



2026

APRIL

CITY OF GUELPH

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

The City of Guelph remained in buyer's market territory this period, as declining sales activity and a surge in new inventory continued to favour purchasers. The median sale price dropped 5.47% to \$735,000, while the average sale price decreased 5.15% to \$747,875, reflecting widespread price softening. Sales volume fell 11.39% to \$106.20M, driven by a 6.58% decline in unit sales to 142 transactions. Meanwhile, new listings jumped 16.93% to 399 and expired listings surged 48.28% to 43, highlighting increased competition and slower absorption across the market. With a unit sales-to-listings ratio of 35.59%, down 5.94% year over year and below the 39% threshold, conditions continue to favour buyers throughout the City of Guelph.



April year-over-year sales volume of \$106,198,317

Down -11.39% from 2025's \$119,848,135 with unit sales of 142 down -6.58% from last April's 152. New listings of 399 are up +16.93% from a year ago, with the sales/listing ratio of 35.59% down -5.94%.



Year-to-date sales volume of \$329,655,030

Down -17.81% from 2025's \$401,070,113 with unit sales of 443 down from 512 in 2025. New listings of 1,231 are up +19.1% from a year ago, with the sales/listing ratio of 35.99% down -6.79%.



Year-to-date average sale price of \$741,599

Down from \$783,153 one year ago with median sale price of \$725,000 down from \$777,750 one year ago. Average days-on-market of 39 is up 10 days from last year.

APRIL NUMBERS

Median Sale Price
\$735,000
-5.47%

Average Sale Price
\$747,875
-5.15%

Sales Volume
\$106,198,317
-11.39%

Unit Sales
142
-6.58%

New Listings
399
+16.93%

Expired Listings
43
+48.28%

Unit Sales/Listings Ratio
35.59%
-5.94%

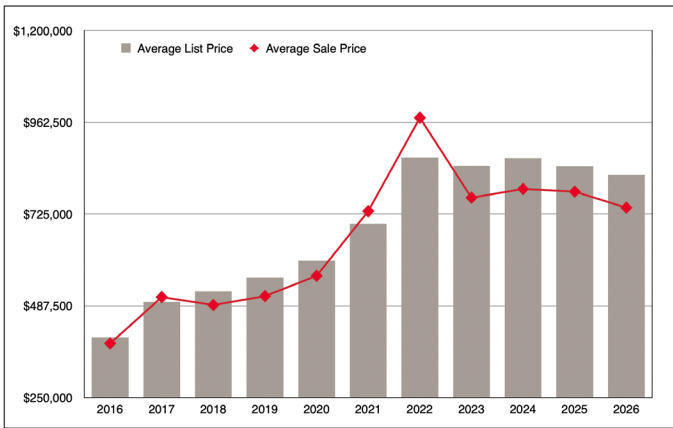
*Year-over-year comparison
(April 2025 vs. April 2026)*

