



2026

FEBRUARY

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 moved into buyer's market territory this period, as a sharp rise in inventory outpaced even the significant rebound in sales activity. The median sale price increased 3.61% to \$861,500, while the average sale price remained virtually flat, down just 0.01% to \$885,010. Sales volume surged 79.98% to \$15.93M, driven by an 80% increase in unit sales to 18 transactions. However, new listings doubled, rising 100% to 36, and expired listings climbed 66.67% to 5, reflecting expanding supply. With a unit sales-to-listings ratio of 50.00%, down 5.56% year over year, conditions are shifting toward buyers as inventory growth begins to temper seller leverage.



February year-over-year sales volume of \$15,930,177

Up +79.98% from 2025's \$8,851,026 with unit sales of 18 up from 10 in 2025. New listings of 36 are up +100% from 2025, with the sales/listing ratio of 50.00% down by -5.56% compared to 2025.



Year-to-date sales volume of \$17,366,677

Down -8.04% from 2025's \$18,885,026 with unit sales of 20 up from the 19 in 2025. New listings of 55 are up +52.78% from a year ago, with the sales/listing ratio of 36.36% down by -16.41%.



Year-to-date average sale price of \$801,630

Down from \$999,996 a year ago with median sale price of \$789,875 down from \$900,250 a year ago. Average days-on-market of 41, which has gone up by 1 day compared to last year.

FEBRUARY NUMBERS

Median Sale Price

\$861,500

+3.61%

Average Sale Price

\$885,010

-0.01%

Sales Volume

\$15,930,177

+79.98%

Unit Sales

18

+80%

New Listings

36

+100%

Expired Listings

5

+66.67%

Unit Sales/Listings Ratio

50.00%

-5.56%

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

THE MARKET IN DETAIL

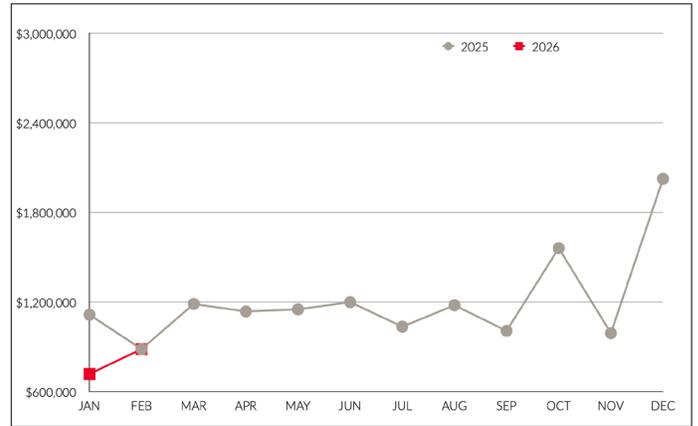
	2024	2025	2026	2025-2026
YTD Volume Sales	\$8,535,000	\$18,885,026	\$17,366,677	-8.04%
YTD Unit Sales	7	19	20	+5.26%
YTD New Listings	25	36	55	+52.78%
YTD Sales/Listings Ratio	28.00%	52.78%	36.36%	-31.1%
YTD Expired Listings	8	7	8	+14.29%
Monthly Volume Sales	\$3,200,000	\$8,851,026	\$15,930,177	+79.98%
Monthly Unit Sales	3	10	18	+80%
Monthly New Listings	11	18	36	+100%
Monthly Sales/Listings Ratio	27.27%	55.56%	50.00%	-10%
Monthly Expired Listings	1	3	3	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	0	1	+100%
YTD Sales: \$550K-\$749K	0	5	3	-40%
YTD Sales: \$750K-\$999K	2	7	12	+71.43%
YTD Sales: \$1M- \$2M	4	6	4	-33.33%
YTD Sales: \$2M+	1	1	0	-100%
YTD Average Days-On-Market	42.50	40.00	41.00	+2.5%
YTD Average Sale Price	\$1,200,209	\$999,996	\$801,630	-19.84%
YTD Median Sale Price	\$921,000	\$900,250	\$789,875	-12.26%

