



2026

JUNE

CENTRE WELLINGTON

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

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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

BUYER'S MARKET

Centre Wellington remained in buyer's market territory through June, with the year-to-date sales-to-listings ratio sitting at 36.50%, below the 39% threshold. June activity strengthened compared to last year, with sales volume rising 65.17% to \$57.16M and unit sales increasing 25% to 55 transactions. Pricing also moved higher, as the median sale price rose 13.93% year over year to \$828,850, while the average sale price increased 32.14% to \$1,039,321. New listings climbed 26.36% to 139, while expired listings increased 66.67% to 25, adding continued competition among sellers. Although the monthly sales-to-listings ratio sat at 50.00%, the year-to-date ratio remains below the balanced market threshold, keeping Centre Wellington in buyer's market territory overall.



June year-over-year sales volume of \$57,162,650

Up 65.17% from 2025's \$34,608,100 with unit sales of 55 up 25% from last June's 44. New listings of 139 are up 26.36% from a year ago, with the sales/listing ratio of 50.00% down 3.41%.



Year-to-date sales volume of \$200,578,329

Up 10.13% from 2025's \$182,129,999 with unit sales of 227 up 2.71% from 2025's 221. New listings of 622 are up 2.47% from a year ago, with the sales/listing ratio of 36.50% up 0.24%.



Year-to-date average sale price of \$874,813

Up from \$822,825 one year ago, with median sale price of \$760,000 down from \$788,125 one year ago. Average days-on-market of 53 is up 13 days from last year.

JUNE NUMBERS

Median Sale Price

\$828,850

+13.93%

Average Sale Price

\$1,039,321

+32.14%

Sales Volume

\$57,162,650

+65.17%

Unit Sales

55

+25%

New Listings

139

+26.36%

Expired Listings

25

+66.67%

Unit Sales/Listings Ratio

50.00%

-3.41%

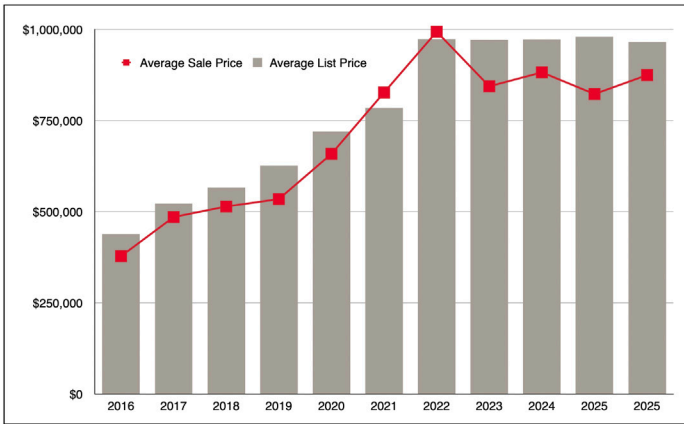
*Year-over-year comparison
(June 2025 vs. June 2026)*

THE MARKET IN DETAIL

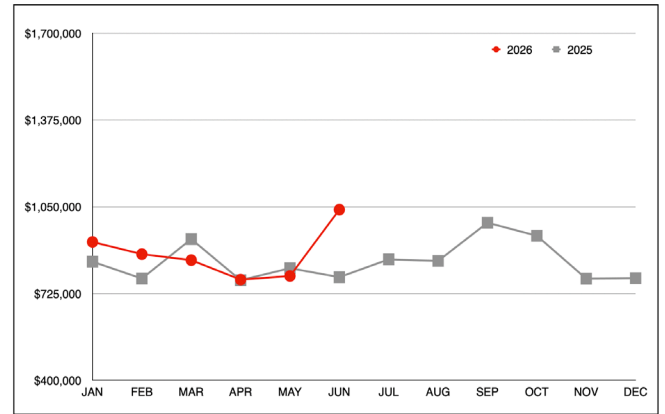
	2024	2025	2026	2025-2026
YTD Volume Sales	\$233,064,295	\$182,129,999	\$200,578,329	+10.13%
YTD Unit Sales	262	221	227	+2.71%
YTD New Listings	529	607	622	+2.47%
YTD Sales/Listings Ratio	49.53%	36.41%	36.50%	+0.24%
YTD Expired Listings	50	67	95	+41.79%
Monthly Volume Sales	\$34,704,295	\$34,608,100	\$57,162,650	+65.17%
Monthly Unit Sales	40	44	55	+25%
Monthly New Listings	85	110	139	+26.36%
Monthly Sales/Listings Ratio	45.45%	51.76%	50.00%	-3.41%
Monthly Expired Listings	9	15	25	+66.67%
YTD Sales: \$0-\$199K	2	2	3	+50%
YTD Sales: \$200k-349K	1	6	1	-83.33%
YTD Sales: \$350K-\$549K	26	18	24	+33.33%
YTD Sales: \$550K-\$749K	77	72	75	+4.17%
YTD Sales: \$750K-\$999K	84	84	70	-16.67%
YTD Sales: \$1M-\$2M	71	36	48	+33.33%
YTD Sales: \$2M+	4	4	7	+75%
YTD Average Days-On-Market	34.67	40.33	53.17	+31.82%
YTD Average Sale Price	\$882,395	\$822,825	\$874,813	+6.32%
YTD Median Sale Price	\$806,000	\$788,125	\$760,000	-3.57%

