



2026

MAY

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

BUYER'S MARKET

Centre Wellington remained in buyer's market territory through May, with the year-to-date sales-to-listings ratio sitting at 35.61%, below the 39% threshold. May sales activity improved slightly compared to last year, with sales volume rising 0.63% to \$37.96M and unit sales increasing 4.35% to 48 transactions. Pricing remained softer, as the median sale price declined 8.65% year over year to \$752,500, while the average sale price decreased 3.56% to \$790,921. New listings fell 12.59% to 118, while expired listings were unchanged at 10. The monthly sales-to-listings ratio declined to 35.56%, with market conditions continuing to favour buyers throughout May.



May year-over-year sales volume of \$37,964,200

Up +0.63% from 2025's \$37,725,300 with unit sales of 48 up +4.35% from last May's 46. New listings of 118 down -12.59% from a year ago, with the sales/listing ratio of 35.56% down -6.26%.



Year-to-date sales volume of \$143,415,679

Down -2.78% from 2025's \$147,521,899 with unit sales of 172 down by -2.82% from last year's 177. New listings of 483 are down -2.82% from a year ago, with the sales/listing ratio of 35.61%.



Year-to-date average sale price of \$841,911

Up from \$830,080 one year ago with a median sale price of \$752,500 down from \$823,750 one year ago. Average days-on-market of 57 is up 16 days from last year.

MAY NUMBERS

Median Sale Price

\$752,500

-8.65%

Average Sale Price

\$790,921

-3.56%

Sales Volume

\$37,964,200

+0.63%

Unit Sales

48

+4.35%

New Listings

118

-12.59%

Expired Listings

10

No Change

Unit Sales/Listings Ratio

35.56%

-6.26%

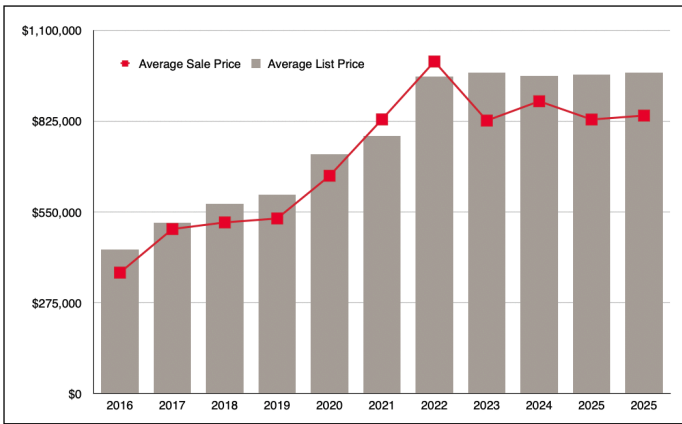
*Year-over-year comparison
(May 2025 vs. May 2026)*

THE MARKET IN DETAIL

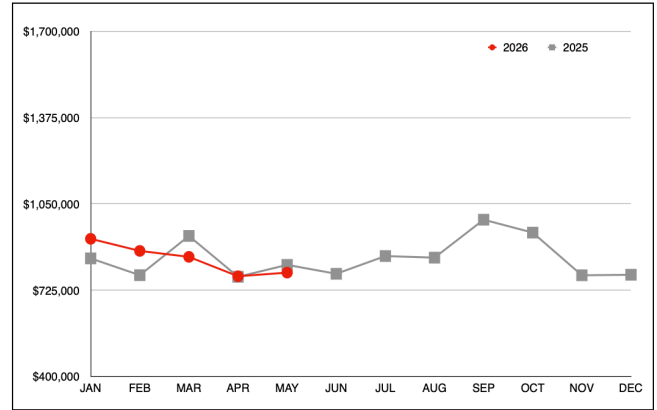
	2024	2025	2026	2025-2026
YTD Volume Sales	\$198,360,000	\$147,521,899	\$143,415,679	-2.78%
YTD Unit Sales	222	177	172	-2.82%
YTD New Listings	444	497	483	-2.82%
YTD Sales/Listings Ratio	50.00%	35.61%	35.61%	-0.01%
YTD Expired Listings	41	52	70	+34.62%
Monthly Volume Sales	\$47,790,800	\$37,725,300	\$37,964,200	+0.63%
Monthly Unit Sales	55	46	48	+4.35%
Monthly New Listings	110	135	118	-12.59%
Monthly Sales/Listings Ratio	71.43%	41.82%	35.56%	-14.98%
Monthly Expired Listings	4	10	10	No Change
YTD Sales: \$0-\$199K	2	2	3	+50%
YTD Sales: \$200k-349K	1	3	1	-66.67%
YTD Sales: \$350K-\$549K	19	13	21	+61.54%
YTD Sales: \$550K-\$749K	67	56	57	+1.79%
YTD Sales: \$750K-\$999K	72	72	54	-25%
YTD Sales: \$1M-\$2M	59	28	33	+17.86%
YTD Sales: \$2M+	4	4	4	No Change
YTD Average Days-On-Market	35.00	41.20	57.00	+38.35%
YTD Average Sale Price	\$885,352	\$830,080	\$841,911	+1.43%
YTD Median Sale Price	\$797,000	\$823,750	\$752,500	-8.65%

