



# 2025 JUNE

## CITY OF GUELPH

### Real Estate Market Report



**ROYAL CITY REALTY**  
BROKERAGE

**Frances Snider**  
Sales Representative

519-824-9050  
[fsnider@royallepage.ca](mailto:fsnider@royallepage.ca)  
[francesnider.com](http://francesnider.com)



**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

[The City of Guelph's](#) real estate market shifted into balanced territory in June, with price growth offset by slower sales. The median sale price increased 3.67% to \$777,500, and the average rose 4.29% to \$826,591. Sales volume dipped slightly by 0.19%, with unit sales down 4.3% to 178 transactions. New listings surged 29.82%, expanding inventory, while expired listings rose 51.43%, reflecting longer selling times. With a unit sales-to-listings ratio of 41.3%, Guelph now sits in balanced market conditions, offering opportunities for both buyers and sellers.

### June year-over-year sales volume of \$147,133,200

Down 0.19% from 2024's \$147,420,002 with unit sales of 178 down 4.3% from last June's 186. New listings of 431 are up 29.82% from a year ago, with the sales/listing ratio of 41.3% down 14.72%.

### Year-to-date sales volume of \$693,581,856

Down 7.81% from 2024's \$752,359,893 with unit sales of 866 down from 940 in 2024. New listings of 2,078 are up 20.95% from a year ago, with the sales/listing ratio of 41.67% down 13.04%.

### Year-to-date average sale price of \$797,264

Down from \$797,829 one year ago with median sale price of \$777,750 up from \$761,750 one year ago. Average days-on-market of 28 is up 4 days from last year.

## JUNE NUMBERS

Median Sale Price

**\$777,500**  
+3.67%

Average Sale Price

**\$826,591**  
+4.29%

Sales Volume

**\$147,133,200**  
-0.19%

Unit Sales

**178**  
-4.3%

New Listings

**431**  
+29.82%

Expired Listings

**53**  
+51.43%

Unit Sales/Listings Ratio

**41.3%**  
-14.72%

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

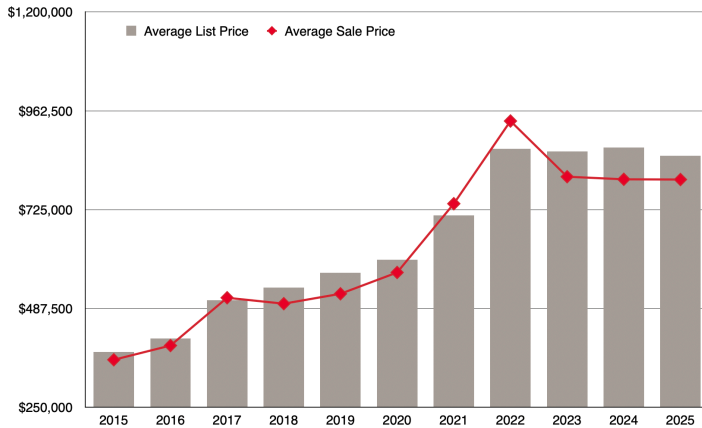


# THE MARKET IN DETAIL

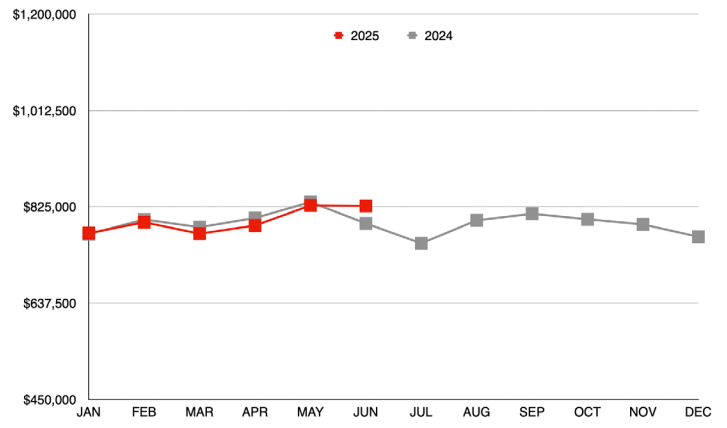
	2023	2024	2025	2024-2025
YTD Volume Sales	\$804,652,194	\$752,359,893	\$693,581,856	-7.81%
YTD Unit Sales	987	940	866	-7.87%
YTD New Listings	1,420	1,718	2,078	+20.95%
YTD Sales/Listings Ratio	69.51%	54.71%	41.67%	-13.04%
YTD Expired Listings	51	114	212	+85.96%
Monthly Volume Sales	\$163,934,211	\$147,420,002	\$147,133,200	-0.19%
Monthly Unit Sales	187	186	178	-4.3%
Monthly New Listings	305	332	431	+29.82%
Monthly Sales/Listings Ratio	61.31%	56.02%	41.30%	-14.72%
Monthly Expired Listings	12	35	53	+51.43%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	3	6	+100%
YTD Sales: \$350K-\$549K	147	120	128	+6.67%
YTD Sales: \$550K-\$749K	282	314	243	-22.61%
YTD Sales: \$750K-\$999K	379	354	345	-2.54%
YTD Sales: \$1M - \$2M	175	149	140	-6.04%
YTD Sales: \$2M+	2	4	4	No Change
YTD Average Days-On-Market	18.67	24.33	28.00	+15.07%
YTD Average Sale Price	\$804,031	\$797,829	\$797,264	-0.07%
YTD Median Sale Price	\$766,750	\$761,750	\$777,750	+2.1%

