



2025 MARCH

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](#) leaned further into buyer-friendly conditions this March, with increased inventory and softer sales activity. The median sale price declined by 12.43% to \$845,000, while the average sale price increased by 1.61% to \$1,146,571. Sales volume fell by 40.73%, with unit sales down 41.67% to just 7 transactions. Meanwhile, new listings surged by 73.91%, increasing available inventory, while expired listings remained unchanged. With the unit sales-to-listings ratio dropping to 17.50%, market conditions have shifted in favour of buyers, presenting more opportunities and negotiating power.

March year-over-year sales volume of \$8,026,000



Down 40.73% from 2024's \$13,540,400 with unit sales of 7 with a decrease of 41.67% from last year's 12. New listings of 40 are up 73.41% from 2024, with the sales/listing ratio of 17.50% down by 34.67% compared to 2024.

Year-to-date sales volume of \$24,430,500



Up 10.67% from 2024's \$22,075,400 with unit sales of 22 up from the 19 in 2024. New listings of 69 are up 43.75% from a year ago, with the sales/listing ratio of 31.88% down by 7.70%.

Year-to-date average sale price of \$1,107,440



Down from \$1,176,261 a year ago with median sale price of \$957,500 down from \$964,950 a year ago. Average days-on-market of 44, which has gone up 10 days compared to last year.

MARCH NUMBERS

Median Sale Price
\$845,000
-12.43%

Average Sale Price
\$1,146,571
+1.61%

Sales Volume
\$8,026,000
-40.73%

Unit Sales
7
-41.67%

New Listings
40
+73.91%

Expired Listings
3
No Change

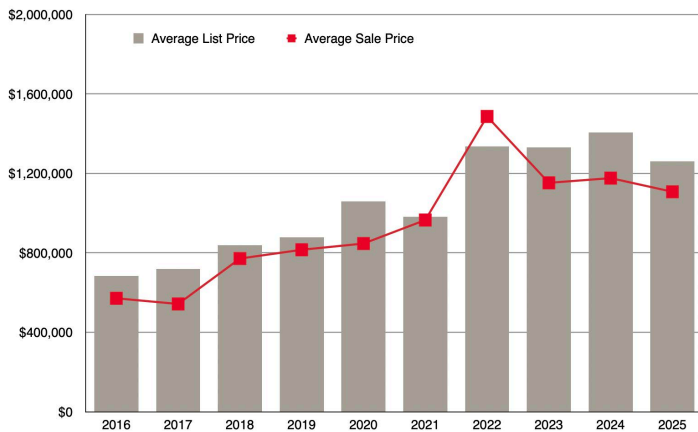
Unit Sales/Listings Ratio
17.50%
-34.67%
Year-over-year comparison
(March 2025 vs. March 2024)

THE MARKET IN DETAIL

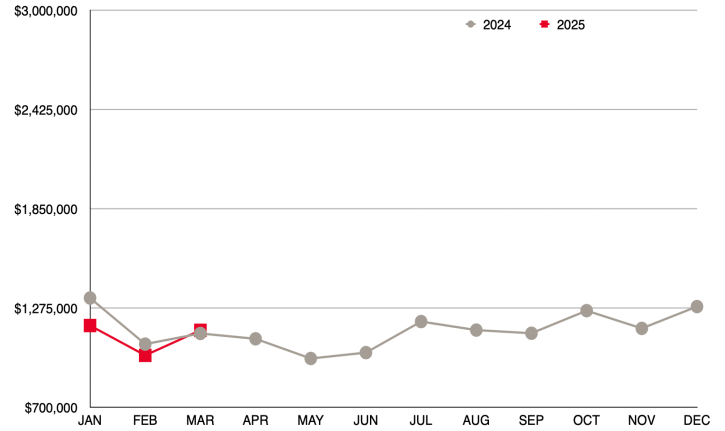
	2023	2024	2025	2024-2025
YTD Volume Sales	\$32,546,270	\$22,075,400	\$24,430,500	+10.67%
YTD Unit Sales	27	19	22	+15.79%
YTD New Listings	48	48	69	+43.75%
YTD Sales/Listings Ratio	56.25%	39.58%	31.88%	-7.7%
YTD Expired Listings	5	11	10	-9.09%
Monthly Volume Sales	\$17,656,370	\$13,540,400	\$8,026,000	-40.73%
Monthly Unit Sales	14	12	7	-41.67%
Monthly New Listings	19	23	40	+73.91%
Monthly Sales/Listings Ratio	73.68%	52.17%	17.50%	-34.67%
Monthly Expired Listings	2	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	3	0	0	No Change
YTD Sales: \$550K-\$749K	3	1	8	+700%
YTD Sales: \$750K-\$999K	5	8	8	No Change
YTD Sales: \$1M- \$2M	13	8	8	No Change
YTD Sales: \$2M+	16	2	2	No Change
YTD Average Days-On-Market	45.67	34.67	44.33	+27.88%
YTD Average Sale Price	\$1,152,478	\$1,176,261	\$1,107,440	-5.85%
YTD Median Sale Price	\$1,087,500	\$964,950	\$957,500	-0.77%

