



2025 JUNE

GUELPH/ERAMOSA Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

Frances Snider
Sales Representative

519-824-9050
fsnider@royallepage.ca
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

BUYER'S MARKET

The real estate market in [Guelph/Eramosa](#) remained buyer-friendly in June, even as prices and activity surged. The median sale price rose 24.47% to \$1,205,500, and the average climbed 16.37% to \$1,183,861. Sales volume jumped 61.13%, supported by a 38.46% increase in unit sales to 18. New listings grew 36.84% to 52, while expired listings held steady. With a unit sales-to-listings ratio of 34.62%, the market continues to favour buyers.

June year-over-year sales volume of \$21,309,500

Up 61.13% from 2024's \$13,225,400 with unit sales of 18 up from last year's 13. New listings of 52 are up 36.84% from 2024, with the sales/listing ratio of 34.62% up by 0.4% compared to 2024.

Year-to-date sales volume of \$78,394,562

Up 37.59% from 2024's \$56,976,800 with unit sales of 70 up from the 53 in 2024. New listings of 217 are up 29.94% from a year ago, with the sales/listing ratio of 32.26% up by 0.52%.

Year-to-date average sale price of \$1,109,877

Up from \$1,104,465 a year ago with median sale price of \$1,087,500 up from \$966,725 a year ago. Average days-on-market of 37, which has gone up 8 days compared to last year.

JUNE NUMBERS

Median Sale Price

\$1,205,500

+24.47%

Average Sale Price

\$1,183,861

+16.37%

Sales Volume

\$21,309,500

+61.13%

Unit Sales

18

+38.46%

New Listings

52

+36.84%

Expired Listings

2

No Change

Unit Sales/Listings Ratio

34.62%

+0.4%

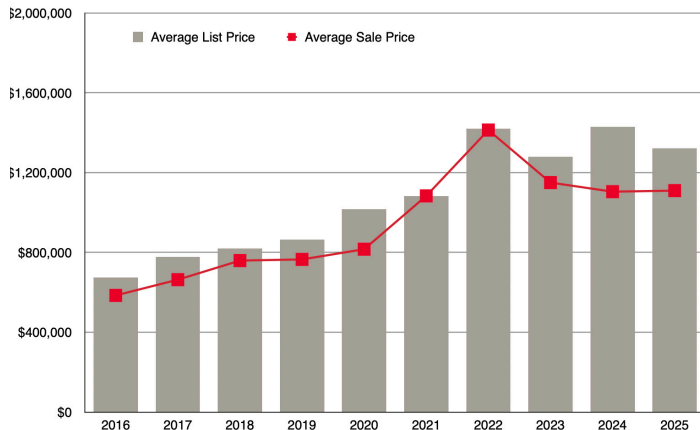
*Year-over-year comparison
(June 2025 vs. June 2024)*

THE MARKET IN DETAIL

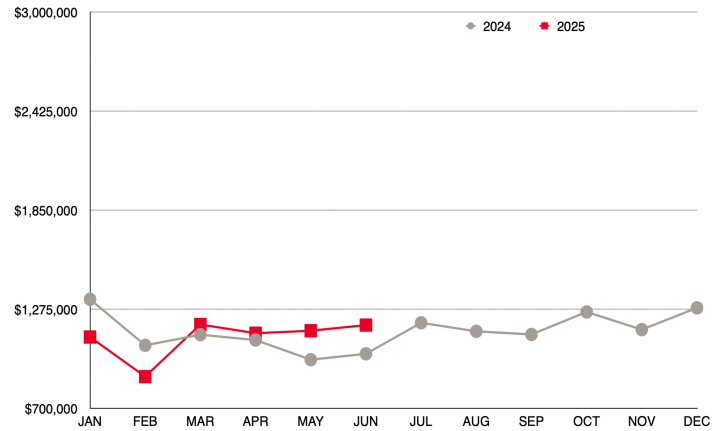
	2023	2024	2025	2024-2025
YTD Volume Sales	\$84,081,324	\$56,976,800	\$78,394,562	+37.59%
YTD Unit Sales	72	53	70	+32.08%
YTD New Listings	130	167	217	+29.94%
YTD Sales/Listings Ratio	55.38%	31.74%	32.26%	+0.52%
YTD Expired Listings	6	17	19	+11.76%
Monthly Volume Sales	\$17,856,155	\$13,225,400	\$21,309,500	+61.13%
Monthly Unit Sales	16	13	18	+38.46%
Monthly New Listings	37	38	52	+36.84%
Monthly Sales/Listings Ratio	43.24%	34.21%	34.62%	+0.4%
Monthly Expired Listings	0	2	2	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	4	2	0	-100%
YTD Sales: \$550K-\$749K	5	3	11	+266.67%
YTD Sales: \$750K-\$999K	21	21	20	-4.76%
YTD Sales: \$1M- \$2M	39	26	36	+38.46%
YTD Sales: \$2M+	43	2	3	+50%
YTD Average Days-On-Market	33.00	29.17	36.83	+26.29%
YTD Average Sale Price	\$1,150,145	\$1,104,465	\$1,109,877	+0.49%
YTD Median Sale Price	\$1,025,250	\$966,725	\$1,087,500	+12.49%