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

AVERAGE SALE PRICE

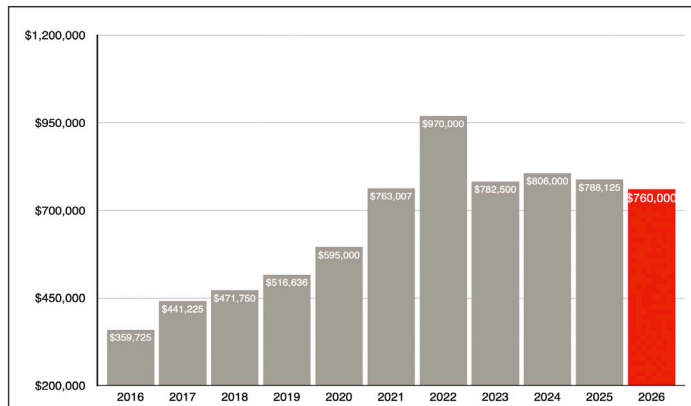


Year-Over-Year

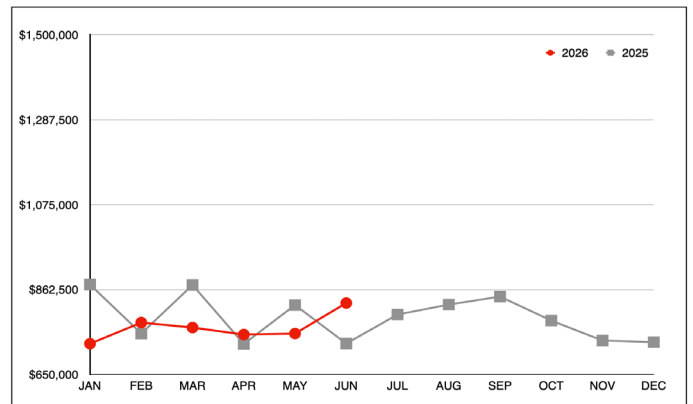


