

2026
OCTOBER
GUELPH/ERAMOSA
Real Estate Market Report

ROYAL LEPAGE ROYAL CITY REALTY BROKERAGE

THE GREEN ADVANTAGE

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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

Guelph/Eramosa remained in balanced market territory through October, with the year-to-date sales-to-listings ratio sitting at 40.50%, above the 39% threshold. October pricing softened significantly year over year, as the median sale price declined 27.62% to $865,000, while the average sale price decreased 35.17% to $1,011,885. Sales activity also slowed, with sales volume falling 59.87% to $13.15M and unit sales declining 38.10% to 13 transactions. New listings decreased 12.90% to 27, while expired listings increased 33.33% to 8, reflecting continued competition among sellers. Although the monthly sales-to-listings ratio declined to 48.15%, the year-to-date ratio remains above the balanced market threshold, keeping Guelph/Eramosa in balanced market territory overall.

October year-over-year sales volume of $13,154,500

Down 59.87% from 2025's $32,778,000 with unit sales of 13 down 38.10% from last October's 21. New listings of 27 are down 12.90% from a year ago, with the sales/listings ratio of 48.15% down from 67.74% last year.

Year-to-date sales volume of $153,112,728

Up 1.89% from 2025's $150,276,461 with unit sales of 145 up 14.17% from 2025's 127. New listings of 358 are down 1.92% from a year ago, with the sales/listings ratio of 40.50% up from 34.79% last year.

Year-to-date average sale price of $1,008,894

Down from $1,145,655 one year ago, with a median sale price of $966,250 down from $1,038,750 one year ago. Average days-on-market of approximately 39 is down 3 days from last year.