City of Guelph MLS Sales and Listing Summary  
2023 vs. 2024 vs. 2025

# AVERAGE SALE PRICE

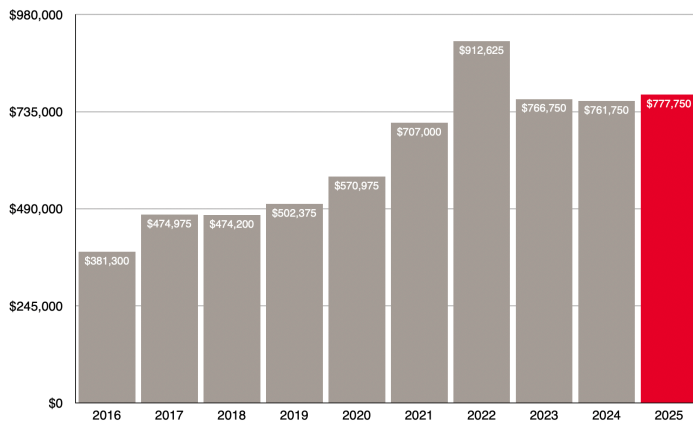


Year-Over-Year

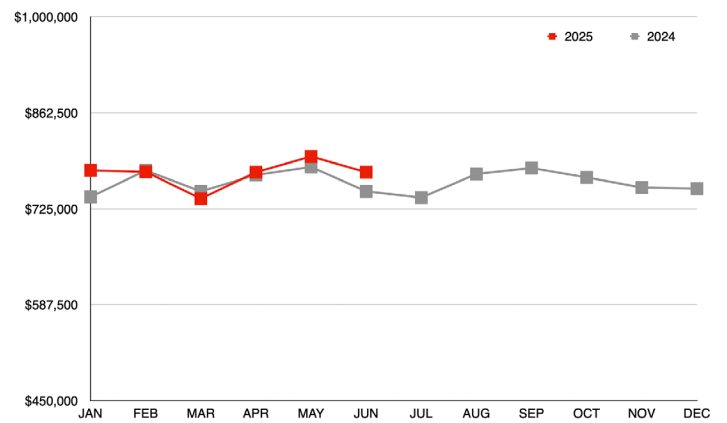