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

AVERAGE SALE PRICE

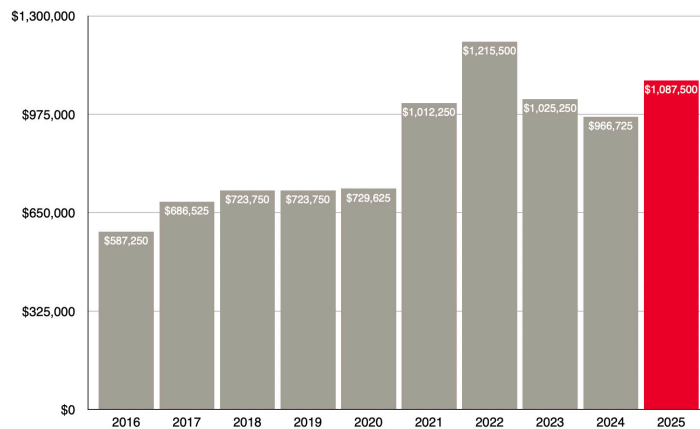


Year-Over-Year

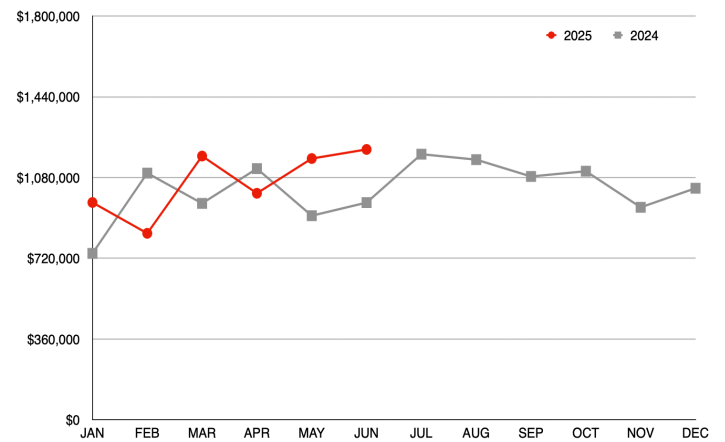