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



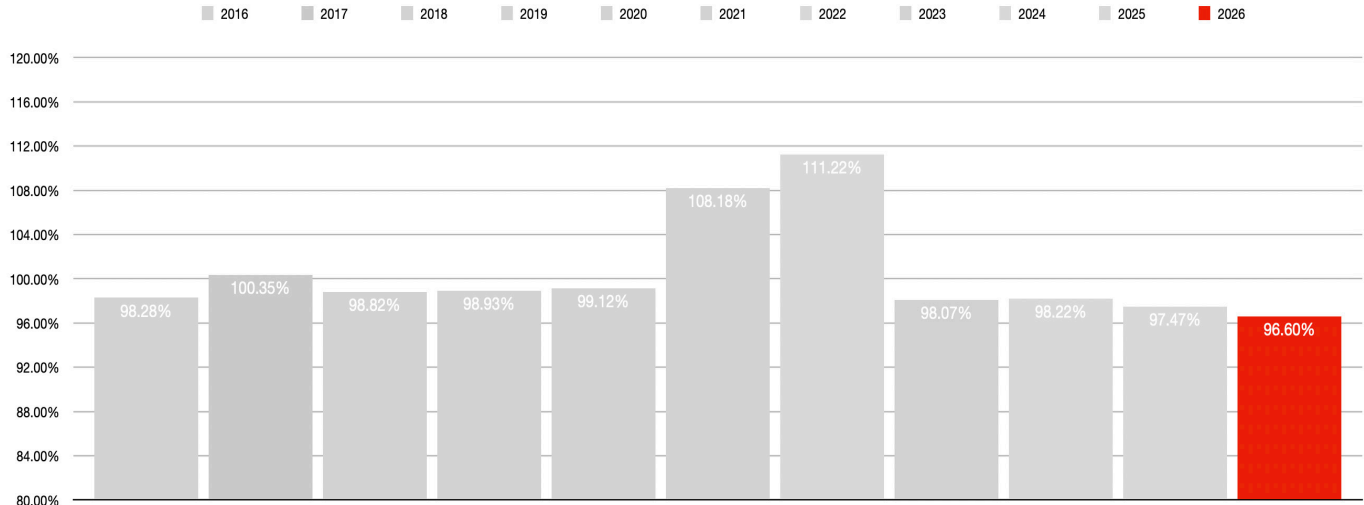
Year-Over-Year



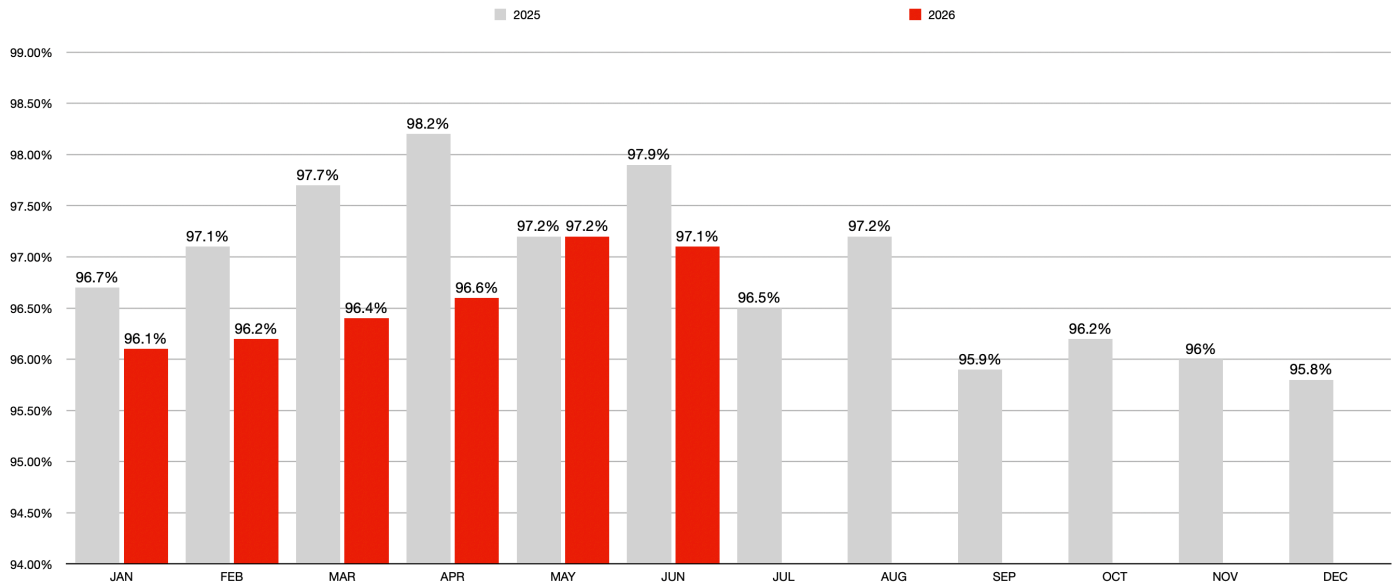
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

