



2025 DECEMBER CENTRE WELLINGTON Real Estate Market Report



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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

Centre Wellington's real estate market remained balanced this period, as lower pricing was met with steady sales activity. The median sale price declined 15% to \$731,000, while the average sale price fell 21.24% to \$782,855. Sales volume decreased 17.49% to \$17.22M, despite a 4.76% increase in unit sales to 22 transactions. New listings dropped 21.62% to 29, helping limit inventory growth, though expired listings rose 47.06% to 25. With a unit sales-to-listings ratio of 75.86%, up 19.11% year over year, conditions continue to reflect a balanced market, supporting both buyers and sellers who are well-positioned.



December year-over-year sales volume of \$17,222,800

Down -17.49% from 2024's \$20,873,000 with unit sales of 22 up +4.76% from last December's 21. New listings of 29 are down -21.62% from a year ago, with the sales/listing ratio of 75.86% up +19.11%.



Year-to-date sales volume of \$387,776,456

Down -14.02% from 2024's \$450,990,409 with unit sales of 448 down by -7.63% from last year's 485. New listings of 1,116 are up +20.39% from a year ago, with the sales/listing ratio of 40.14% down -12.18%.



Year-to-date average sale price of \$844,440

Down from \$900,252 one year ago with a median sale price of \$792,517 down from \$811,250 one year ago. Average days-on-market of 49 is up 11 days from last year.

DECEMBER NUMBERS

Median Sale Price

\$731,000

-15%

Average Sale Price

\$782,855

-21.24%

Sales Volume

\$17,222,800

-17.49%

Unit Sales

22

+4.76%

New Listings

29

-21.62%

Expired Listings

25

+47.06%

Unit Sales/Listings Ratio

75.86%

+19.11%

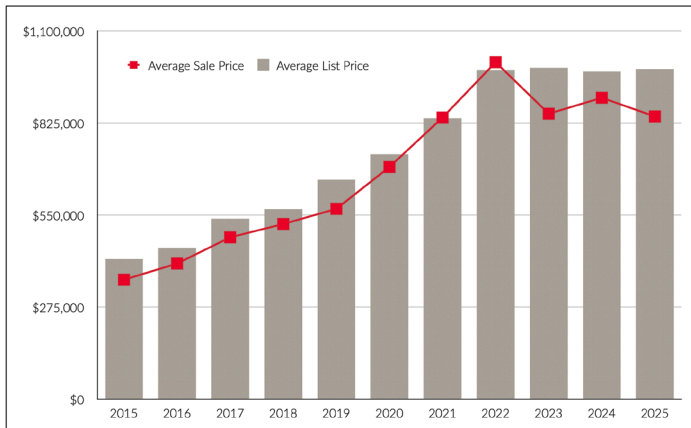
*Year-over-year comparison
(December 2024 vs. December 2025)*

THE MARKET IN DETAIL

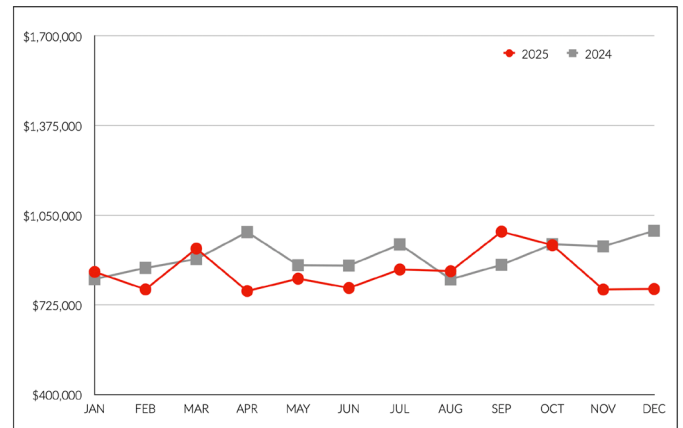
	2023	2024	2025	2024-2025
YTD Volume Sales	\$379,219,541	\$450,990,409	\$387,776,456	-14.02%
YTD Unit Sales	438	485	448	-7.63%
YTD New Listings	815	927	1,116	+20.39%
YTD Sales/Listings Ratio	53.74%	52.32%	40.14%	-12.18%
YTD Expired Listings	115	135	181	+34.07%
Monthly Volume Sales	\$14,012,795	\$20,873,000	\$17,222,800	-17.49%
Monthly Unit Sales	18	21	22	+4.76%
Monthly New Listings	22	37	29	-21.62%
Monthly Sales/Listings Ratio	81.82%	56.76%	75.86%	+19.11%
Monthly Expired Listings	21	17	25	+47.06%
YTD Sales: \$0-\$199K	7	7	4	-42.86%
YTD Sales: \$200k-349K	5	2	13	+550%
YTD Sales: \$350K-\$549K	32	40	38	-5%
YTD Sales: \$550K-\$749K	139	145	144	-0.69%
YTD Sales: \$750K-\$999K	158	156	153	-1.92%
YTD Sales: \$1M-\$2M	92	126	89	-29.37%
YTD Sales: \$2M+	7	12	9	-25%
YTD Average Days-On-Market	30.58	38.25	48.67	+27.23%
YTD Average Sale Price	\$852,666	\$900,252	\$844,440	-6.2%
YTD Median Sale Price	\$782,500	\$811,250	\$792,517	-2.31%