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



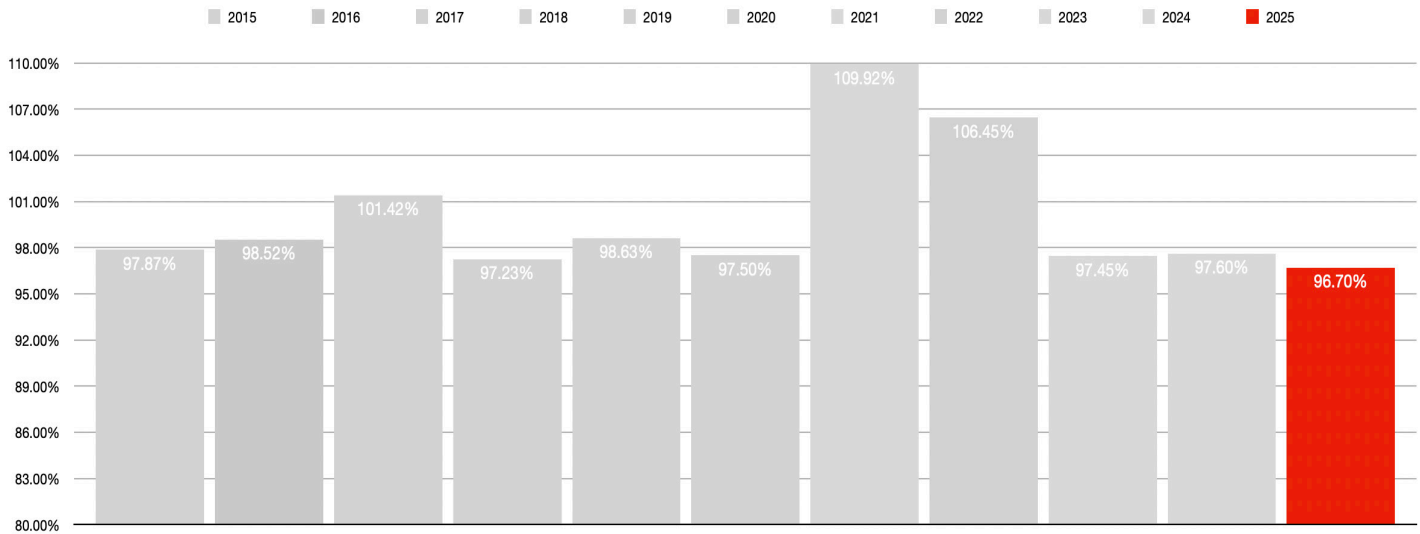
Year-Over-Year



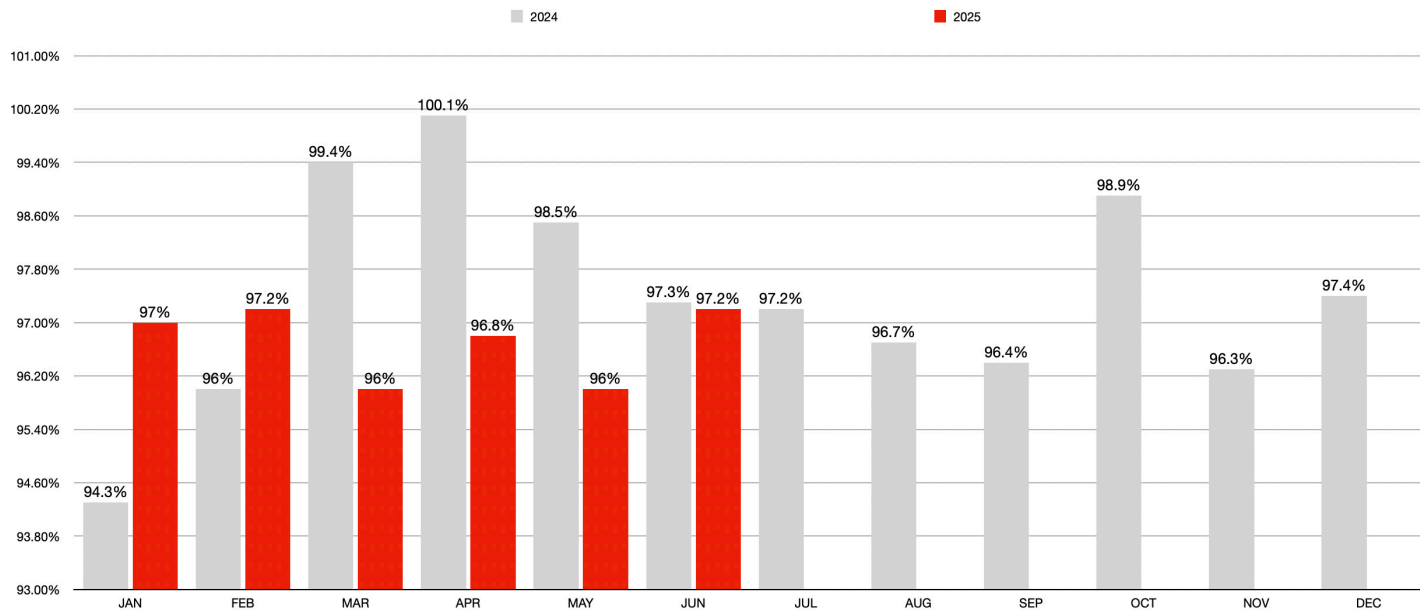
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

