



# 2026

# APRIL

## GUELPH/ERAMOSIA

## 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

Guelph/Eramosa remained in buyer's market territory this period, as rising inventory levels and declining prices continued to favour purchasers despite a pickup in sales activity. The median sale price dropped 13.37% to \$875,000, while the average sale price fell sharply by 23.59% to \$868,685, reflecting notable downward pressure on pricing. Sales volume increased 24.16% to \$11.29M, driven by a 62.5% jump in unit sales to 13 transactions; however, this activity remains relatively low overall. New listings climbed 35% to 54, while expired listings rose significantly by 200% to 3, pointing to increased competition and slower absorption. With a unit sales-to-listings ratio of 24.07%, up 4.07% year over year but still well below the 39% threshold, conditions continue to strongly favour buyers across Guelph/Eramosa.



### April year-over-year sales volume of \$11,292,900

Up +24.16% from 2025's \$9,095,136 with unit sales of 13 up from 8 in 2025. New listings of 54 are up +35% from 2025, with the sales/listing ratio of 24.07% up by +4.07% compared to 2025.



### Year-to-date sales volume of \$43,725,577

Up +13.08% from 2025's \$38,666,162 with unit sales of 46, up from 36 in 2025. New listings of 144 are up +24.14% from a year ago, with the sales/listing ratio of 31.94% up by +0.91%.



### Year-to-date average sale price of \$910,223

Down from \$1,081,054 a year ago with median sale price of \$874,000 down from \$989,500 a year ago. Average days-on-market of 35, which has gone down by 6 days compared to last year.

## APRIL NUMBERS

Median Sale Price

**\$875,000**

-13.37%

Average Sale Price

**\$868,685**

-23.59%

Sales Volume

**\$11,292,900**

+24.16%

Unit Sales

**13**

+62.5%

New Listings

**54**

+35%

Expired Listings

**3**

+200%

Unit Sales/Listings Ratio

**24.07%**

+4.07%

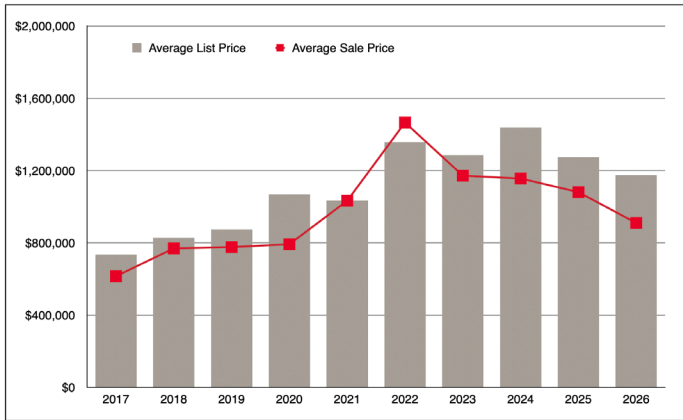
*Year-over-year comparison  
(April 2025 vs. April 2026)*