THE MARKET IN DETAIL

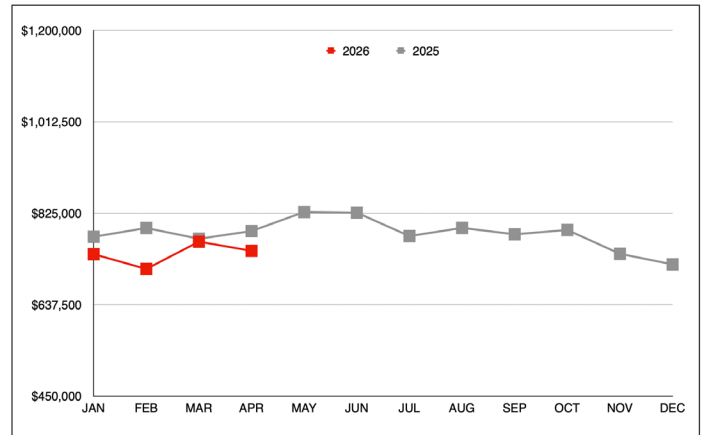
	2024	2025	2026	2025-2026
YTD Volume Sales	\$452,300,580	\$401,070,113	\$329,655,030	-17.81%
YTD Unit Sales	571	512	443	-13.48%
YTD New Listings	1,005	1,197	1,231	+2.84%
YTD Sales/Listings Ratio	56.82%	42.77%	35.99%	-15.87%
YTD Expired Listings	71	117	187	+59.83%
Monthly Volume Sales	\$134,935,337	\$119,848,135	\$106,198,317	-11.39%
Monthly Unit Sales	168	152	142	-6.58%
Monthly New Listings	313	366	399	+9.02%
Monthly Sales/Listings Ratio	53.67%	41.53%	35.59%	-14.31%
Monthly Expired Listings	11	29	43	+48.28%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	2	4	10	+150%
YTD Sales: \$350K-\$549K	82	85	91	+7.06%
YTD Sales: \$550K-\$749K	187	141	150	+6.38%
YTD Sales: \$750K-\$999K	212	210	132	-37.14%
YTD Sales: \$1M - \$2M	85	69	60	-13.04%
YTD Sales: \$2M+	3	3	0	-100%
YTD Average Days-On-Market	25.75	29.25	39.00	+33.33%
YTD Average Sale Price	\$790,074	\$783,153	\$741,599	-5.31%
YTD Median Sale Price	\$761,750	\$777,750	\$725,000	-6.78%