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

AVERAGE SALE PRICE

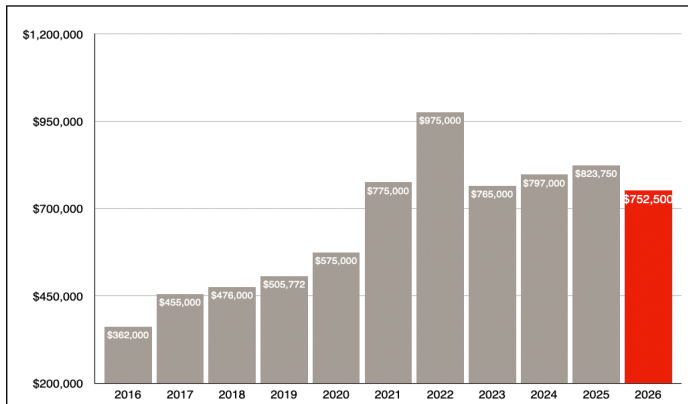


Year-Over-Year

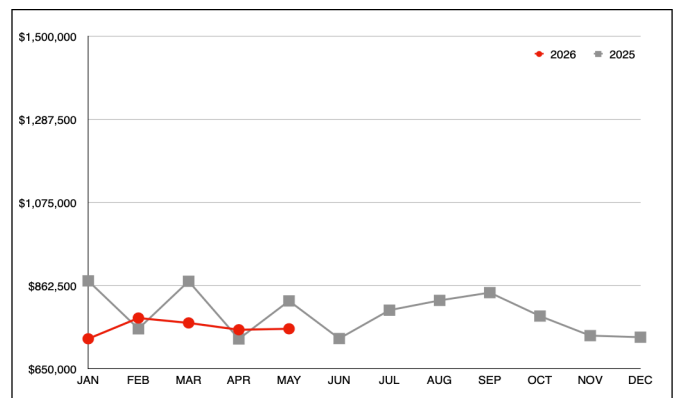