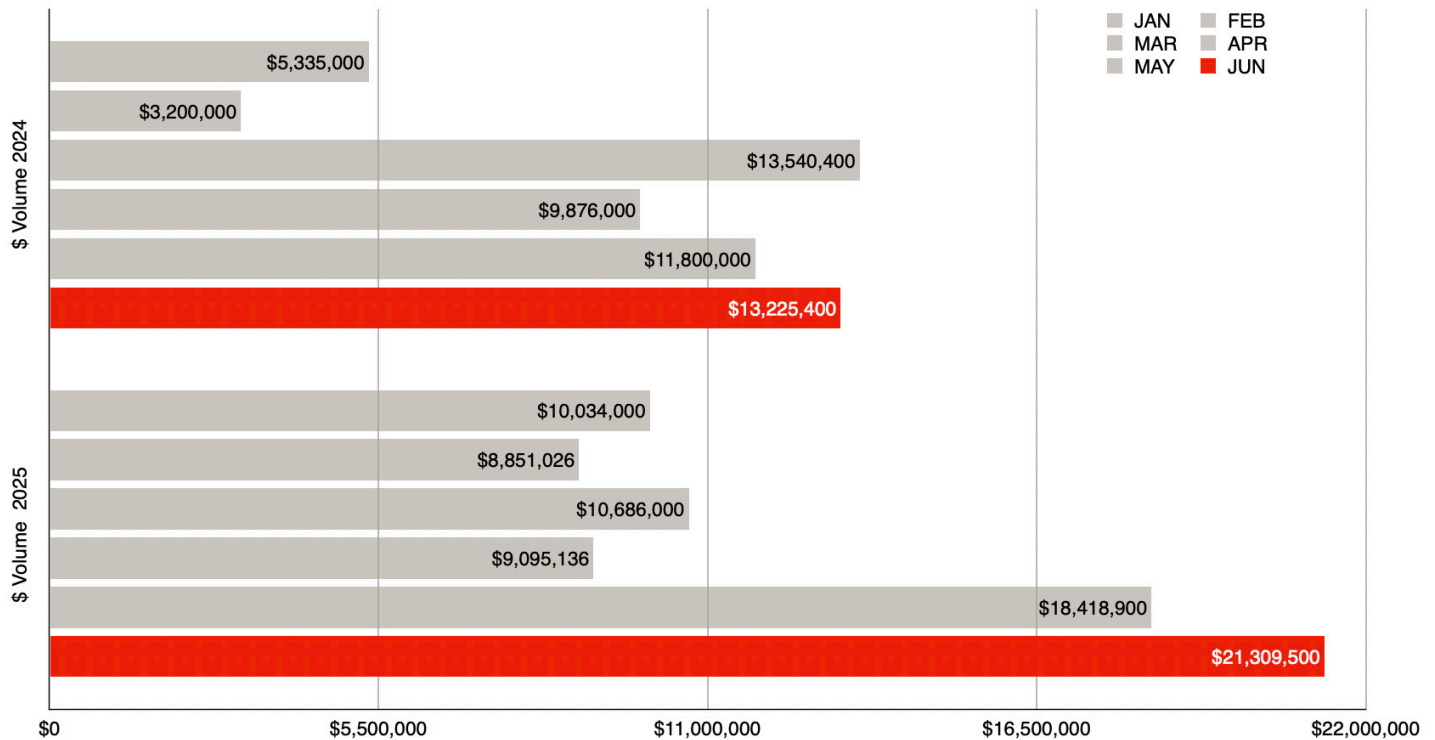


Year-Over-Year

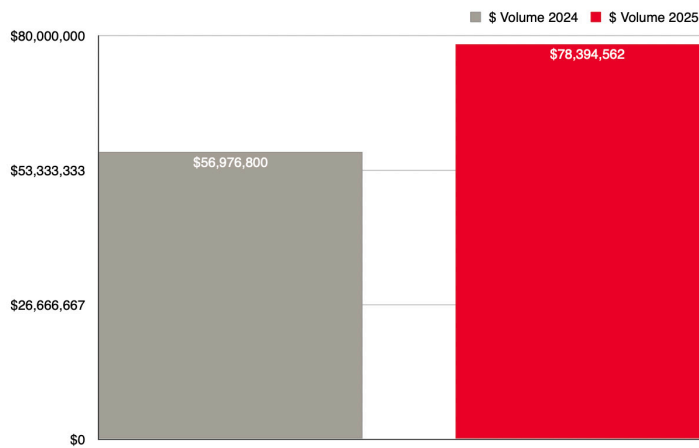


Month-Over-Month 2024 vs. 2025

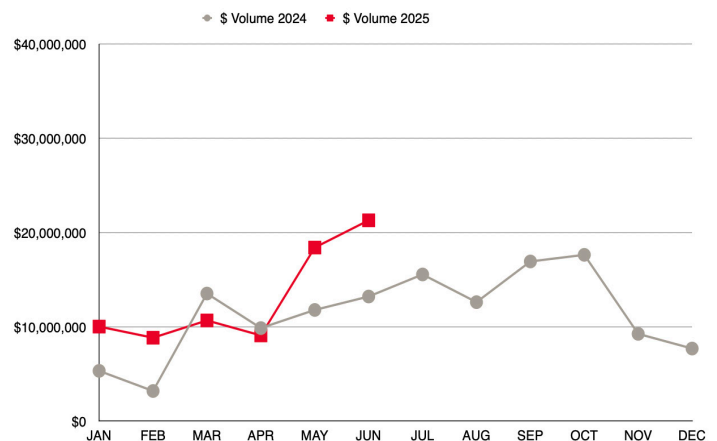
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