City of Guelph MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

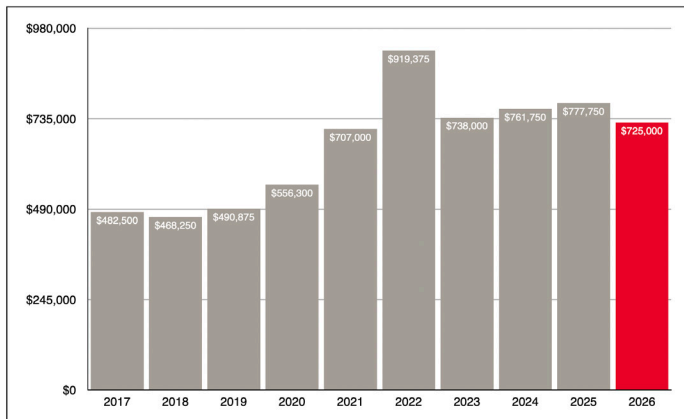


Year-Over-Year

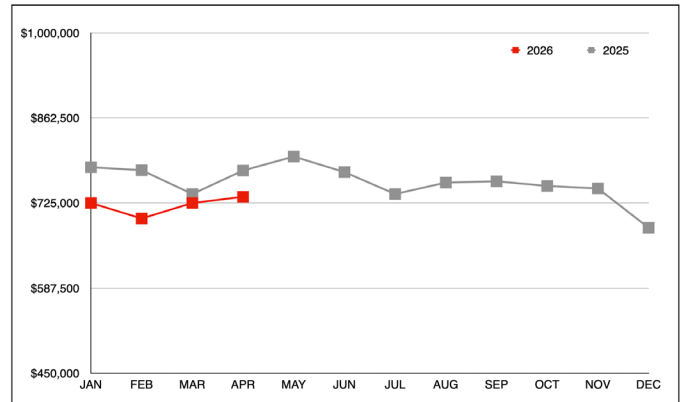


