



2025 DECEMBER

GUELPH/ERAMOSA 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 real estate market in [Guelph/Eramosa](#) real estate market leaned in favour of buyers this period, as limited sales activity and rising inventory shaped conditions. The median sale price increased 74.33% to \$1.8M, while the average sale price rose 57.69% to \$2.03M, reflecting higher-end transactions within a small sample size. Sales volume climbed 57.69% to \$12.15M, while unit sales held steady at six transactions. New listings increased 22.22% to 11, and expired listings surged 90% to 19, expanding buyer choice and adding pressure on sellers. With a unit sales-to-listings ratio of 54.55%, down 12.12% year over year, the market continues to favour buyers.



December year-over-year sales volume of \$12,150,000

Up +57.69% from 2024's \$7,705,000 with unit sales of 6 the same from last year. New listings of 11 are up +22.22% from 2024, with the sales/listing ratio of 54.55% down by -12.12% compared to 2024.



Year-to-date sales volume of \$175,735,961

Up +23.38% from 2024's \$142,435,950 with unit sales of 145 up from the 120 in 2024. New listings of 396 are up +30.26% from a year ago, with the sales/listing ratio of 36.62% down by -2.86%.



Year-to-date average sale price of \$1,206,098

Up from \$1,150,327 a year ago with median sale price of \$1,075,000 down from \$1,058,750 a year ago. Average days-on-market of 42, which has gone up 8 days compared to last year.

DECEMBER NUMBERS

Median Sale Price

\$1,800,000

+74.33%

Average Sale Price

\$2,025,000

+57.69%

Sales Volume

\$12,150,000

+57.69%

Unit Sales

6

No Change

New Listings

11

+22.22%

Expired Listings

19

+90%

Unit Sales/Listings Ratio

54.55%

-12.12%

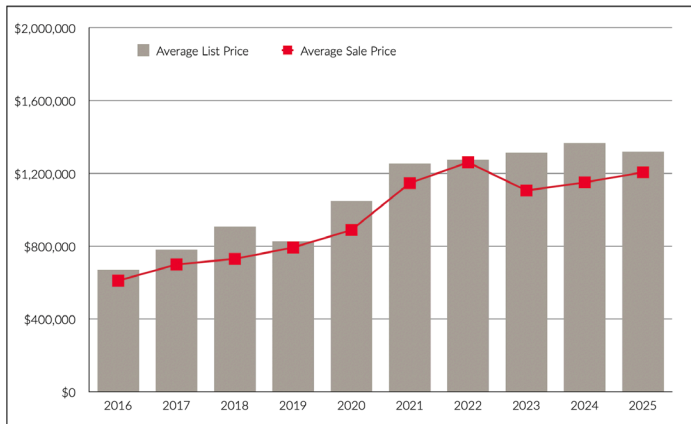
Year-over-year comparison
(December 2025 vs. December 2024)