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

AVERAGE SALE PRICE

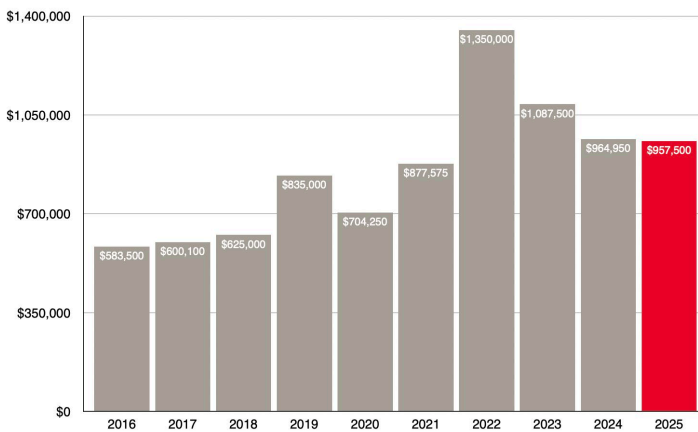


Year-Over-Year

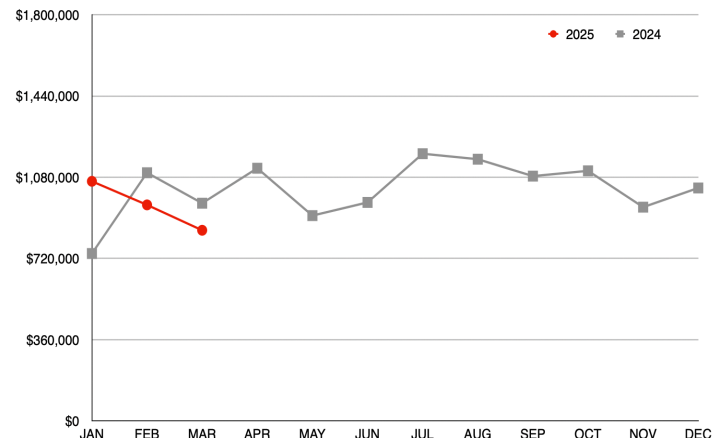