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



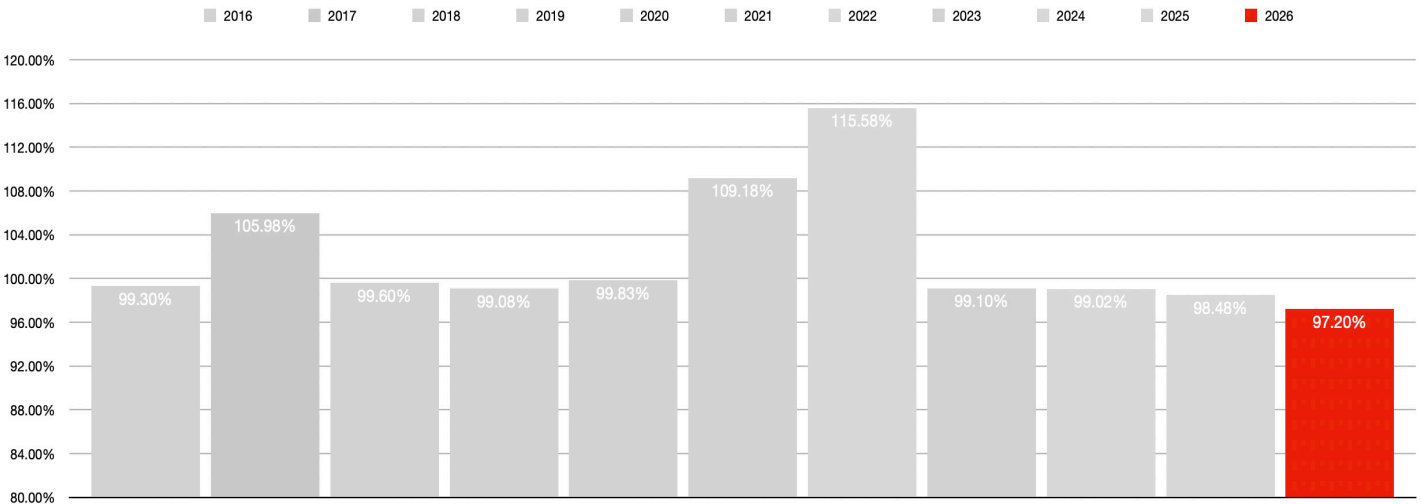
Year-Over-Year



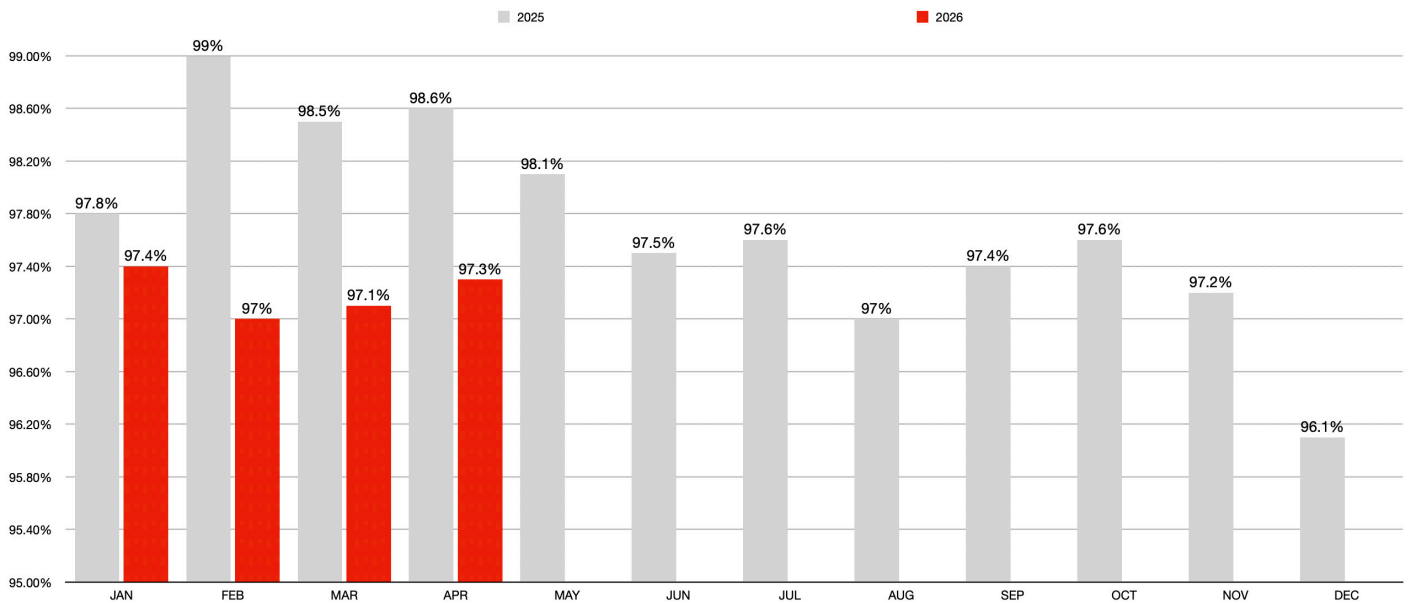
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

