



# 2025 JUNE

## 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 edged closer to balanced conditions in June, though it remained slightly in favour of buyers. The median sale price dropped 11.27% to \$727,500, while the average fell 9.34% to \$786,548. Despite softer pricing, unit sales rose 10% to 44 transactions, and overall sales volume held steady with a slight 0.28% dip. New listings increased 29.41%, expanding inventory, while expired listings rose 66.67%, indicating longer selling times. With a unit sales-to-listings ratio of 40%, the market sits just on the cusp of balanced.

### June year-over-year sales volume of \$34,608,100

Down 0.28% from 2024's \$34,704,295 with unit sales of 44 up 10% from last June's 40. New listings of 110 are up 29.41% from a year ago, with the sales/listing ratio of 40% down 7.06%.

### Year-to-date sales volume of \$182,129,999

Down 21.85% from 2024's \$233,064,295 with unit sales of 221 down by 15.65% from last year's 262. New listings of 605 are up 14.37% from a year ago, with the sales/listing ratio of 36.53% down 13%.

### Year-to-date average sale price of \$822,825

Down from \$882,395 one year ago with median sale price of \$788,125 down from \$806,000 one year ago. Average days-on-market of 40 is up 6 days from last year.

## JUNE NUMBERS

Median Sale Price

**\$727,500**

-11.27%

Average Sale Price

**\$786,548**

-9.34%

Sales Volume

**\$34,608,100**

-0.28%

Unit Sales

**44**

+10%

New Listings

**110**

+29.41%

Expired Listings

**15**

+66.67%

Unit Sales/Listings Ratio

**40%**

-7.06%

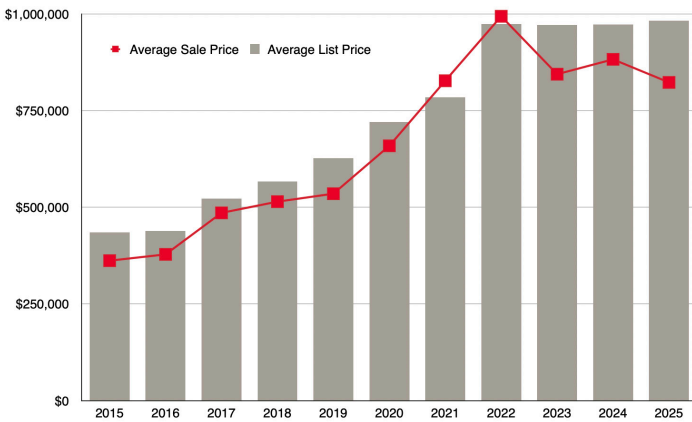
*Year-over-year comparison  
(June 2024 vs. June 2025)*

# THE MARKET IN DETAIL

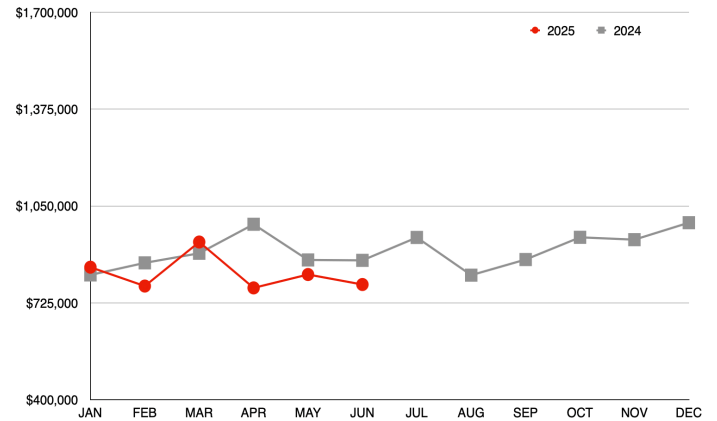
	2023	2024	2025	2024-2025
YTD Volume Sales	\$225,243,993	\$233,064,295	\$182,129,999	-21.85%
YTD Unit Sales	263	262	221	-15.65%
YTD New Listings	399	529	605	+14.37%
YTD Sales/Listings Ratio	65.91%	49.53%	36.53%	-13%
YTD Expired Listings	30	50	67	+34%
Monthly Volume Sales	\$61,392,500	\$34,704,295	\$34,608,100	-0.28%
Monthly Unit Sales	66	40	44	+10%
Monthly New Listings	88	85	110	+29.41%
Monthly Sales/Listings Ratio	75.00%	47.06%	40.00%	-7.06%
Monthly Expired Listings	3	9	15	+66.67%
YTD Sales: \$0-\$199K	4	2	2	No Change
YTD Sales: \$200k-349K	2	1	6	+500%
YTD Sales: \$350K-\$549K	18	26	18	-30.77%
YTD Sales: \$550K-\$749K	85	77	72	-6.49%
YTD Sales: \$750K-\$999K	97	84	84	No Change
YTD Sales: \$1M-\$2M	54	71	36	-49.3%
YTD Sales: \$2M+	3	4	4	No Change
YTD Average Days-On-Market	28.67	34.67	40.33	+16.35%
YTD Average Sale Price	\$844,051	\$882,395	\$822,825	-6.75%
YTD Median Sale Price	\$782,500	\$806,000	\$788,125	-2.22%