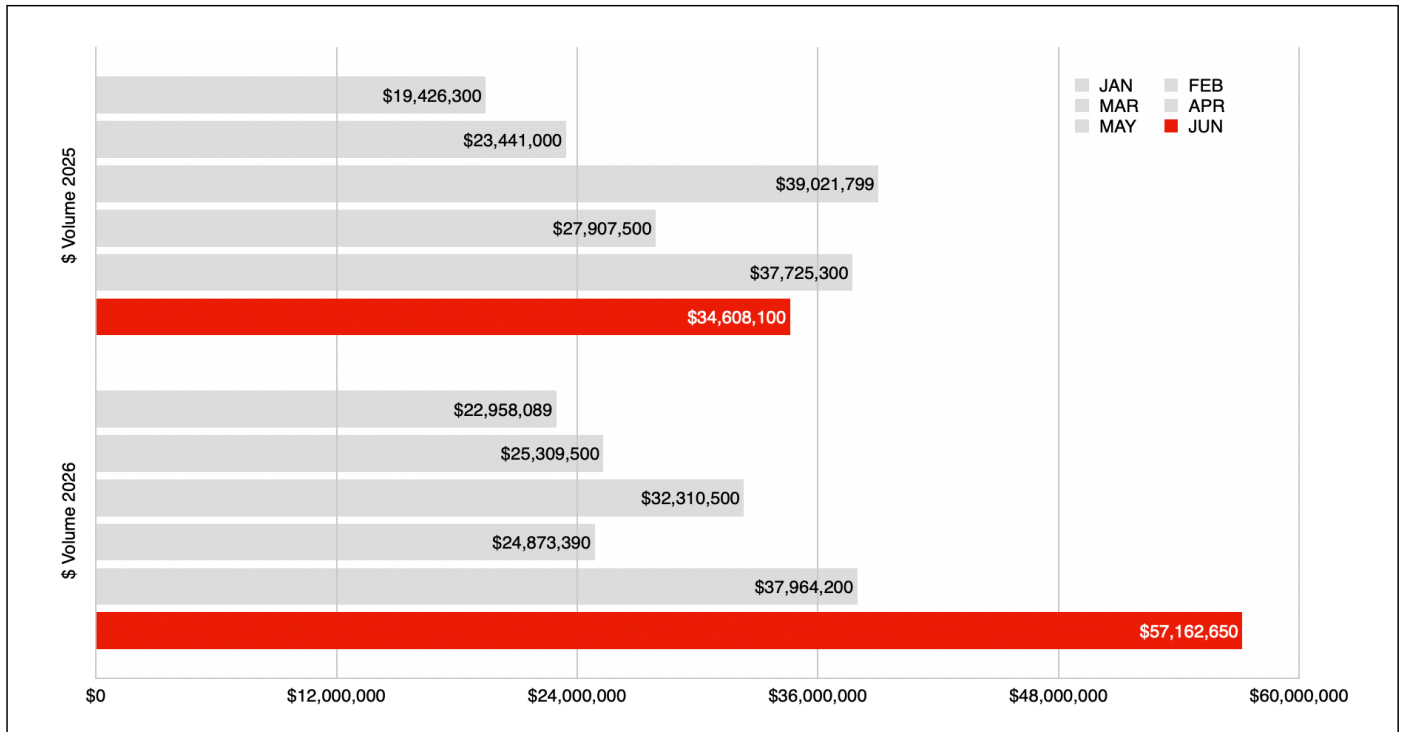


Year-Over-Year

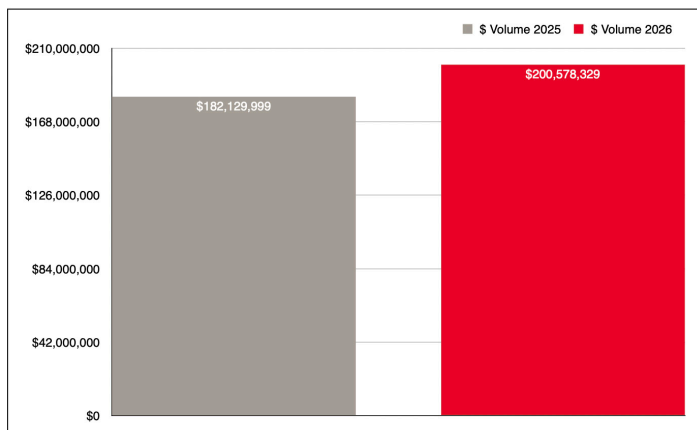


Month-Over-Month 2025 vs. 2026

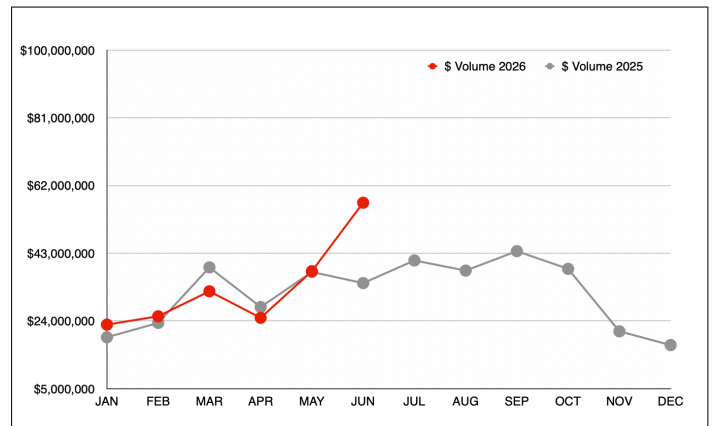
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