Centre Wellington MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

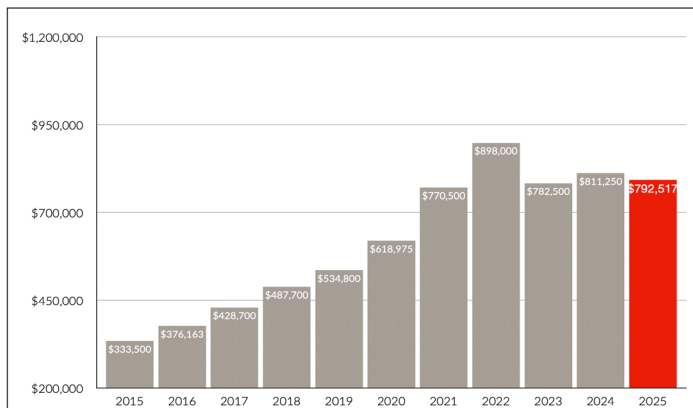


Year-Over-Year

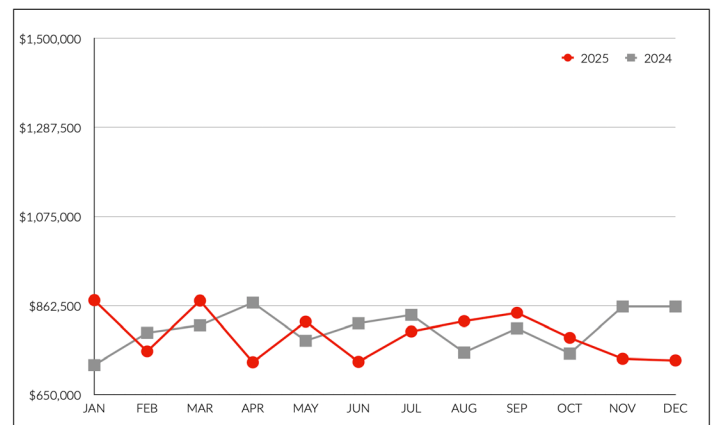


