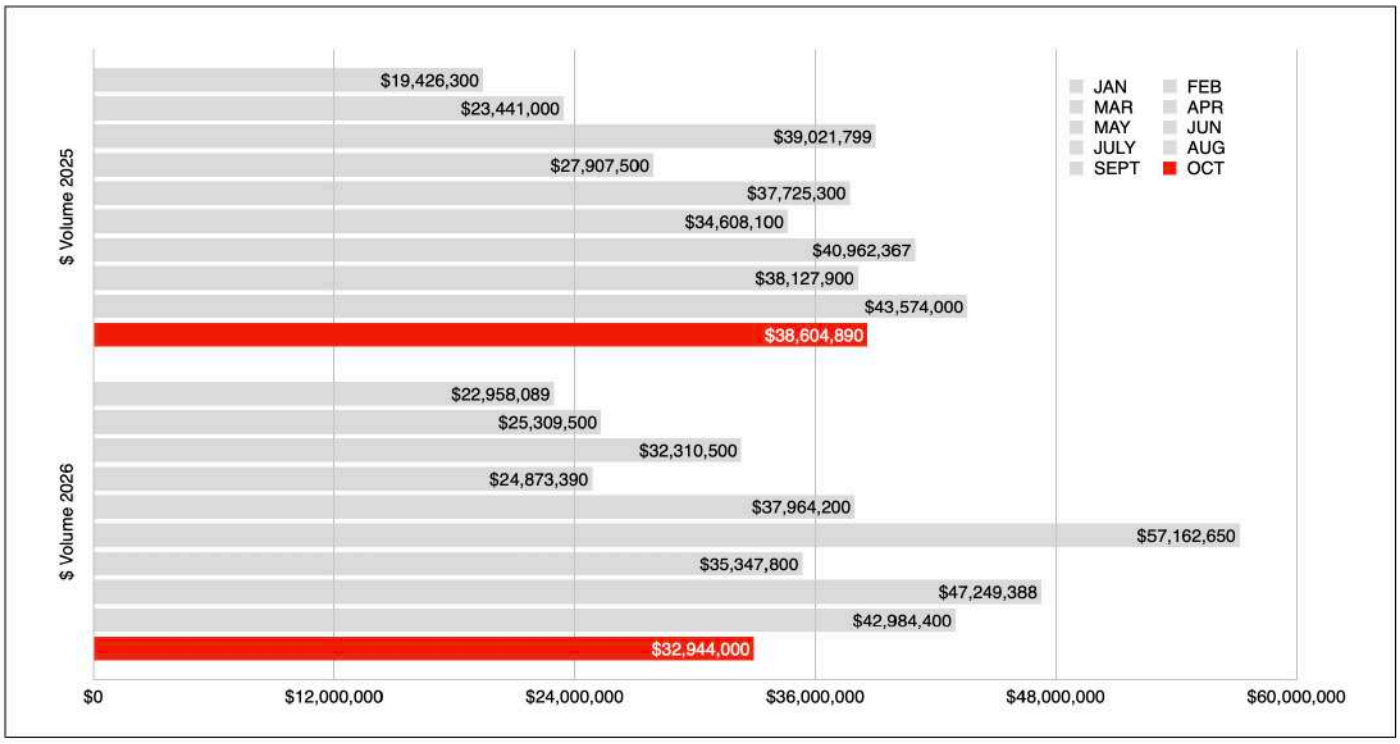


Year-Over-Year

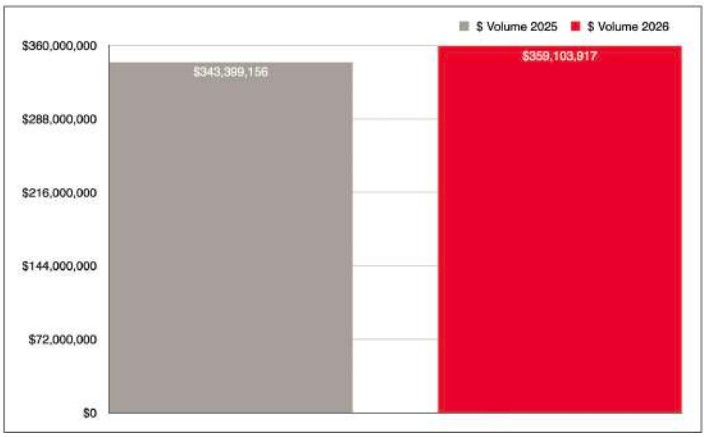


Month-Over-Month 2025 vs. 2026

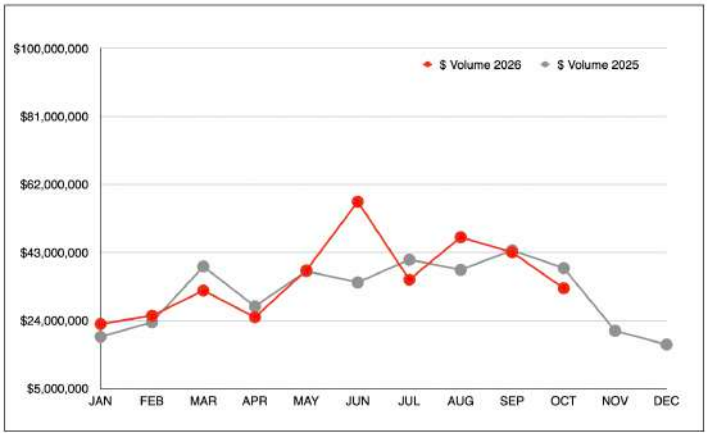
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