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



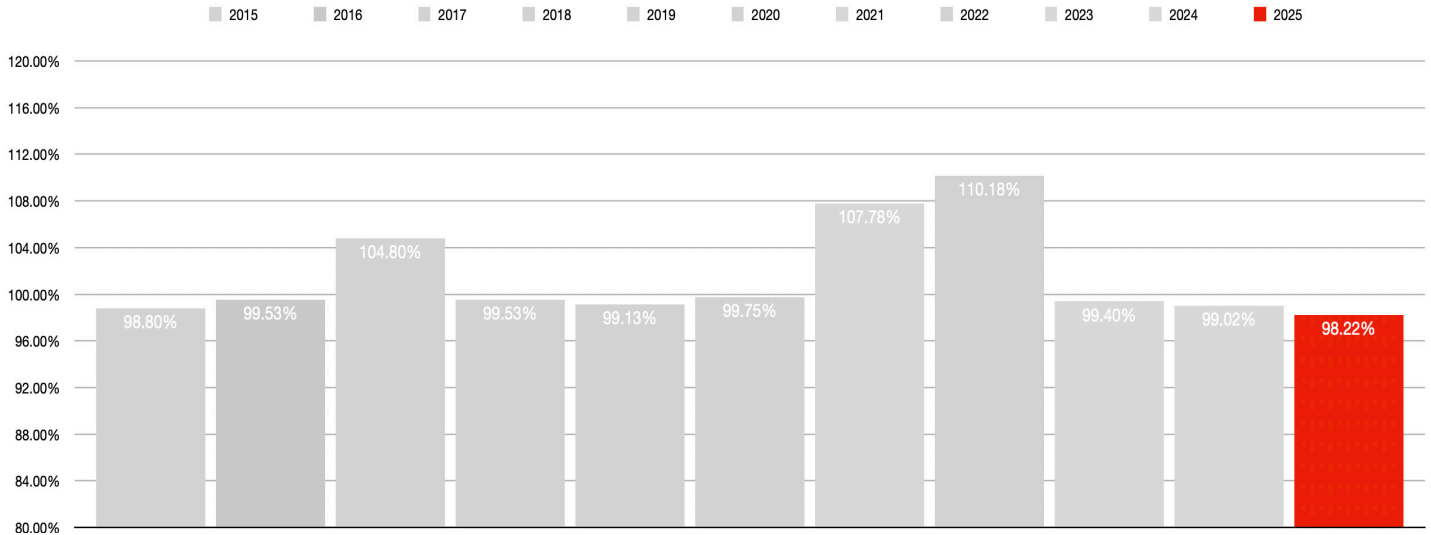
Year-Over-Year



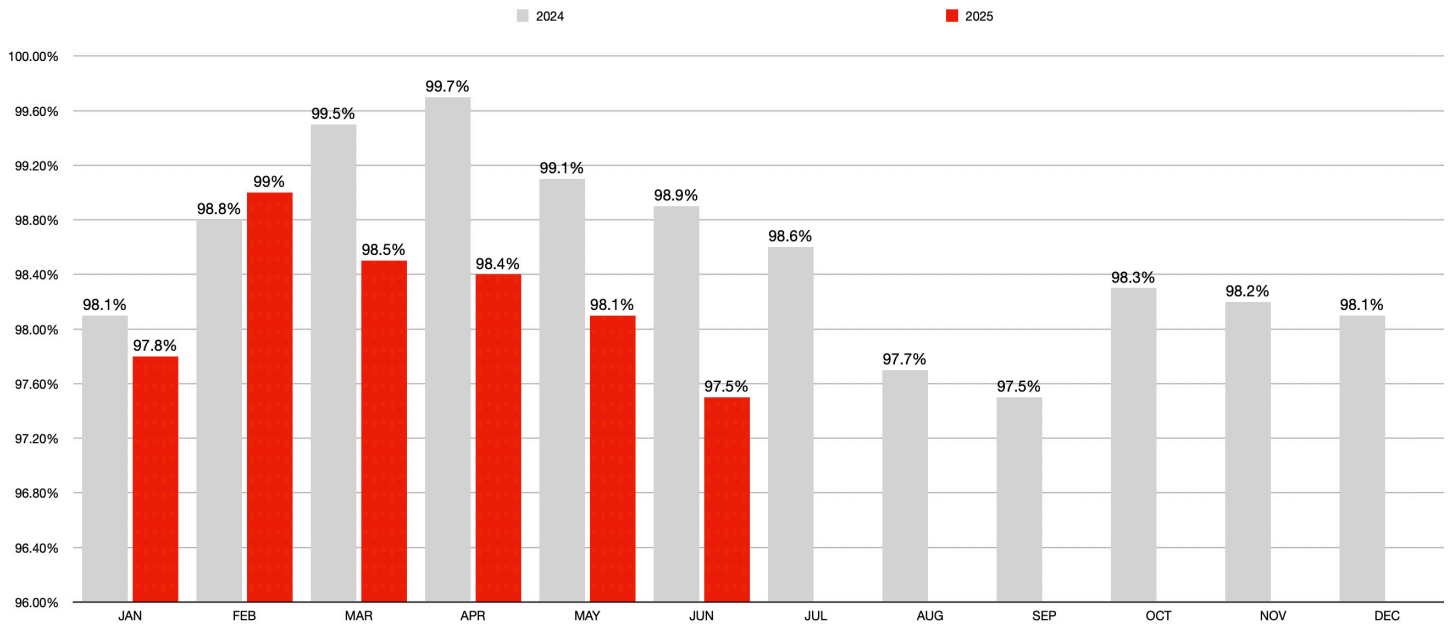
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