# THE MARKET IN DETAIL

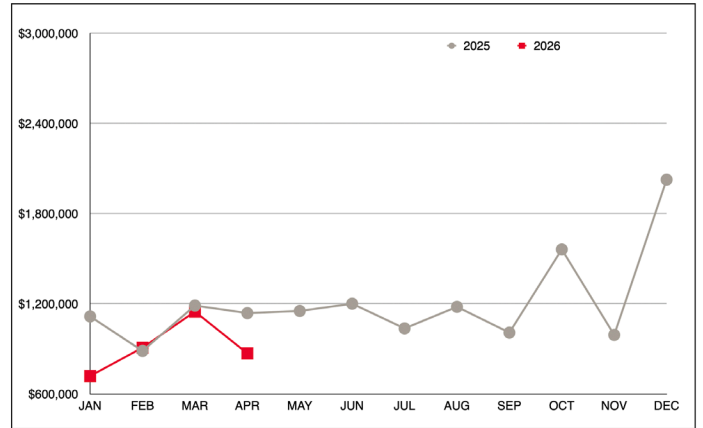
	2024	2025	2026	2025-2026
YTD Volume Sales	\$31,951,400	\$38,666,162	\$43,725,577	+13.08%
YTD Unit Sales	28	36	46	+27.78%
YTD New Listings	81	116	144	+24.14%
YTD Sales/Listings Ratio	34.57%	31.03%	31.94%	+2.93%
YTD Expired Listings	12	11	21	+90.91%
Monthly Volume Sales	\$9,876,000	\$9,095,136	\$11,292,900	+24.16%
Monthly Unit Sales	9	8	13	+62.5%
Monthly New Listings	33	40	54	+35%
Monthly Sales/Listings Ratio	27.27%	20.00%	24.07%	+20.37%
Monthly Expired Listings	1	1	3	+200%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	0	2	+100%
YTD Sales: \$550K-\$749K	1	9	3	-66.67%
YTD Sales: \$750K-\$999K	10	11	25	+127.27%
YTD Sales: \$1M- \$2M	15	13	16	+23.08%
YTD Sales: \$2M+	2	3	0	-100%
YTD Average Days-On-Market	31.75	41.00	34.75	-15.24%
YTD Average Sale Price	\$1,156,529	\$1,081,054	\$910,223	-15.8%
YTD Median Sale Price	\$1,032,475	\$989,500	\$874,000	-11.67%