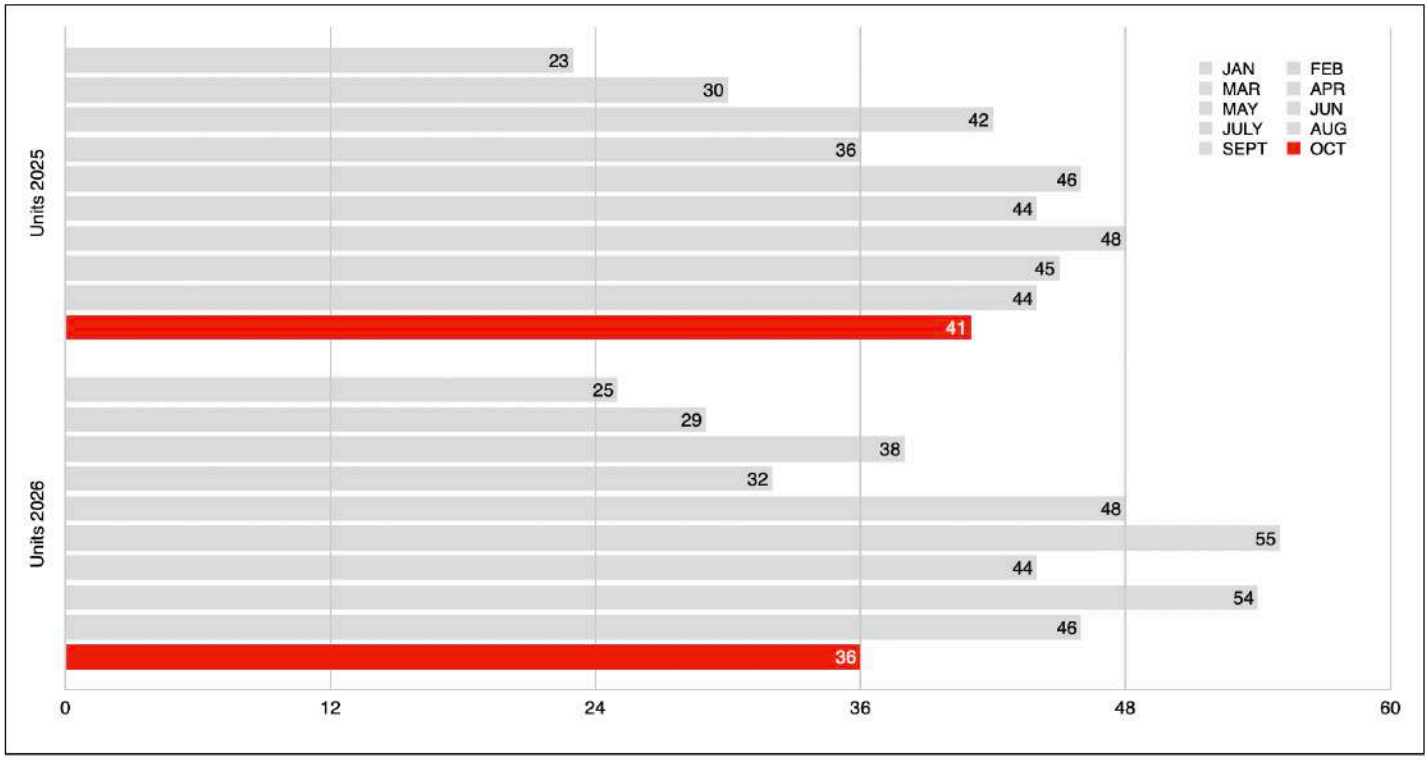


Yearly Totals 2025 vs. 2026

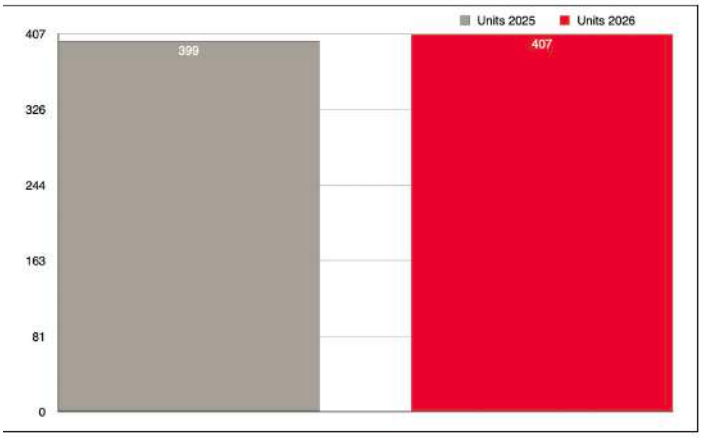


Month vs. Month 2025 vs. 2026

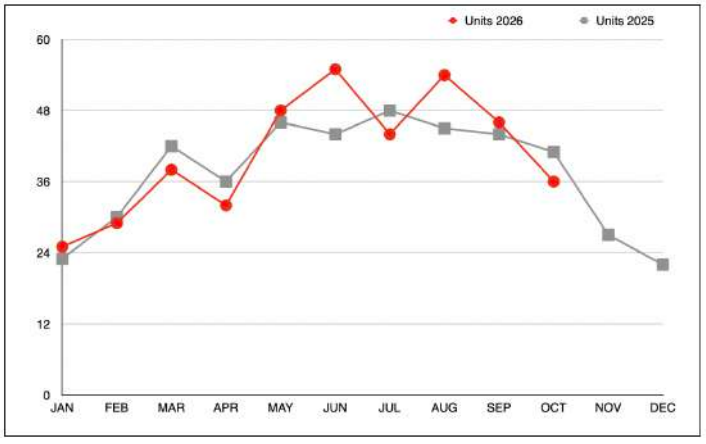
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