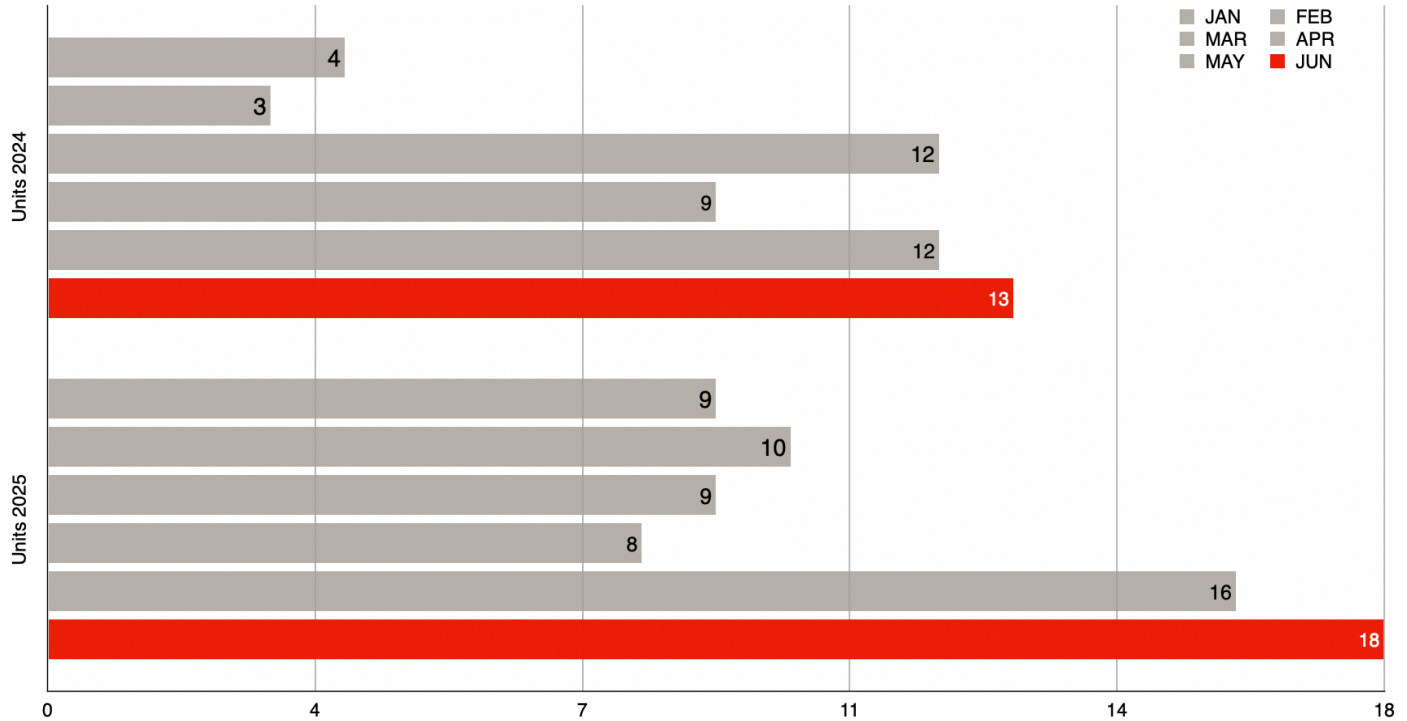


Yearly Totals 2024 vs. 2025

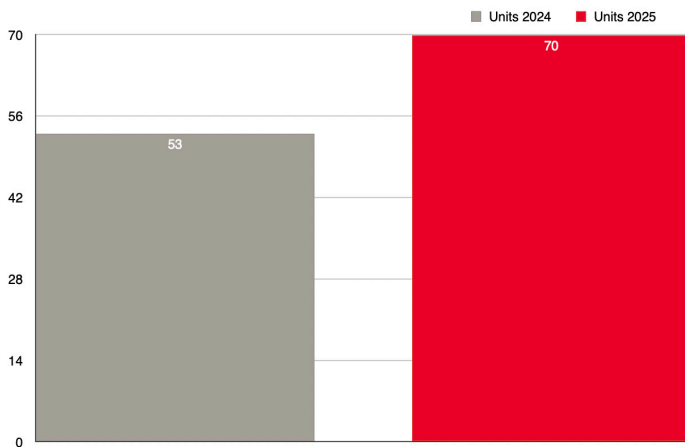


Month vs. Month 2024 vs. 2025

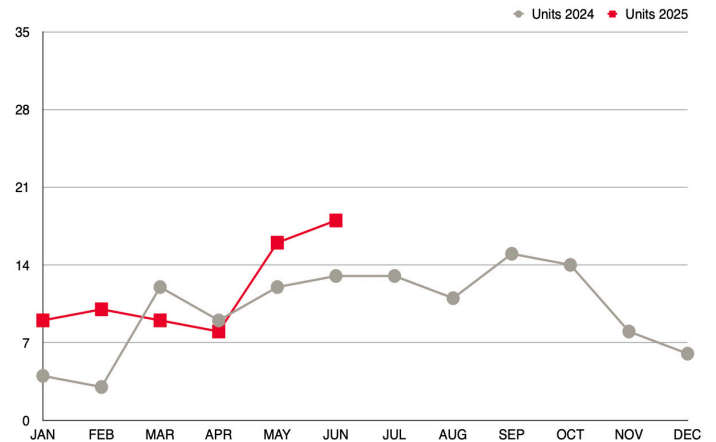
UNIT SALES



Monthly Comparison 2024 vs. 2025

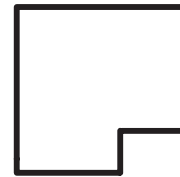