OCTOBER NUMBERS

Median Sale Price
$865,000
-27.62%

Average Sale Price
$1,011,885
-35.17%

Sales Volume
$13,154,500
-59.87%

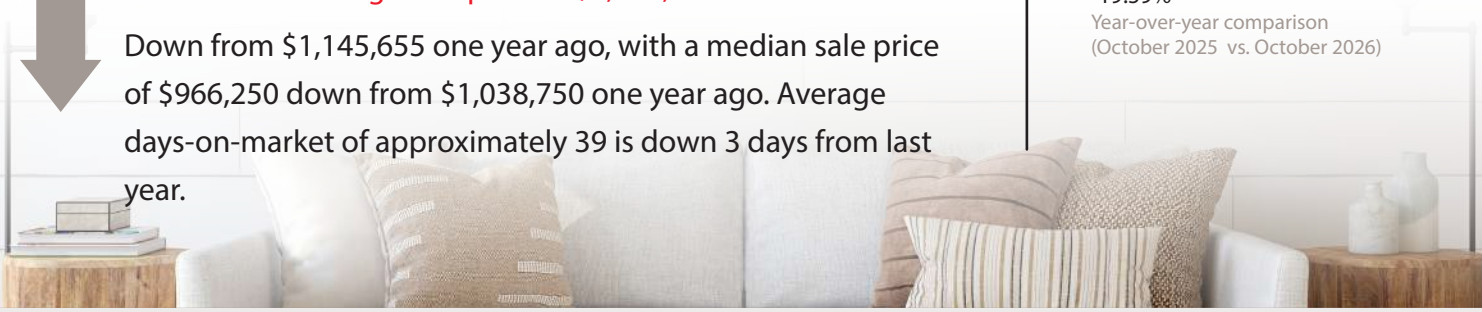
Unit Sales
13
-38.1%

New Listings
27
-12.9%

Expired Listings
8
+33.33%

Unit Sales/Listings Ratio
48.15%
-19.59%

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



THE MARKET IN DETAIL

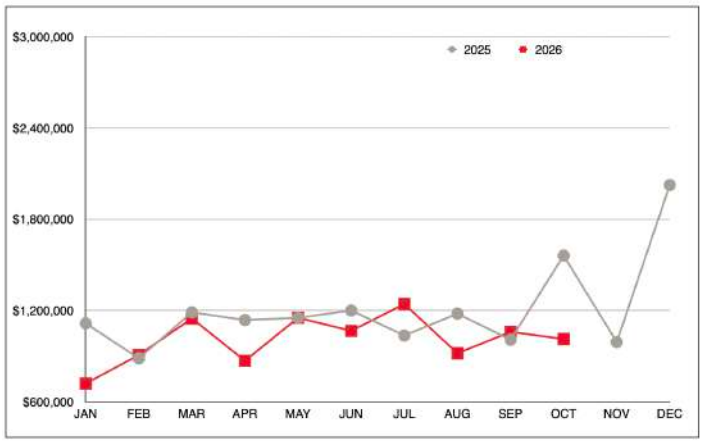
	2024	2025	2026	2025-2026
YTD Volume Sales	$119,759,450	$150,276,461	$153,112,728	+1.89%
YTD Unit Sales	106	127	145	+14.17%
YTD New Listings	280	365	358	-1.92%
YTD Sales/Listings Ratio	37.86%	34.79%	40.50%	+16.41%
YTD Expired Listings	38	43	57	+32.56%
Monthly Volume Sales	$17,646,900	$32,778,000	$13,154,500	-59.87%
Monthly Unit Sales	14	21	13	-38.1%
Monthly New Listings	29	31	27	-12.9%
Monthly Sales/Listings Ratio	48.28%	67.74%	48.15%	-28.92%
Monthly Expired Listings	6	6	8	+33.33%
YTD Sales: $0-$199K	0	0	0	No Change
YTD Sales: $200k-349K	0	0	0	No Change
YTD Sales: $350K-$549K	2	1	3	+200%
YTD Sales: $550K-$749K	8	16	17	+6.25%
YTD Sales: $750K-$999K	33	37	61	+64.86%
YTD Sales: $1M- $2M	61	65	62	-4.62%
YTD Sales: $2M+	3	8	2	-75%
YTD Average Days-On-Market	32.90	42.20	39.30	-6.87%
YTD Average Sale Price	$1,136,207	$1,145,655	$1,008,894	-11.94%
YTD Median Sale Price	$1,092,500	$1,038,750	$966,250	-6.98%