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



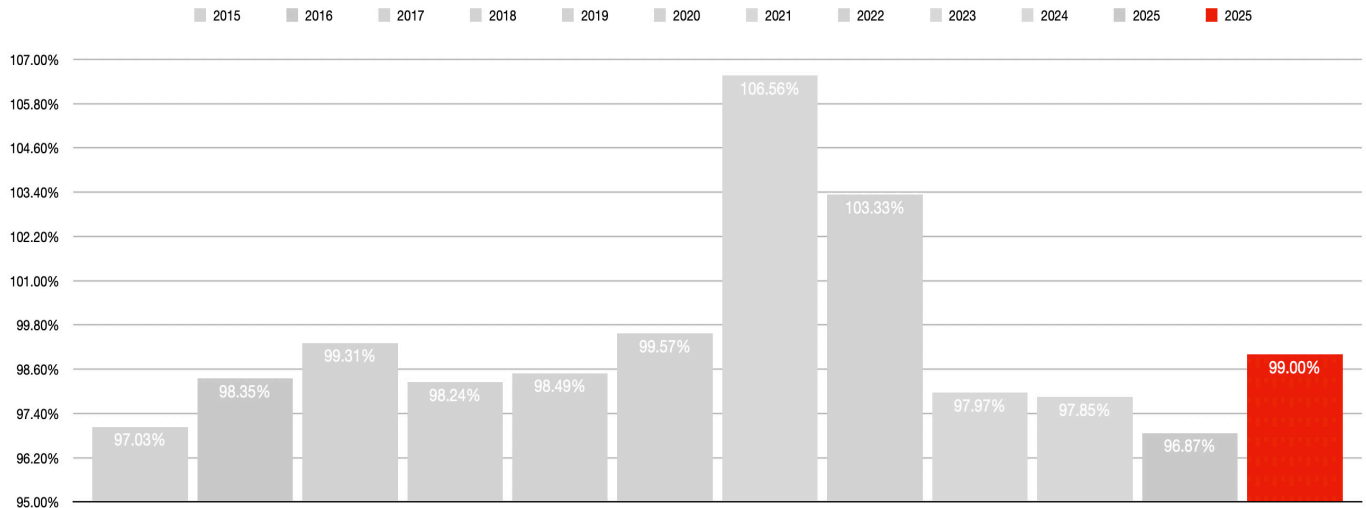
Year-Over-Year



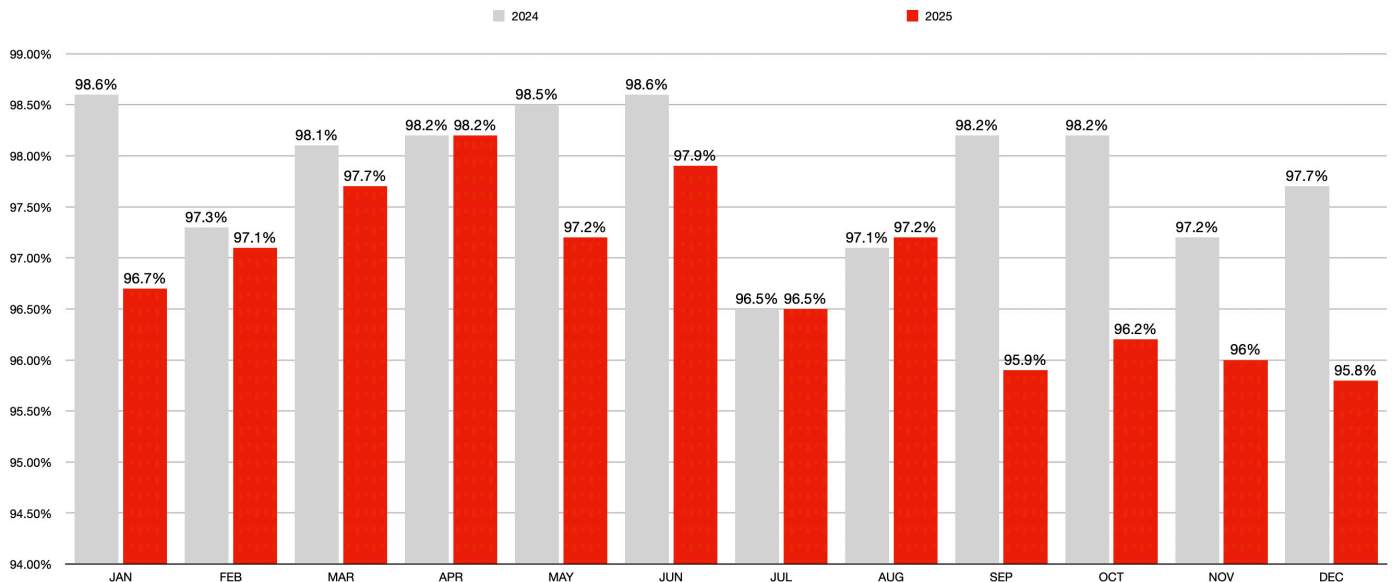
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