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



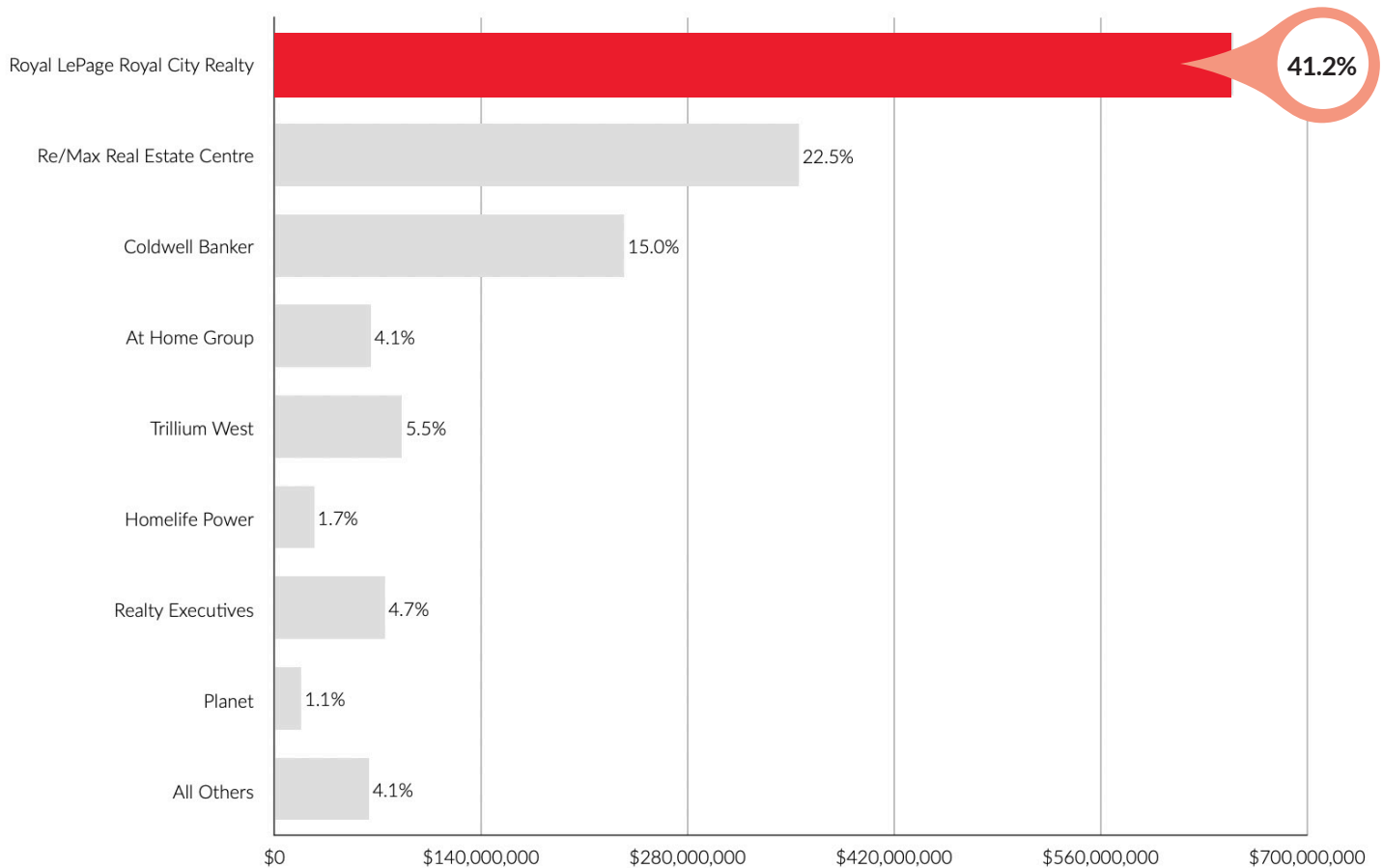
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$70,540,036 +32.86%	 \$7,854,526 +102.33%	 \$0 -100%
YTD Unit Sales	 59 +22.92%	 11 +120%	 0 -100%
YTD Average Sale Price	 \$1,195,594 -9.77%	 \$714,048 +18.55%	 \$0 Down from \$910,000
June Sales Volume	 \$21,309,500 +96.34%	 \$0 -100%	 \$0 No Change
June Unit Sales	 18 +80%	 0 -100%	 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 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.