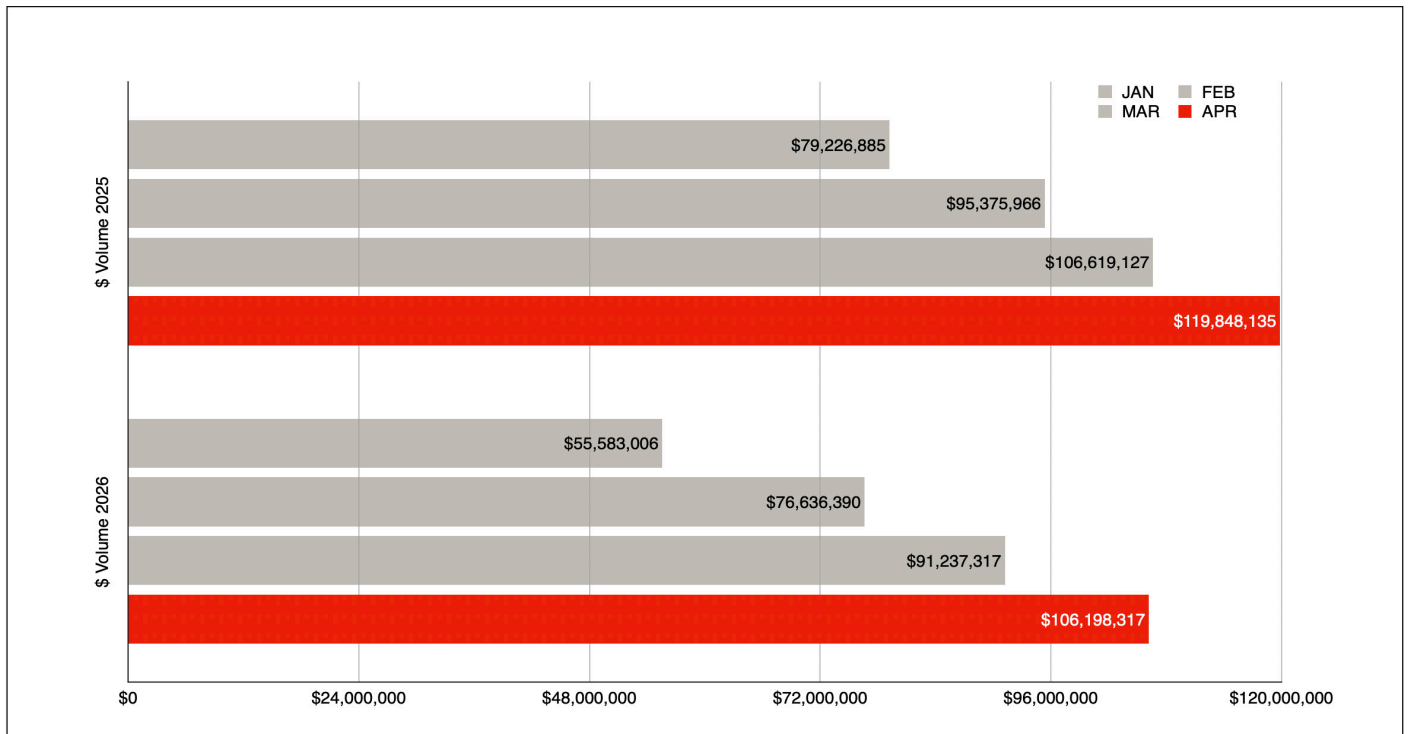


Year-Over-Year

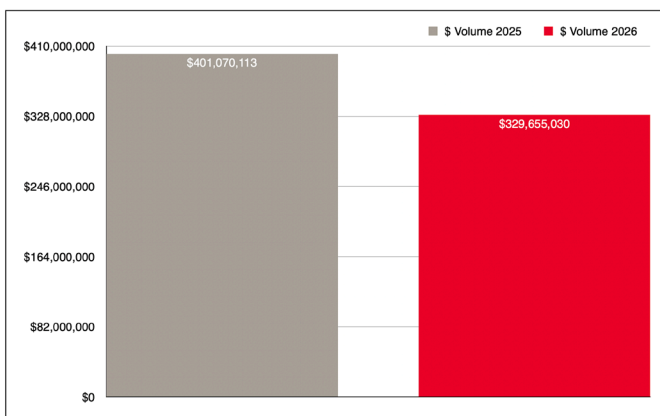


Month-Over-Month 2025 vs. 2026

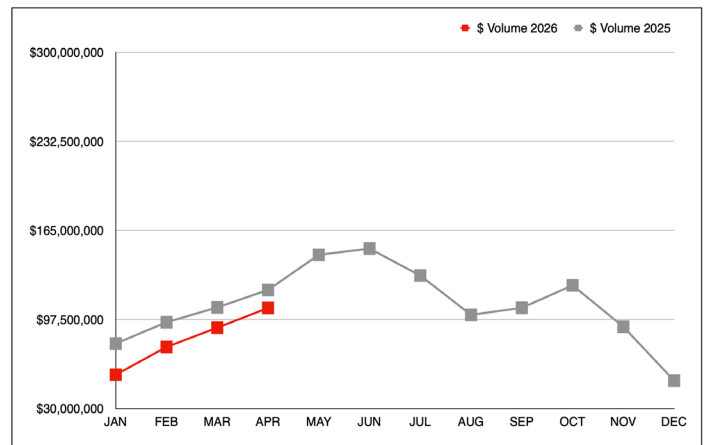
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