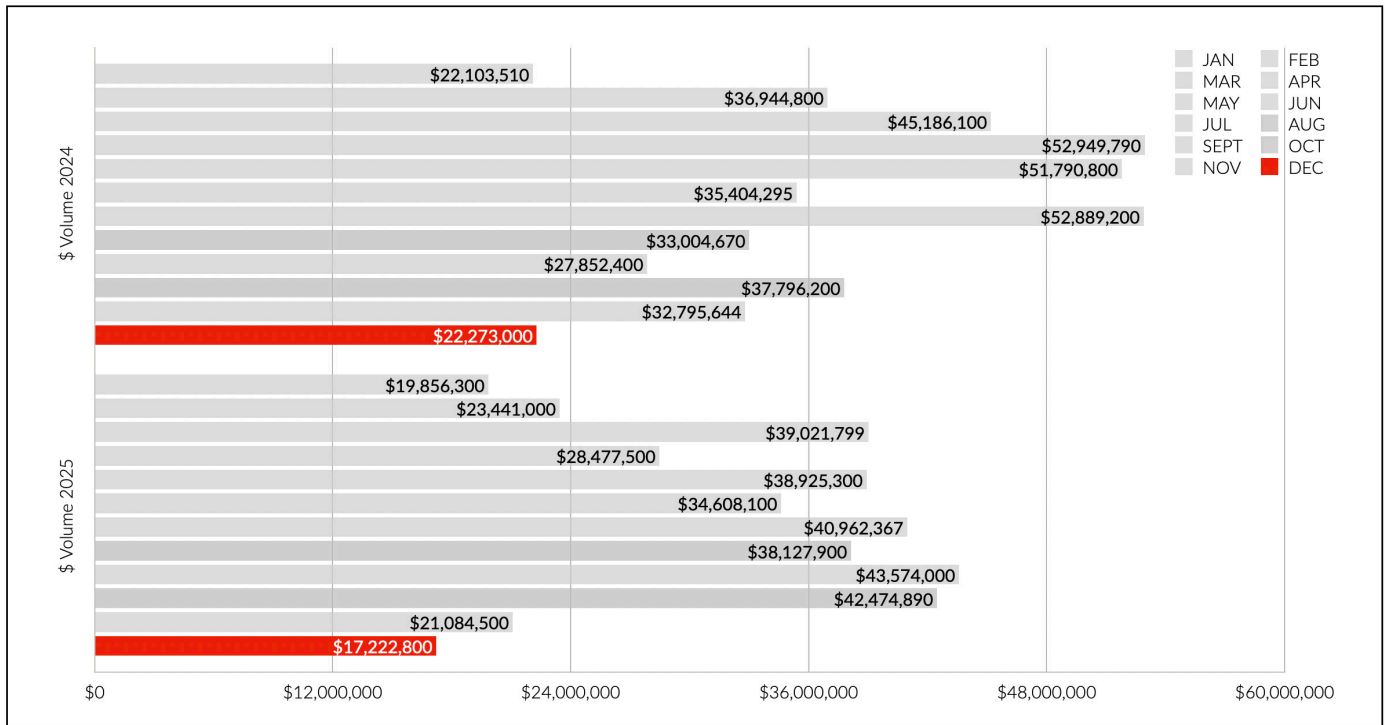


Year-Over-Year

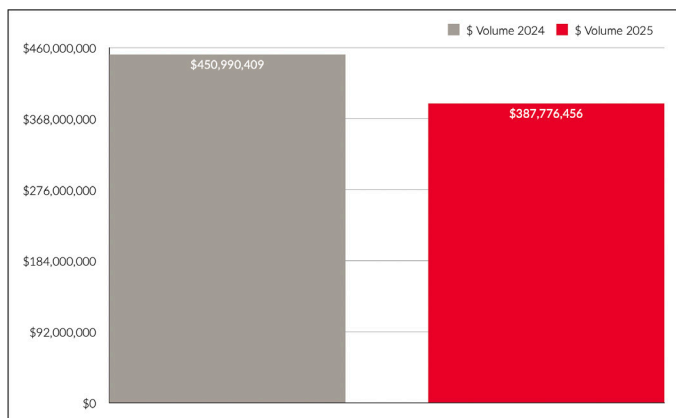


Month-Over-Month 2024 vs. 2025

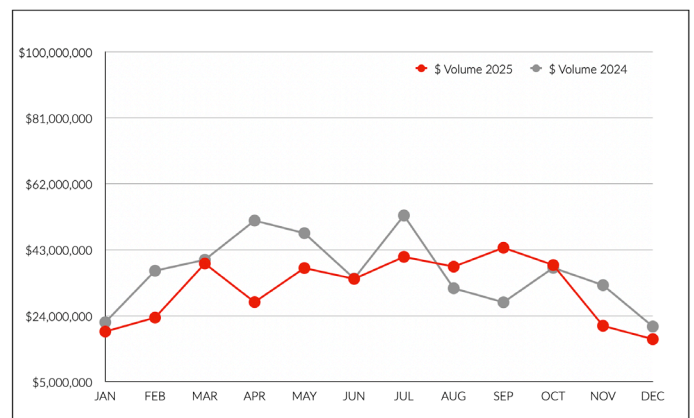
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