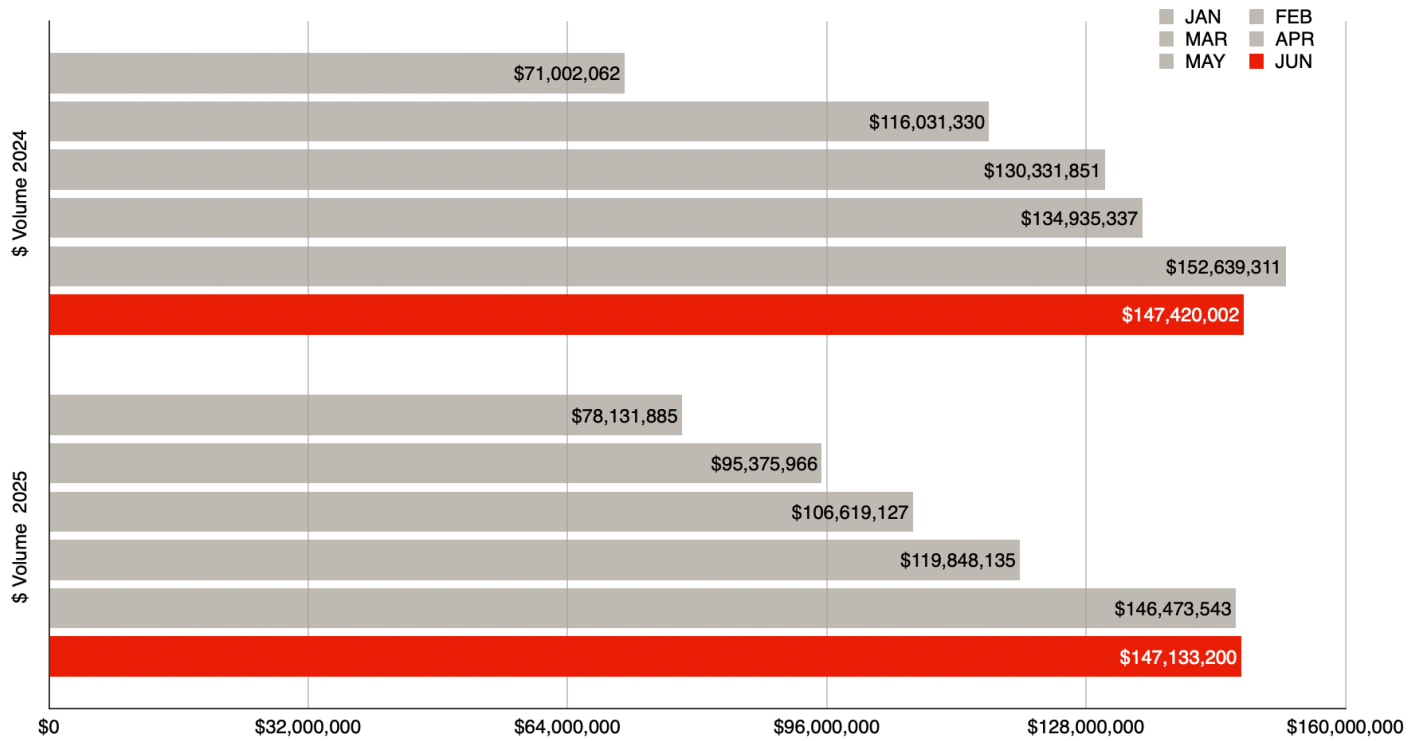


Year-Over-Year

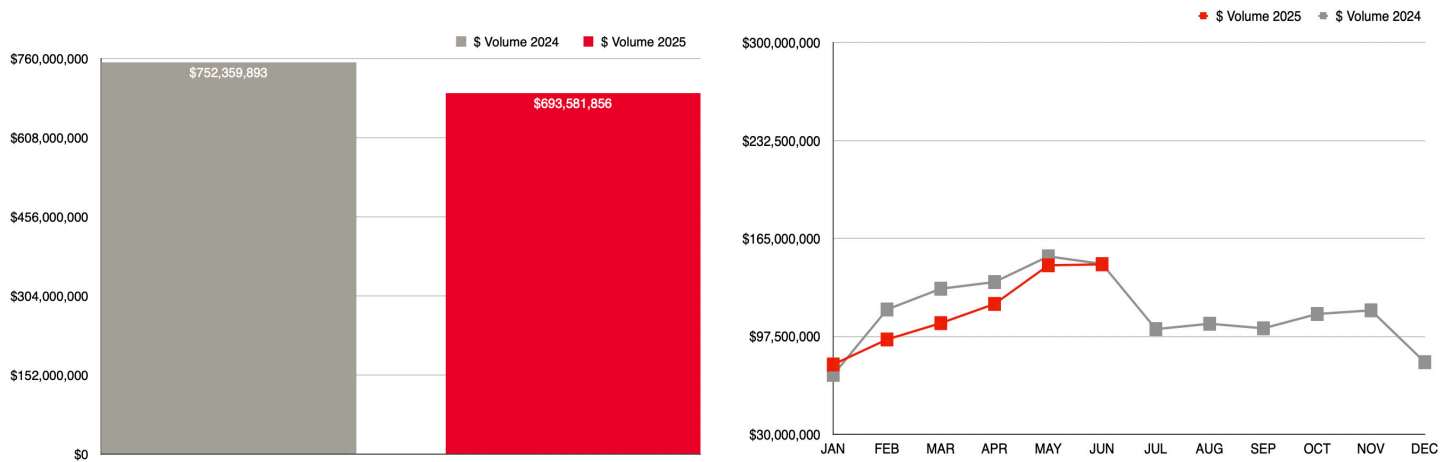


Month-Over-Month 2024 vs. 2025

# DOLLAR VOLUME SALES



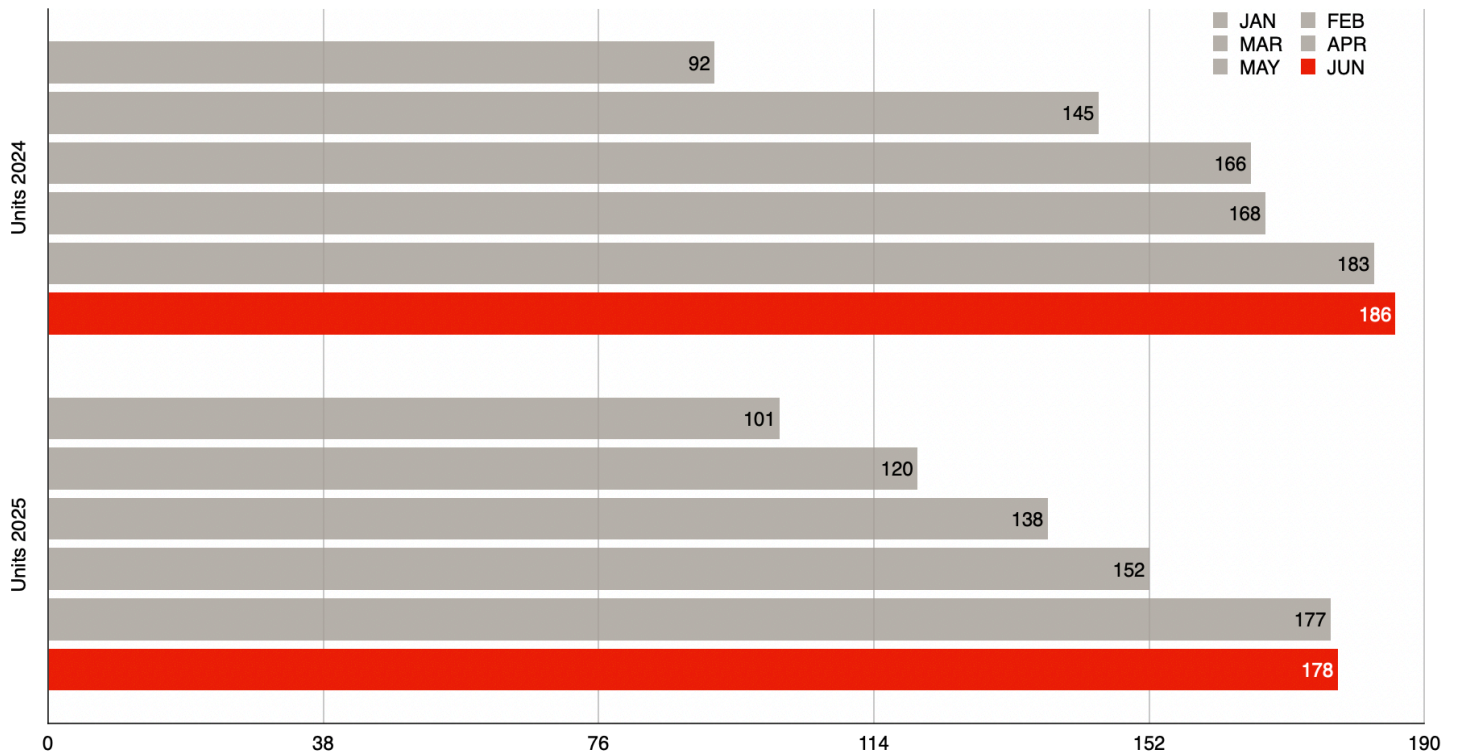
Monthly Comparison 2024 vs. 2025



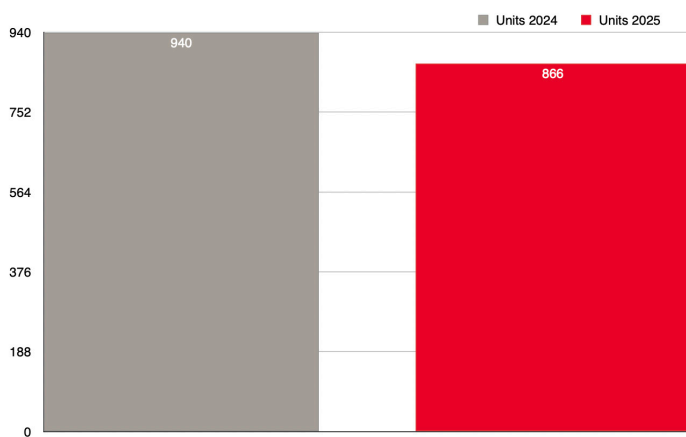