Guelph/Eramosa MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

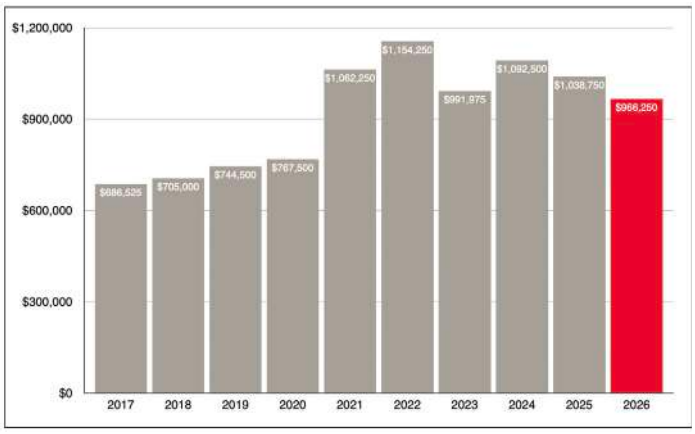


Year-Over-Year

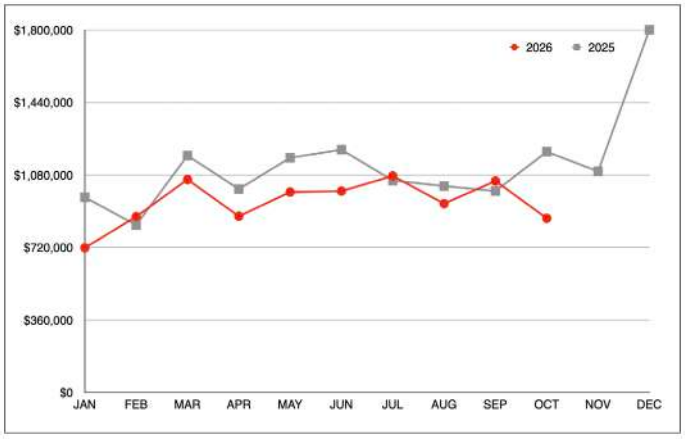


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



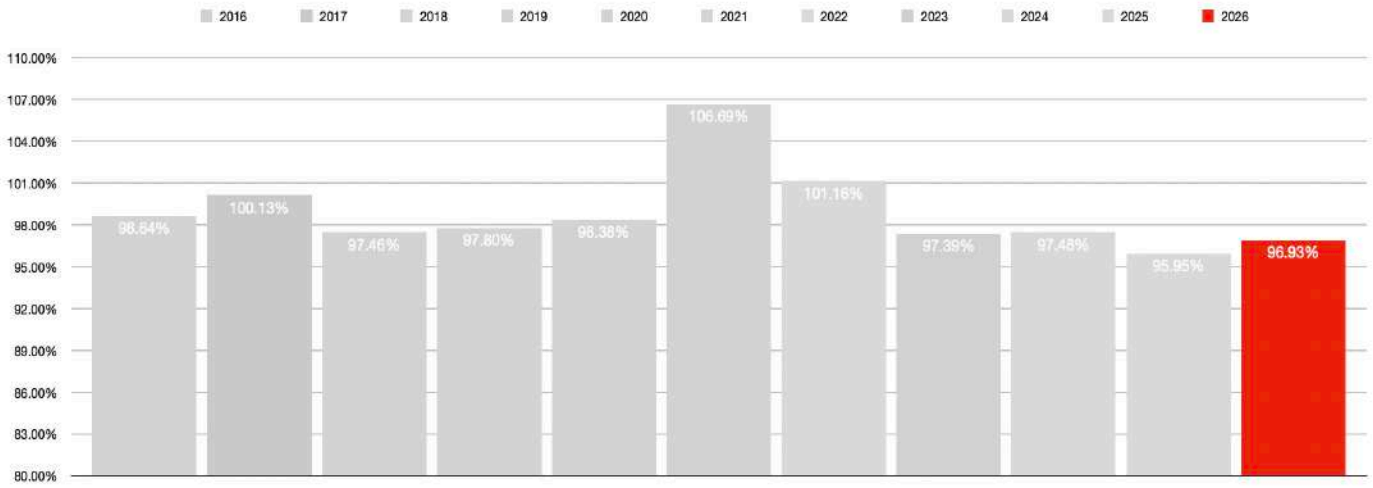
Year-Over-Year



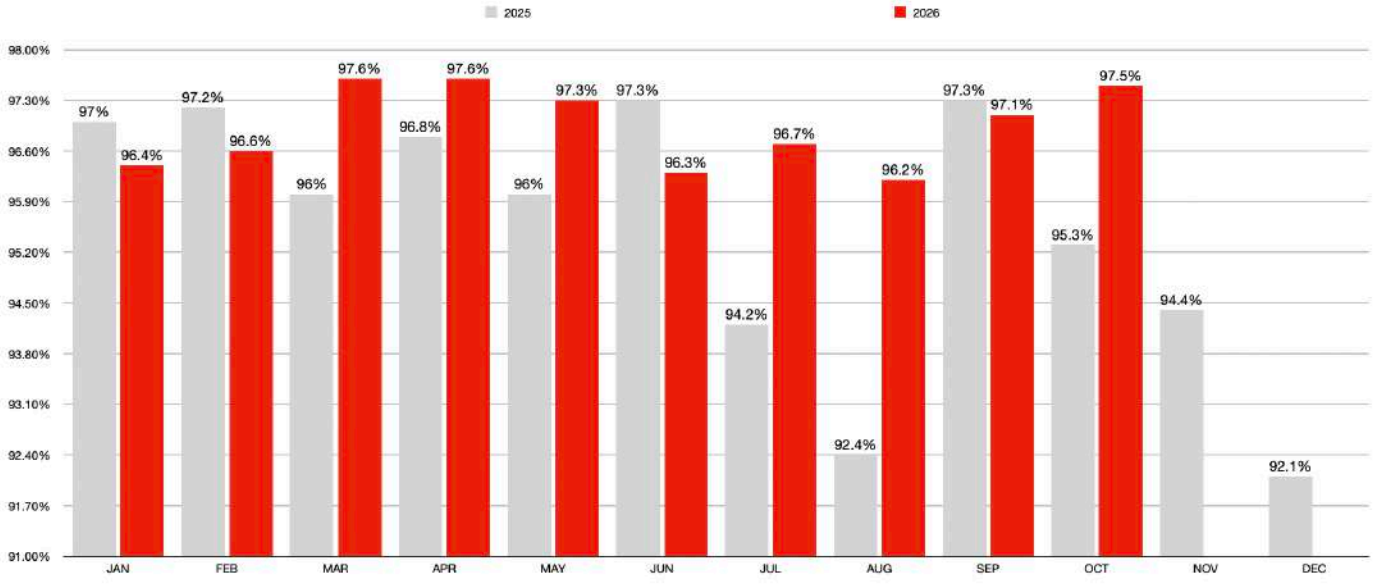
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