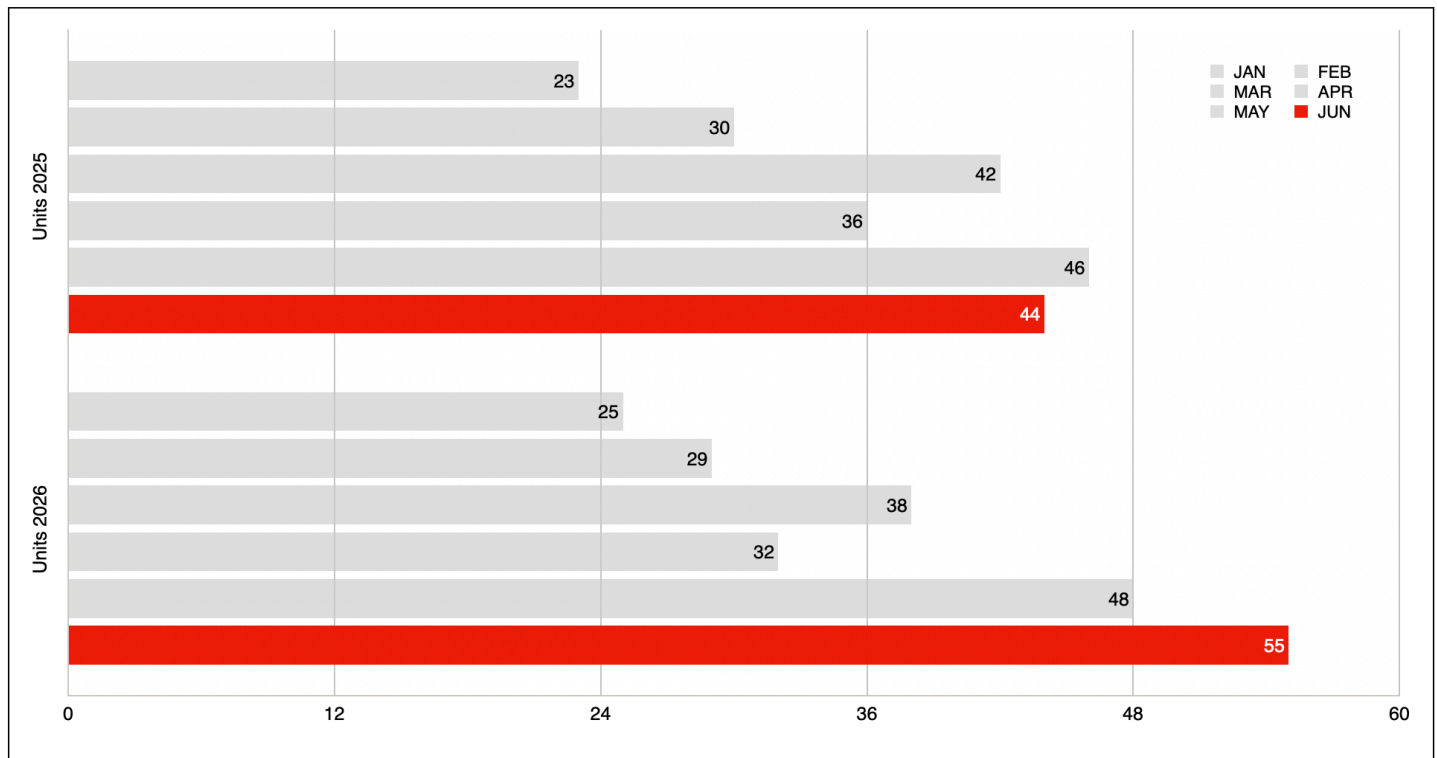


Yearly Totals 2025 vs. 2026

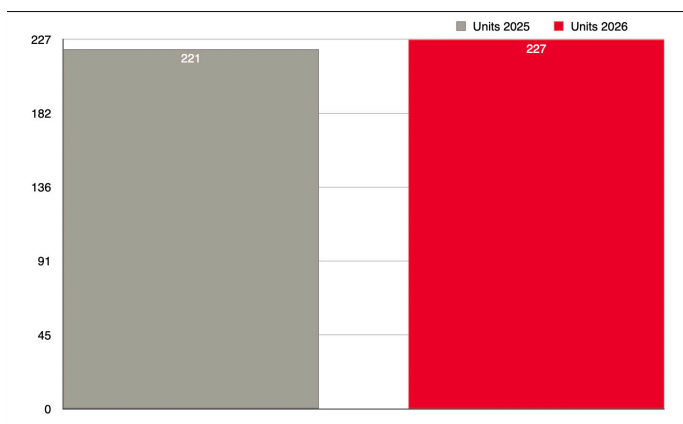


Month vs. Month 2025 vs. 2026

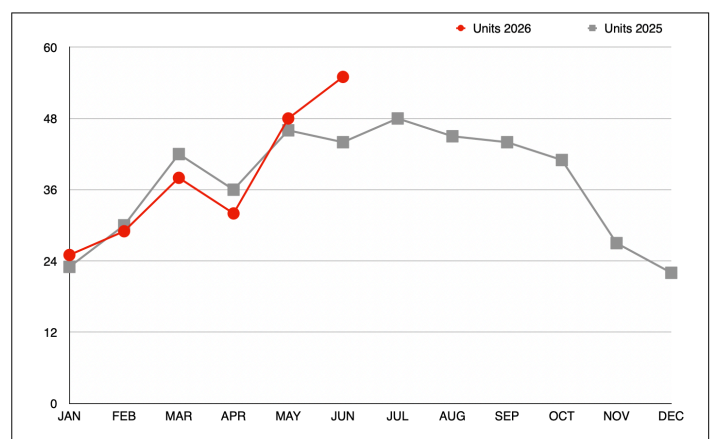
UNIT SALES



Monthly Comparison 2025 vs. 2026

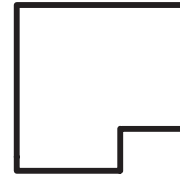