THE MARKET IN DETAIL

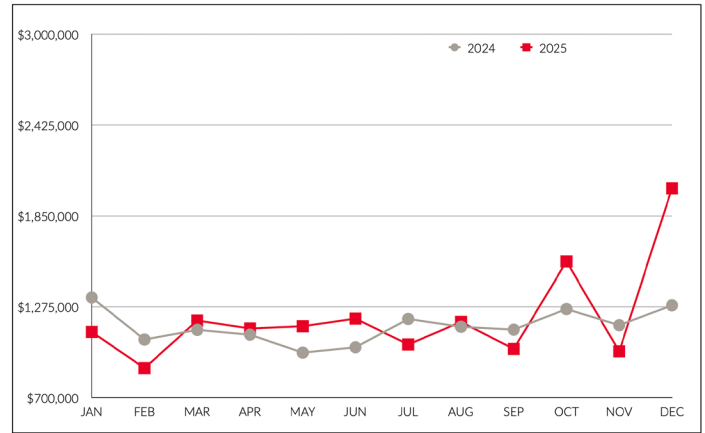
	2023	2024	2025	2024-2025
YTD Volume Sales	\$150,411,723	\$142,435,950	\$175,735,961	+23.38%
YTD Unit Sales	129	120	145	+20.83%
YTD New Listings	268	304	396	+30.26%
YTD Sales/Listings Ratio	48.13%	39.47%	36.62%	-2.86%
YTD Expired Listings	29	51	68	+33.33%
Monthly Volume Sales	\$4,165,000	\$7,705,000	\$12,150,000	+57.69%
Monthly Unit Sales	4	6	6	No Change
Monthly New Listings	4	9	11	+22.22%
Monthly Sales/Listings Ratio	100.00%	66.67%	54.55%	-12.12%
Monthly Expired Listings	7	10	19	+90%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	6	2	2	No Change
YTD Sales: \$550K-\$749K	12	10	19	+90%
YTD Sales: \$750K-\$999K	44	39	40	+2.56%
YTD Sales: \$1M- \$2M	63	65	73	+12.31%
YTD Sales: \$2M+	68	5	11	+120%
YTD Average Days-On-Market	29.67	33.00	42.17	+27.78%
YTD Average Sale Price	\$1,105,581	\$1,150,327	\$1,206,098	+4.85%
YTD Median Sale Price	\$964,475	\$1,058,750	\$1,075,000	+1.53%

