



2026

JANUARY

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's real estate market shifted firmly into buyer's market territory this period, as rising inventory outpaced slowing sales activity. The median sale price declined 7.51% to \$724,000, while the average sale price fell 6.06% to \$741,343. Sales volume dropped 37.31% to \$49.67M, driven by a 34.31% decrease in unit sales to 67 transactions. New listings surged 38.67% to 245, expanding buyer choice, while expired listings declined 17.78% to 37. With a unit sales-to-listings ratio of 27.35%, down 13.29% year over year, conditions clearly favour buyers across the Guelph market.



January year-over-year sales volume of \$49,670,006

Down -37.31% from 2024's \$79,226,885 with unit sales of 67 down -34.31% from last January's 102. New listings of 245 are up +38.67% from a year ago, with the sales/listing ratio of 27.35% down -13.29%.



Year-to-date sales volume of \$49,670,006

Down -37.31% from 2024's \$79,226,885 with unit sales of 67 down from 102 in 2024. New listings of 245 are up +38.67% from a year ago, with the sales/listing ratio of 27.35% down -13.29%.



Year-to-date average sale price of \$741,343

Down from \$776,734 year ago with median sale price of \$724,000 down from \$782,750 one year ago. Average days-on-market of 46 is up 6 days from last year.

JANUARY NUMBERS

Median Sale Price

\$724,000

-7.51%

Average Sale Price

\$741,343

-6.06%

Sales Volume

\$49,670,006

-37.31%

Unit Sales

67

-34.31%

New Listings

245

+38.67%

Expired Listings

37

-17.78%

Unit Sales/Listings Ratio

27.35%

-13.29%

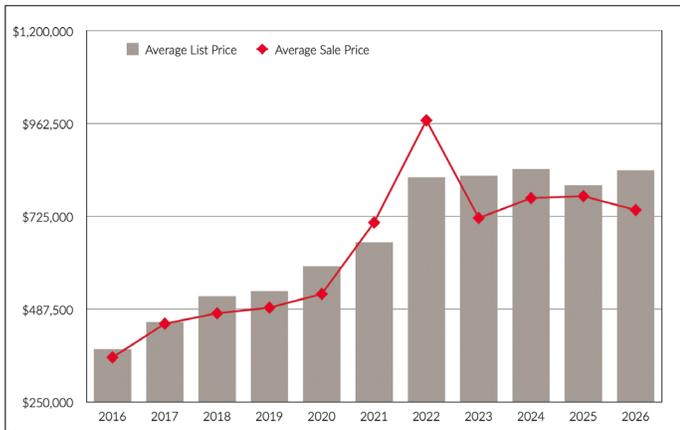
*Year-over-year comparison
(January 2025 vs. January 2026)*

THE MARKET IN DETAIL

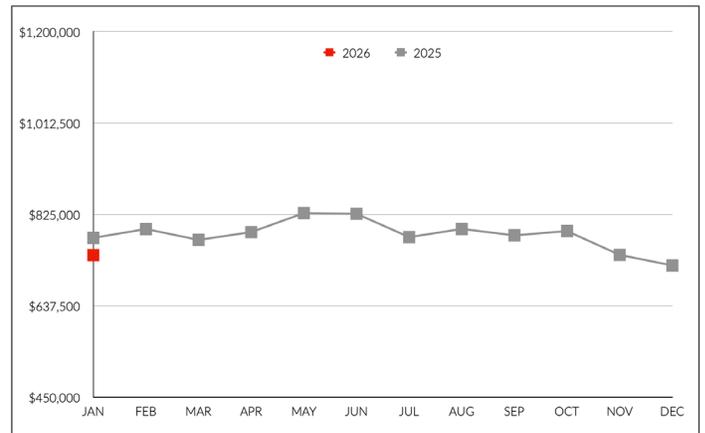
	2024	2025	2026	2025-2026
YTD Volume Sales	\$71,002,062	\$79,226,885	\$49,670,006	-37.31%
YTD Unit Sales	92	102	67	-34.31%
YTD New Listings	181	251	245	-2.39%
YTD Sales/Listings Ratio	50.83%	40.64%	27.35%	-32.71%
YTD Expired Listings	31	45	37	-17.78%
Monthly Volume Sales	\$71,002,062	\$79,226,885	\$49,670,006	-37.31%
Monthly Unit Sales	92	102	67	-34.31%
Monthly New Listings	181	251	245	-2.39%
Monthly Sales/Listings Ratio	50.83%	40.64%	27.35%	-32.71%
Monthly Expired Listings	31	45	37	-17.78%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	1	2	+100%
YTD Sales: \$350K-\$549K	15	16	12	-25%
YTD Sales: \$550K-\$749K	34	29	24	-17.24%
YTD Sales: \$750K-\$999K	32	43	22	-48.84%
YTD Sales: \$1M - \$2M	10	13	7	-46.15%
YTD Sales: \$2M+	1	0	0	No Change
YTD Average Days-On-Market	34.00	40.00	46.00	+15%
YTD Average Sale Price	\$771,762	\$776,734	\$741,343	-4.56%
YTD Median Sale Price	\$742,000	\$782,750	\$724,000	-7.51%