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



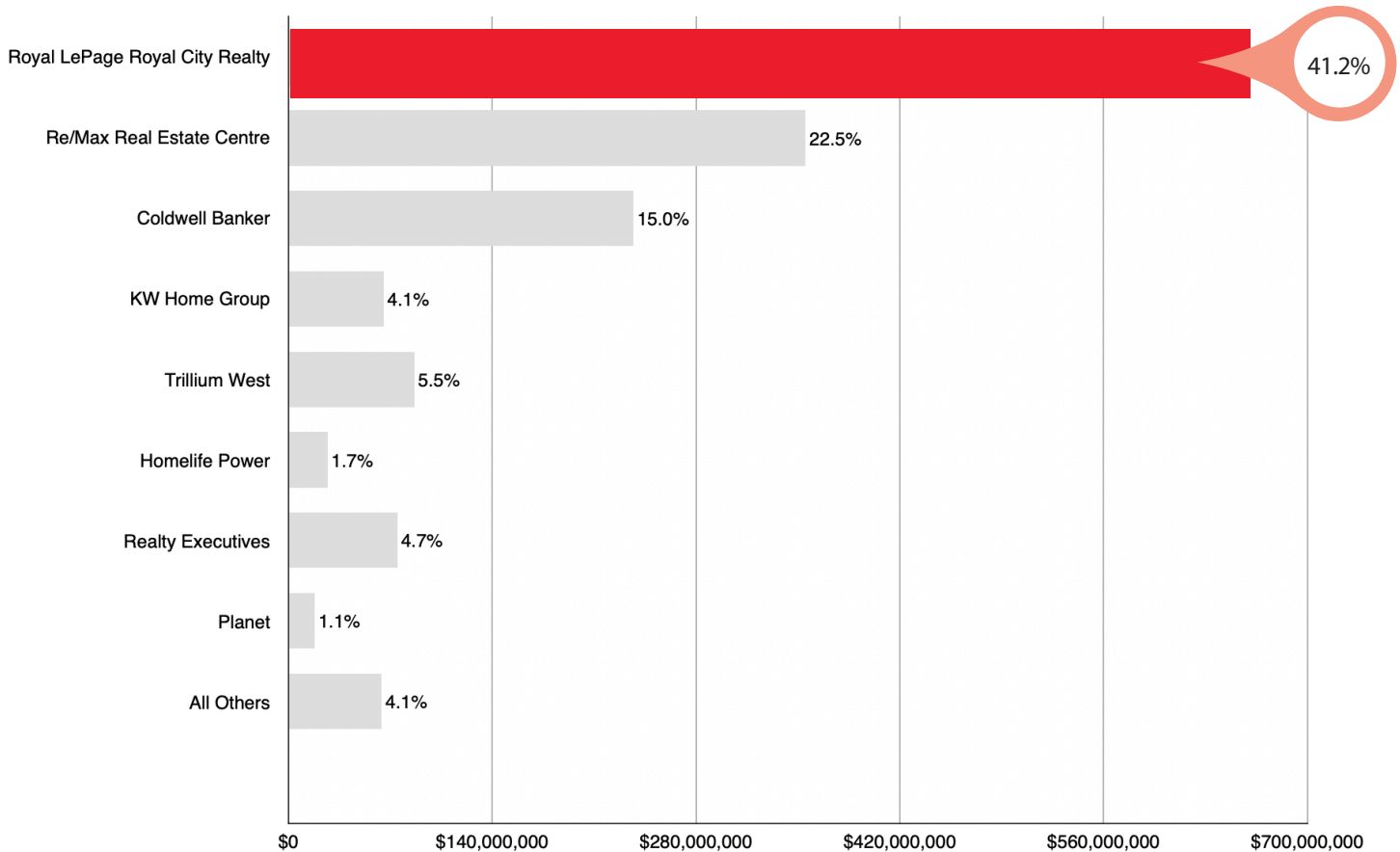
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$170,536,529 +4.64%	 \$30,041,800 +56.79%	 \$815,000 -62.95%
YTD Unit Sales	 184 -3.66%	 43 +43.33%	 2 -50%
YTD Average Sale Price	 \$926,829 +8.62%	 \$698,647 +9.39%	 \$407,500 -25.91%
June Sales Volume	 \$48,422,650 +61.09%	 \$8,740,000 +92.17%	 No change
June Unit Sales	 44 +22.22%	 11 +37.5%	 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 June 30, 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.