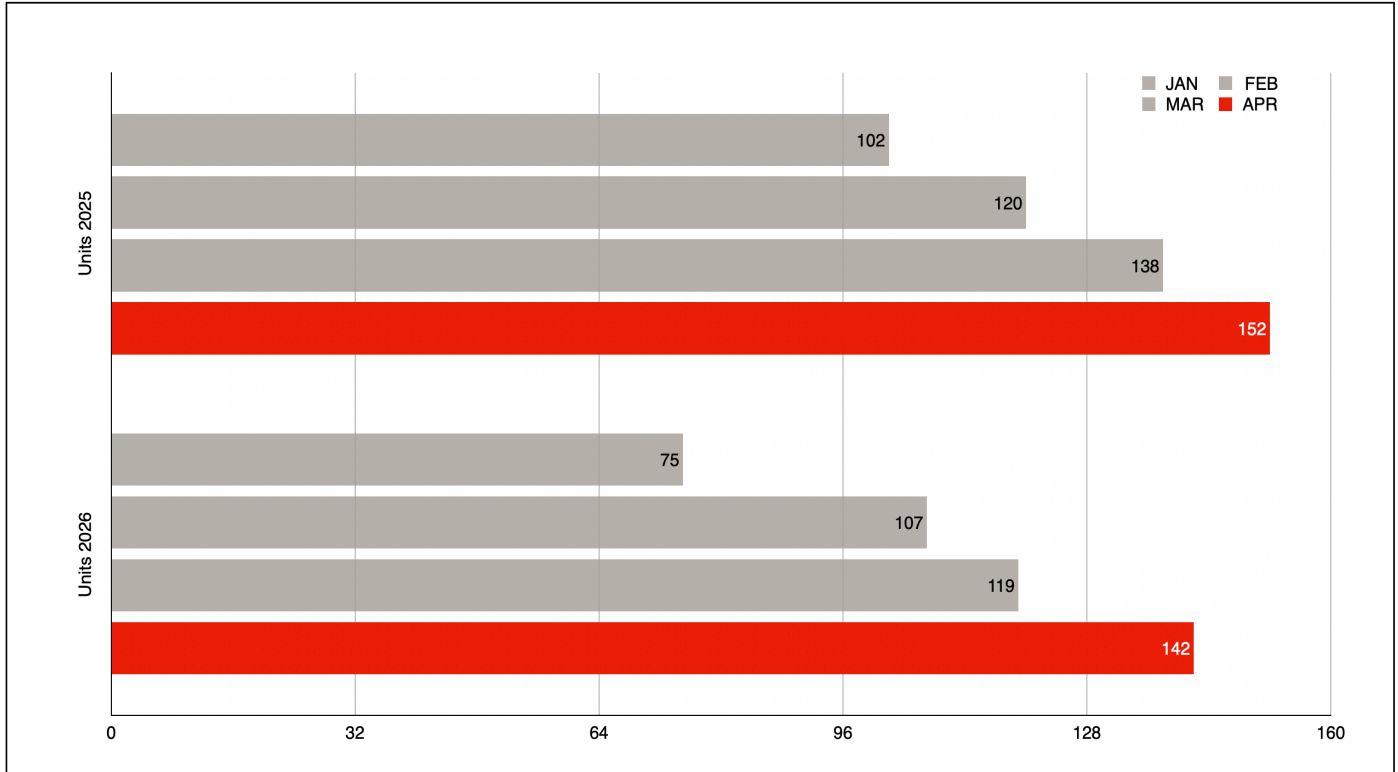


Yearly Totals 2025 vs. 2026

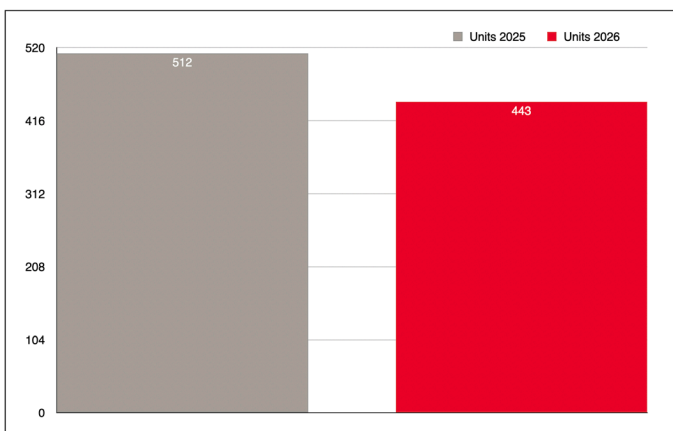


Month vs. Month 2025 vs. 2026

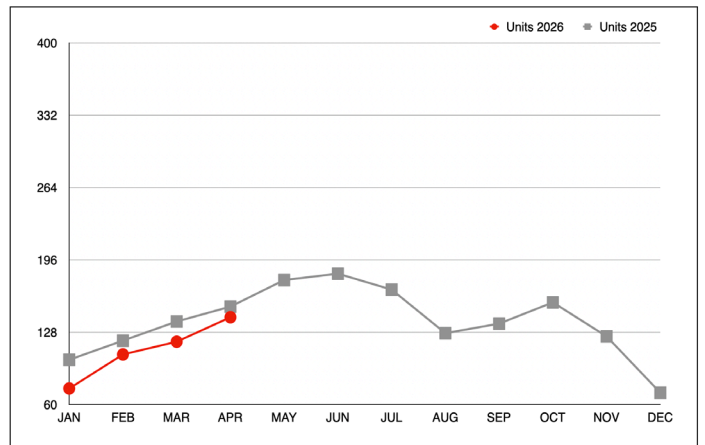
UNIT SALES



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	\$248,192,622 -15.24%	\$80,872,408 -25.29%	\$345,000 -89.93%
YTD Unit Sales	292 -11.78%	151 -16.57%	1 -80%
YTD Average Sale Price	\$849,975 -3.92%	\$535,579 -10.45%	\$345,000.00 -49.64%
April Sales Volume	\$83,466,417 -5.68%	\$22,731,900 -27.5%	\$0 -100%