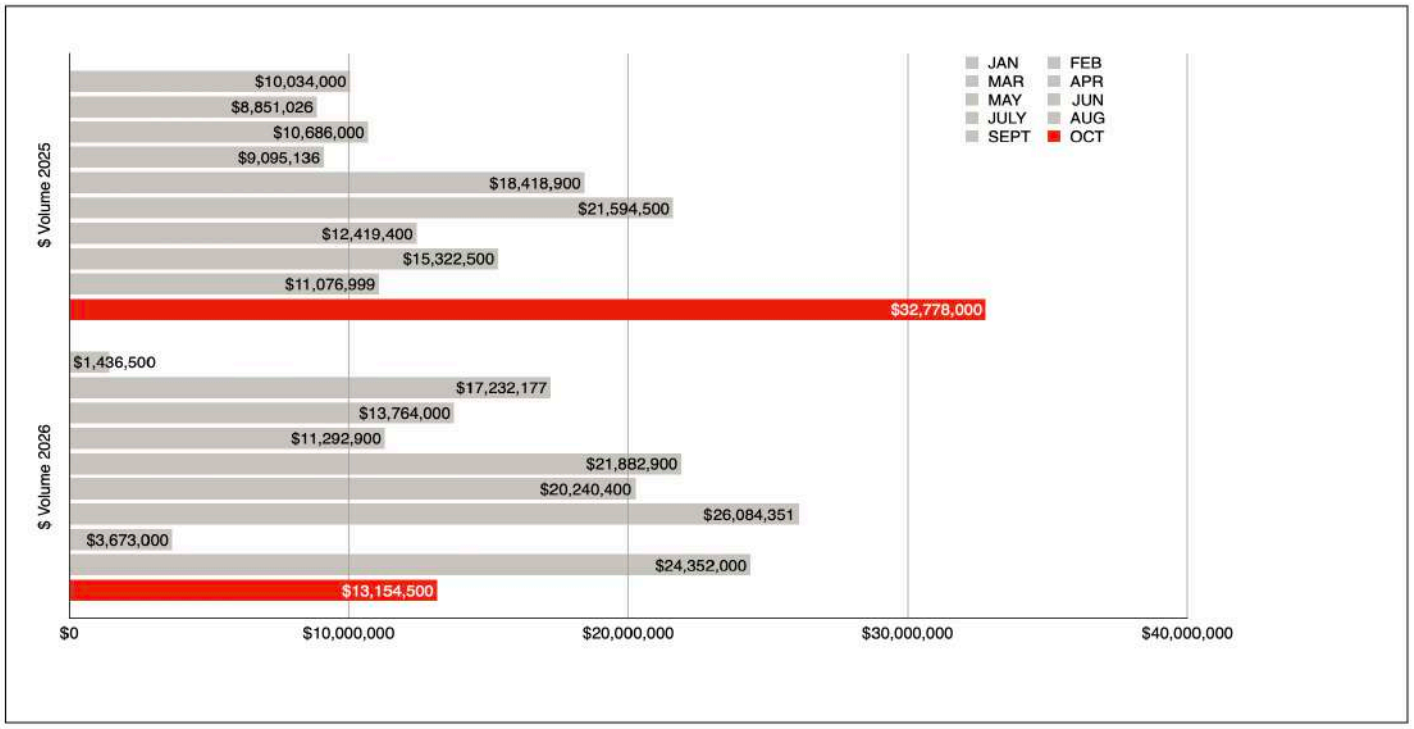


Year-Over-Year

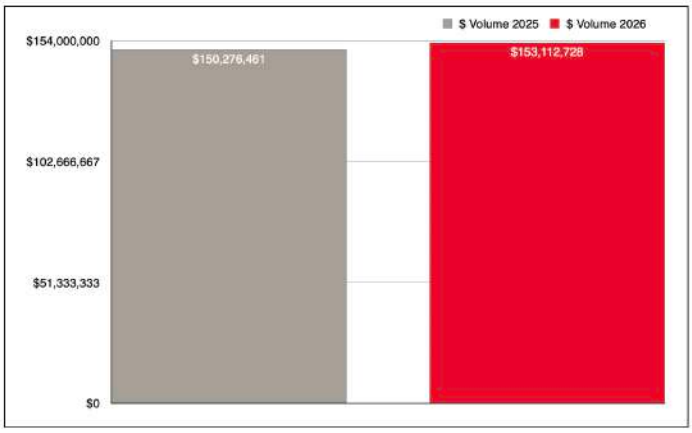


Month-Over-Month 2025 vs. 2026

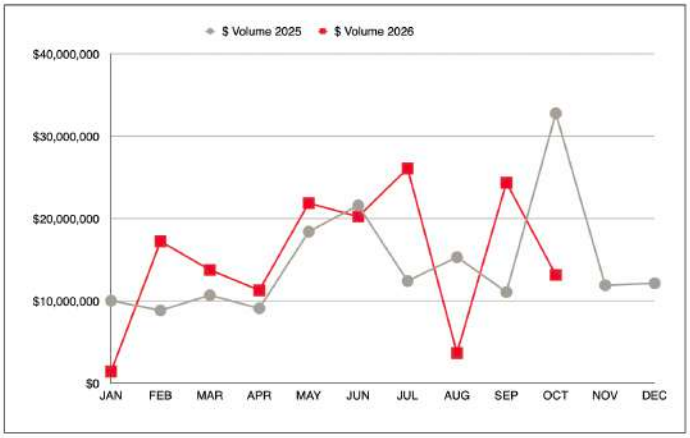
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