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

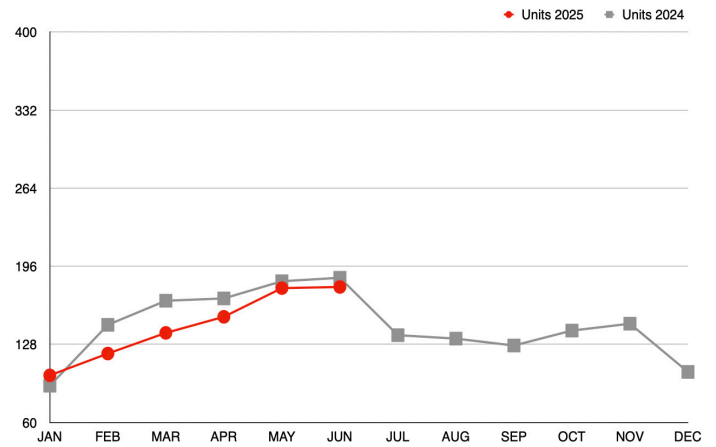
# UNIT SALES



Monthly Comparison 2024 vs. 2025

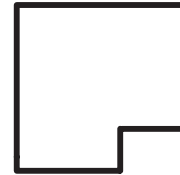

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$527,920,699 +3.19%	 \$165,661,157 -22.78%	 \$3,425,000 +40.66%
YTD Unit Sales	 588 +3.34%	 278 -18.48%	 5 +66.67%
YTD Average Sale Price	 \$897,824 -3.15%	 \$595,903 +1.66%	 \$685,000.00 +16.9%
June Sales Volume	 \$115,292,488 +14.44%	 \$31,840,712 -31.78%	 \$0 -100%
June Unit Sales	 125 +12.61%	 53 -29.33%	 0 -100%