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



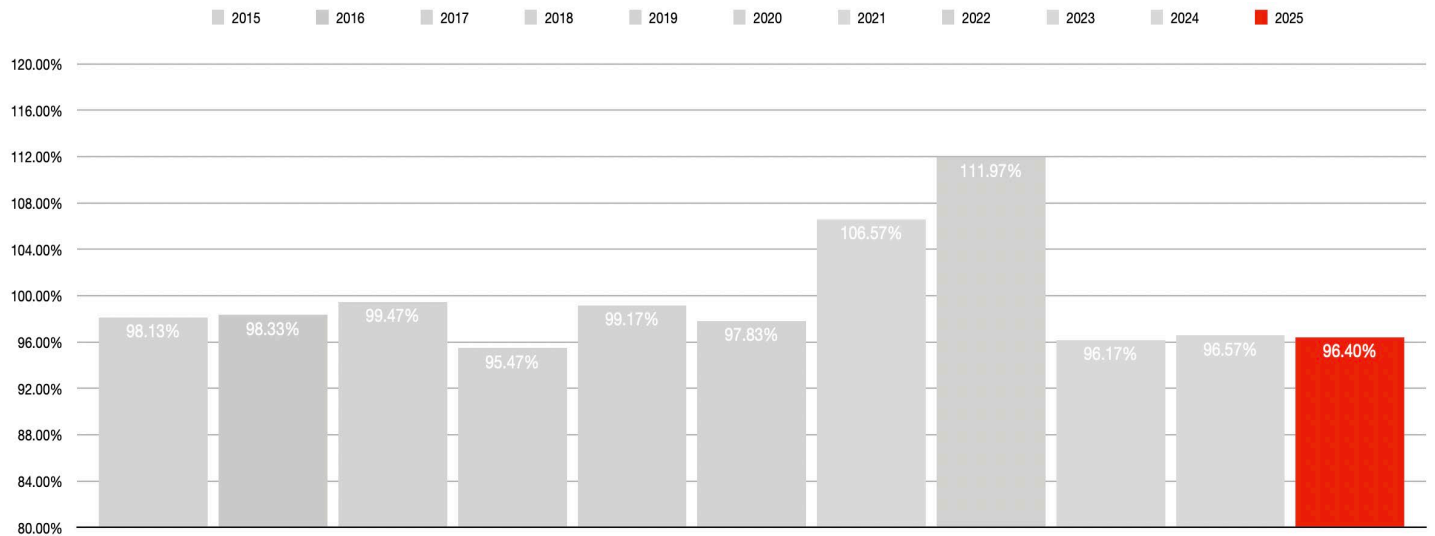
Year-Over-Year



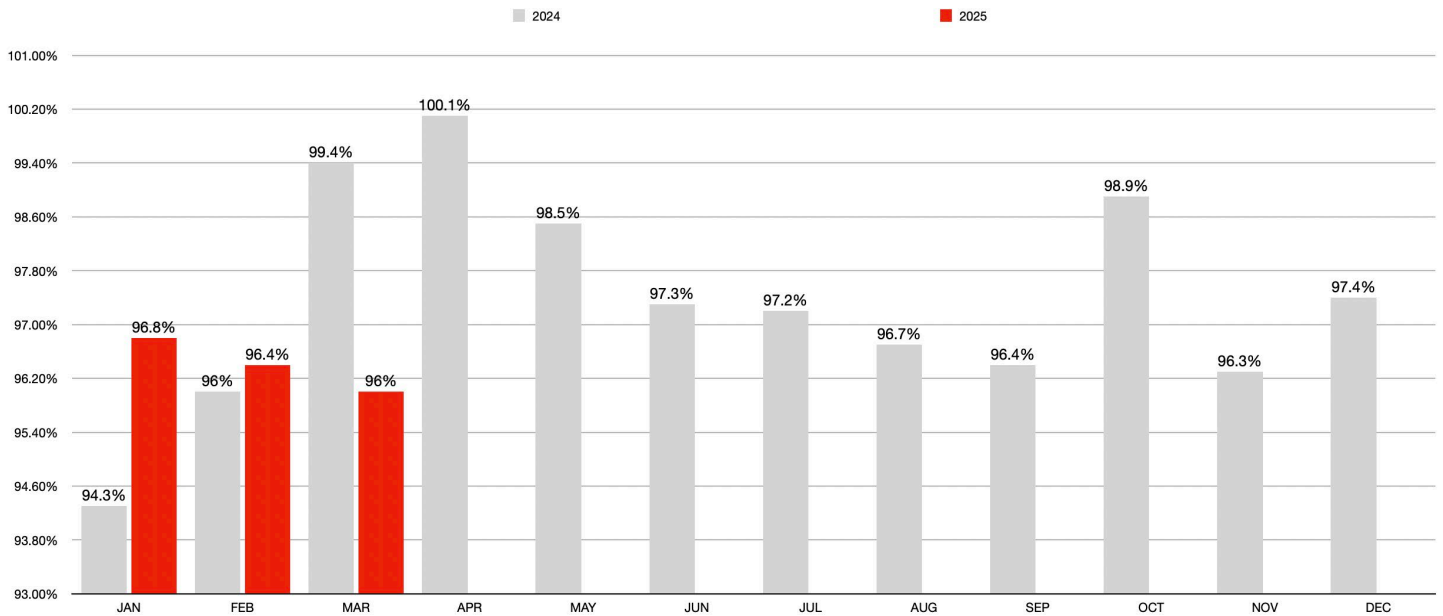
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