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

AVERAGE SALE PRICE

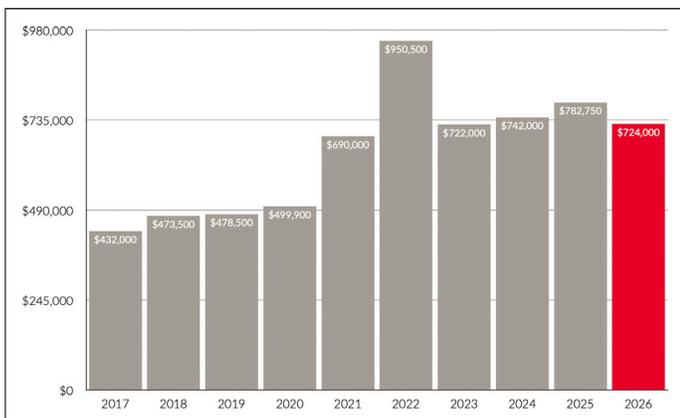


Year-Over-Year

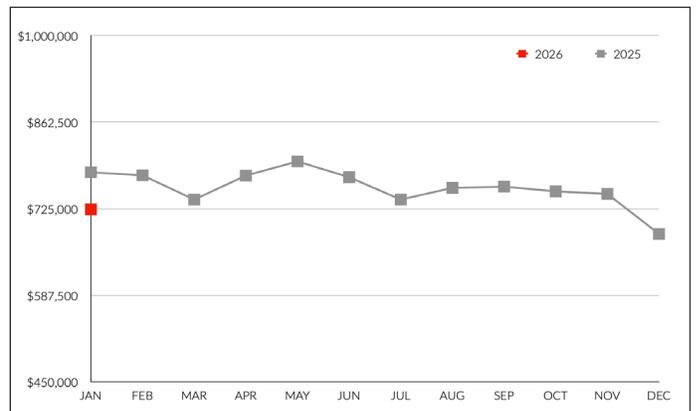


