



2026

FEBRUARY

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's real estate market continued to favour buyers this period, as softer demand and shifting price trends shaped overall conditions. The median sale price declined 13.89% to \$753,500, while the average sale price rose 12.2% to \$947,640, reflecting continued activity at the higher end of the market. Sales volume increased 7.32% to \$20.85M despite a 4.35% dip in unit sales to 22 transactions. New listings fell 15.94% to 58, though expired listings rose 8.33% to 13, signalling ongoing seller hesitation. With a unit sales-to-listings ratio of 31.88%, down 3.50% year over year, market conditions remain firmly in buyer's market territory across Centre Wellington.



February year-over-year sales volume of \$23,969,500

Up +2.25% from 2025's \$23,441,000 with unit sales of 27 down -10% from last February's 30. New listings of 74 are up +4.23% from a year ago, with the sales/listing ratio of 38.03% down -12.82%.



Year-to-date sales volume of \$46,927,589

Up +9.47% from 2025's \$23,441,000 with unit sales of 52 down by -1.89% from last year's 53. New listings of 135 are down -3.57% from a year ago, with the sales/listing ratio of 38.52% up 0.66%.



Year-to-date average sale price of \$903,042

Up from \$812,995 one year ago with a median sale price of \$768,500 down from \$813,750 one year ago. Average days-on-market of 63 is up 26 days from last year.

FEBRUARY NUMBERS

Median Sale Price

\$810,000

+7.64%

Average Sale Price

\$887,759

+13.62%

Sales Volume

\$23,969,500

+2.25%

Unit Sales

27

-10%

New Listings

74

+4.23%

Expired Listings

15

+36.36%

Unit Sales/Listings Ratio

38.03%

-12.82%

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

THE MARKET IN DETAIL

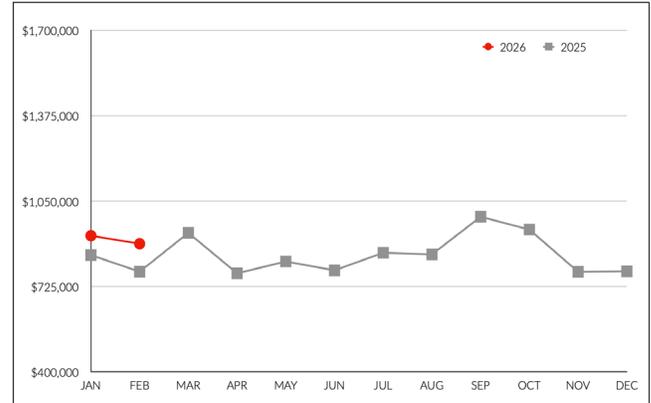
	2024	2025	2026	2025-2026
YTD Volume Sales	\$59,048,310	\$42,867,300	\$46,927,589	+9.47%
YTD Unit Sales	70	53	52	-1.89%
YTD New Listings	124	140	135	-3.57%
YTD Sales/Listings Ratio	56.45%	37.86%	38.52%	+1.75%
YTD Expired Listings	20	23	28	+21.74%
Monthly Volume Sales	\$36,944,800	\$23,441,000	\$23,969,500	+2.25%
Monthly Unit Sales	43	30	27	-10%
Monthly New Listings	59	71	74	+4.23%
Monthly Sales/Listings Ratio	87.76%	50.85%	38.03%	-25.21%
Monthly Expired Listings	9	11	15	+36.36%
YTD Sales: \$0-\$199K	0	0	1	+100%
YTD Sales: \$200k-349K	0	2	0	-100%
YTD Sales: \$350K-\$549K	5	2	4	+100%
YTD Sales: \$550K-\$749K	27	19	17	-10.53%
YTD Sales: \$750K-\$999K	25	21	17	-19.05%
YTD Sales: \$1M-\$2M	13	9	10	+11.11%
YTD Sales: \$2M+	1	0	3	+100%
YTD Average Days-On-Market	42.00	46.50	62.50	+34.41%
YTD Average Sale Price	\$838,915	\$812,995	\$903,042	+11.08%
YTD Median Sale Price	\$758,500	\$813,750	\$768,500	-5.56%