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



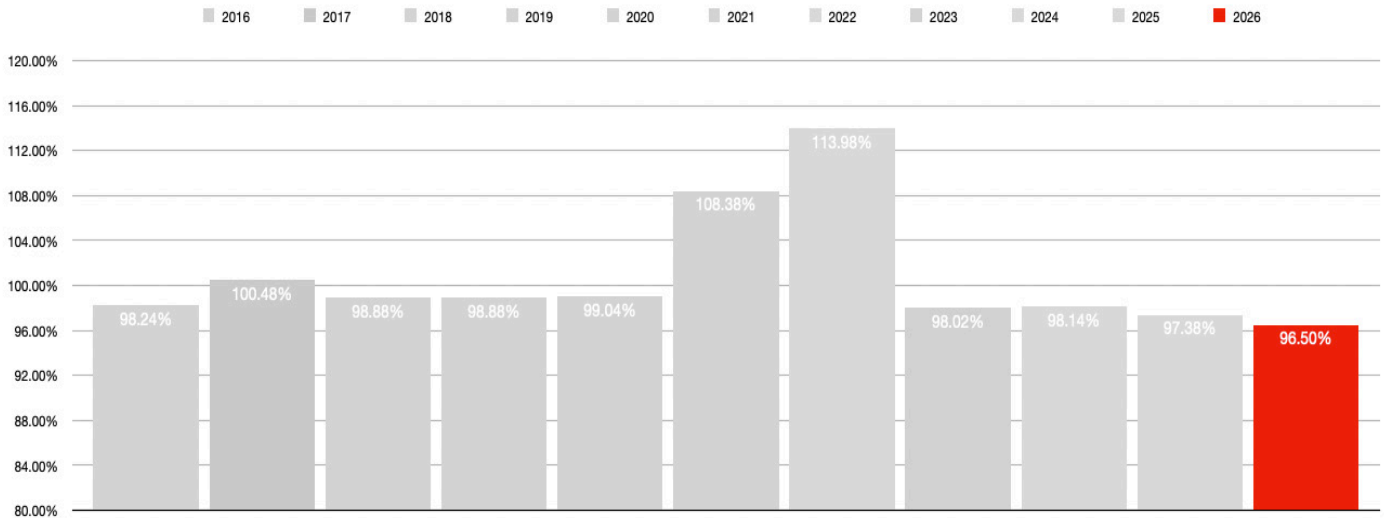
Year-Over-Year



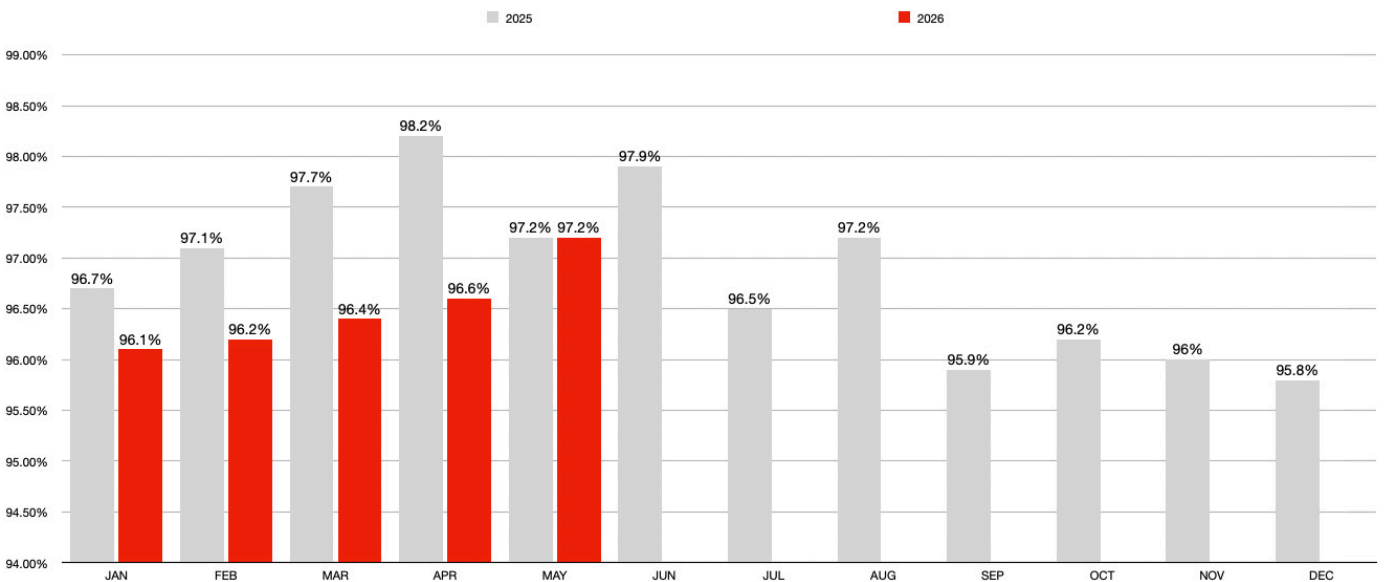
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