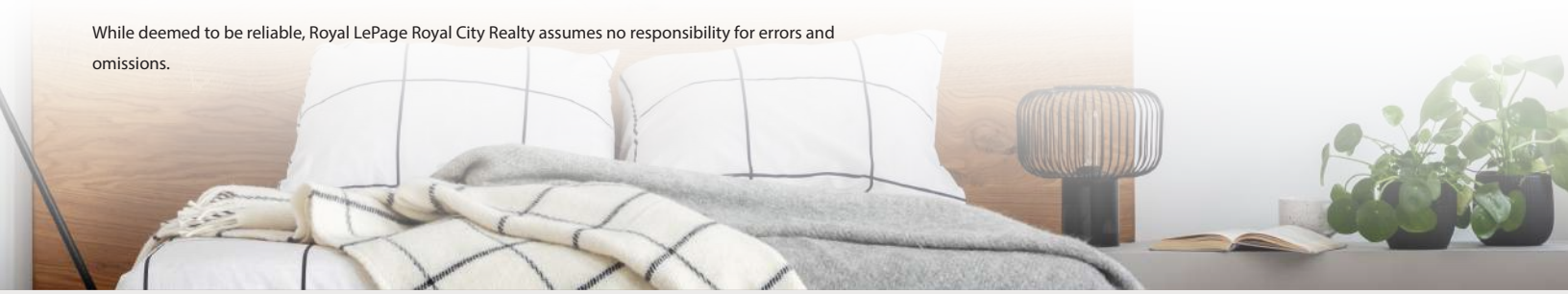
SALES BY TYPE

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$308,188,117 +3.32%	$50,915,800 +12.87%	$1,490,000 -75.45%
YTD Unit Sales	336 +1.82%	71 +2.9%	4 -33.33%
YTD Average Sale Price	$917,227 +1.47%	$717,124 +9.69%	$372,500 -63.18%