Guelph/Eramosa MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

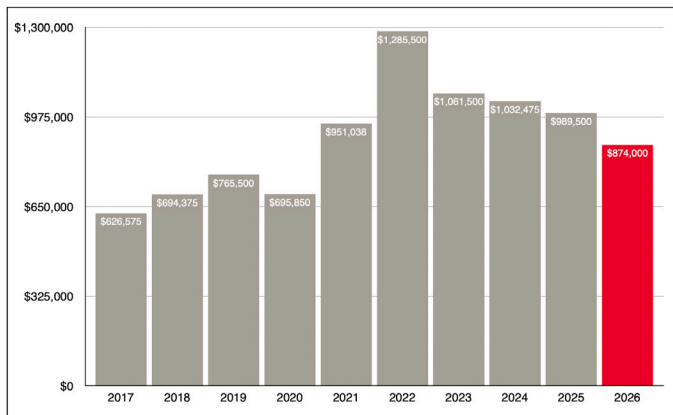


Year-Over-Year

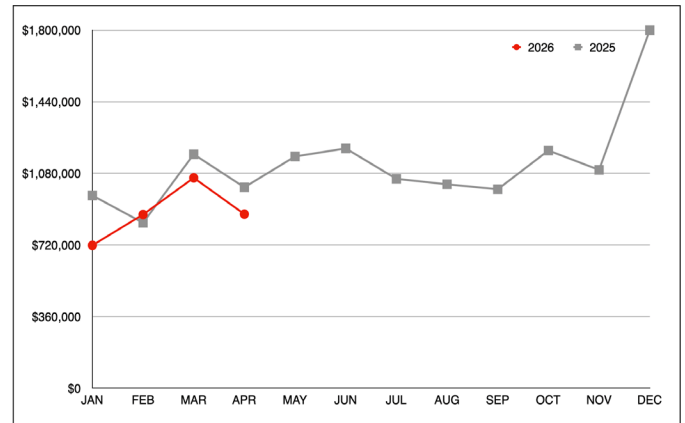