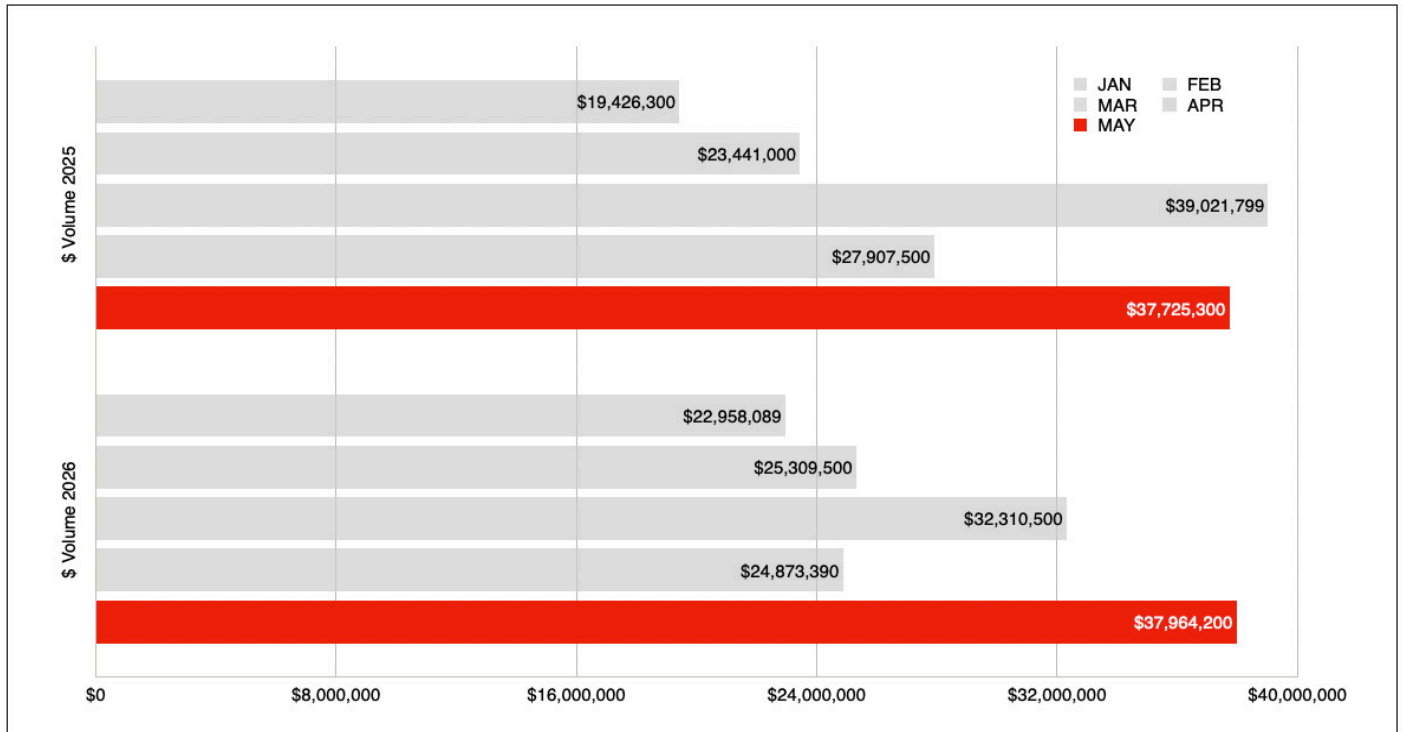


Year-Over-Year

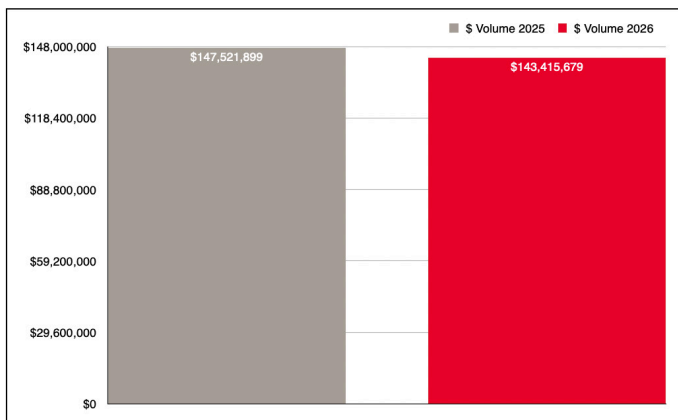


Month-Over-Month 2025 vs. 2026

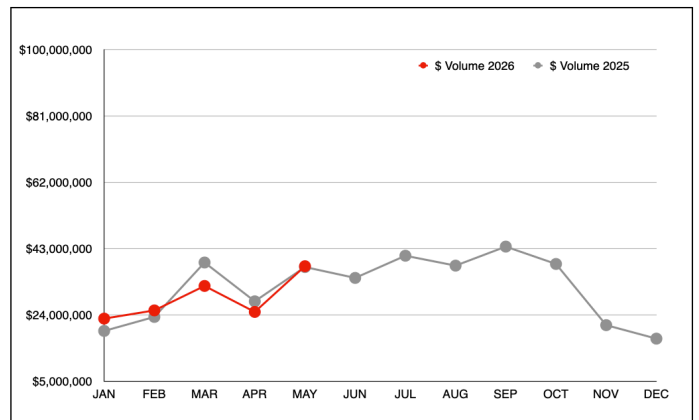
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