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

# AVERAGE SALE PRICE

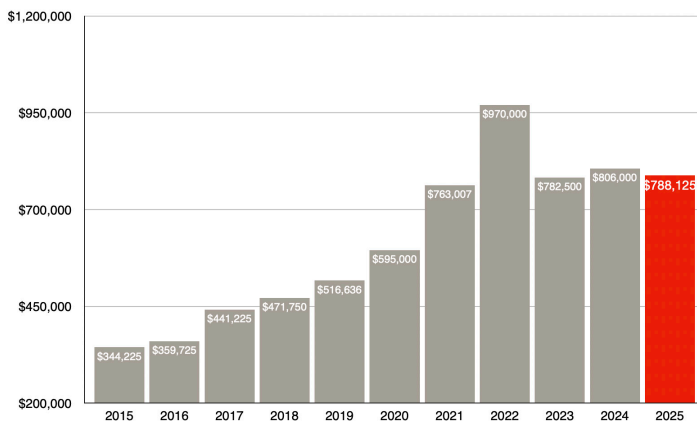


Year-Over-Year

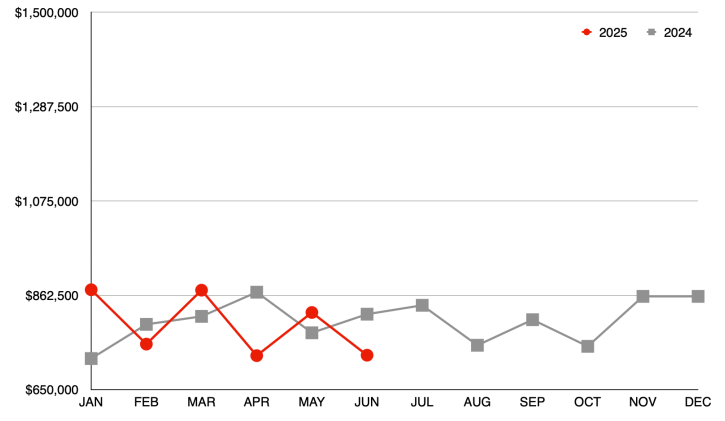


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