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



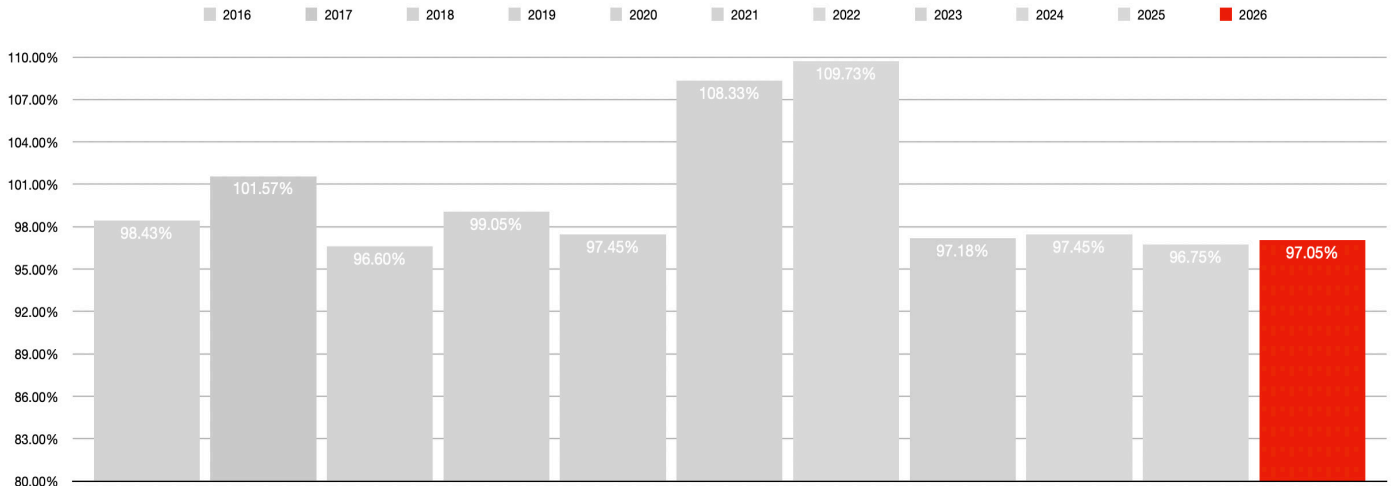
Year-Over-Year



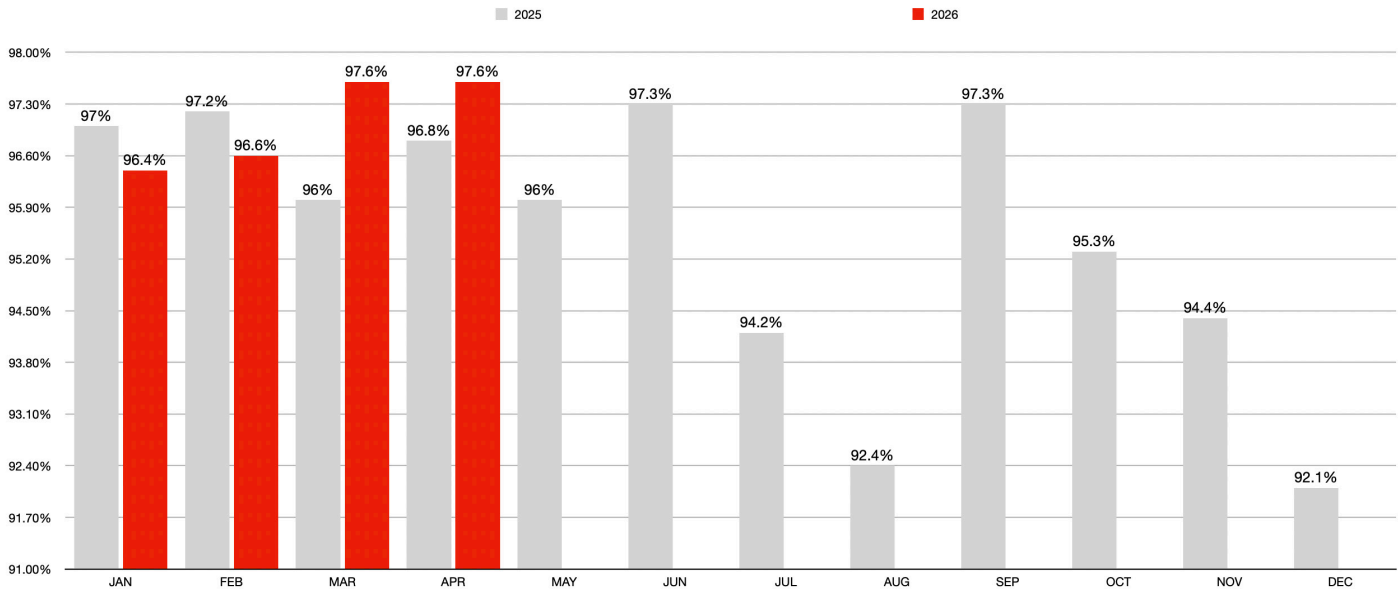
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