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

AVERAGE SALE PRICE

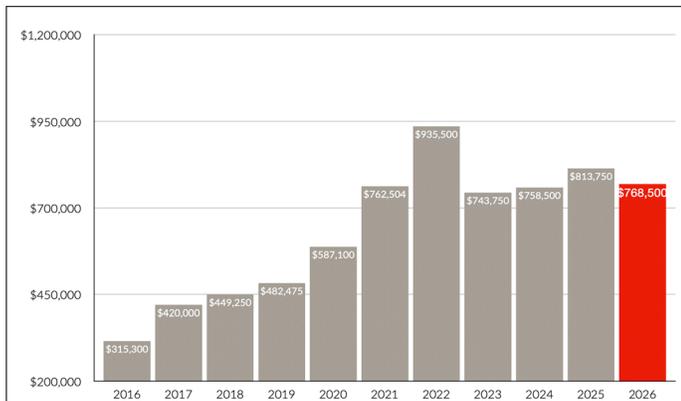


Year-Over-Year

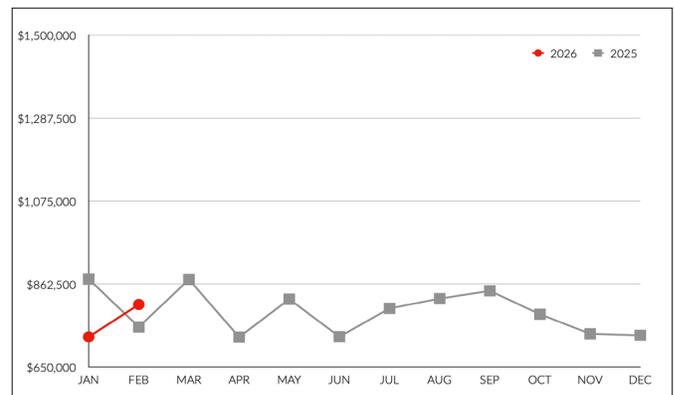