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

AVERAGE SALE PRICE

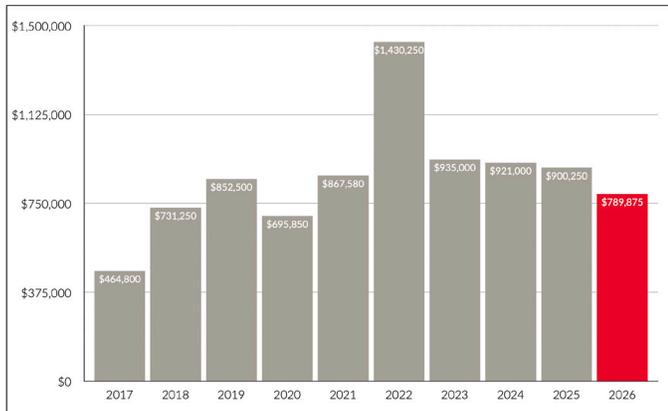


Year-Over-Year

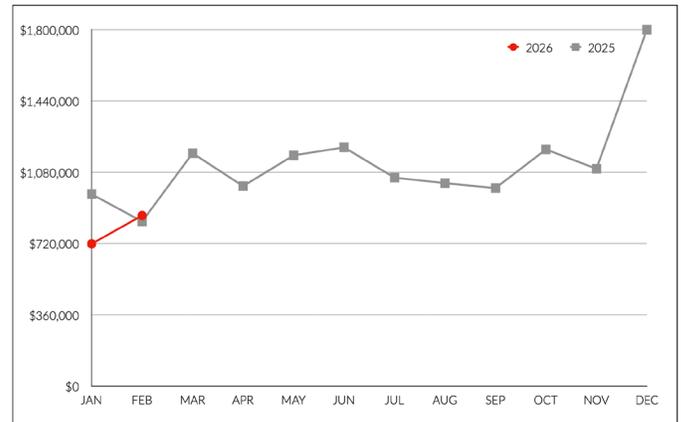