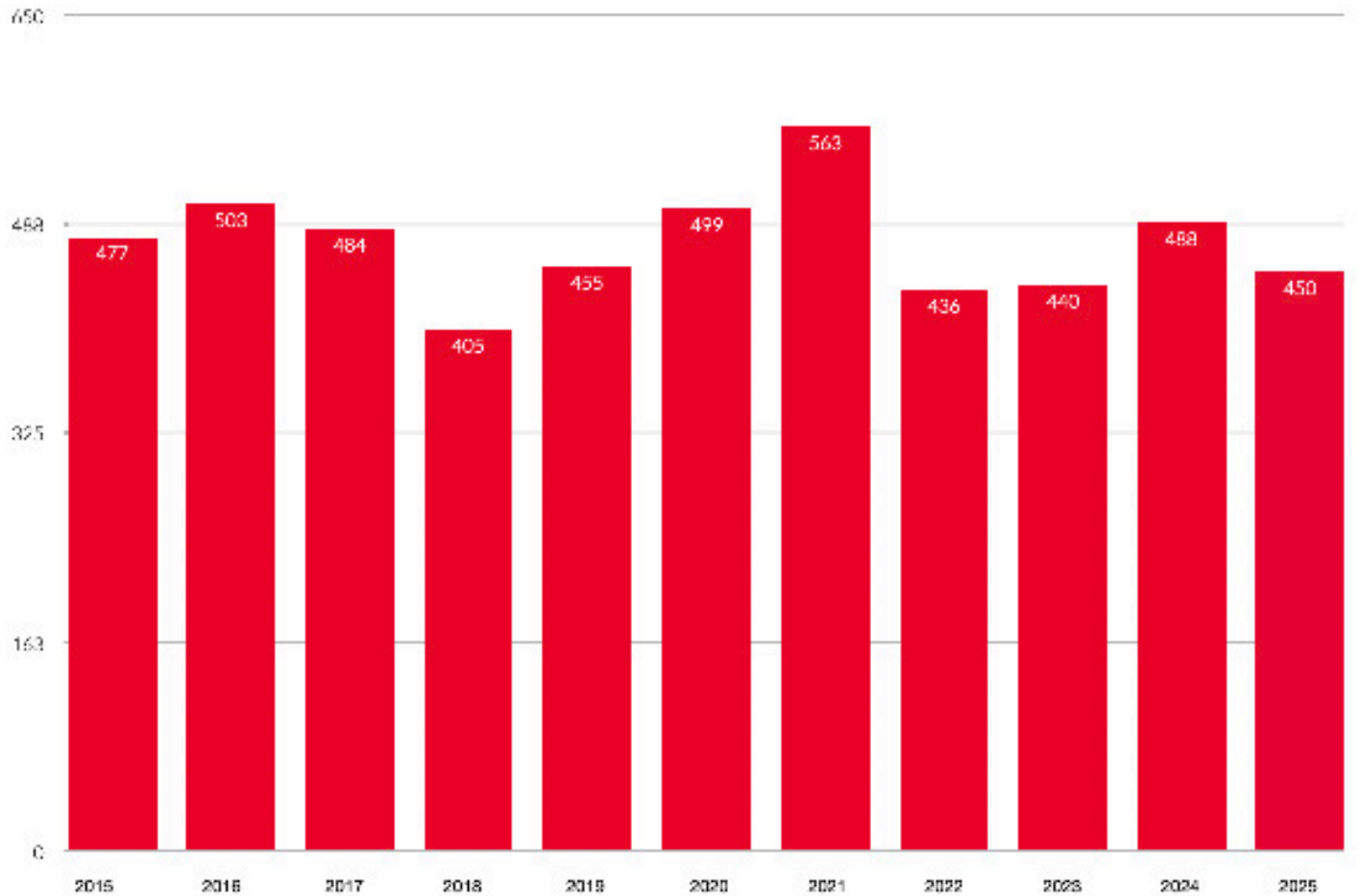
MARKET DOMINANCE



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



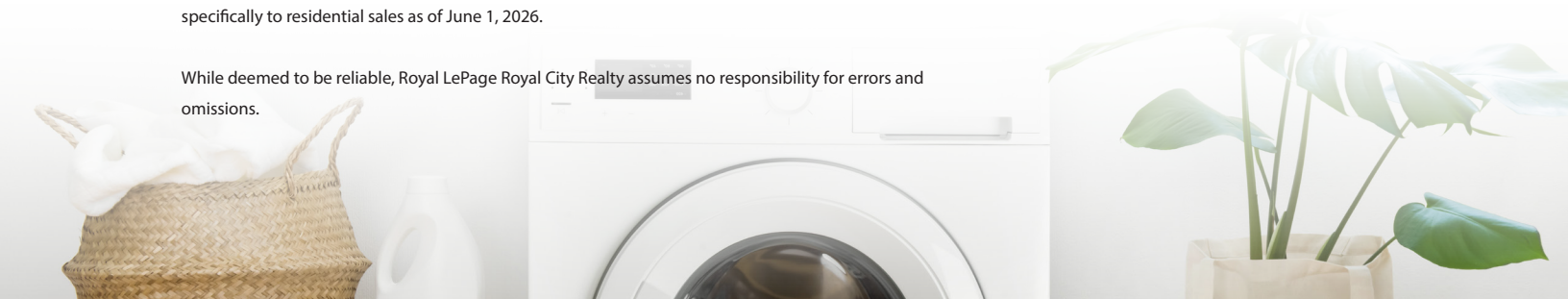
10 YEAR MARKET ANALYSIS



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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