Year-Over-Year

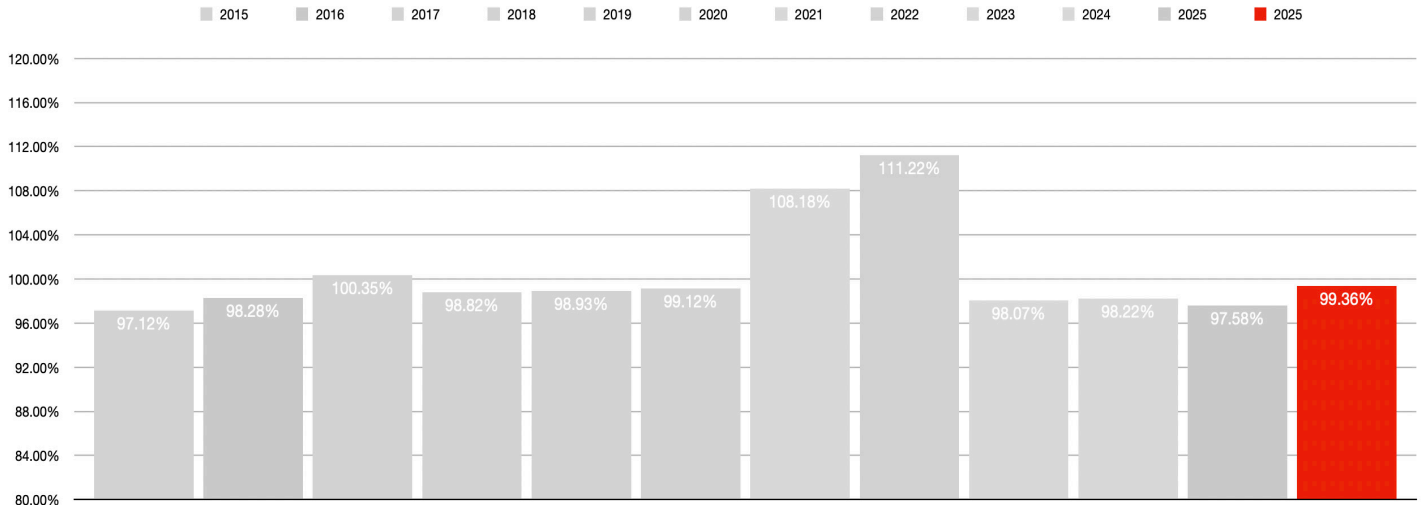


Month-Over-Month 2024 vs. 2025

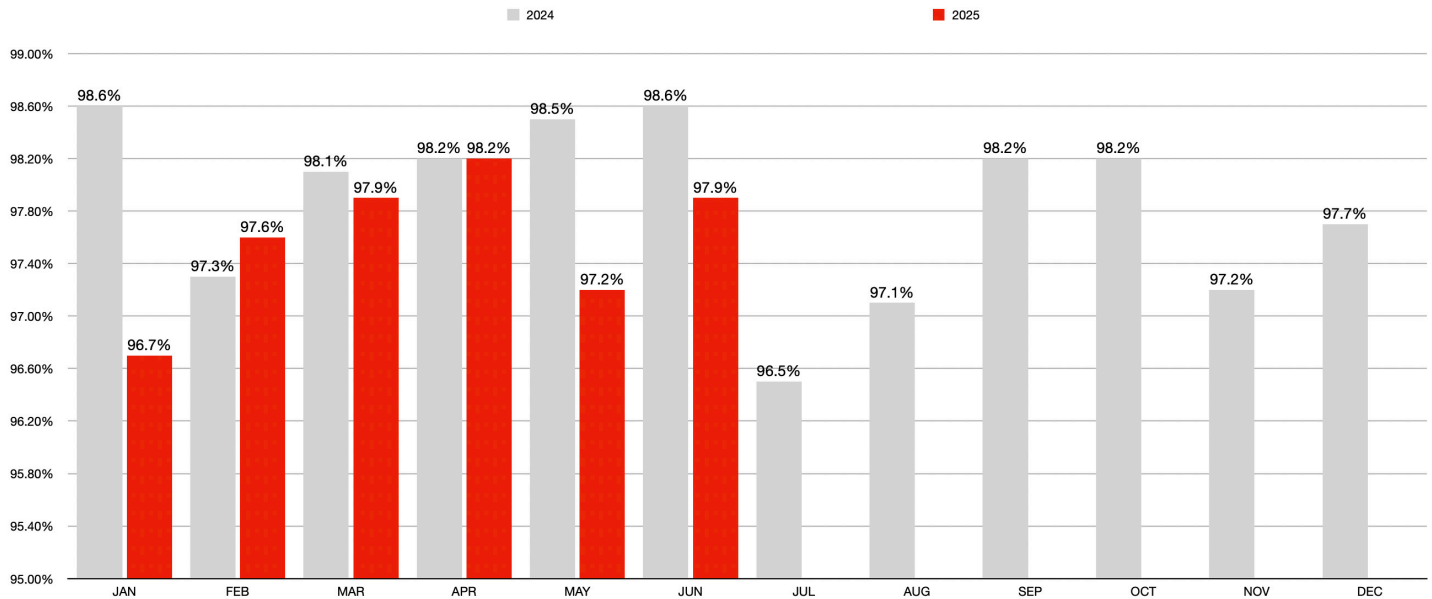
\* Median sale price is based on residential sales (including freehold and condominiums).