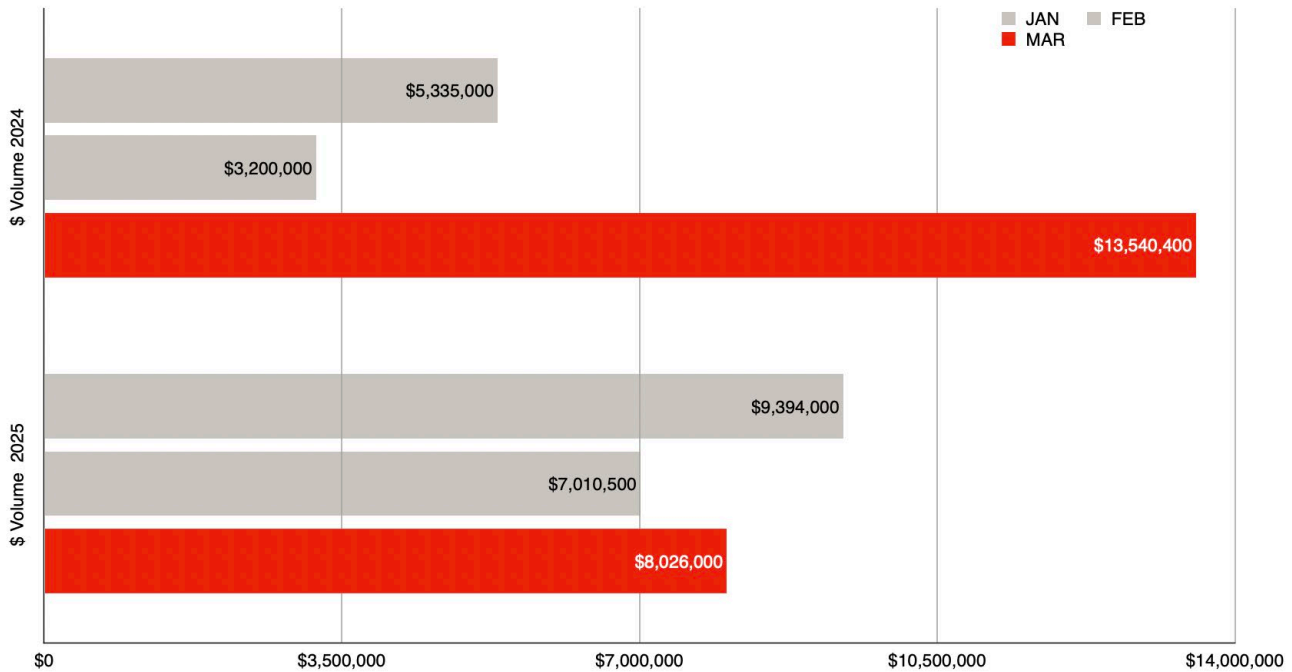


Year-Over-Year

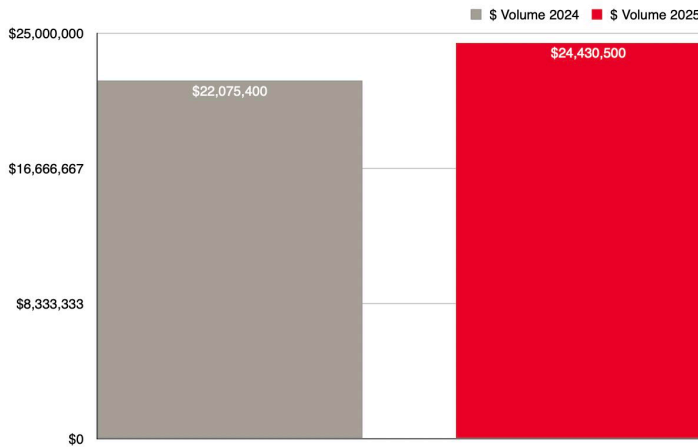


Month-Over-Month 2024 vs. 2025

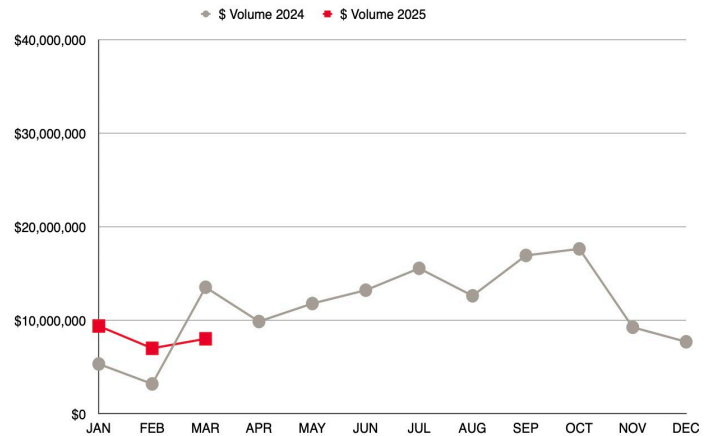
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