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



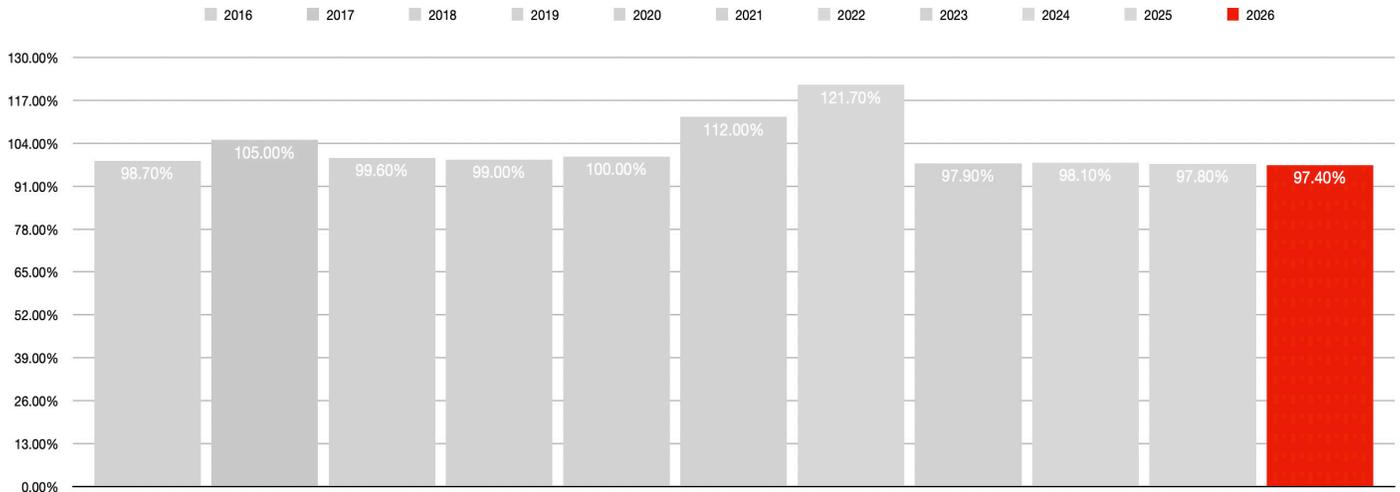
Year-Over-Year



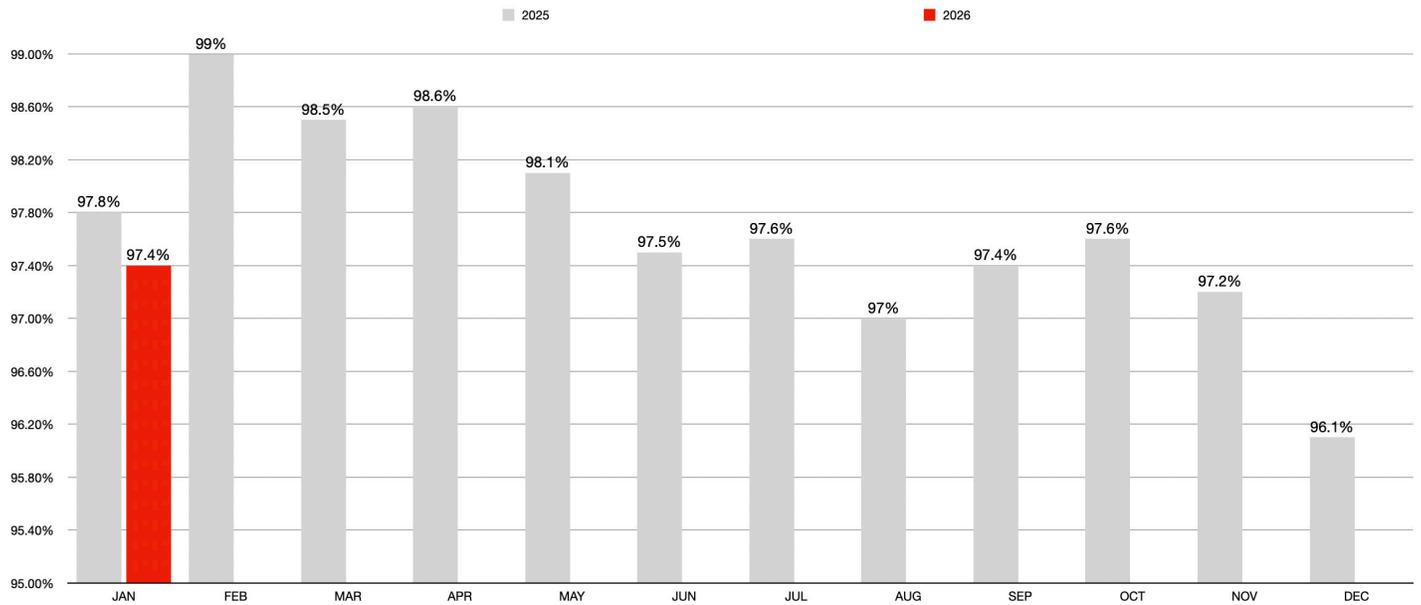
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