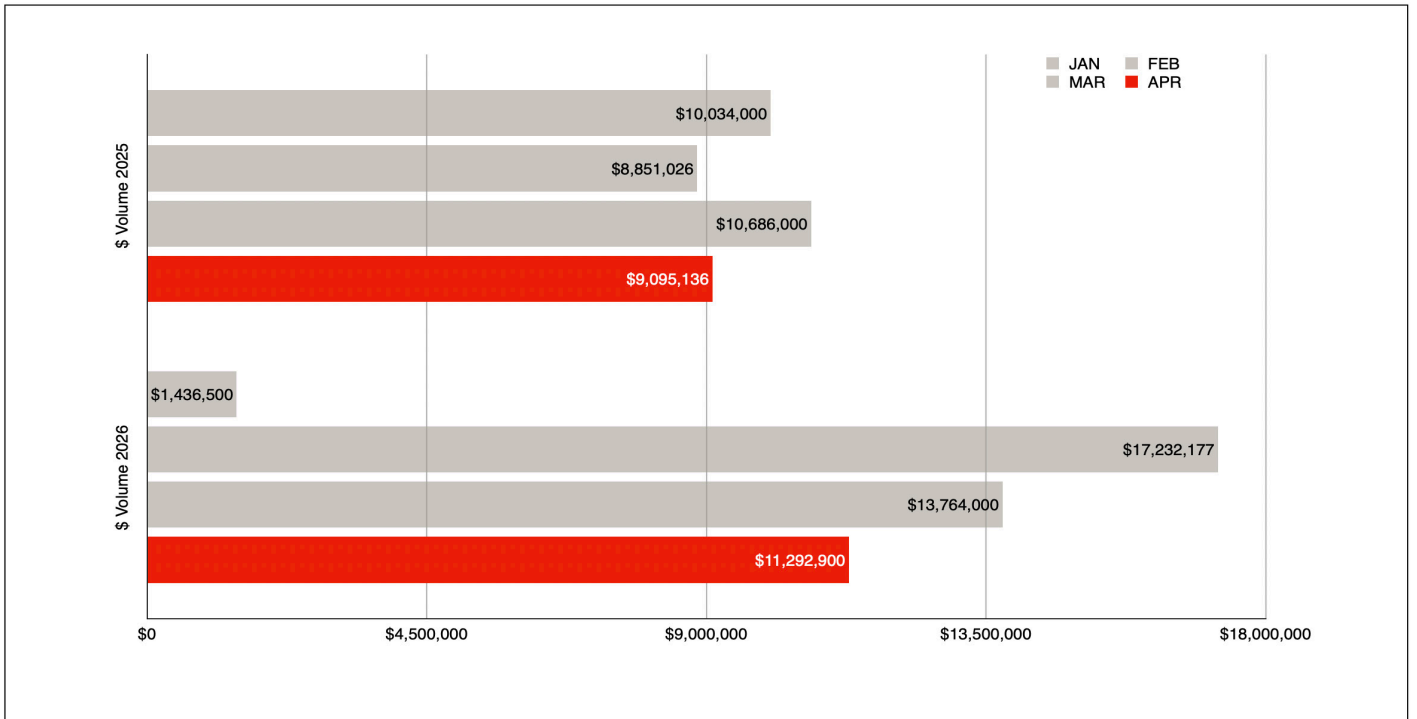


## Year-Over-Year

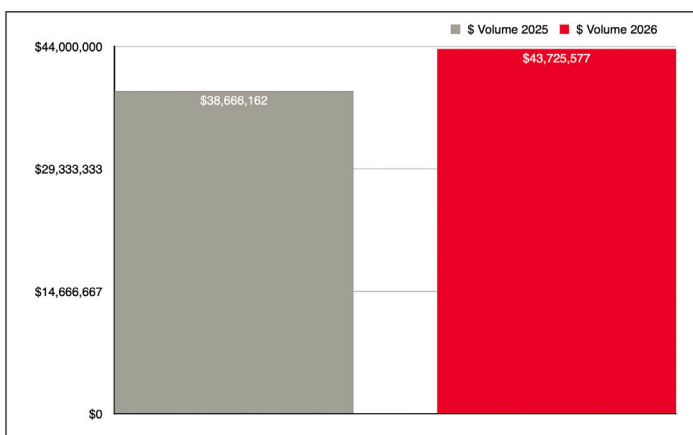


## Month-Over-Month 2025 vs. 2026

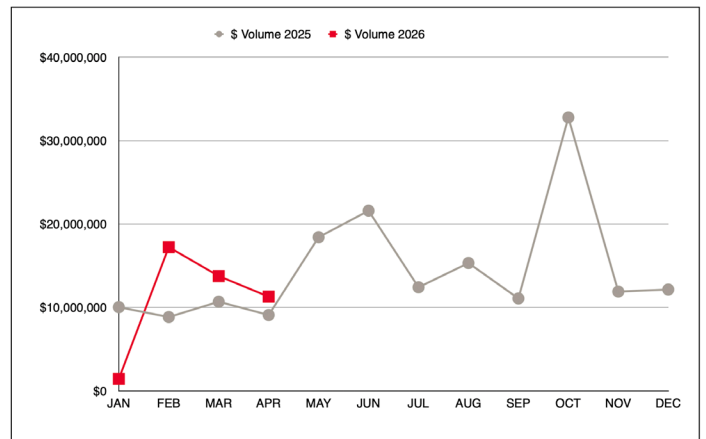
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