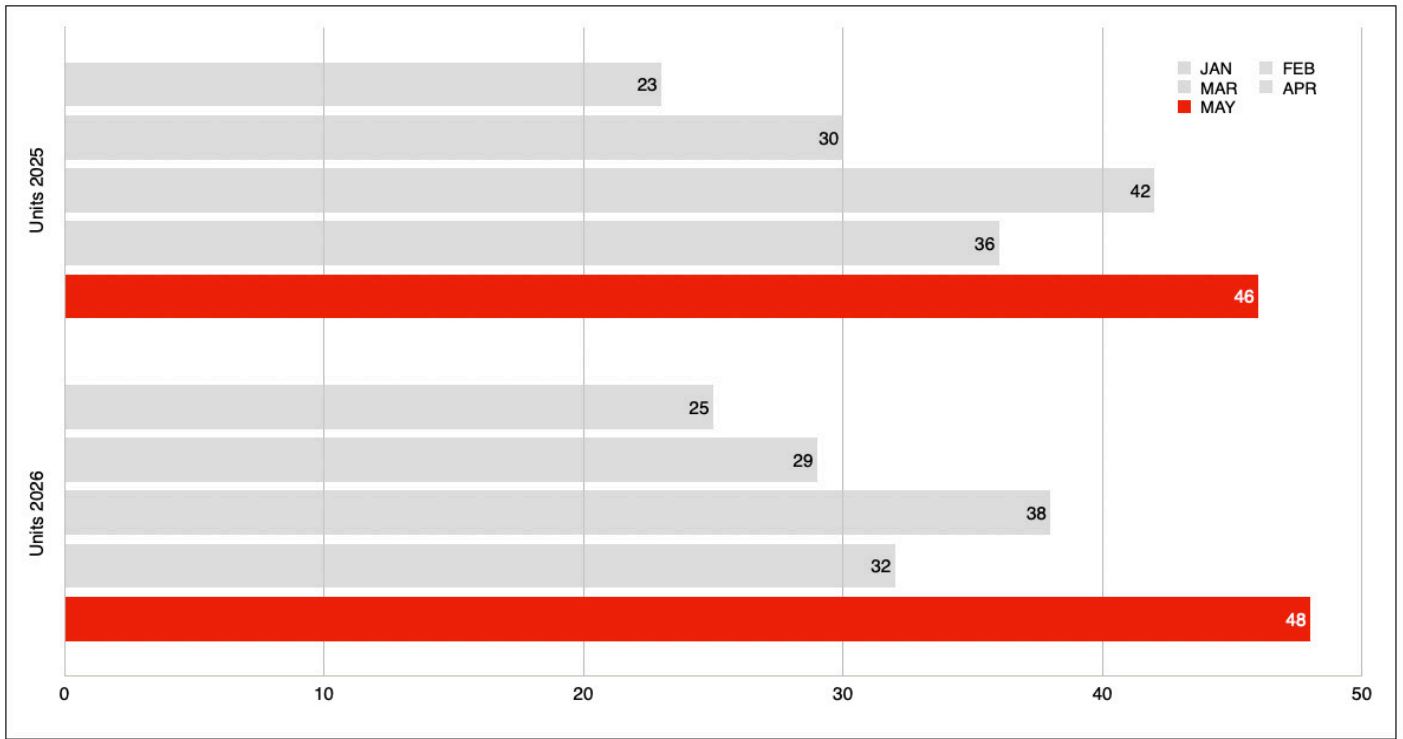


Yearly Totals 2025 vs. 2026

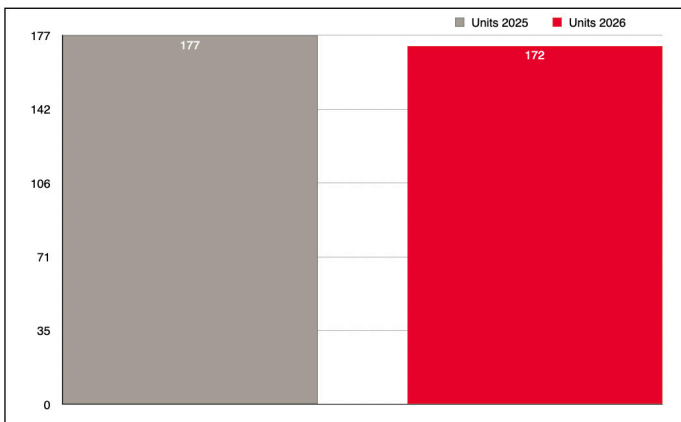


Month vs. Month 2025 vs. 2026

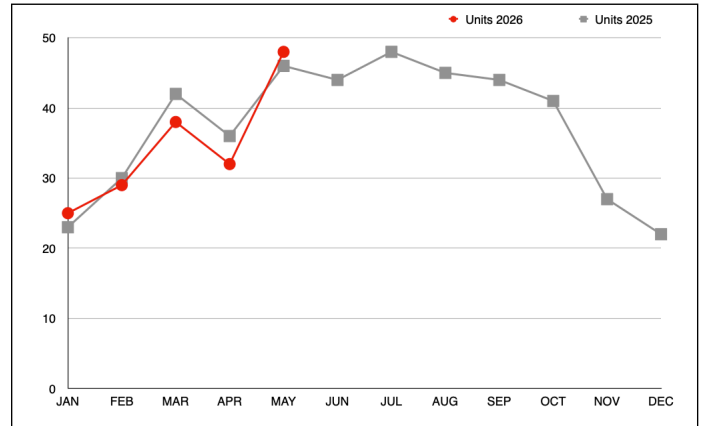
UNIT SALES



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	\$122,113,879 -8.12%	\$21,301,800 +45.77%	\$815,000 -62.95%
YTD Unit Sales	140 -9.68%	32 +45.45%	2 -50%
YTD Average Sale Price	\$872,242 +1.72%	\$665,681 +0.22%	\$407,500 -25.91%
May Sales Volume	\$33,088,300 +0.79%	\$4,875,900 -0.43%	\$0 -100%
May Unit Sales	40 +5.26%	8 No Change	0 -100%