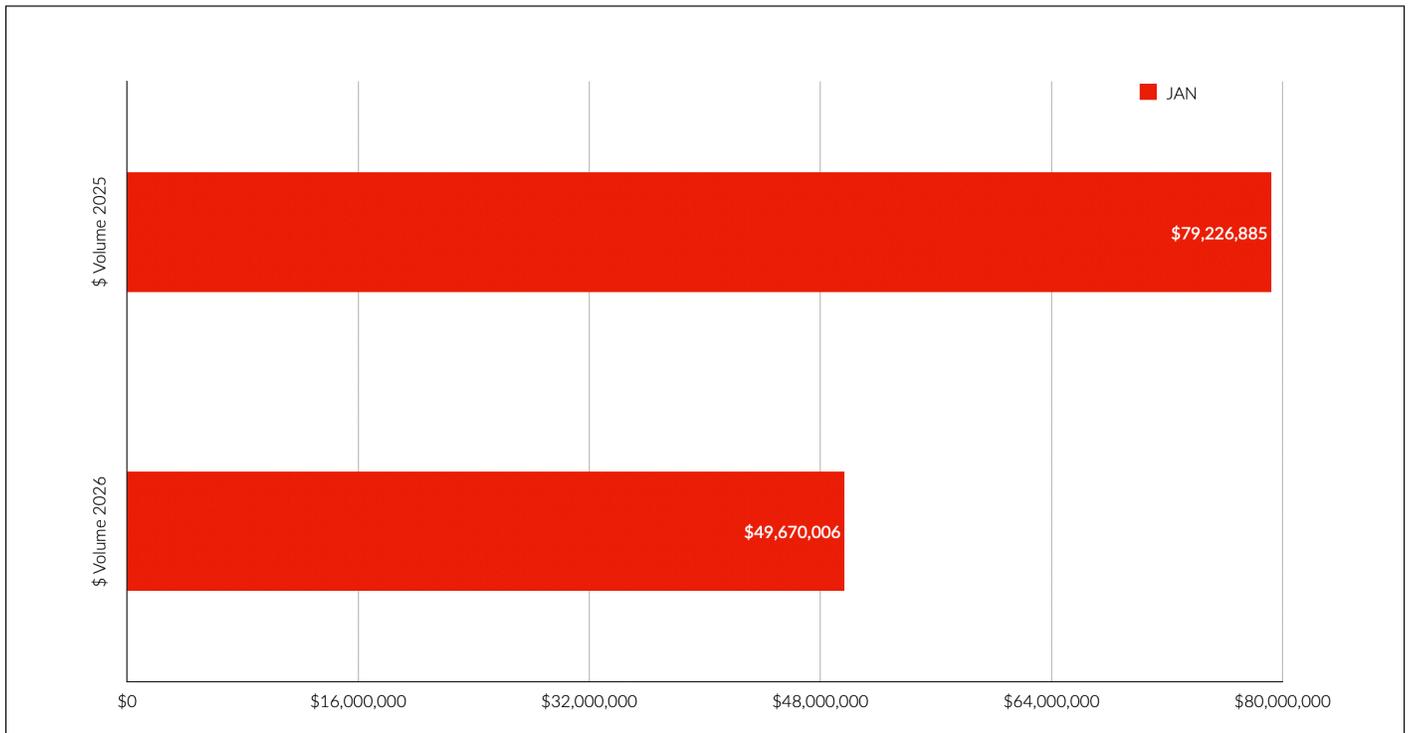


Year-Over-Year

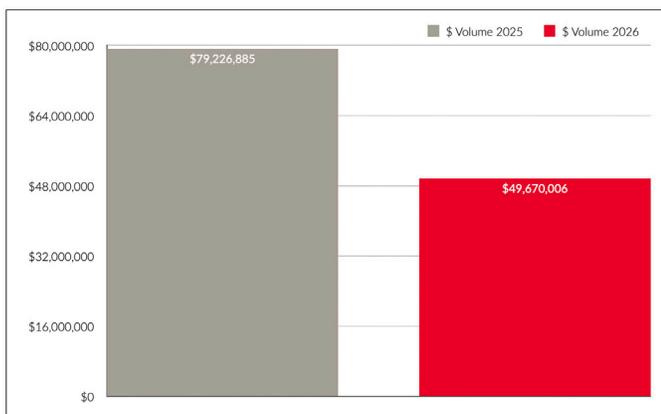


Month-Over-Month 2025 vs. 2026

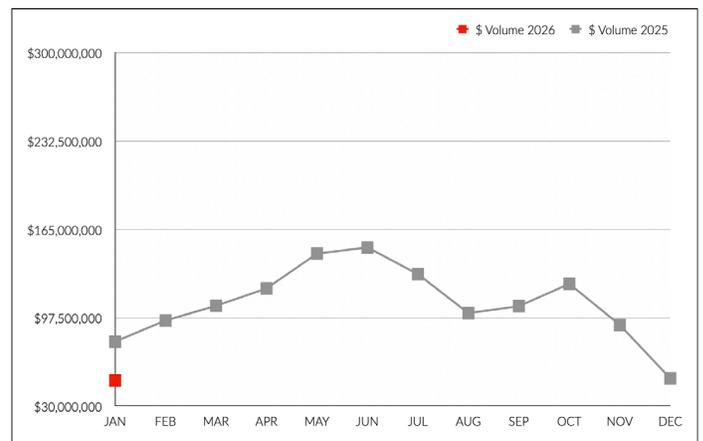
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