October Sales Volume	$30,339,000 -9.49%	$2,605,000 -48.76%	$575,000 -85.14%
October Unit Sales	32 -5.88%	4 -42.86%	1 -50%

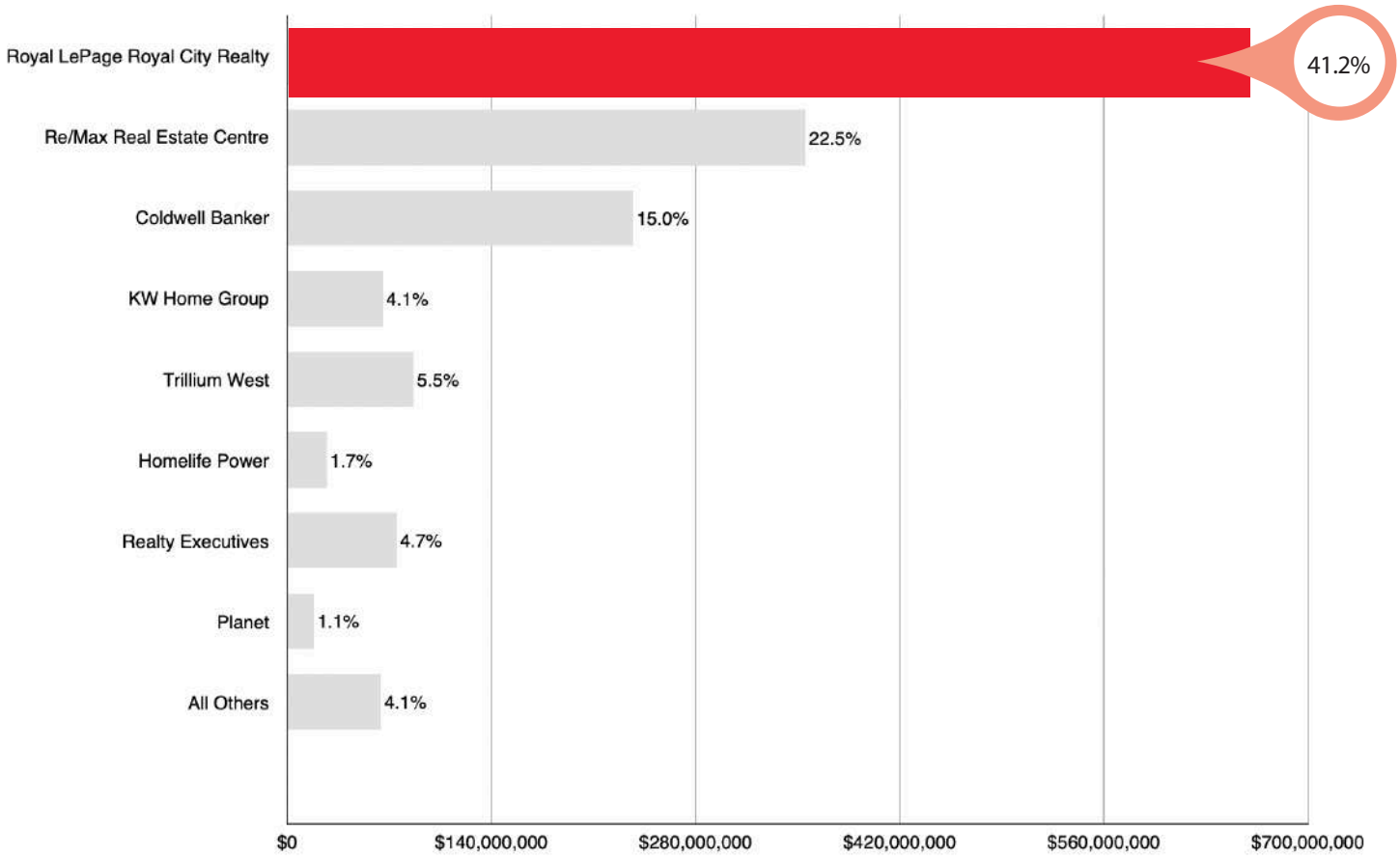
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of October 31, 2026.