# SALE PRICE VS. LIST PRICE RATIO

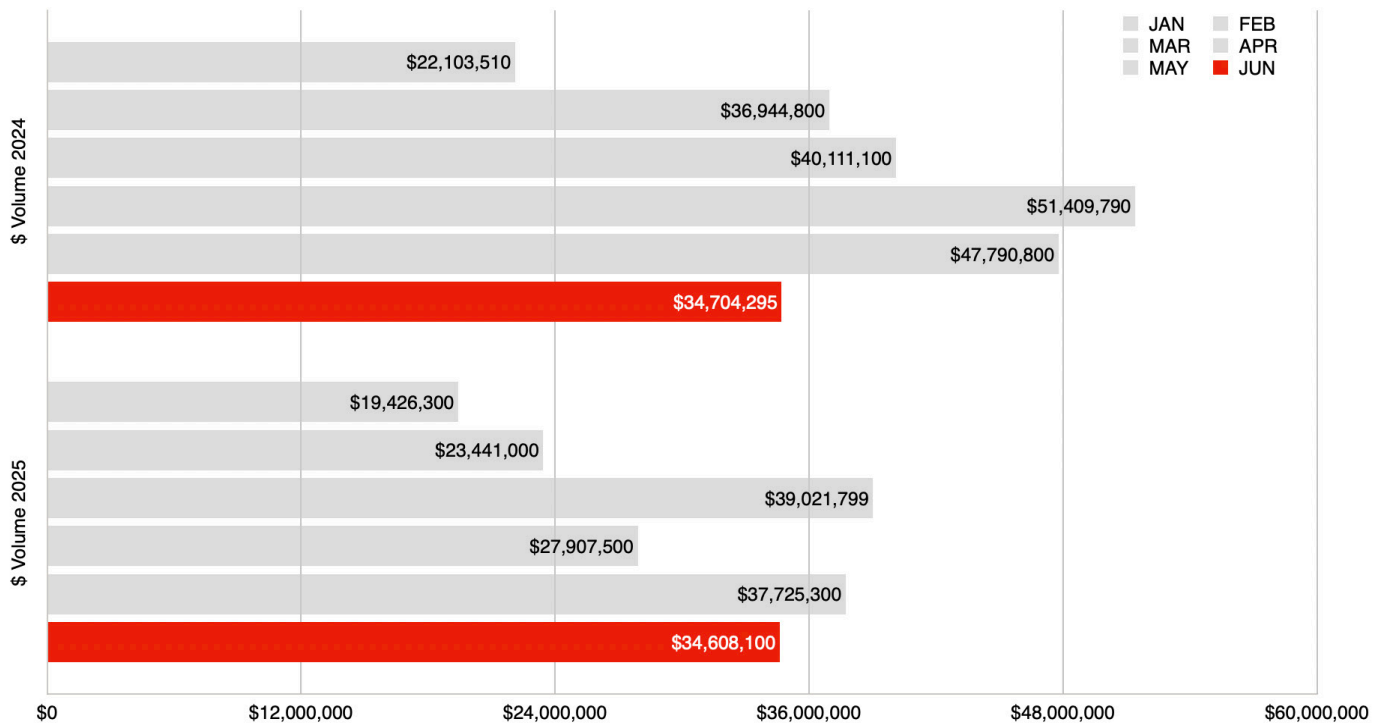


## Year-Over-Year

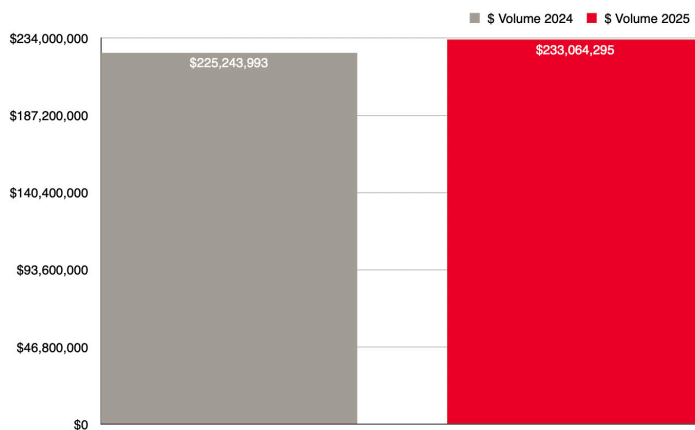


## Month-Over-Month 2024 vs. 2025

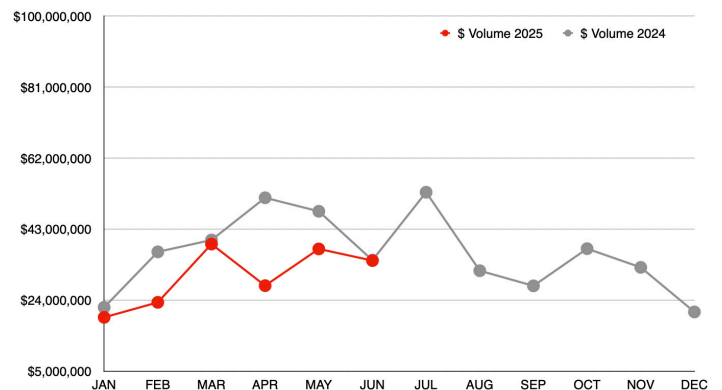
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