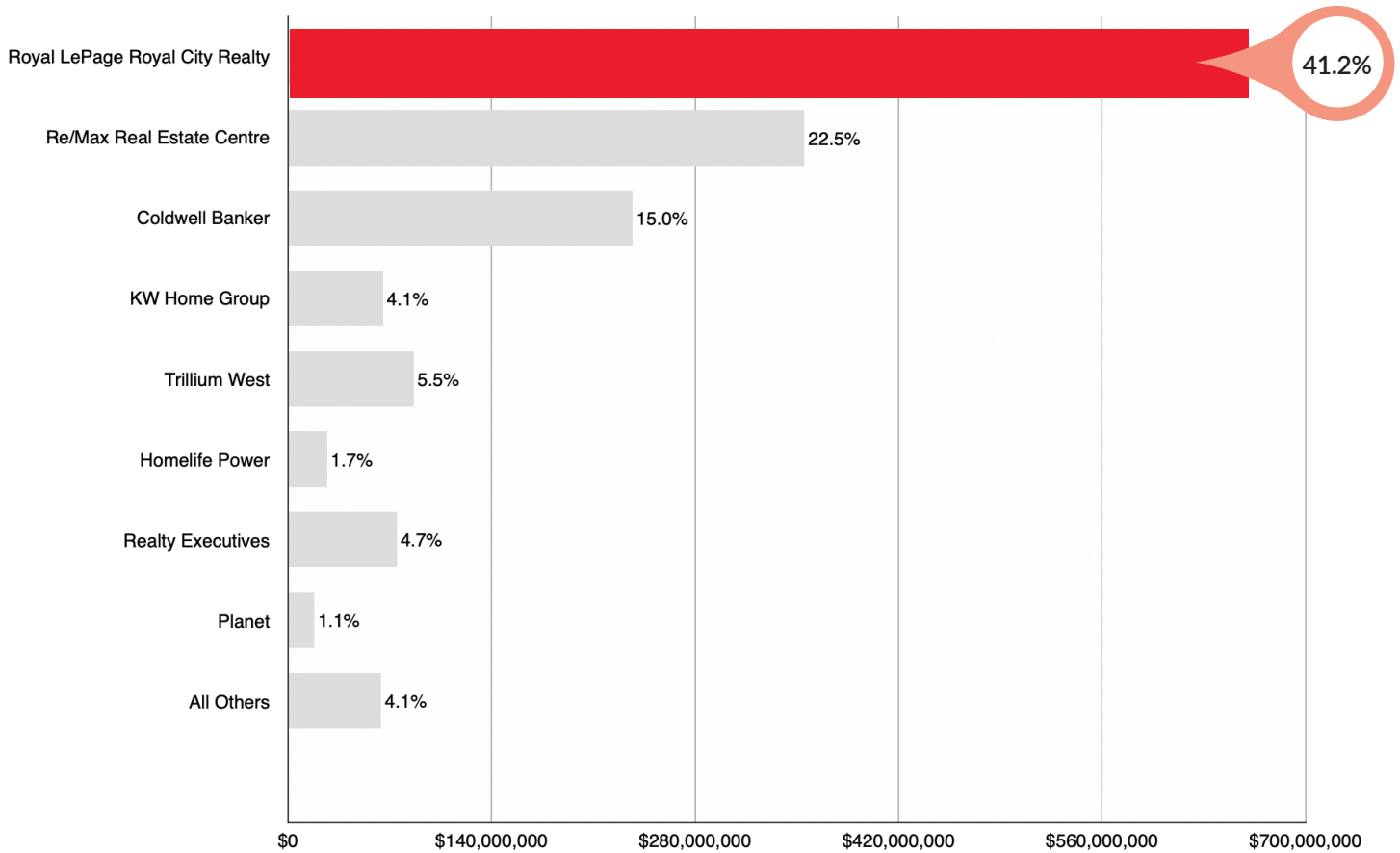
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of May 1, 2026.