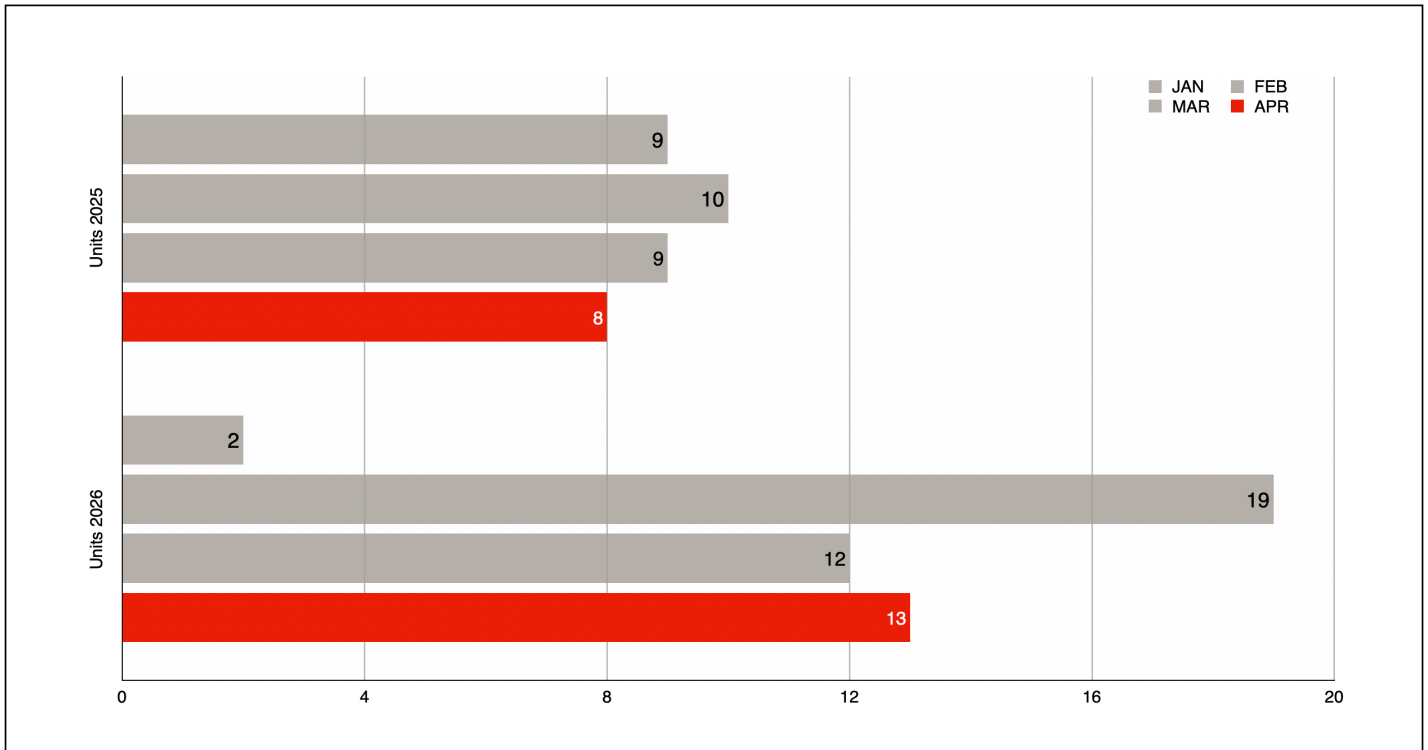


Yearly Totals 2025 vs. 2026

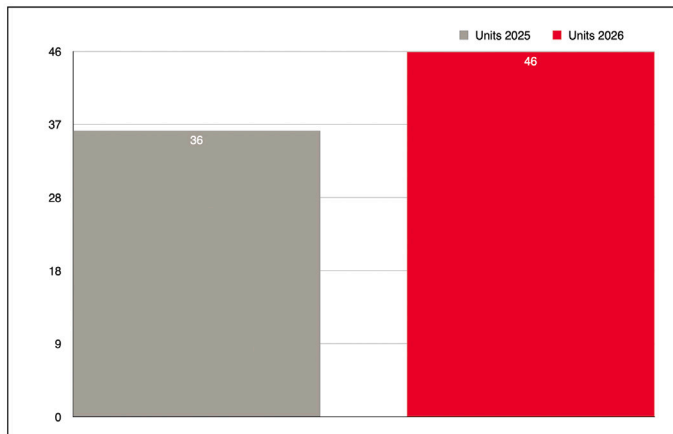


Month vs. Month 2025 vs. 2026

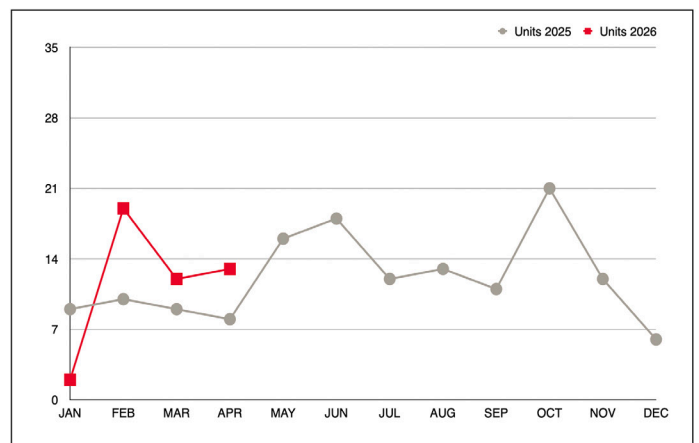
# UNIT SALES



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	\$42,137,077 +33.3%	\$1,588,500 -77.48%	\$0 No Change
YTD Unit Sales	43 +65.38%	3 -70%	0 No Change
YTD Average Sale Price	\$979,932 -19.4%	\$529,500 -24.94%	\$0 No Change
April Sales Volume	\$10,852,900 +34.9%	\$440,000 -58.1%	\$0 No Change
April Unit Sales	12 +71.43%	1 No Change	0 No Change