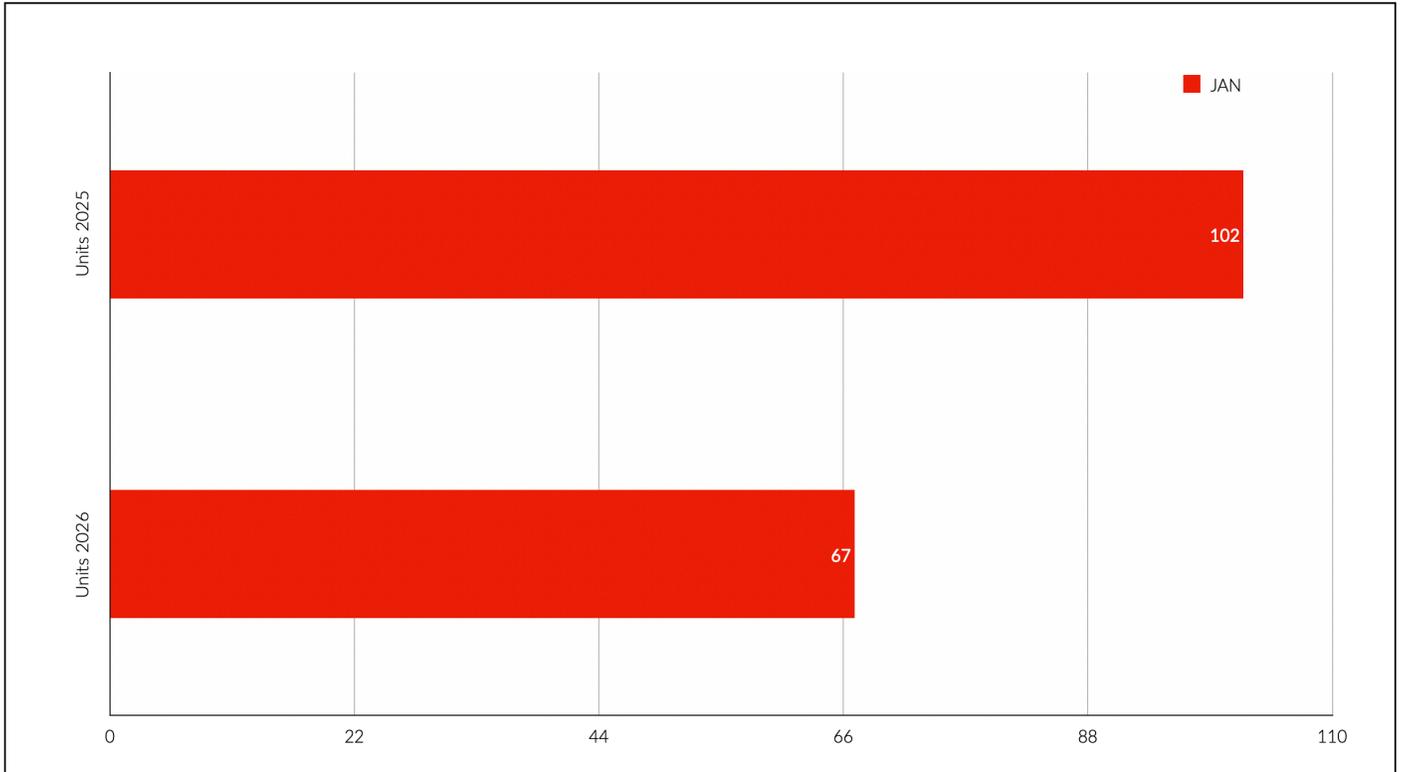


Yearly Totals 2025 vs. 2026

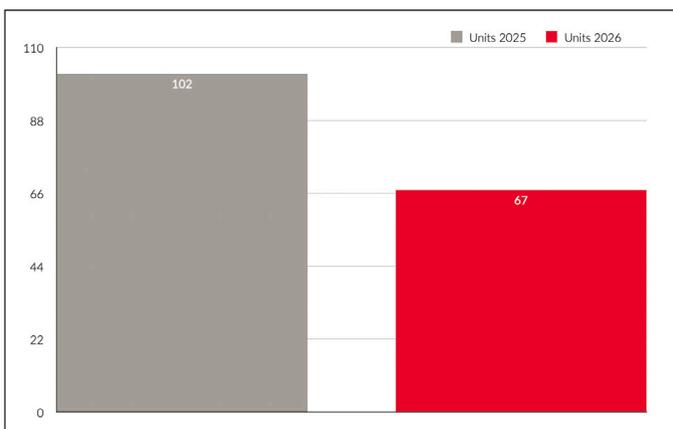


Month vs. Month 2025 vs. 2026

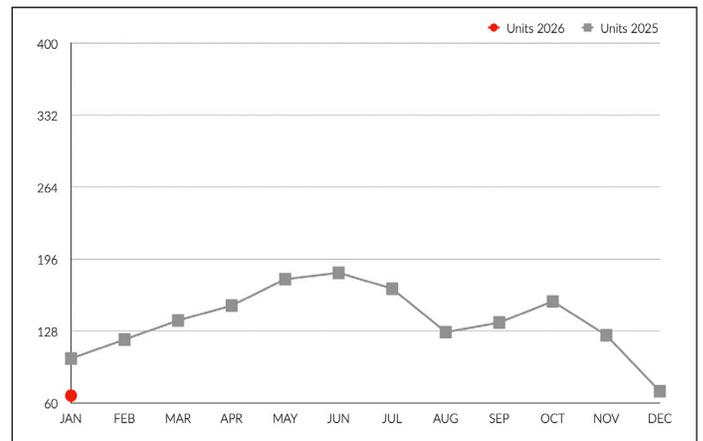
UNIT SALES



Monthly Comparison 2025 vs. 2026

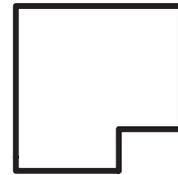


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

YTD Sales Volume	\$34,848,730 -40.53%	\$14,821,276 -28.15%	\$0 -100%
YTD Unit Sales	41 -39.71%	26 -23.53%	0 -100%
YTD Average Sale Price	\$849,969 -1.37%	\$570,049 -6.05%	\$0 -100%
January Sales Volume	\$34,848,730 -40.53%	\$14,821,276 -28.15%	\$0 -100%