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



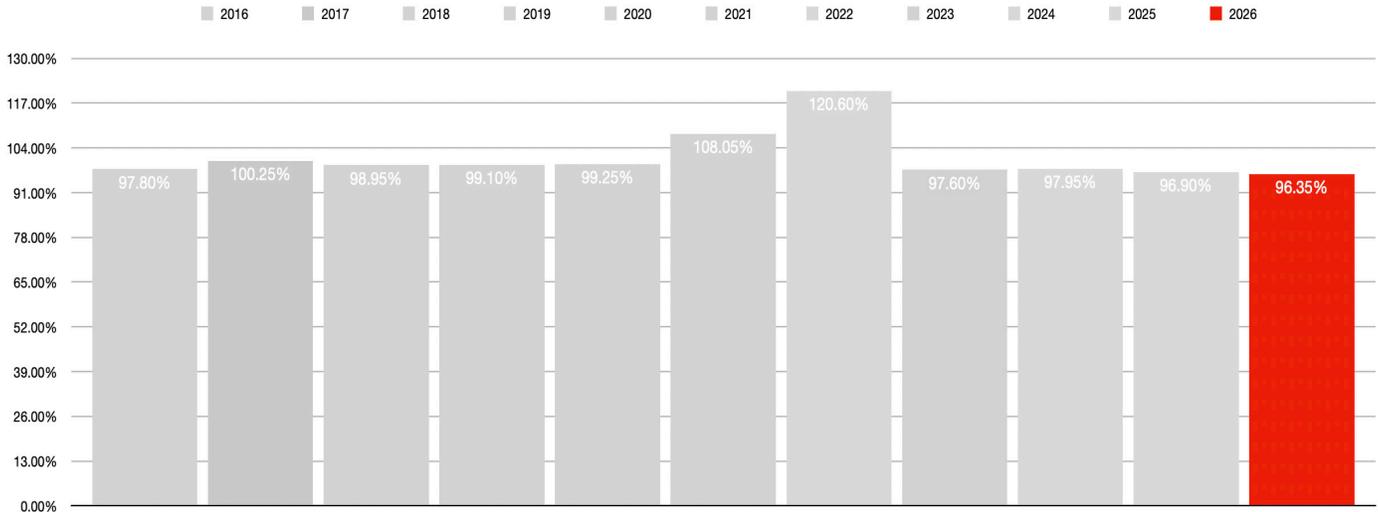
Year-Over-Year



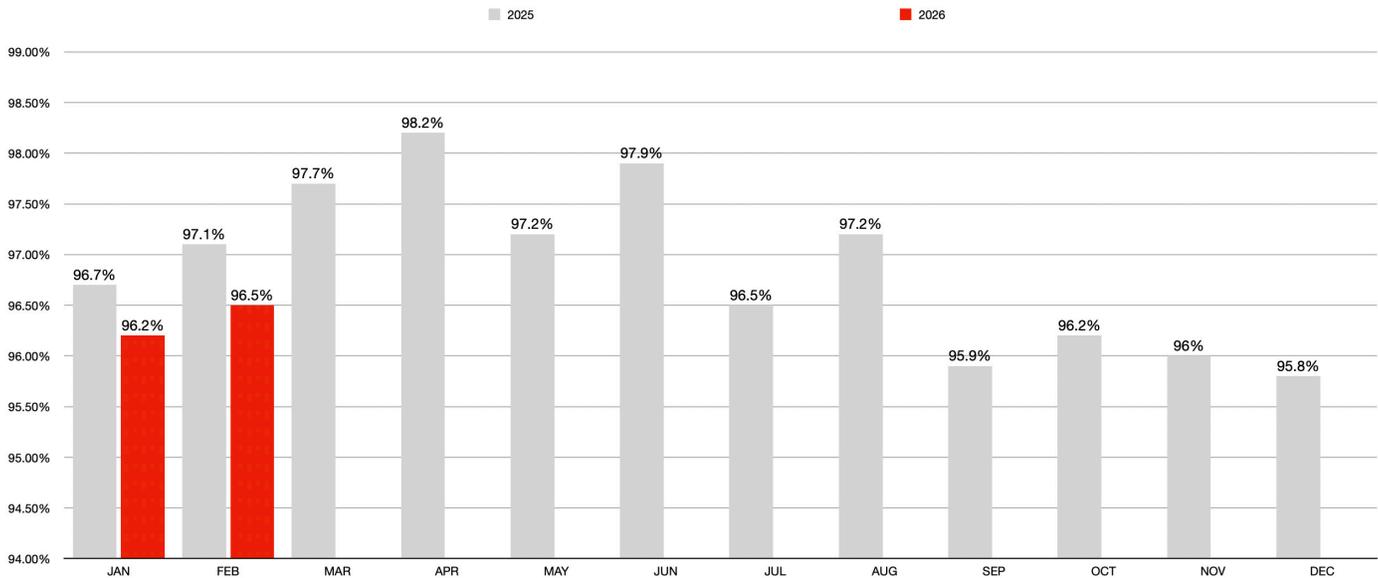
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