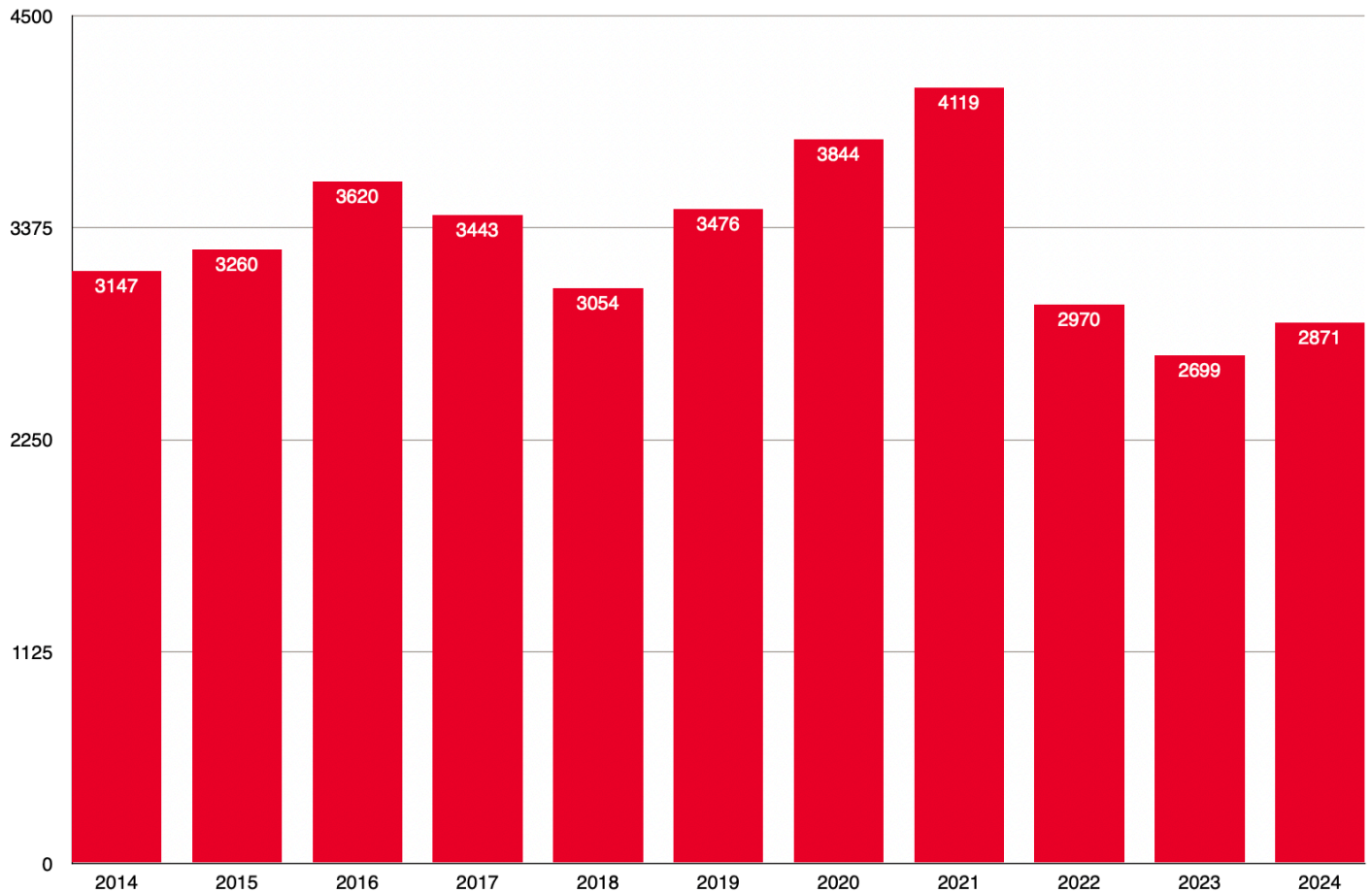
MARKET DOMINANCE



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



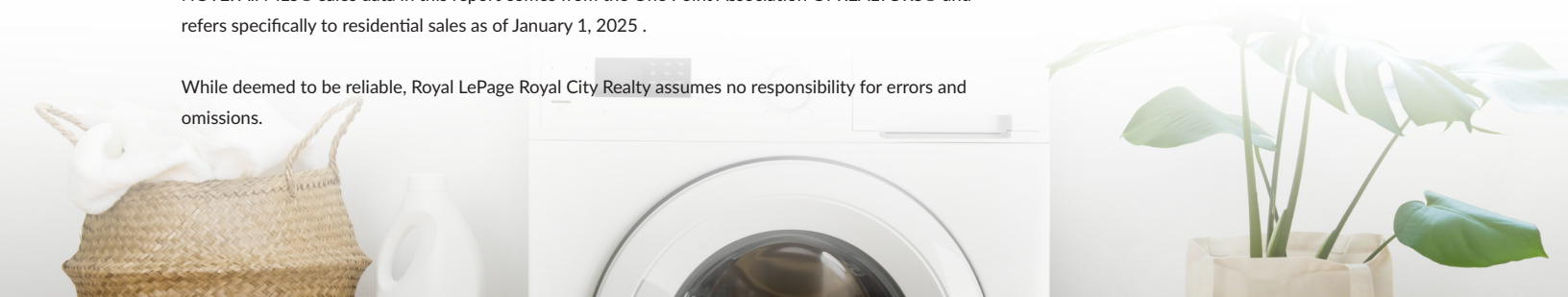
10 YEAR MARKET ANALYSIS



Units Sold

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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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