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



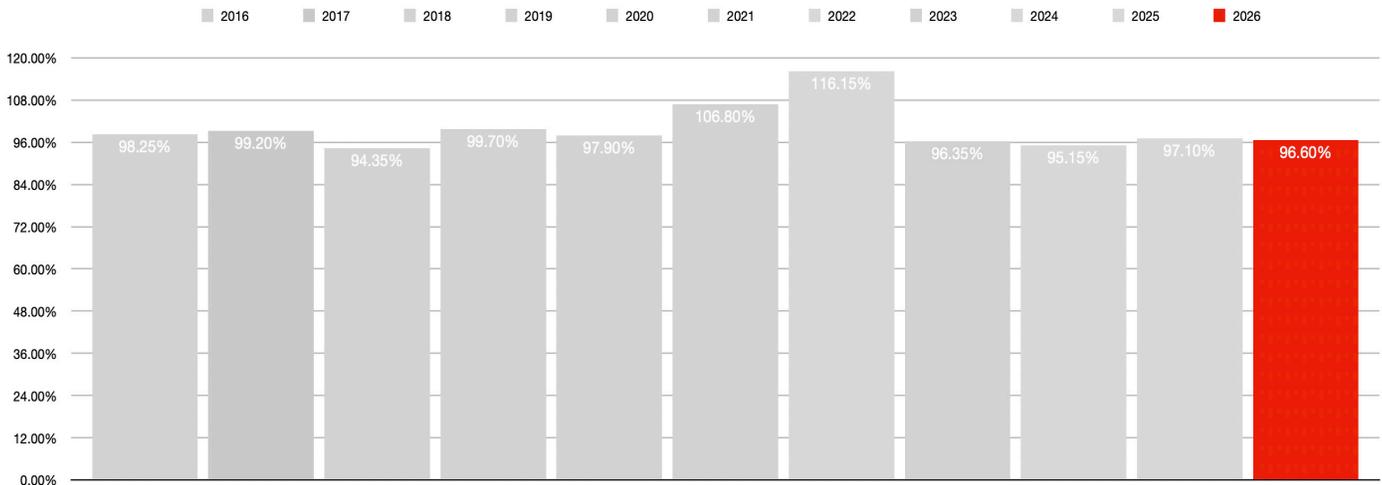
Year-Over-Year



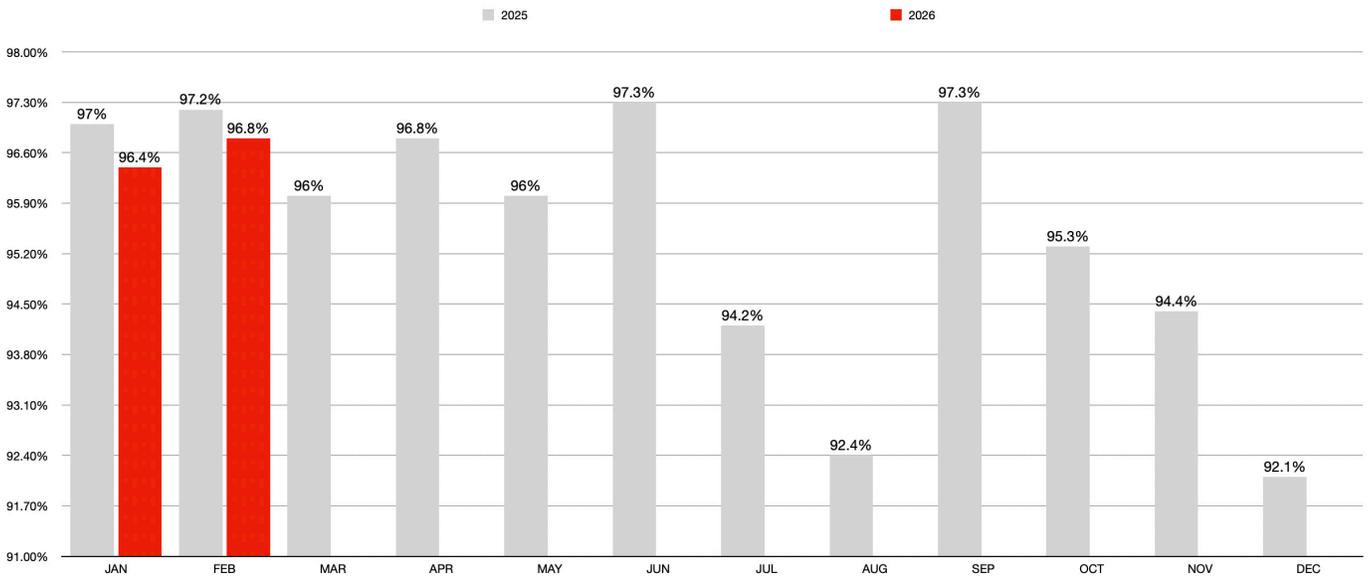
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