Guelph/Eramosa MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

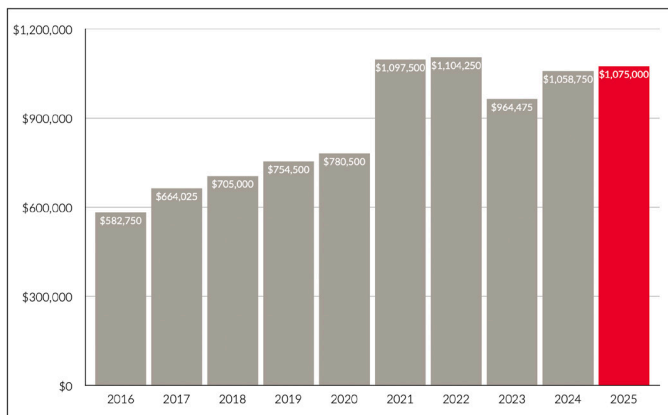


Year-Over-Year

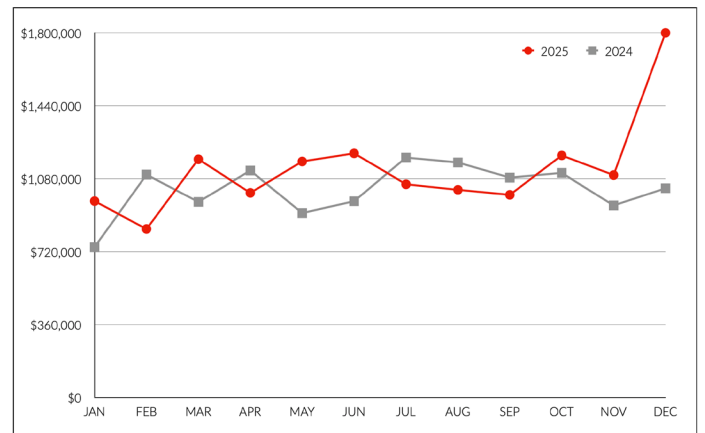