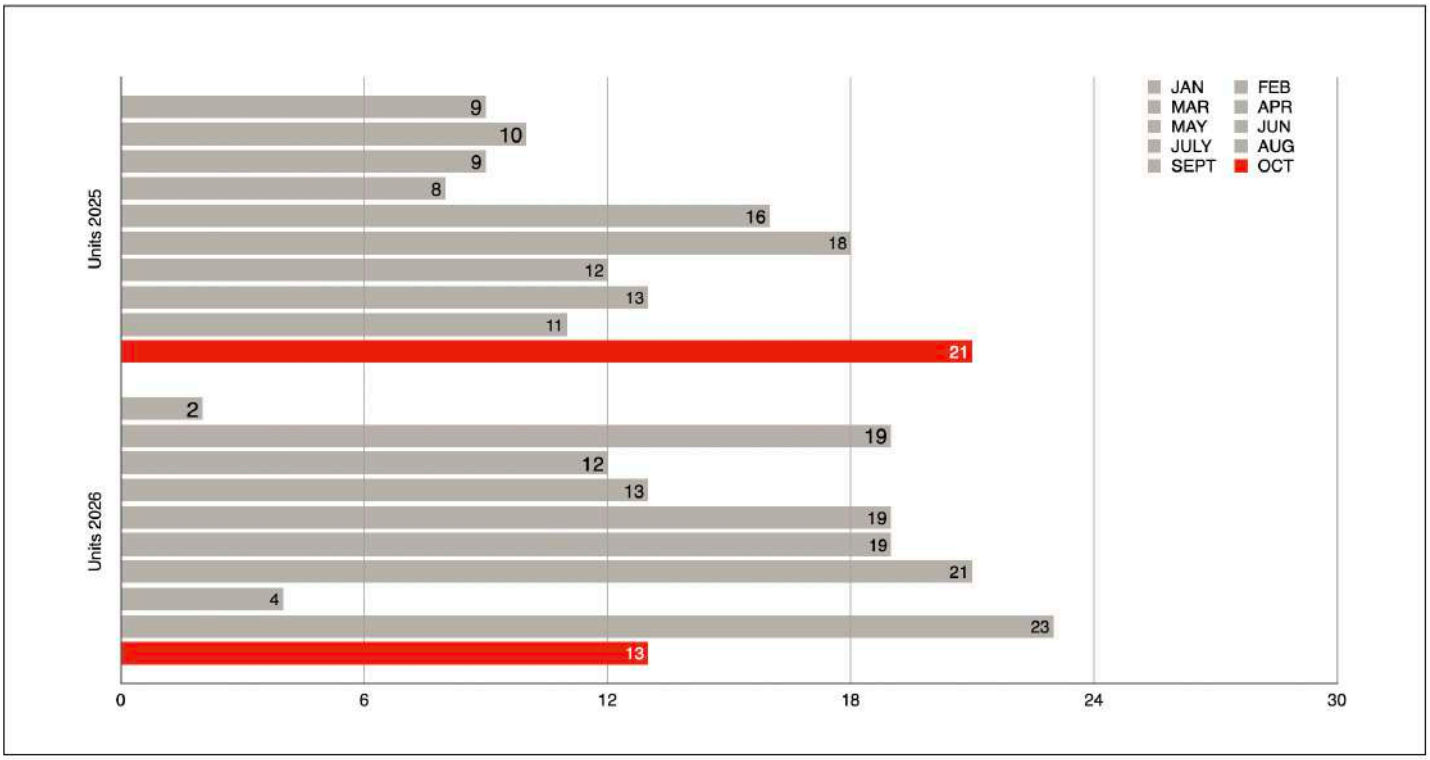


Yearly Totals 2025 vs. 2026

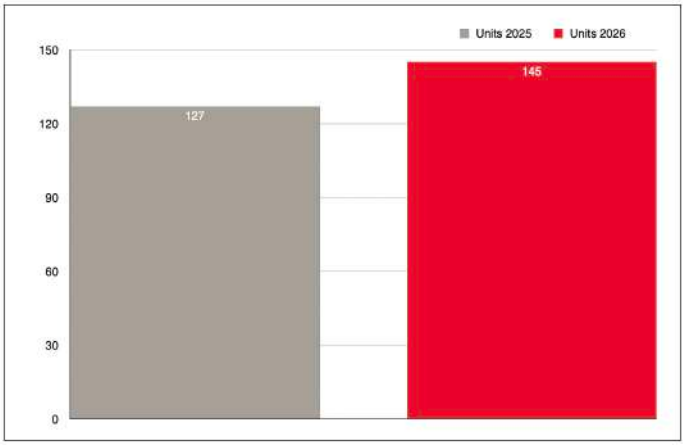


Month vs. Month 2025 vs. 2026

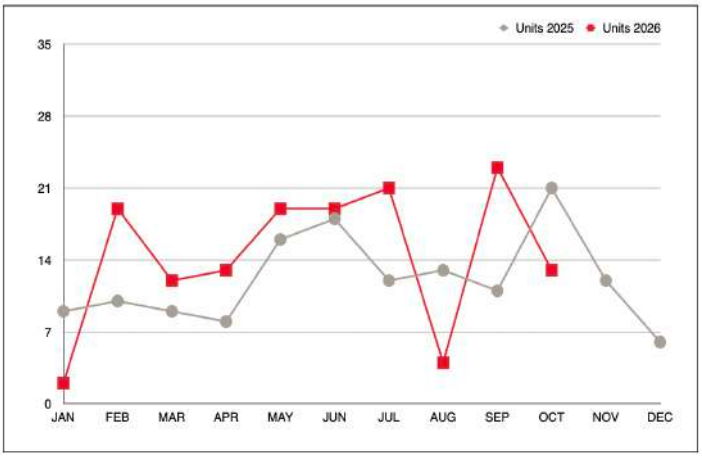
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

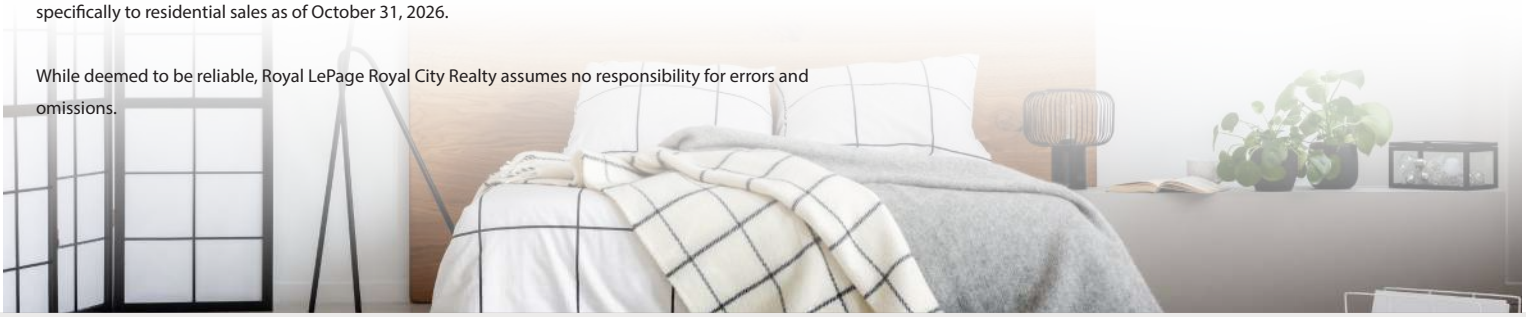
SALES BY TYPE

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$148,726,228 +6%	$4,386,500 -56.02%	$2,762,500 +263.49%
YTD Unit Sales	138 +21.05%	7 -46.15%	4 +300%
YTD Average Sale Price	$1,077,726 -12.43%	$626,643 -18.33%	$690,625.00 -9.13%
October Sales Volume	$12,289,500 -61.25%	$865,000 -18.78%	$0 No change
October Unit Sales	12 -40%	1 No Change	0 N/A