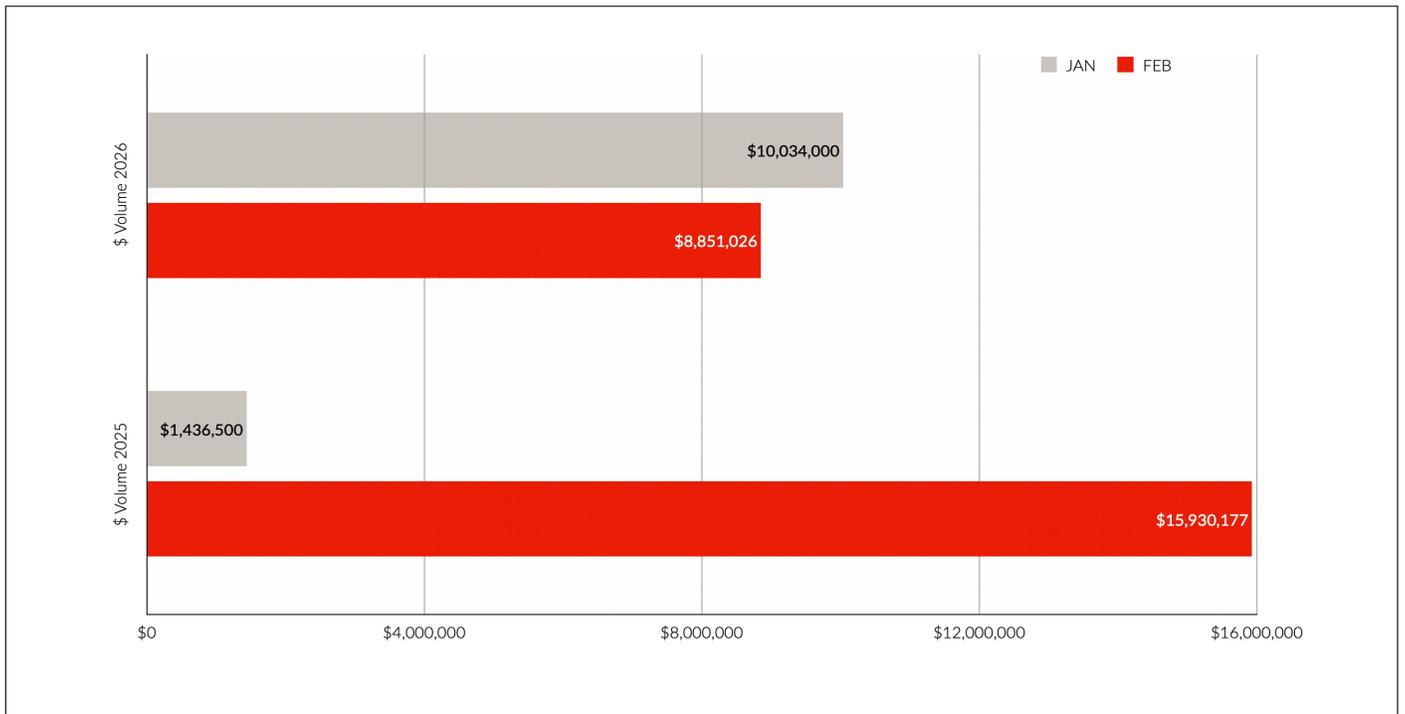


Year-Over-Year

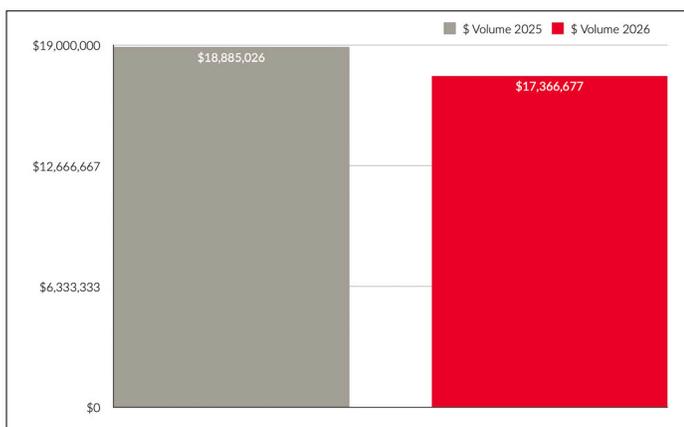


Month-Over-Month 2025 vs. 2026

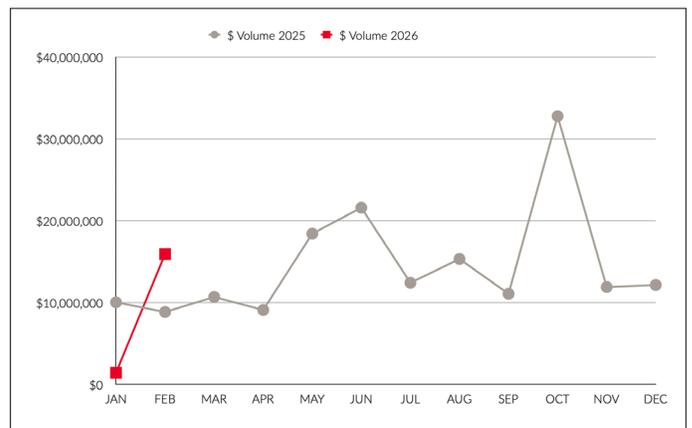
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