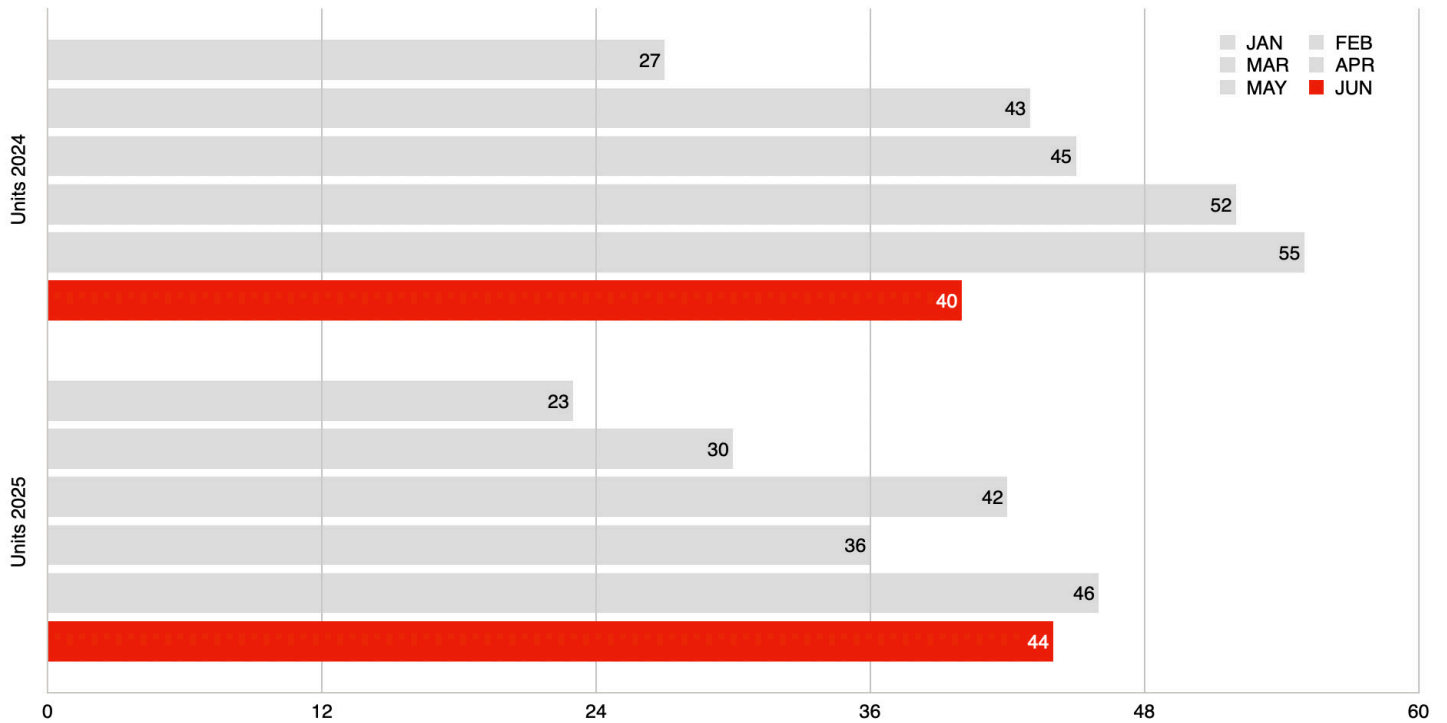


Yearly Totals 2024 vs. 2025

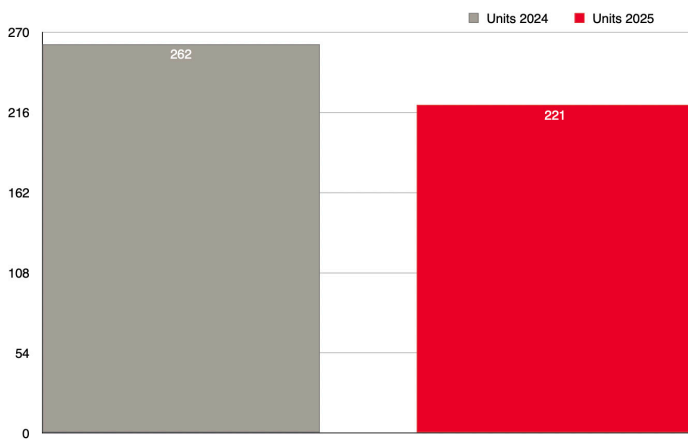


Month vs. Month 2024 vs. 2025

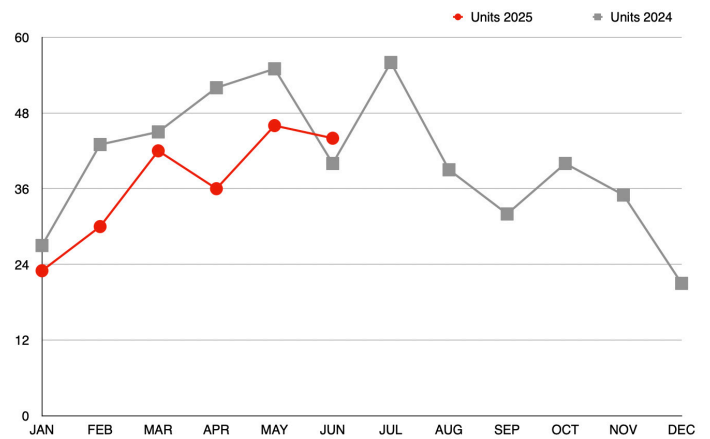
# UNIT SALES



Monthly Comparison 2024 vs. 2025

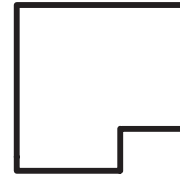

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$162,969,099 -18.05%	 \$19,160,900 -19.81%	 \$2,200,000 -80.56%
YTD Unit Sales	 191 -6.37%	 30 -23.08%	 4 -33.33%
YTD Average Sale Price	 \$853,241 -7.29%	 \$19,160,900 -19.81%	 \$550,000 +241.33%
June Sales Volume	 \$30,060,100 +5.67%	 \$4,548,000 +49.73%	 \$0 -100%
June Unit Sales	 36 +24.14%	 8 +60%	 0 -100%