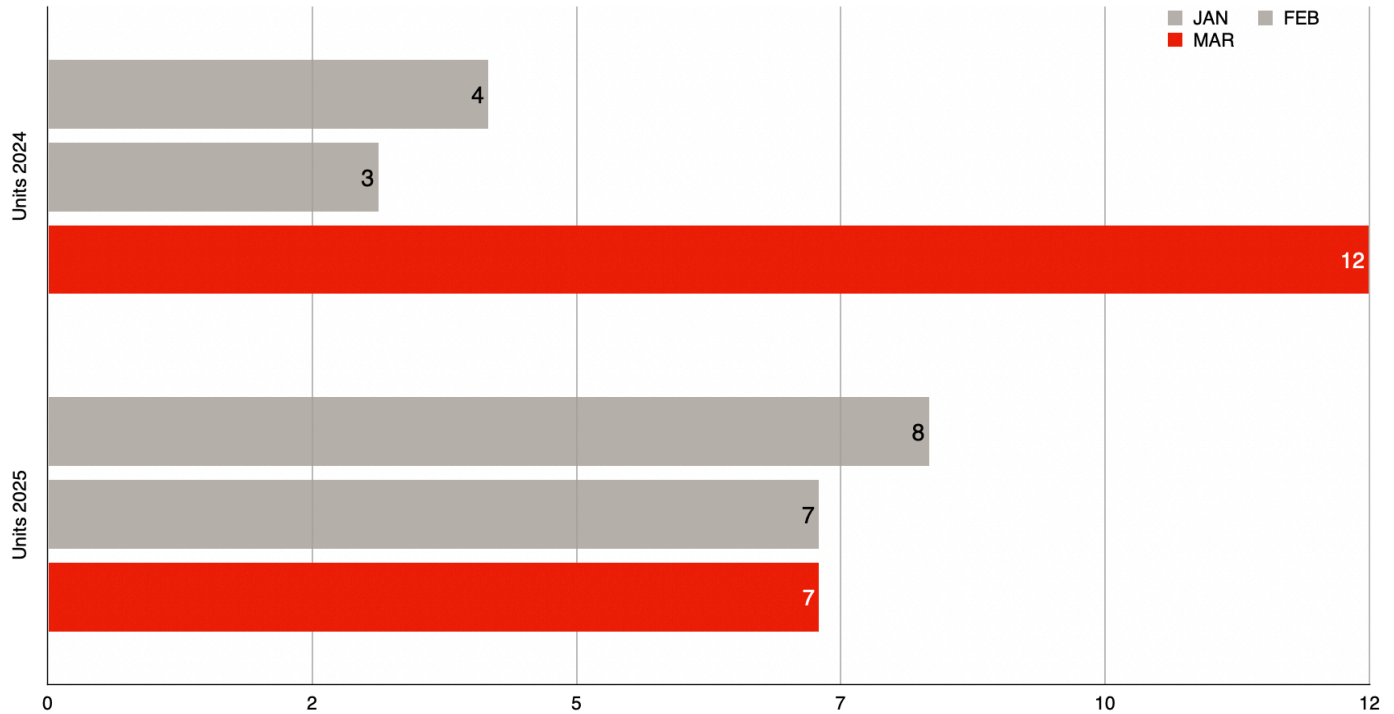


Yearly Totals 2024 vs. 2025

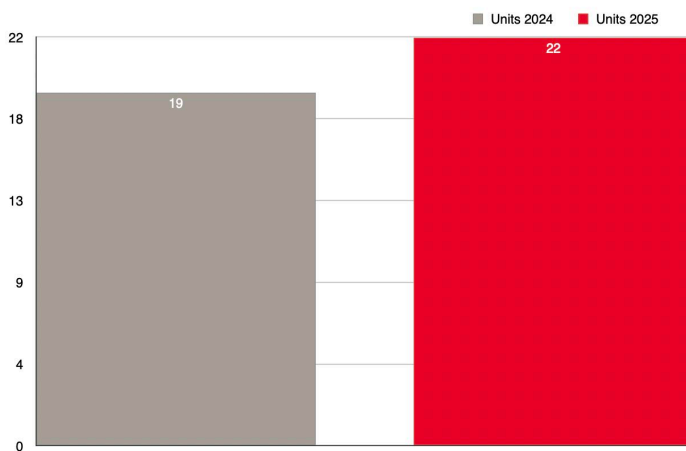


Month vs. Month 2024 vs. 2025

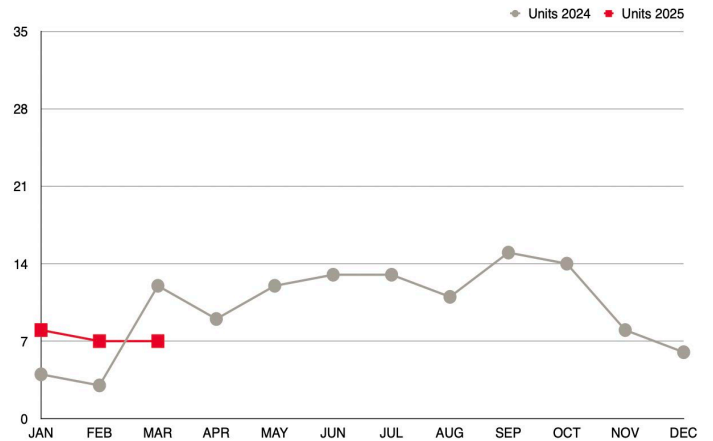
UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE


