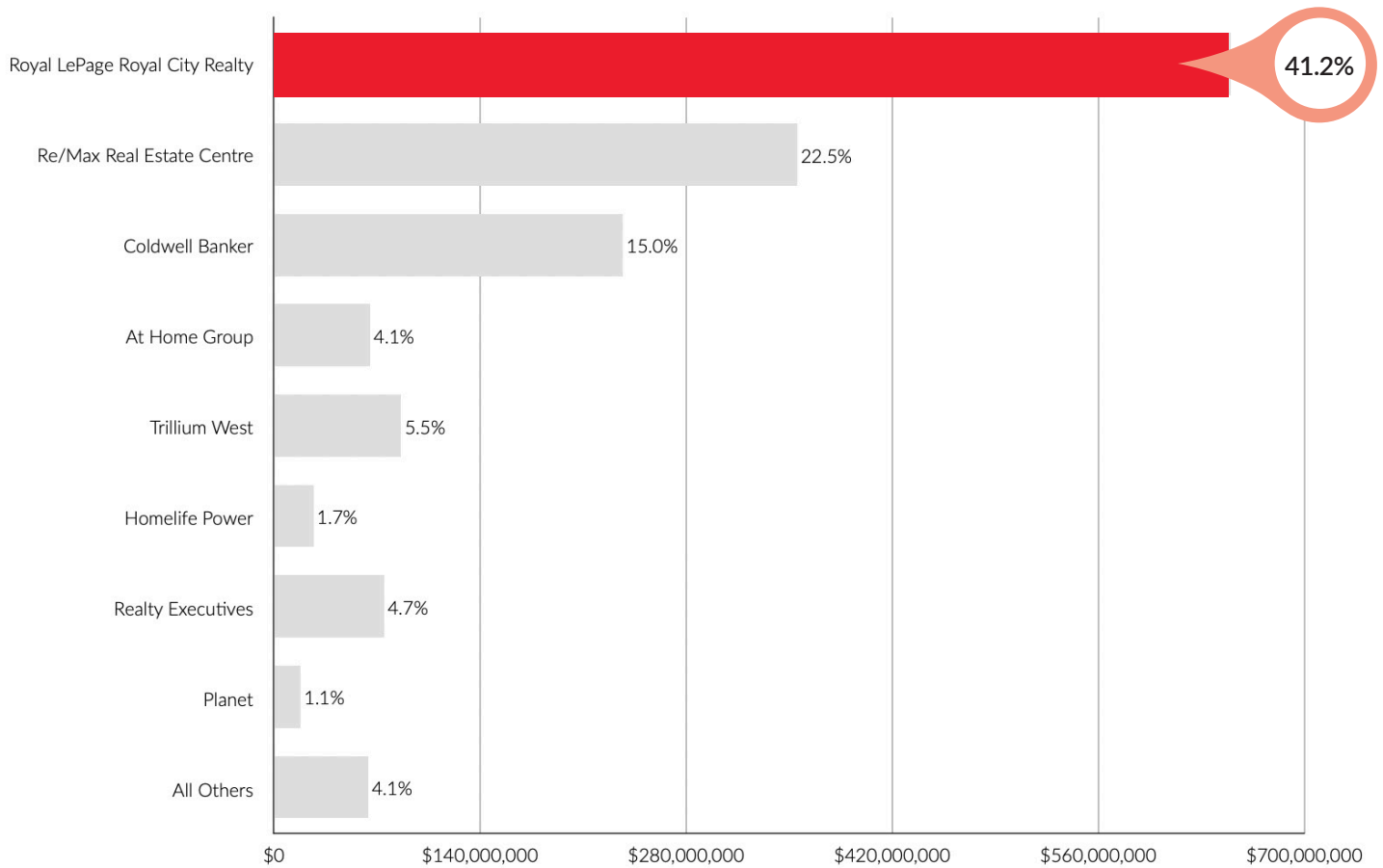
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of April 1, 2026.