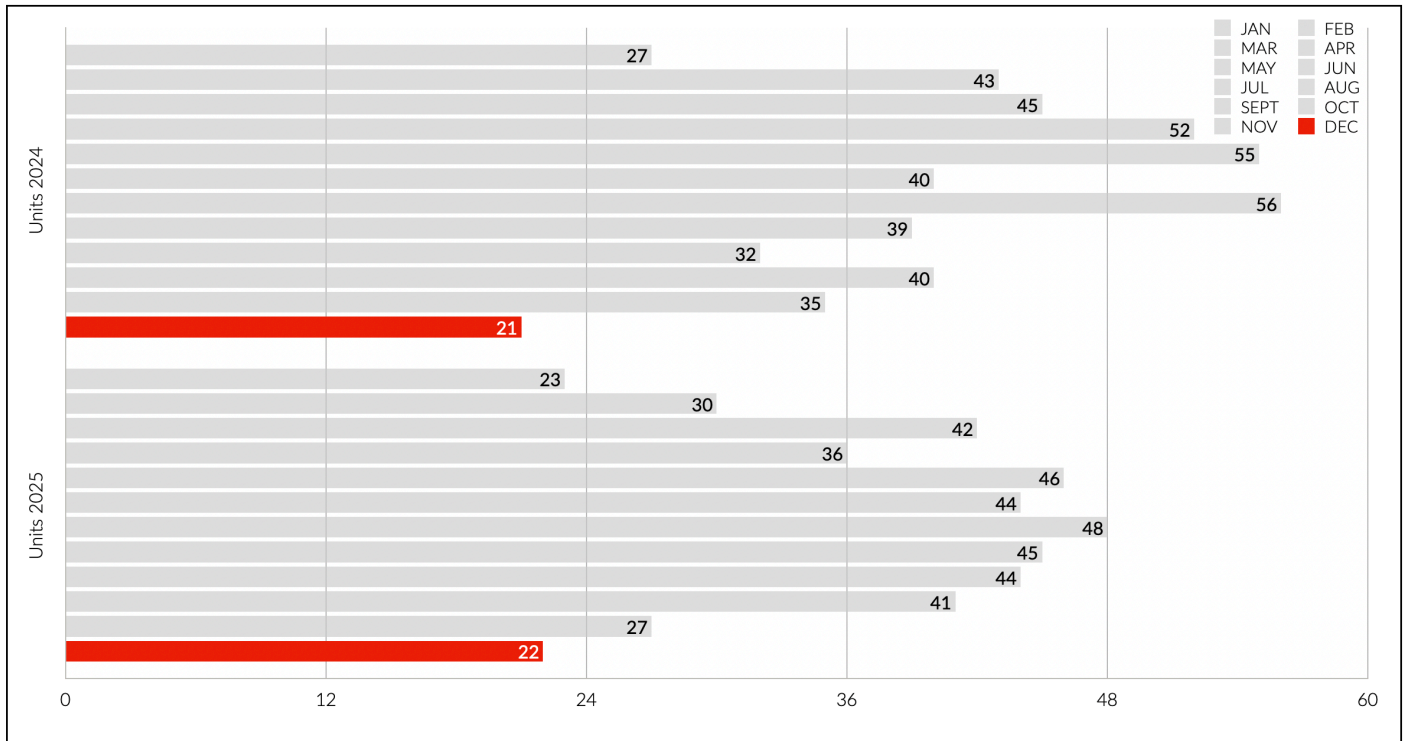


Yearly Totals 2024 vs. 2025

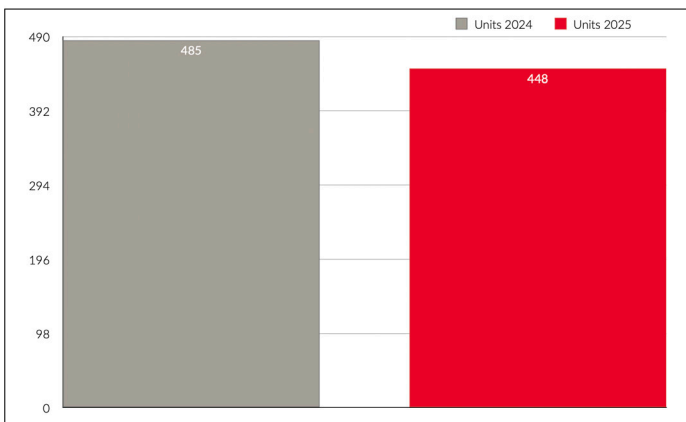


Month vs. Month 2024 vs. 2025

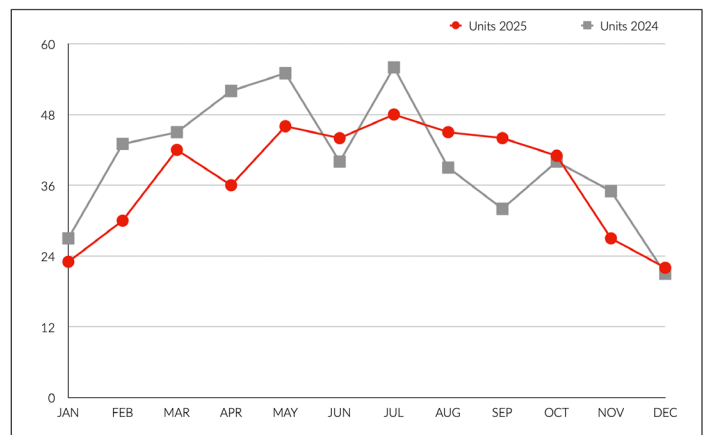
UNIT SALES



Monthly Comparison 2024 vs. 2025