FREEHOLD



CONDOMINIUM



VACANT LAND

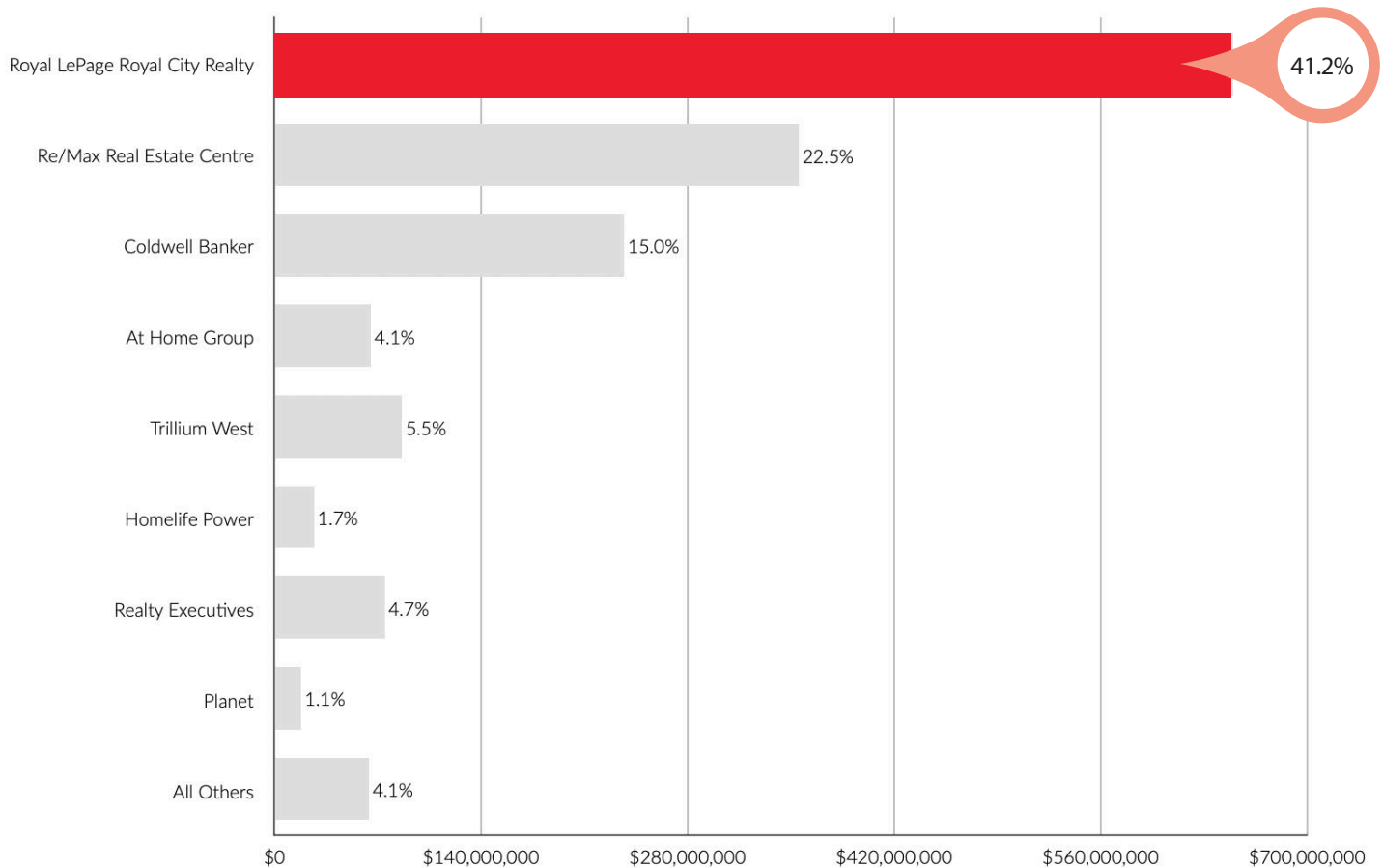
YTD Sales Volume	 \$20,906,500 -5.3%	 5 Up from 0	 \$0 No Change
YTD Unit Sales	 17 -10.53%	 \$3,524,000 Up from 0	 0 No Change
YTD Average Sale Price	 \$1,229,794 -9.92%	 \$704,800 Up \$0	 \$0 No Change
March Sales Volume	 \$6,121,000 -54.79%	 \$1,905,000 Up from \$0	 \$0 No Change
March Unit Sales	 4 -66.67%	 3 Up from 0	 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, 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.