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



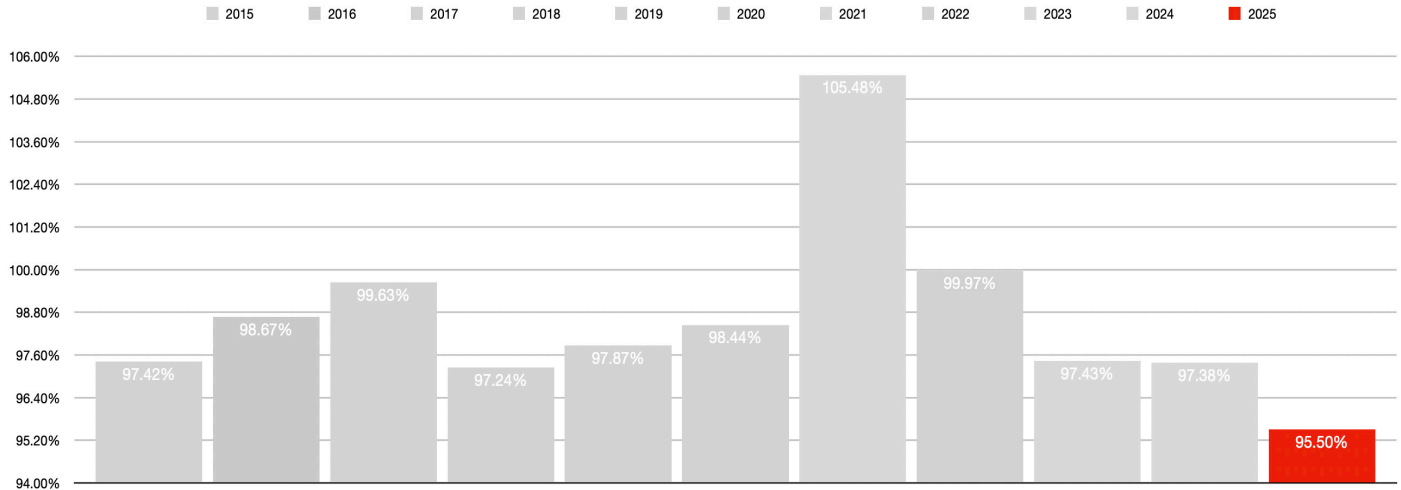
Year-Over-Year



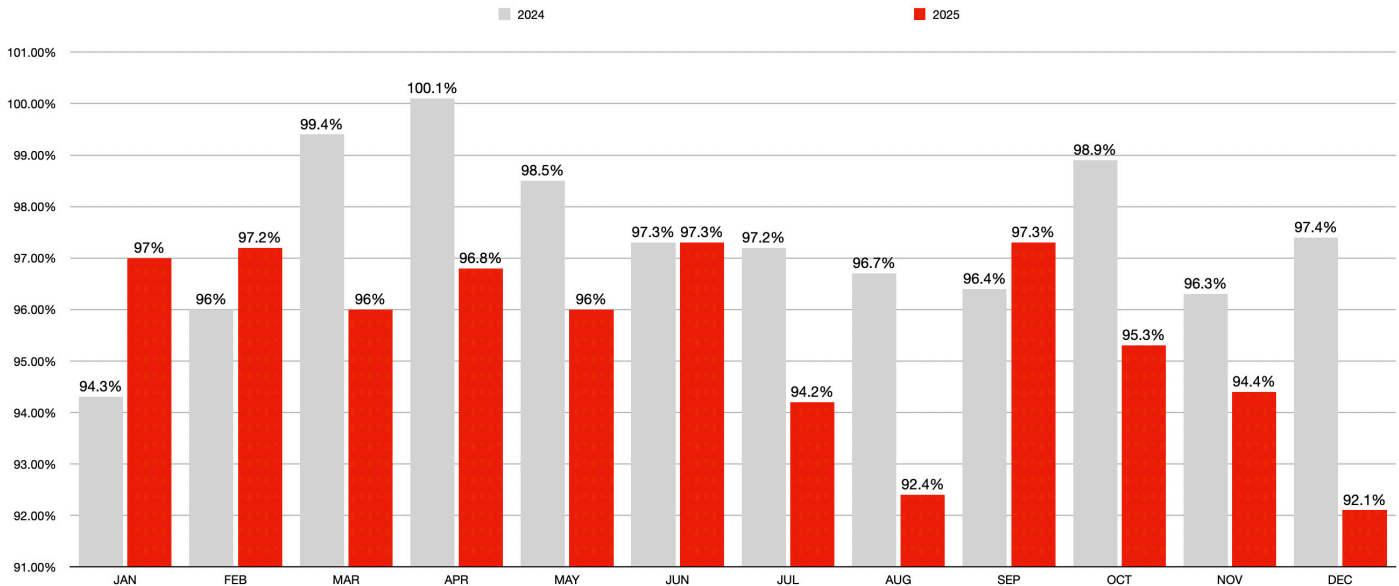
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