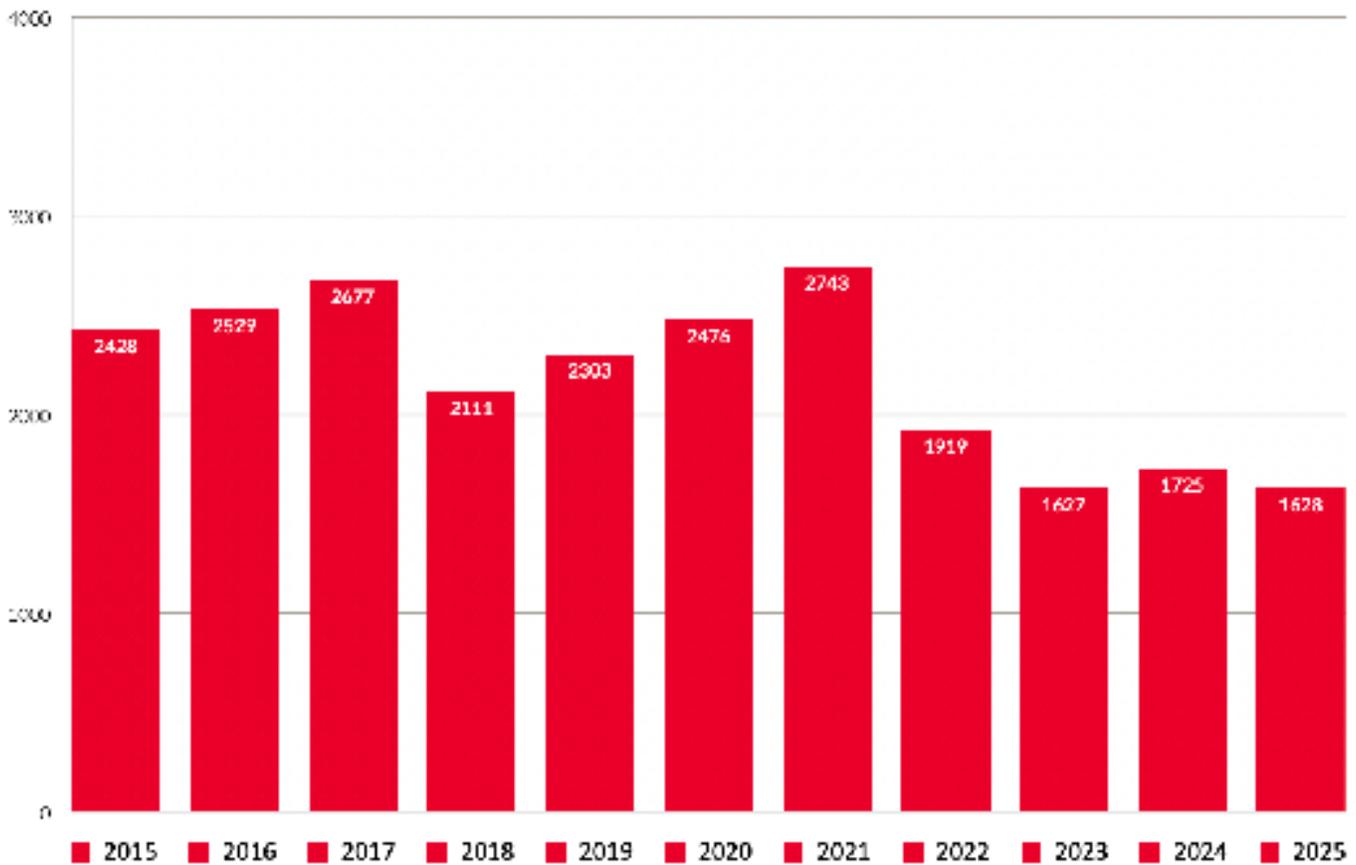


NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of January 1, 2026.

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

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

10 YEAR MARKET ANALYSIS



Units Sold

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OUR LOCATIONS



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9 Mill Street E., Elora



FERGUS

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162 St. Andrew Street E., Fergus



GUELPH

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30 Edinburgh Road N., Guelph



ROCKWOOD

519-856-9922
118 Main Street S., Rockwood

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