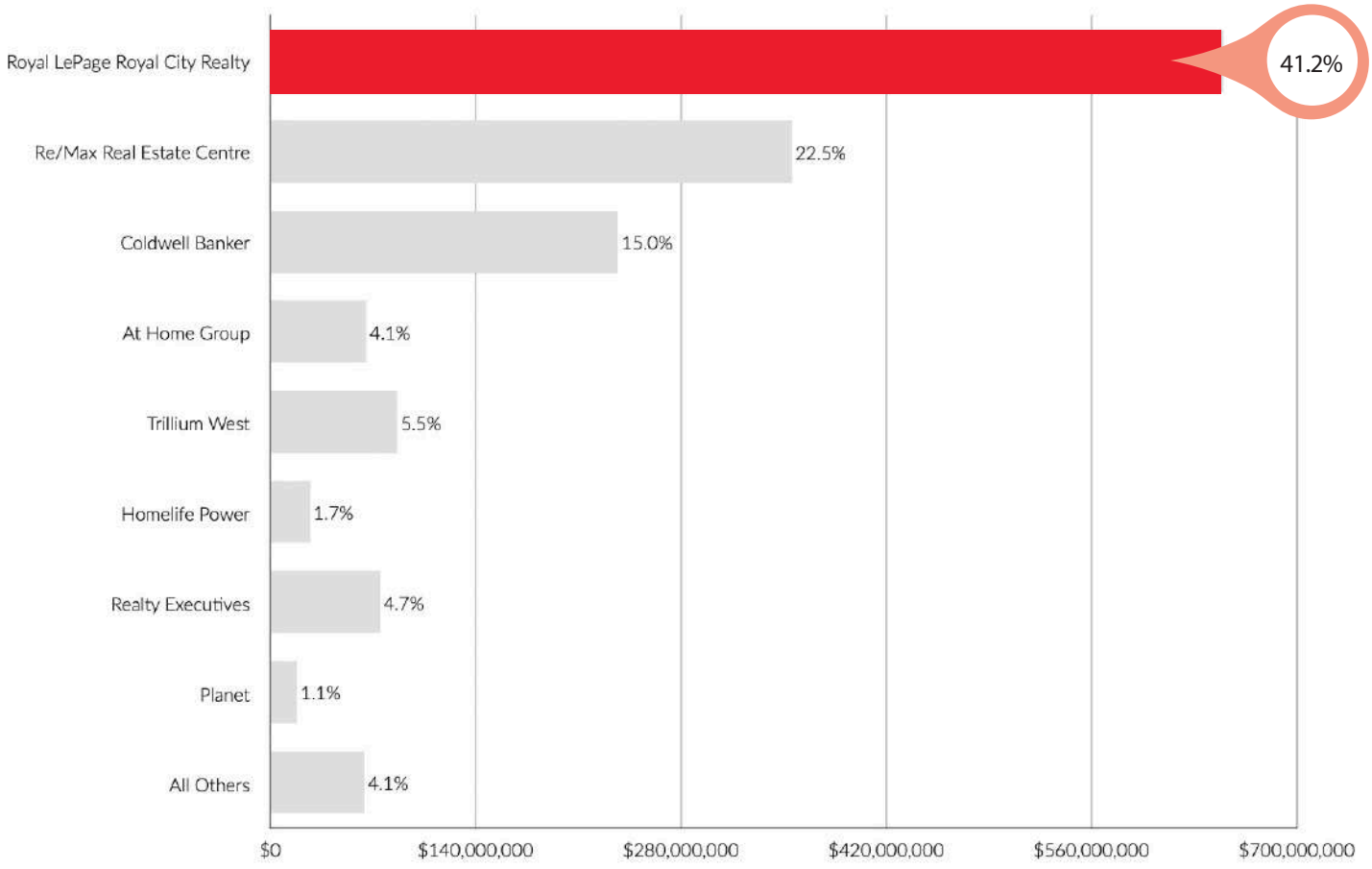
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of October 31, 2026.