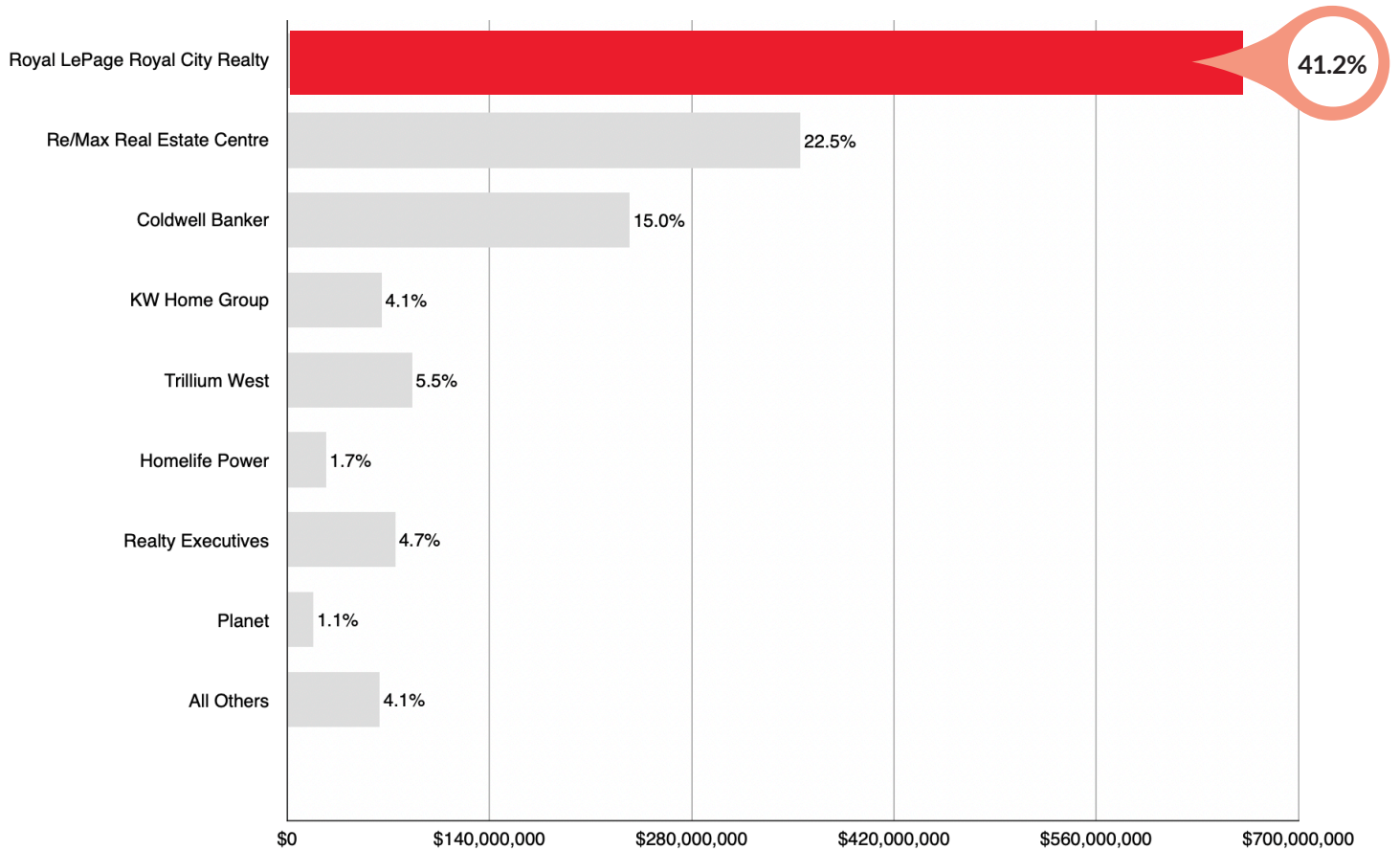
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of July 1, 2025.