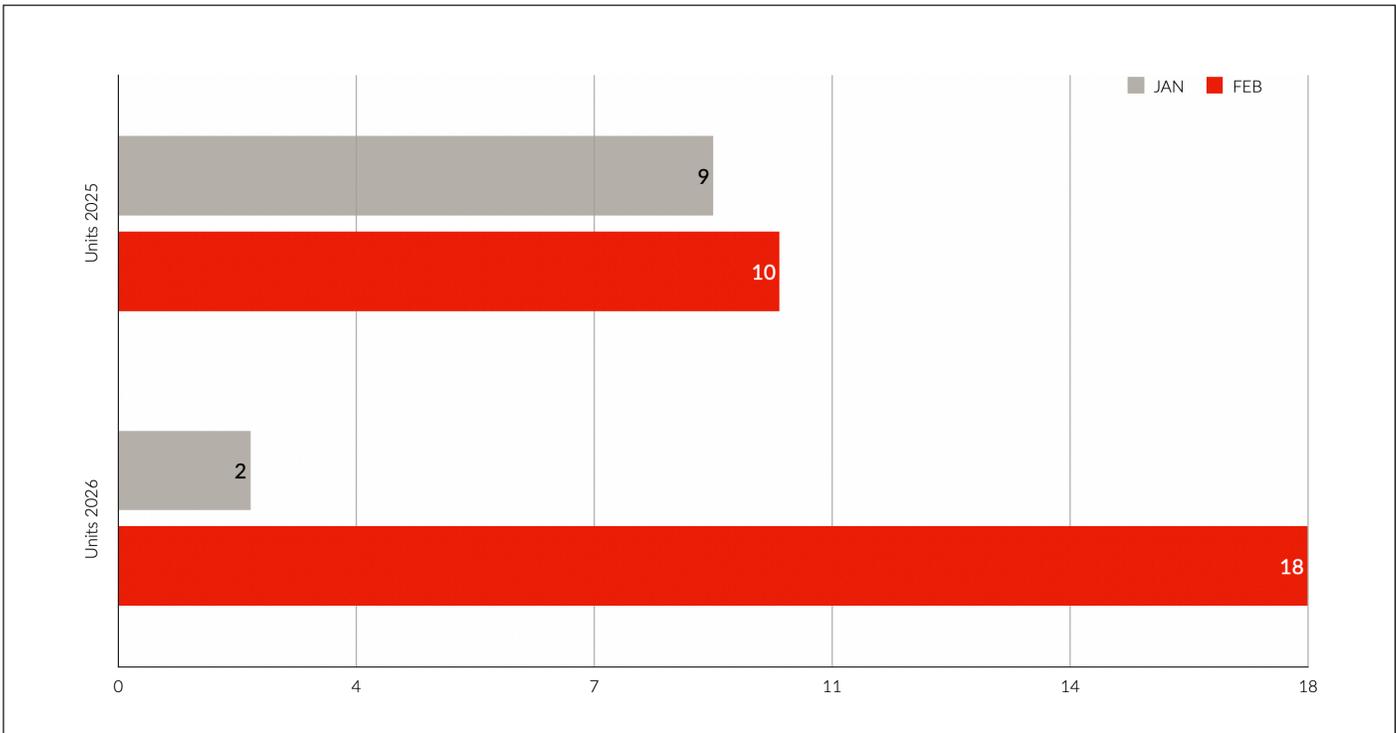


Yearly Totals 2025 vs. 2026

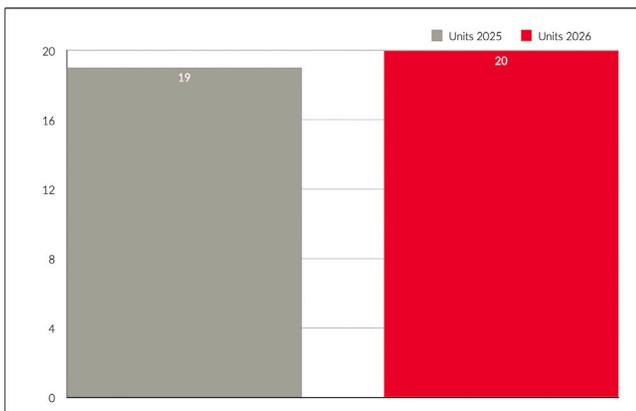


Month vs. Month 2025 vs. 2026

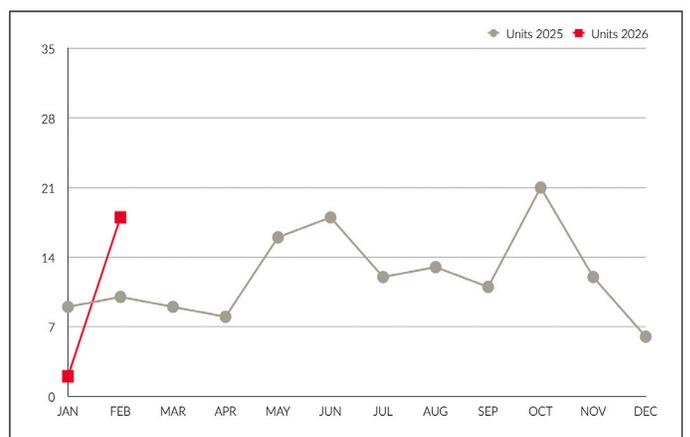
UNIT SALES



Monthly Comparison 2025 vs. 2026

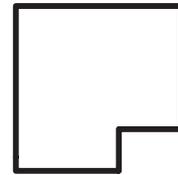


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



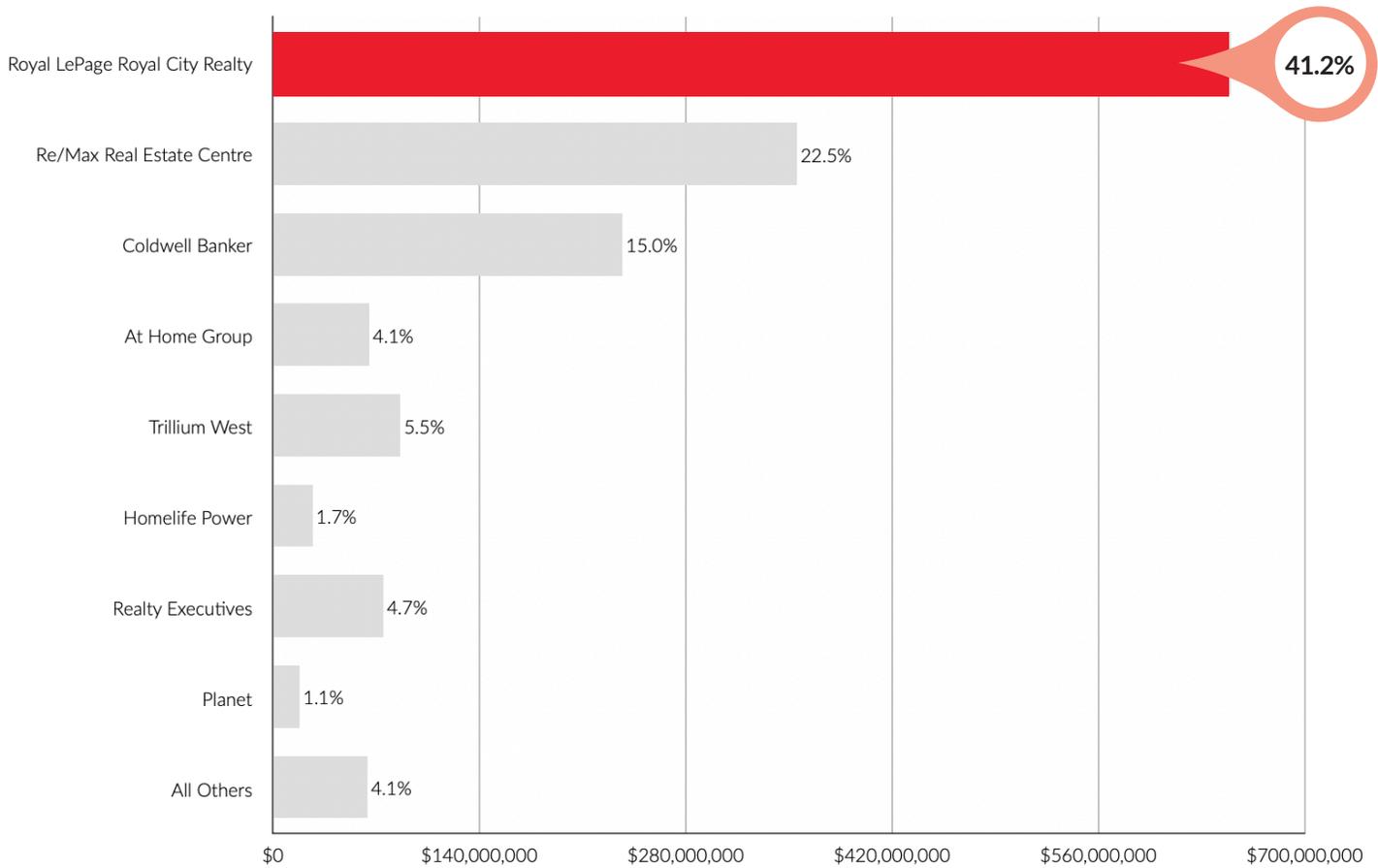
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$16,218,177 +9.69%	\$1,148,500 -71.98%	\$0 No Change
YTD Unit Sales	18 +38.46%	2 -66.67%	0 No Change
YTD Average Sale Price	\$901,010 -20.78%	\$574,250 -15.95%	\$0 No Change
February Sales Volume	\$15,300,177 +118.25%	\$630,000 -65.77%	\$0 No Change
February Unit Sales	17 +142.86%	1 -66.67%	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 February 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.