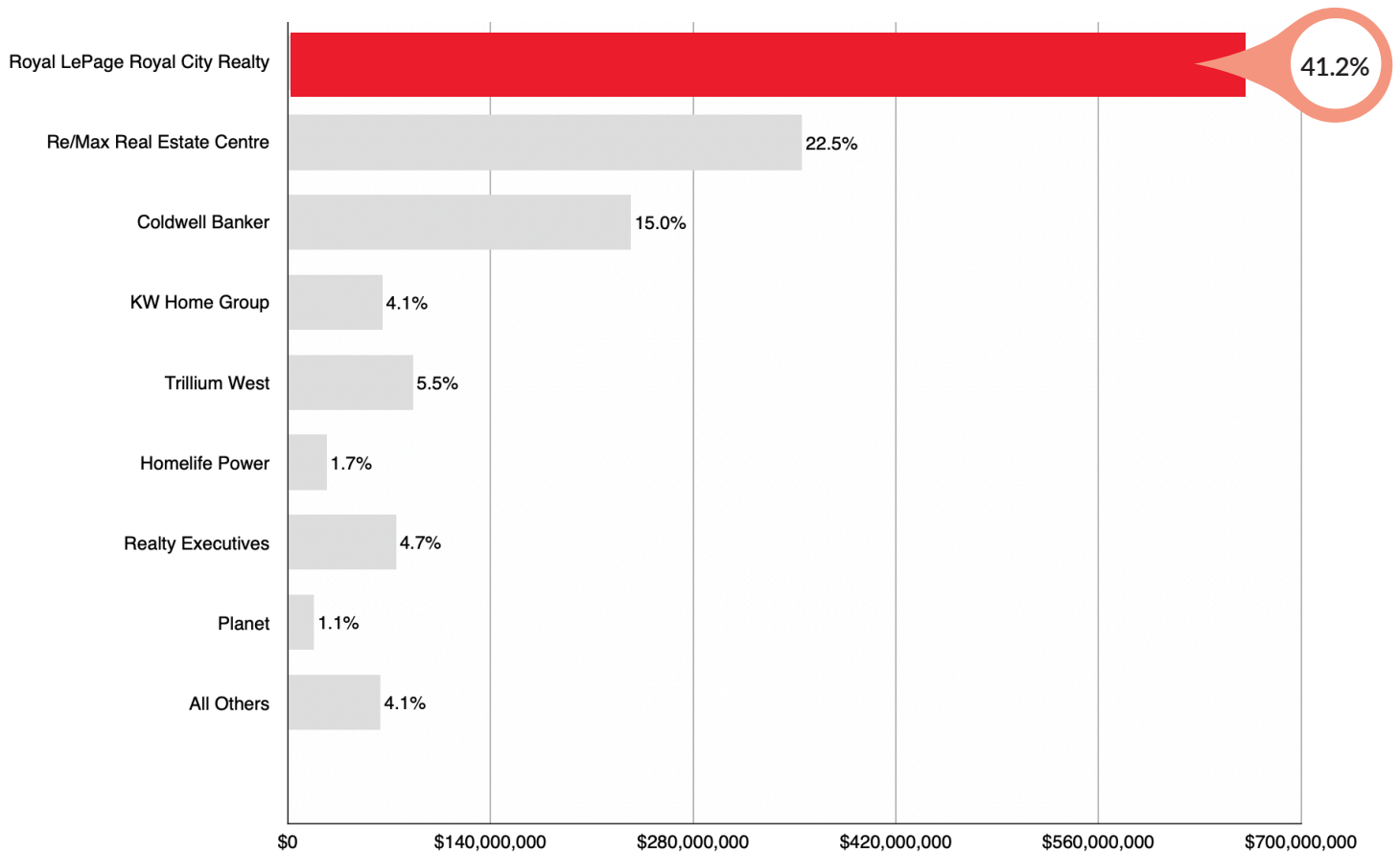


NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of April 1, 2026.