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

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



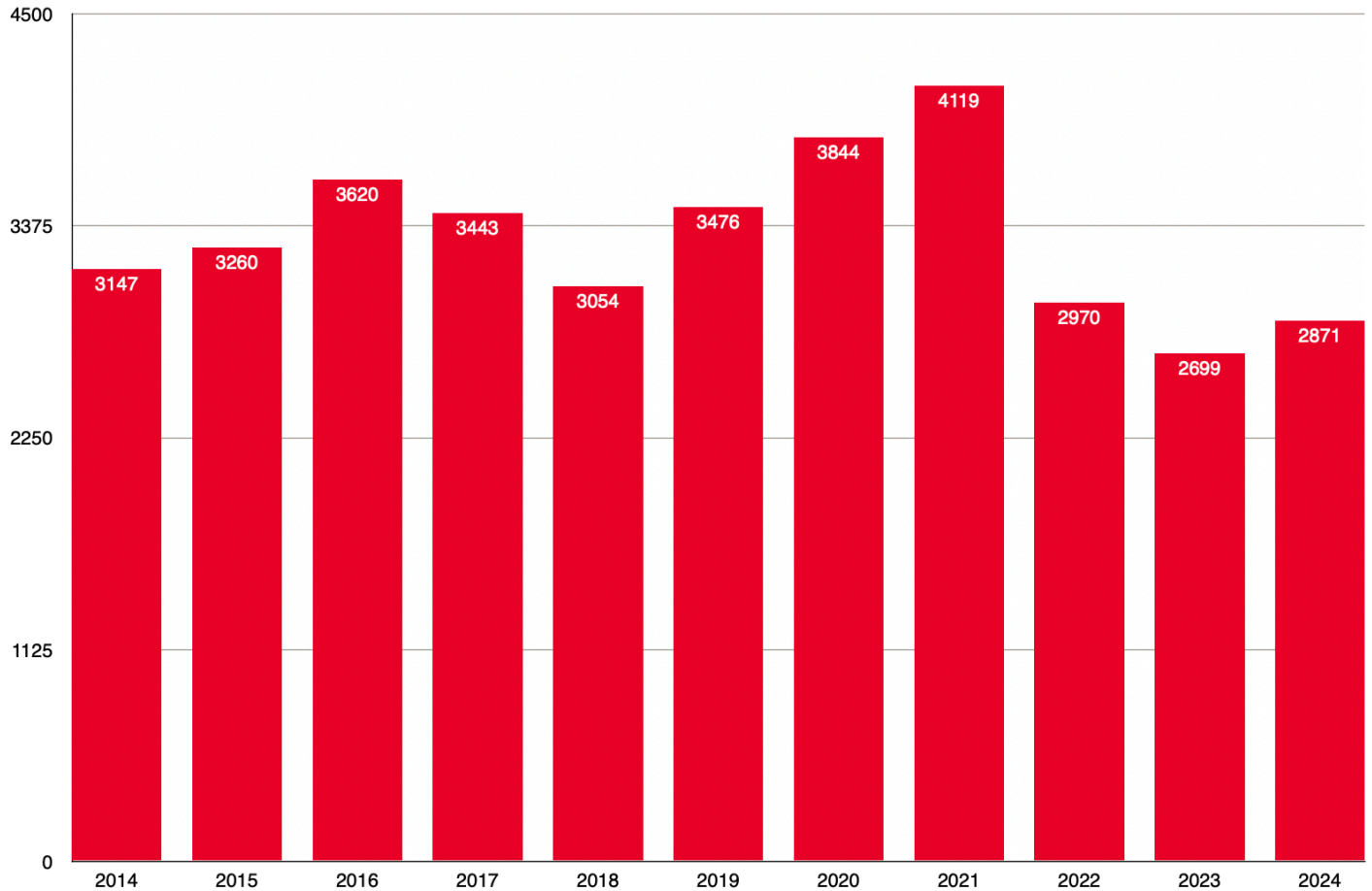
# MARKET DOMINANCE



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



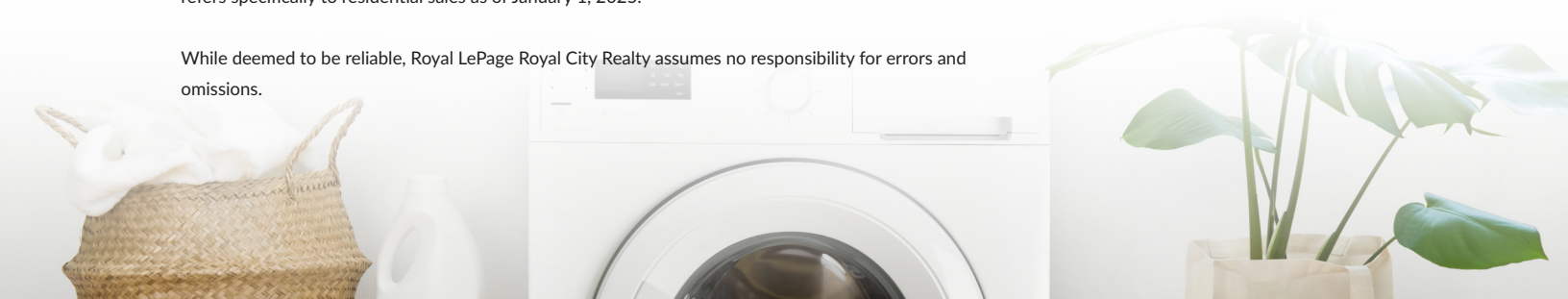
# 10 YEAR MARKET ANALYSIS



## Units Sold

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, 2025.

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



# 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



/RoyalLePageRoyalCity



/RoyalCityRealty



/RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at [royalcity.com/market-update/](https://royalcity.com/market-update/)