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

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



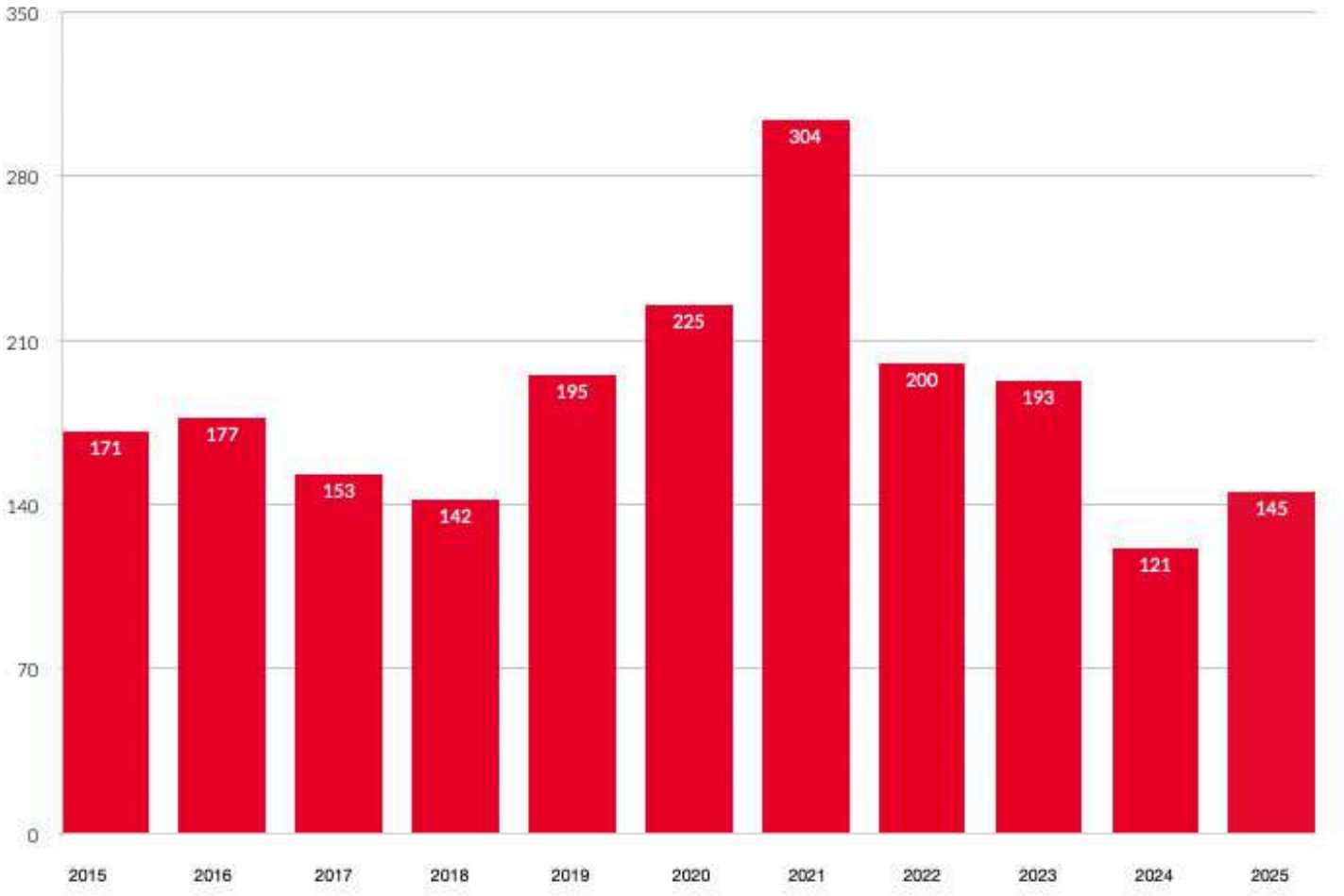
MARKET DOMINANCE



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

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FERGUS

519-843-1365
162 St. Andrew Street E., Fergus



GUELPH

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30 Edinburgh Road N., Guelph



ROCKWOOD

519-856-9922
118 Main Street S., Rockwood

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