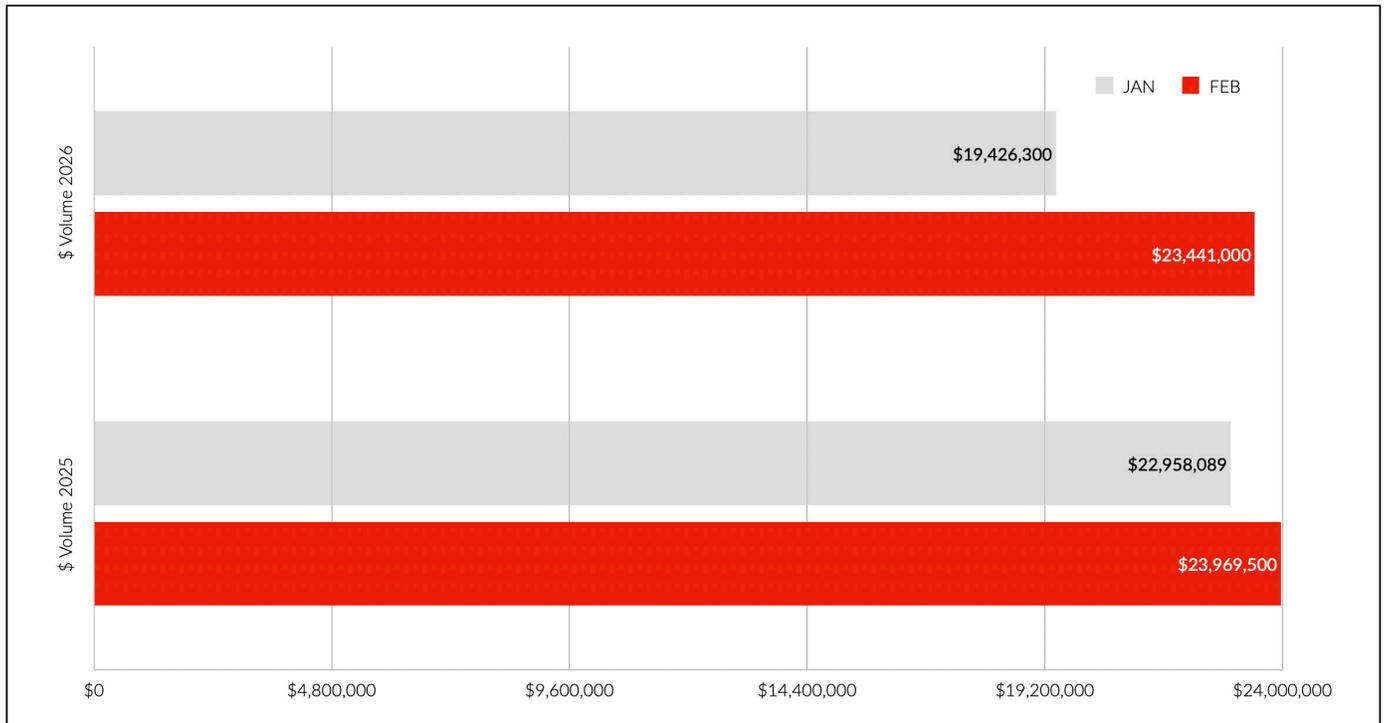


Year-Over-Year

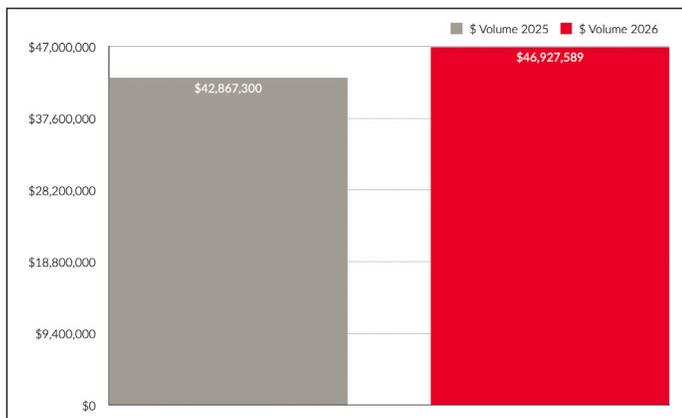


Month-Over-Month 2025 vs. 2026

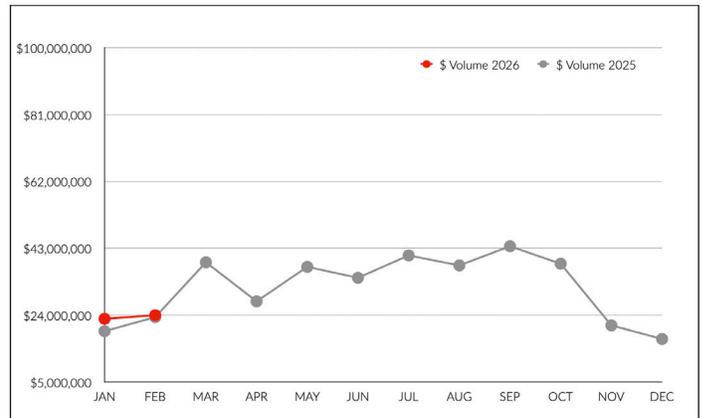
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