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

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



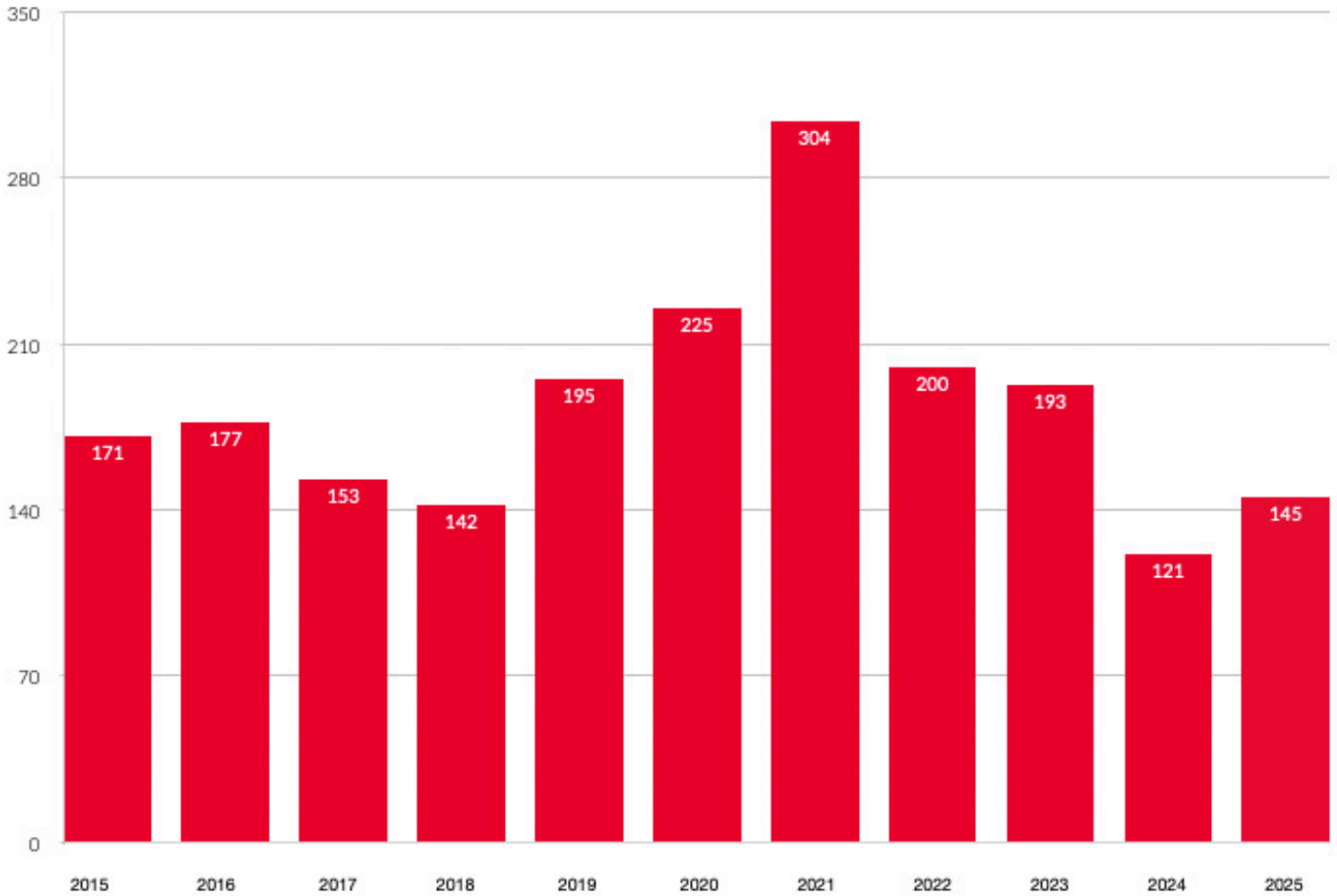
# MARKET DOMINANCE



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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