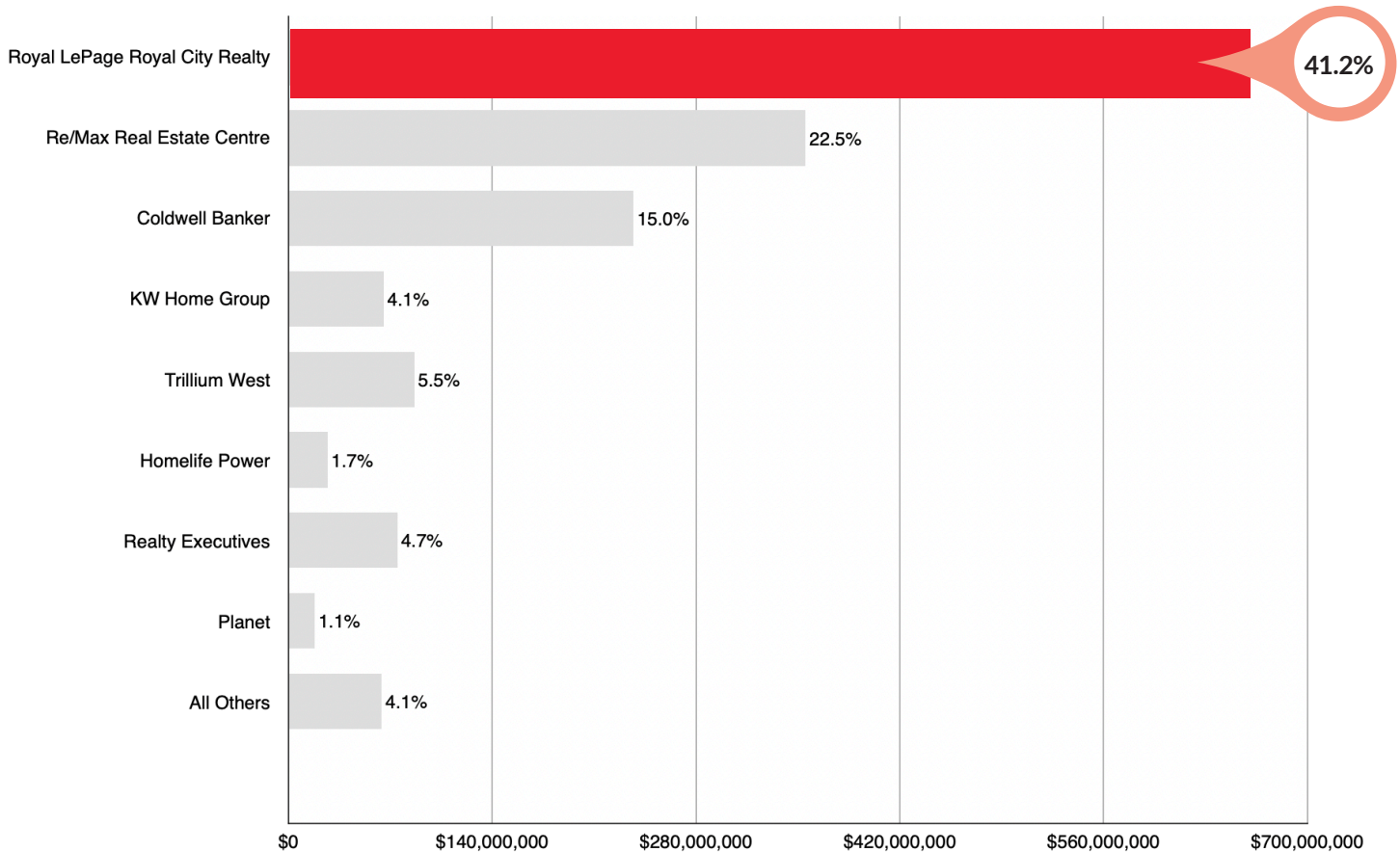
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of July 1, 2025.