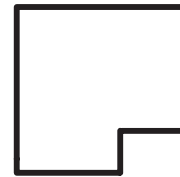

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



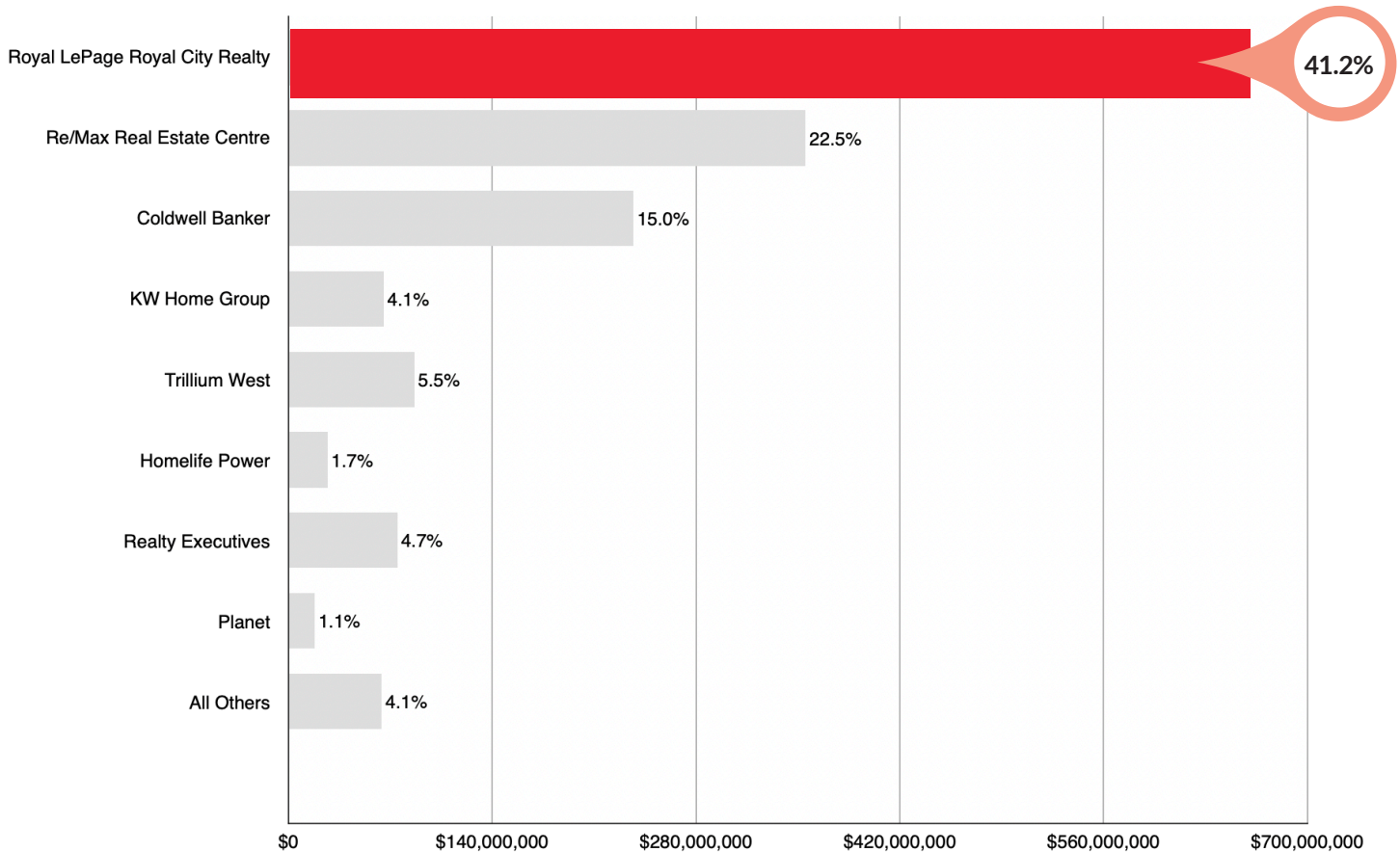
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$333,712,256 -13.84%	 \$47,994,200 +34.22%	 \$6,070,000 -56.08%
YTD Unit Sales	 374 -5.56%	 74 +25.42%	 6 -40%
YTD Average Sale Price	 \$892,279 -2.67%	 \$47,994,200 +34.22%	 \$1,011,667 +150.14%
December Sales Volume	 \$14,732,800 -25.31%	 \$2,490,000 +116.71%	 \$0 -100%
December Unit Sales	 18 -5.26%	 4 +100%	 0 -100%