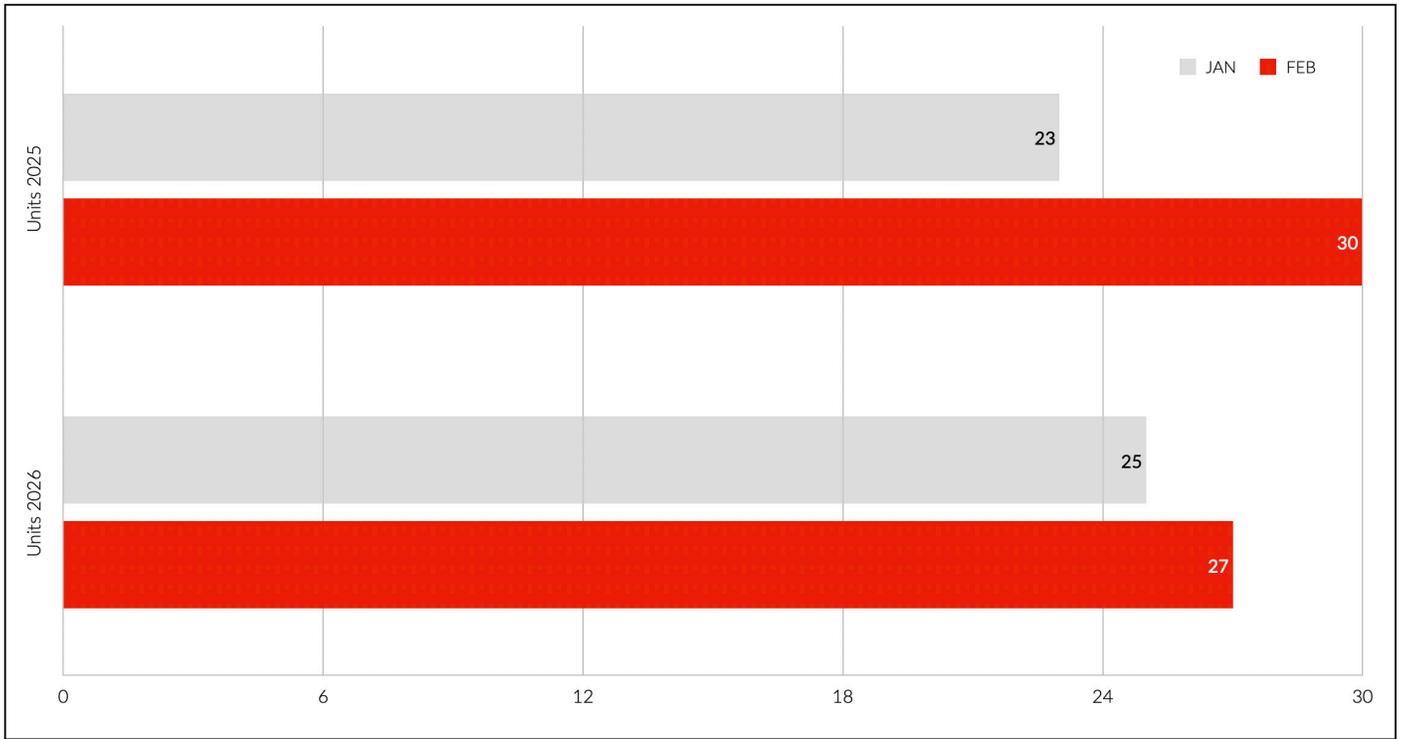


Yearly Totals 2025 vs. 2026

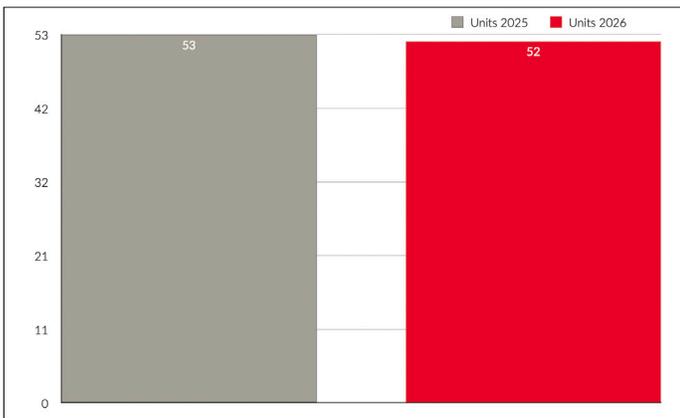


Month vs. Month 2025 vs. 2026

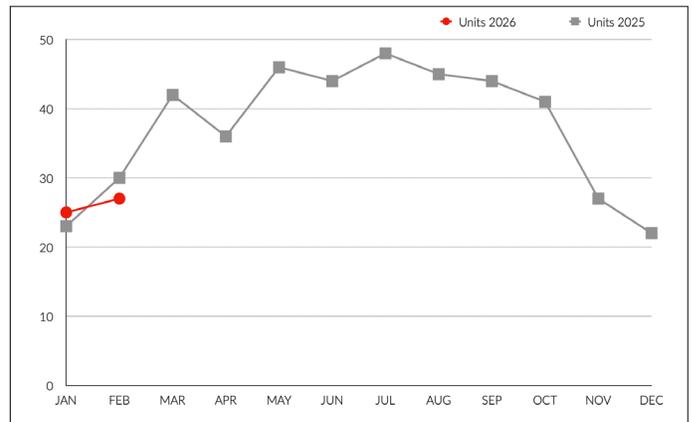
UNIT SALES



Monthly Comparison 2025 vs. 2026

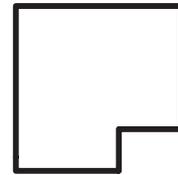


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$39,260,689 -5.8%	\$7,666,900 +544.28%	\$0 -100%
YTD Unit Sales	43 -15.69%	9 +350%	0 -100%
YTD Average Sale Price	\$913,039 +11.73%	\$7,666,900 +544.28%	\$0 No Change
February Sales Volume	\$19,589,600 -11.96%	\$4,379,900 +268.06%	\$0 No Change
February Unit Sales	23 -17.86%	4 +100%	0 No Change