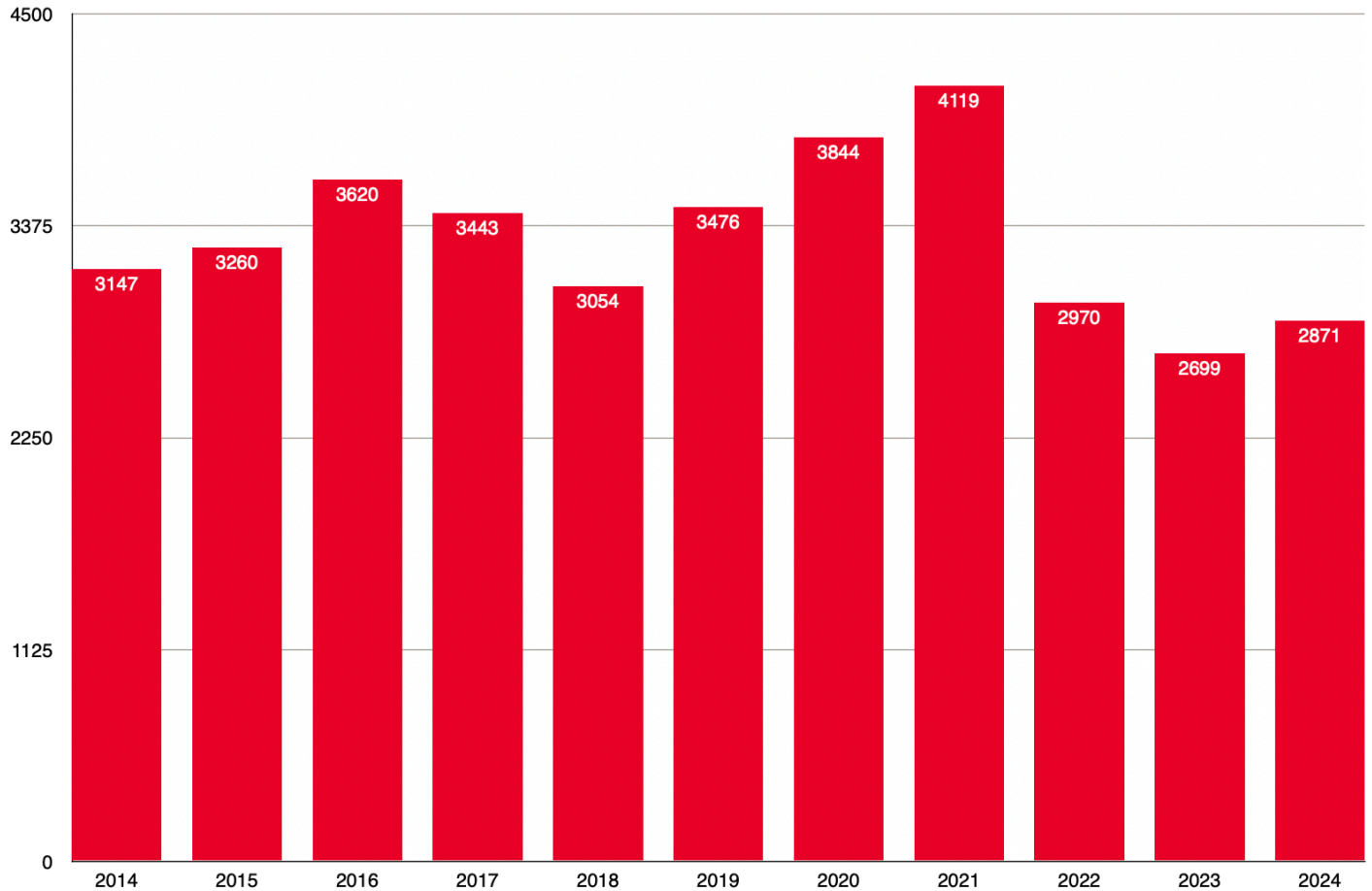
MARKET DOMINANCE



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



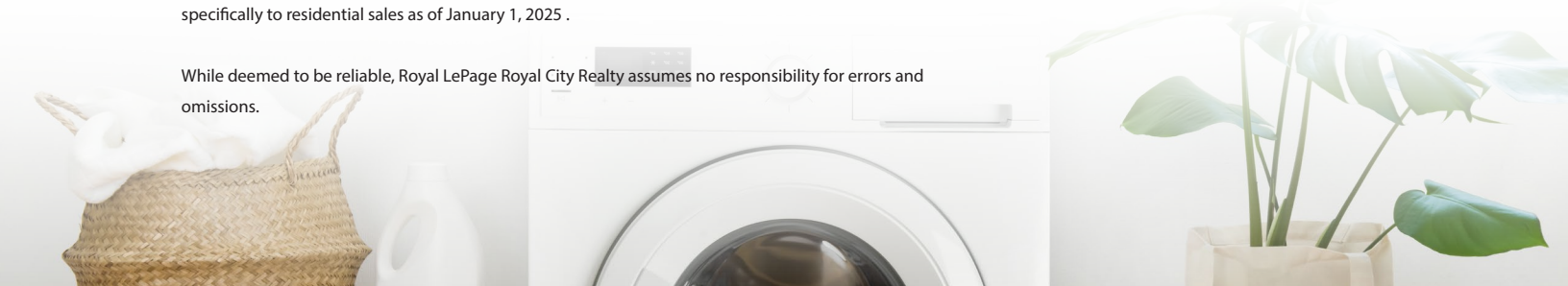
10 YEAR MARKET ANALYSIS



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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