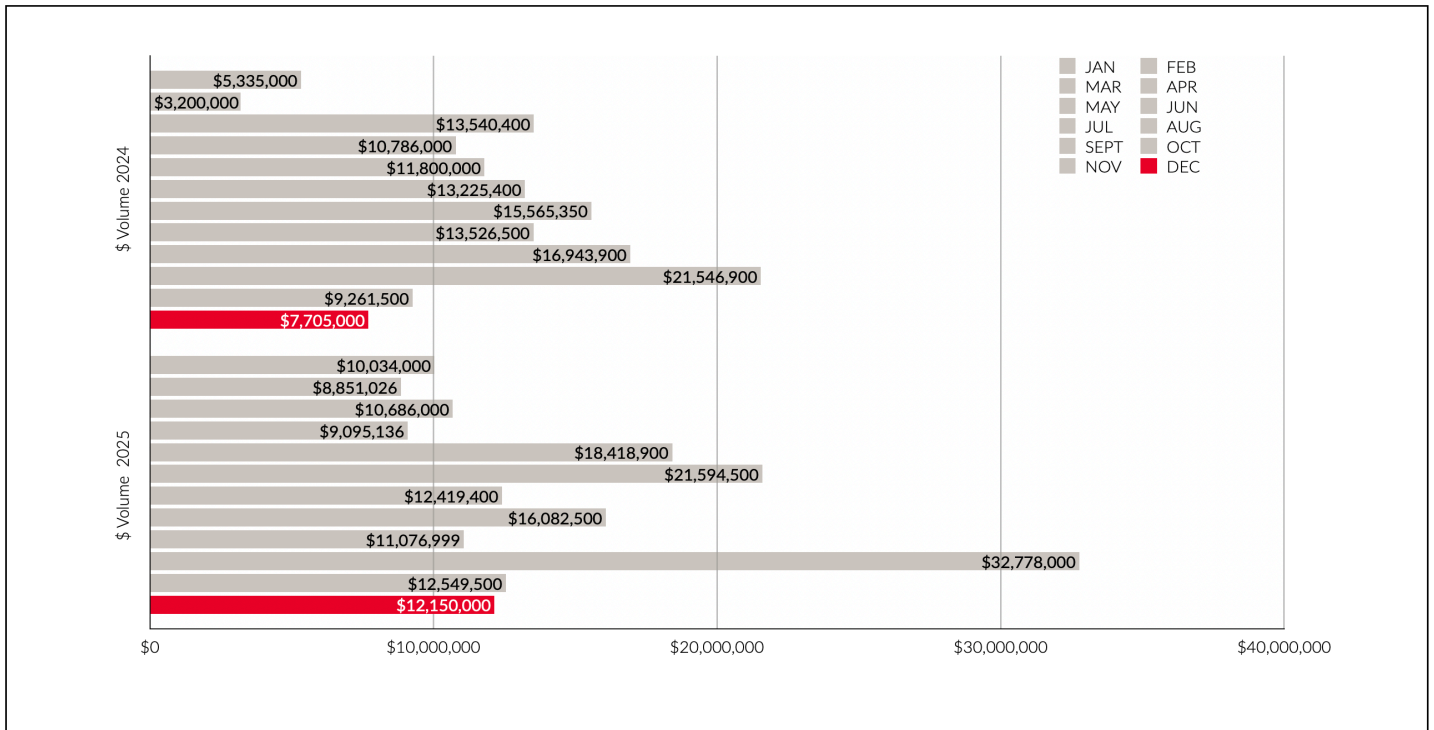


Year-Over-Year

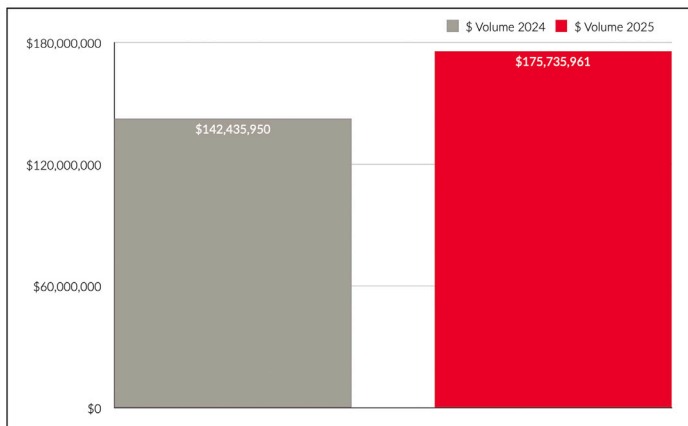


Month-Over-Month 2024 vs. 2025

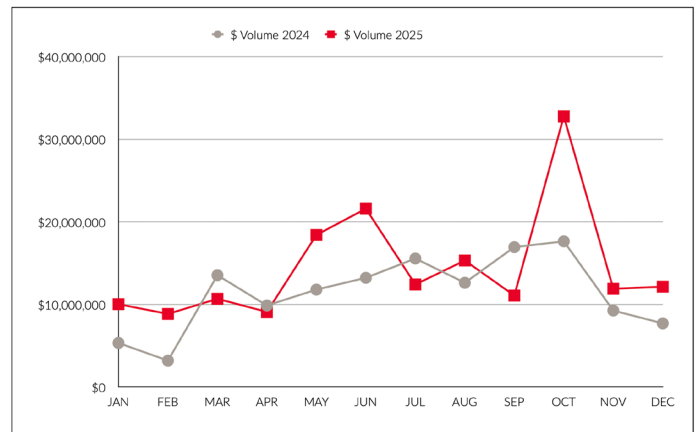
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