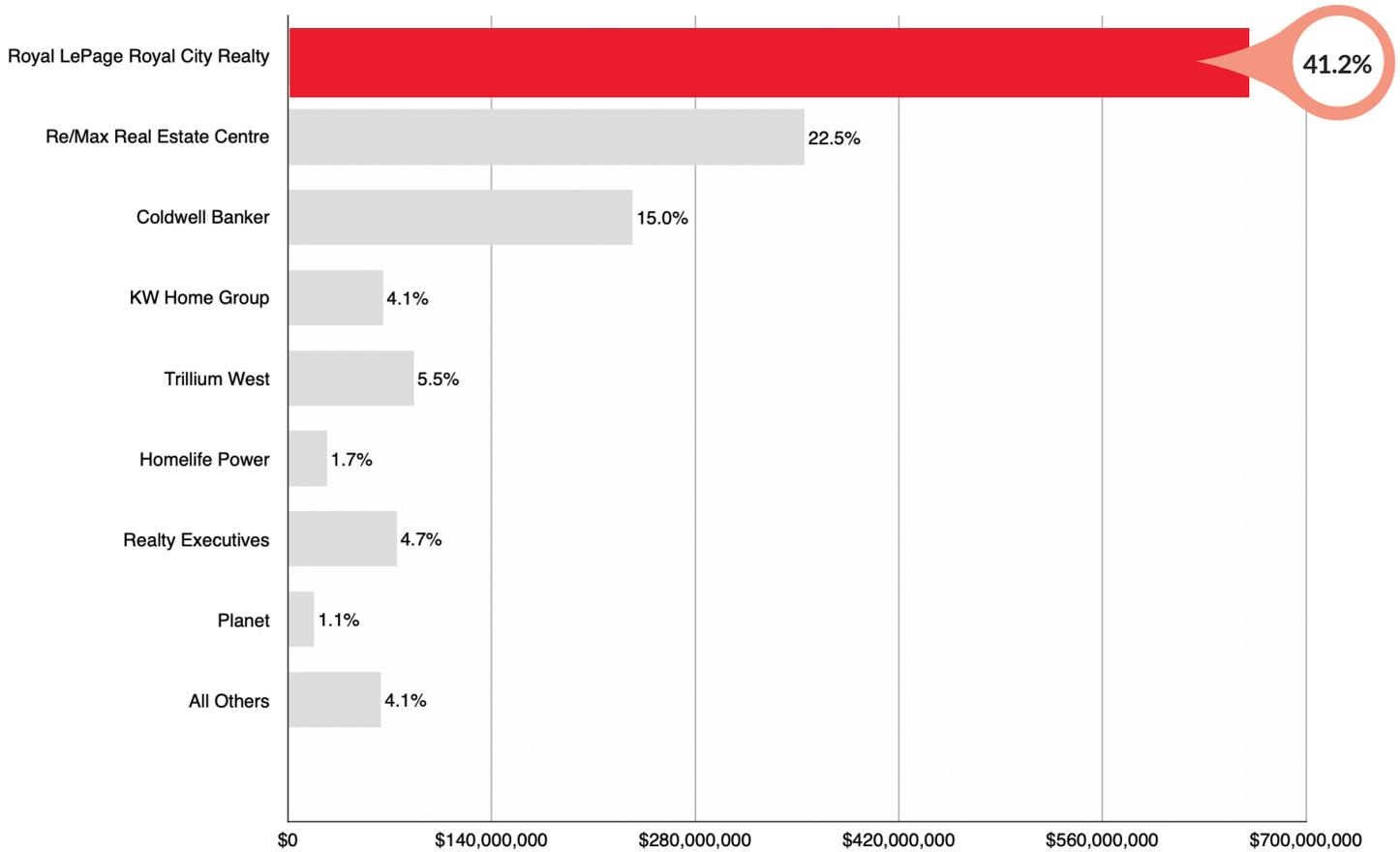
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of February 1, 2026.