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

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

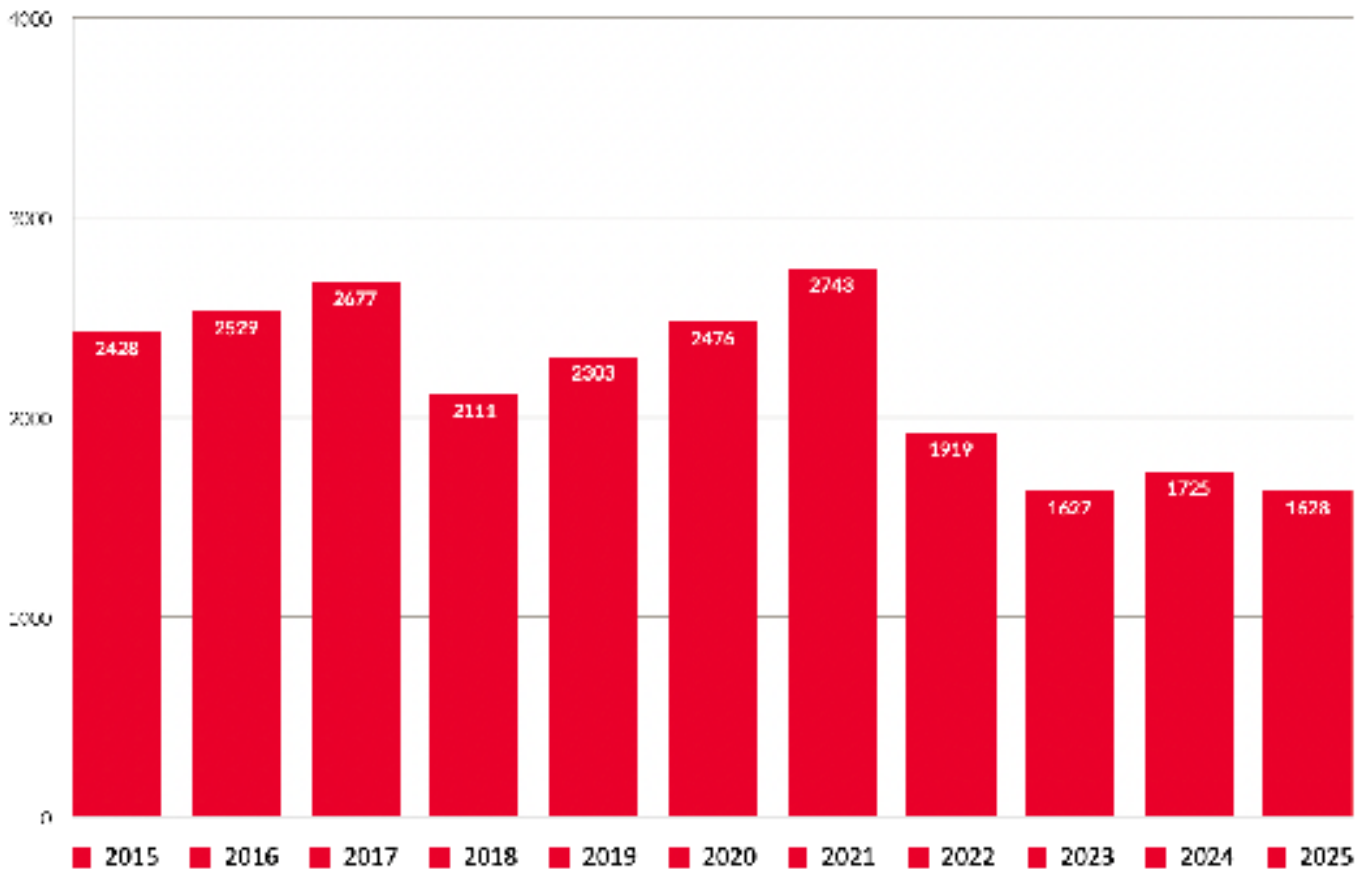
MARKET DOMINANCE



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