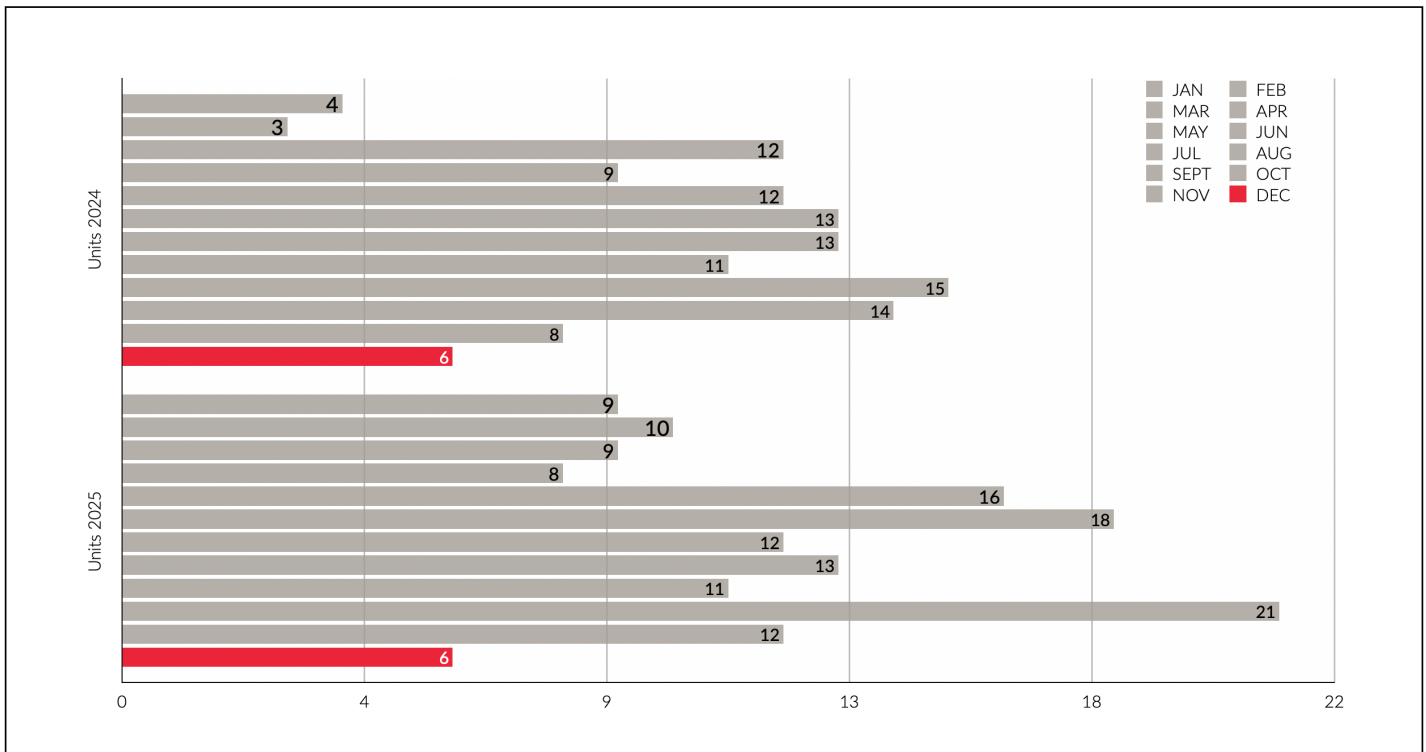


Yearly Totals 2024 vs. 2025

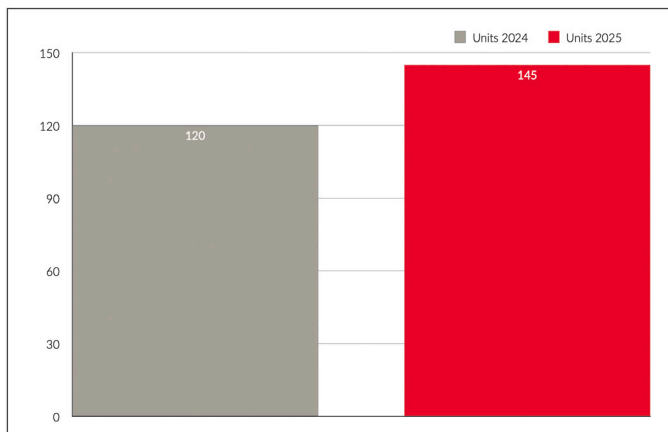


Month vs. Month 2024 vs. 2025

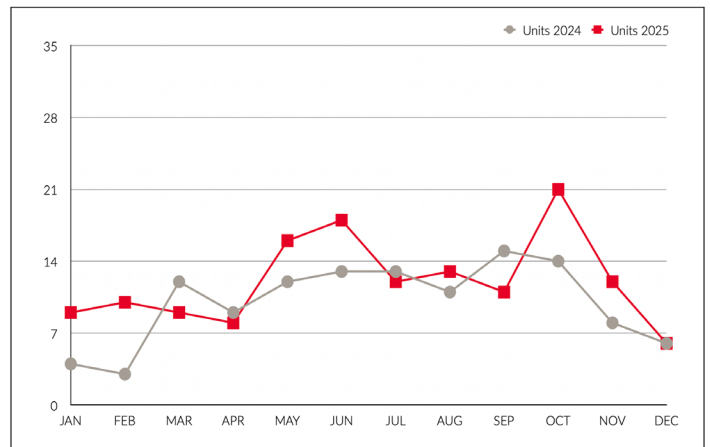
UNIT SALES



Monthly Comparison 2024 vs. 2025

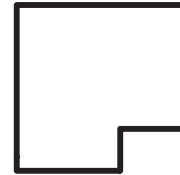

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



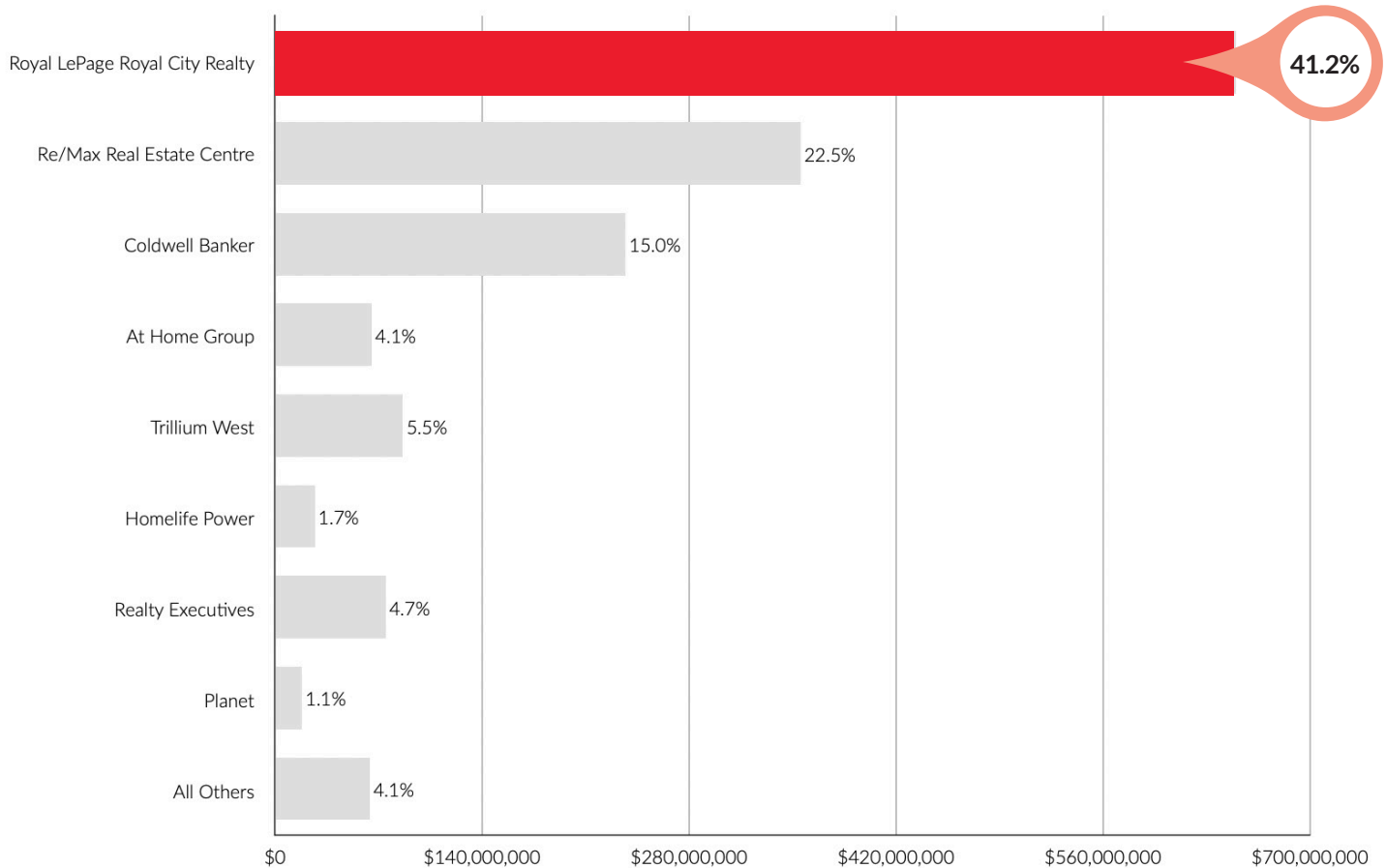
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$1,009,994,826 +5.59%	 \$291,043,076 -22.4%	 \$4,905,000 -40.74%
YTD Unit Sales	 1159 +7.51%	 495 -17.91%	 7 0%
YTD Average Sale Price	 \$871,436 -2.24%	 \$587,966 +1.05%	 \$700,714.29 +69.95%
December Sales Volume	 \$38,078,865 -31.55%	 \$13,050,800 -45.84%	 \$0 No Change
December Unit Sales	 46 -26.98%	 25 -39.02%	 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 December 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.