Year-Over-Year Comparison (2025 vs. 2026)

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



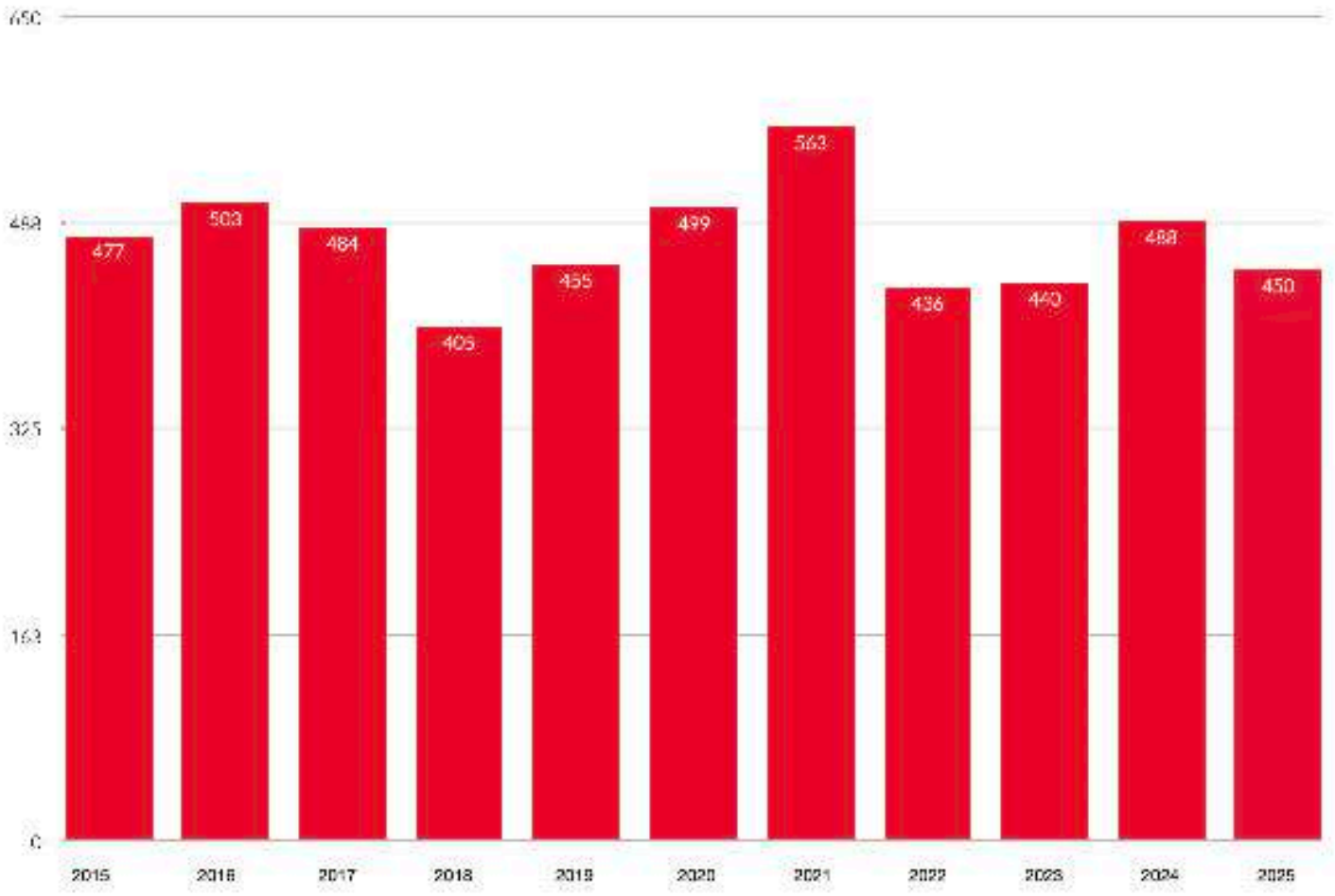
MARKET DOMINANCE



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