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

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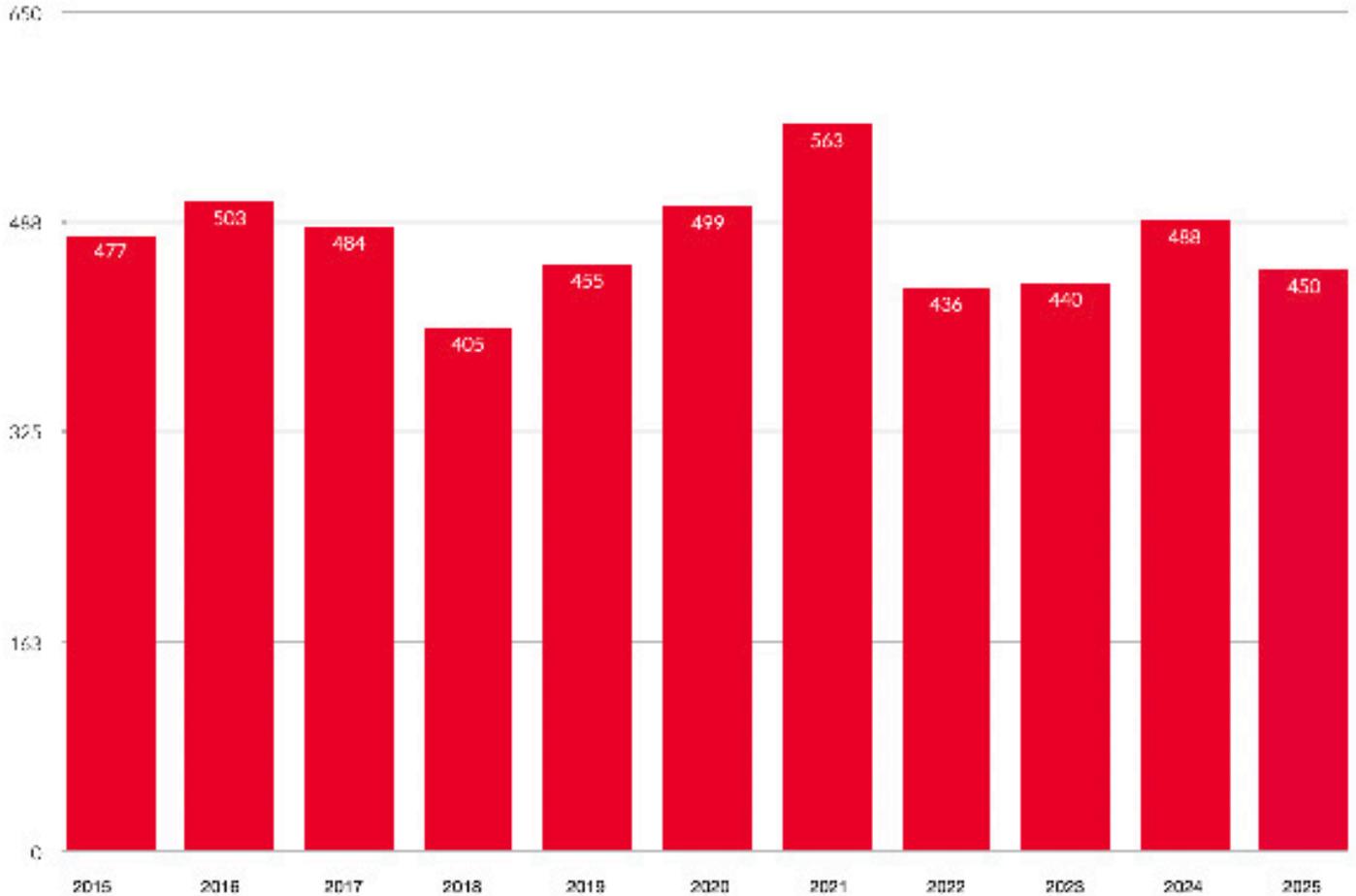
MARKET DOMINANCE



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



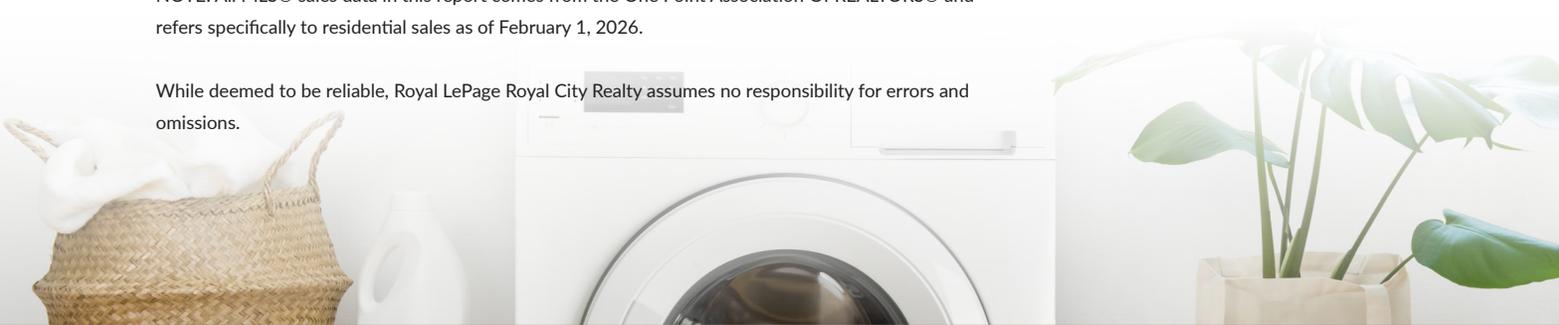
10 YEAR MARKET ANALYSIS



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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