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

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



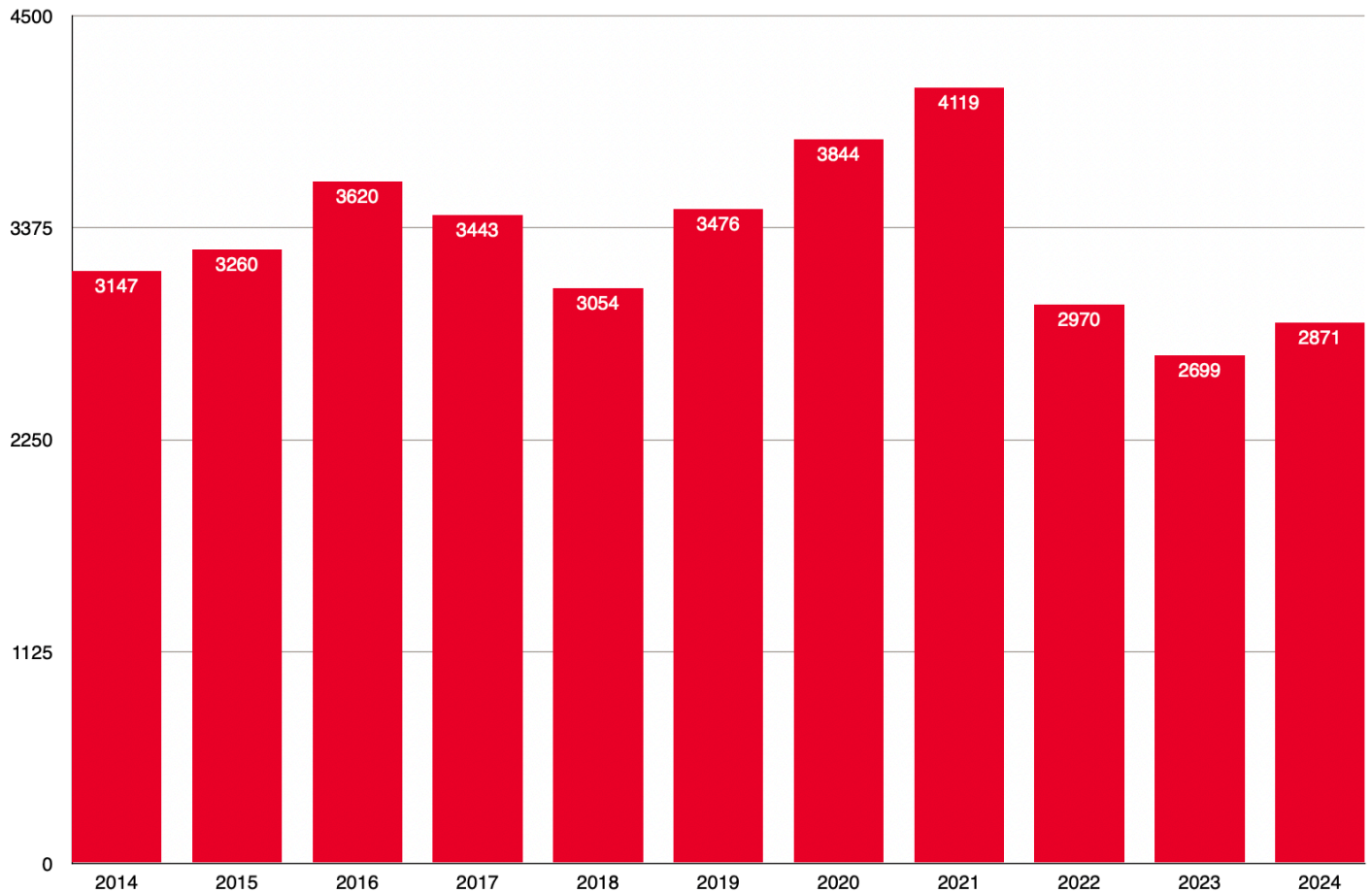
# MARKET DOMINANCE



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



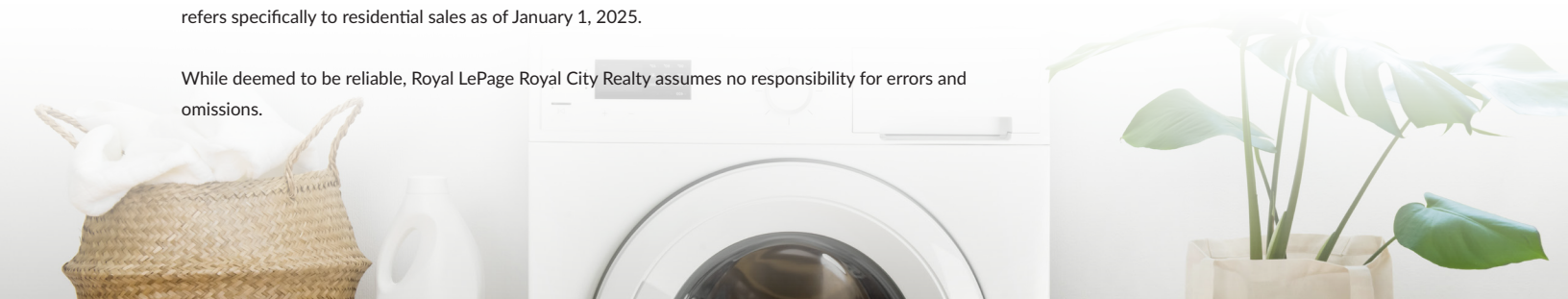
# 10 YEAR MARKET ANALYSIS



## 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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