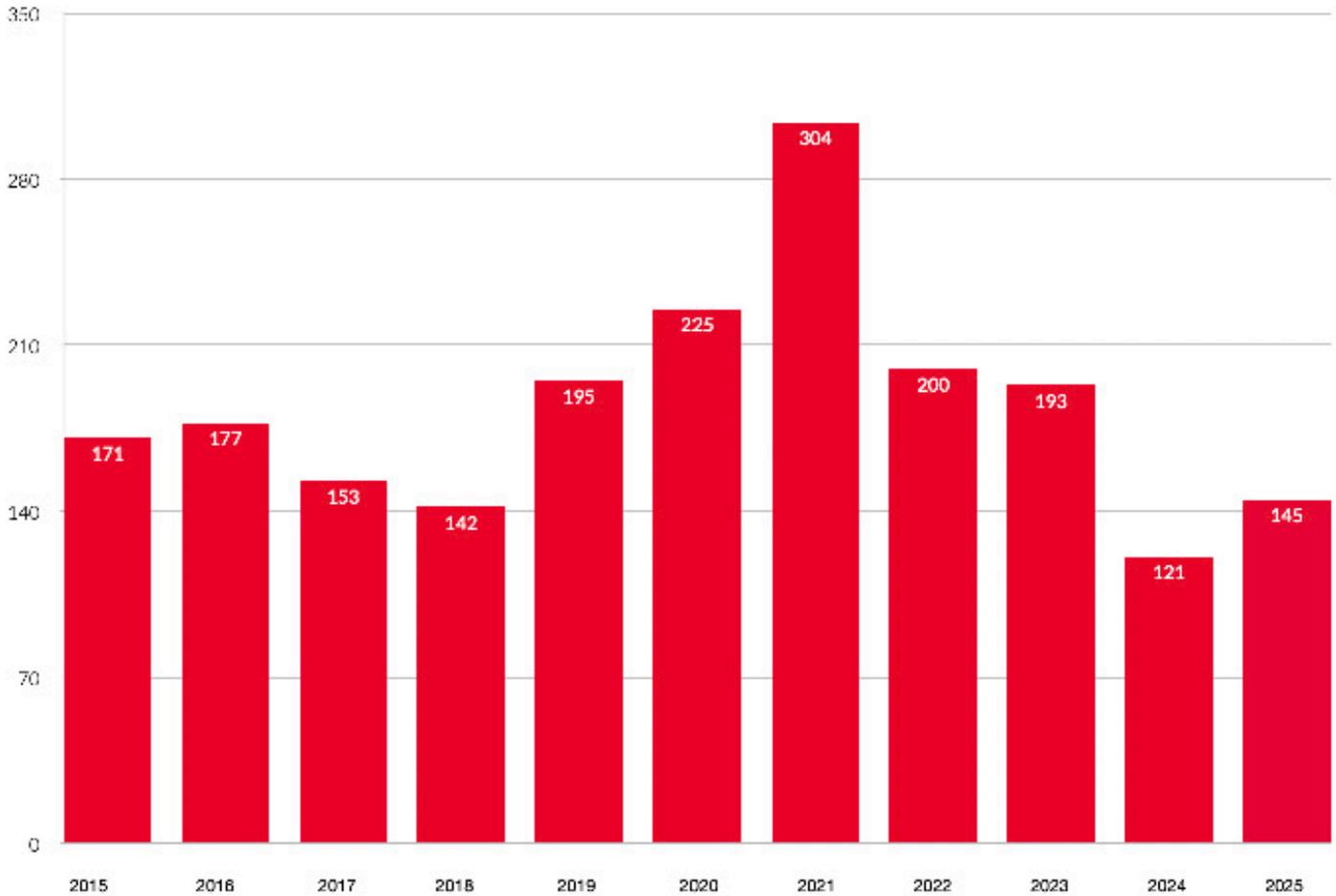
MARKET DOMINANCE



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