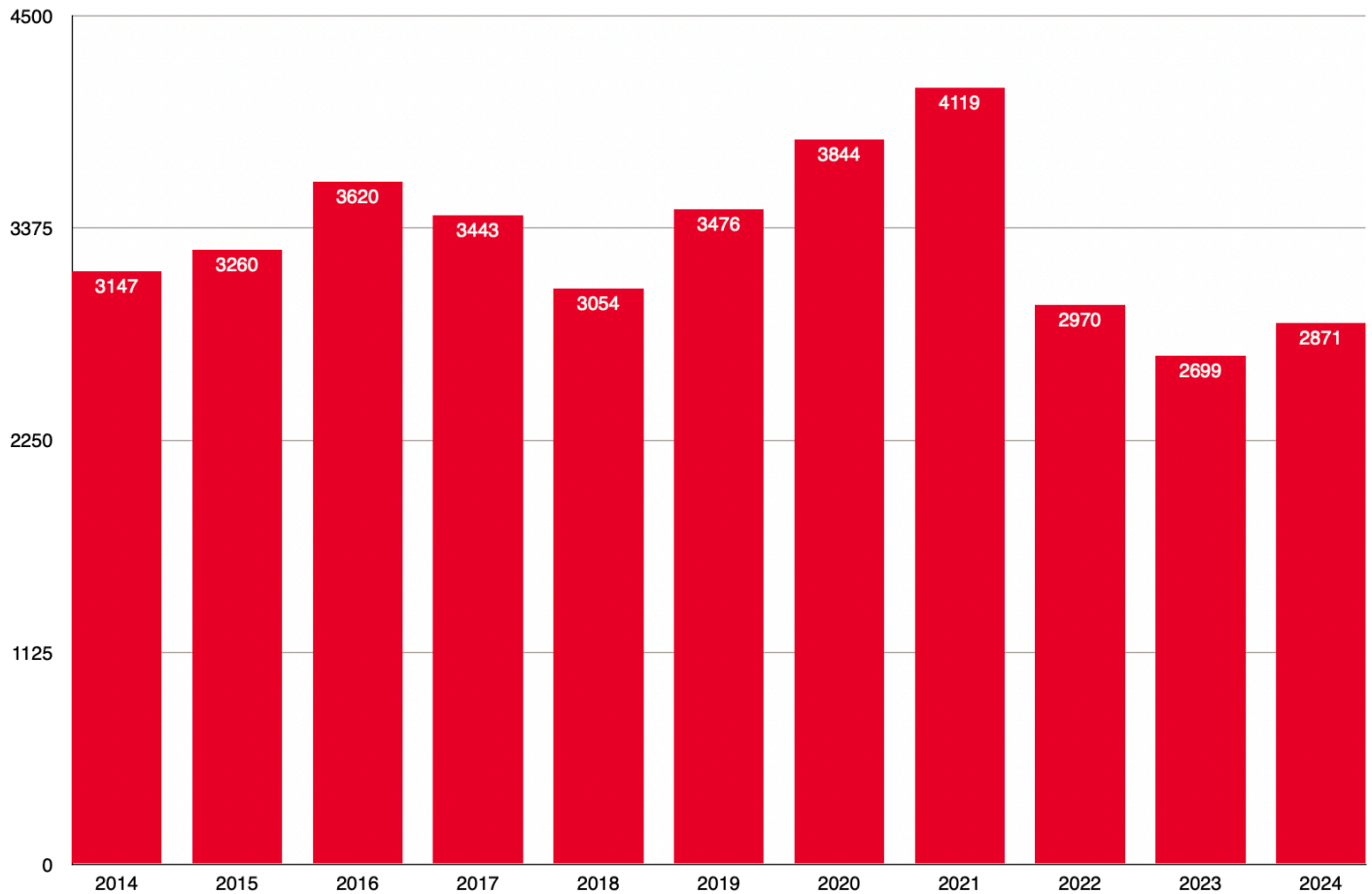
MARKET DOMINANCE



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