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

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



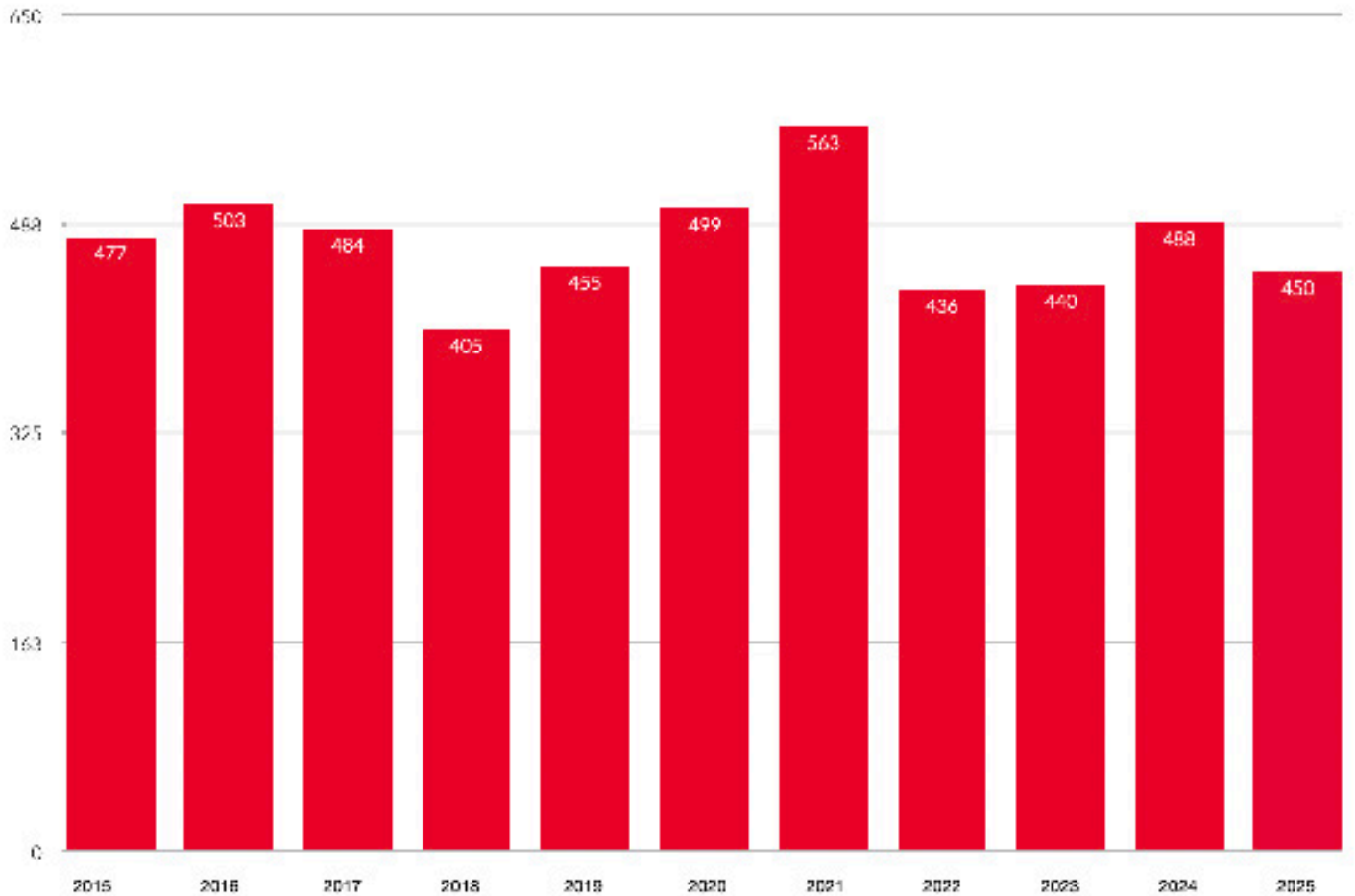
MARKET DOMINANCE



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



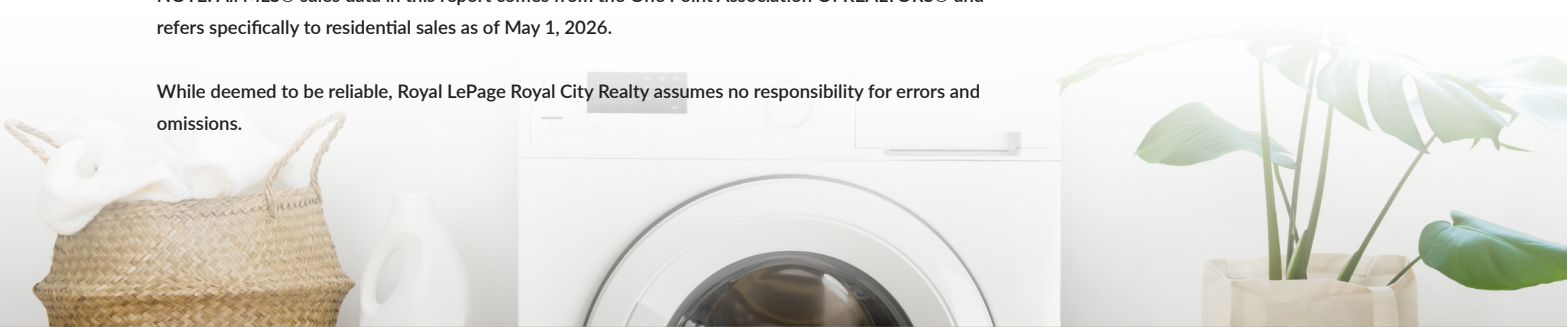
10 YEAR MARKET ANALYSIS



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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