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

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

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

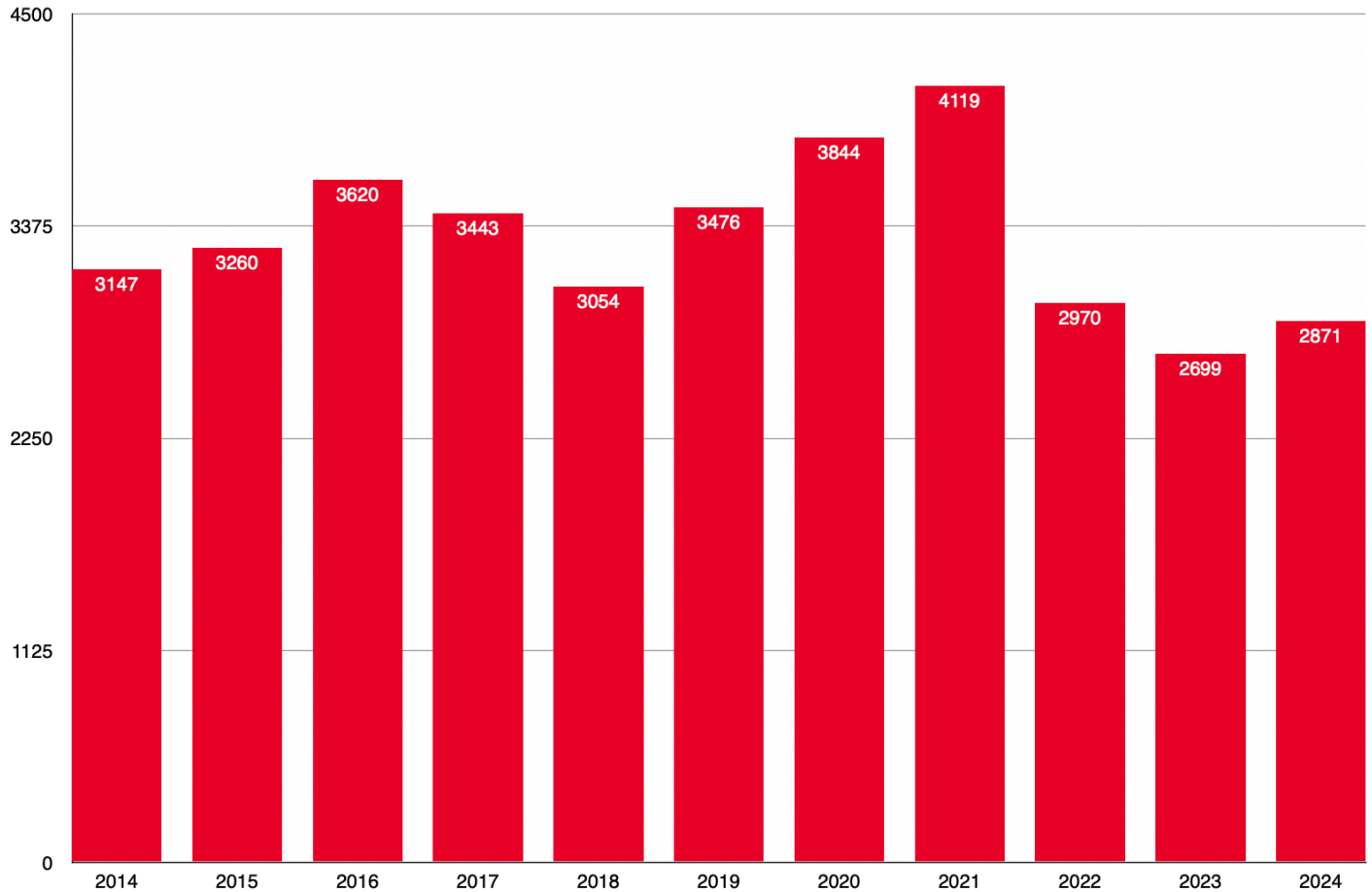
MARKET DOMINANCE



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



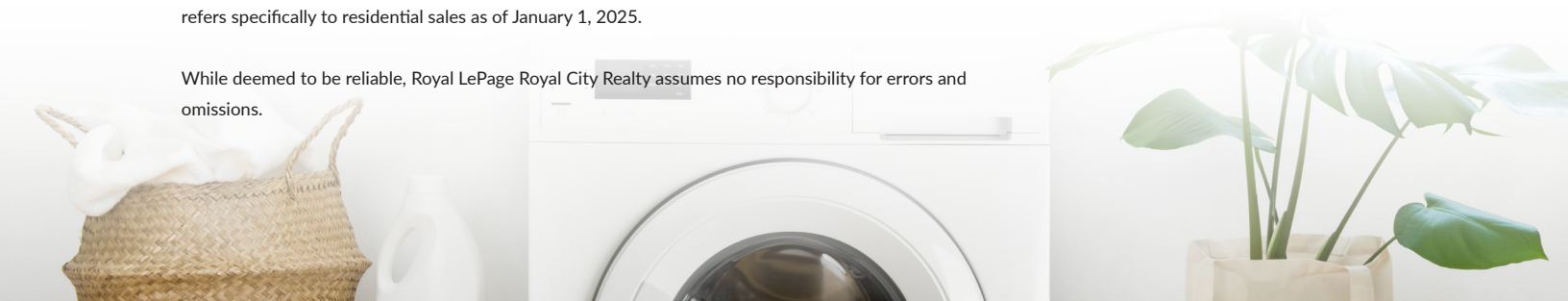
10 YEAR MARKET ANALYSIS



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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