



# 2026

# MAY

## **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 through May, although market activity strengthened compared to the same period last year. The median sale price declined 14.59% year over year to \$995,000, while the average sale price held relatively steady at \$1,151,732. Sales volume increased 18.81% to \$21.88M, supported by unit sales rising 18.75% to 19 transactions. New listings fell 26.53% to 36 and expired listings decreased 16.67% to 5, contributing to tighter inventory conditions. The monthly sales-to-listings ratio improved significantly to 52.78%; however, the year-to-date ratio remains at 36.11%, below the 39% threshold, indicating that market conditions continue to favour buyers overall.



### May year-over-year sales volume of \$21,882,900

Up +18.81% from 2025's \$18,418,900 with unit sales of 19 up from 16 in 2025. New listings of 36 are down -26.53% from 2025, with the sales/listing ratio of 52.78% up by +20.12% compared to 2025.



### Year-to-date sales volume of \$65,608,477

Up +14.93% from 2025's \$57,085,062 with unit sales of 65, up from 52 in 2025. New listings of 180 are up +9.09% from a year ago, with the sales/listing ratio of 36.11% up by +4.60%.



### Year-to-date average sale price of \$958,525

Down from \$1,095,080 a year ago with median sale price of \$875,000 down from \$1,010,000 a year ago. Average days-on-market of 36, which has gone down by 3 days compared to last year.

## MAY NUMBERS

Median Sale Price  
**\$995,000**  
 -14.59%

Average Sale Price  
**\$1,151,732**  
 +0.05%

Sales Volume  
**\$21,882,900**  
 +18.81%

Unit Sales  
**19**  
 +18.75%

New Listings  
**36**  
 -26.53%

Expired Listings  
**5**  
 -16.67%

Unit Sales/Listings Ratio  
**52.78%**  
 +20.12%

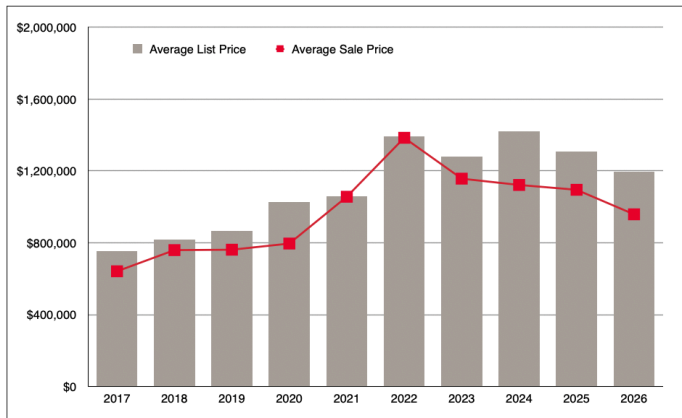
*Year-over-year comparison  
 (May 2025 vs. May 2026)*

# THE MARKET IN DETAIL

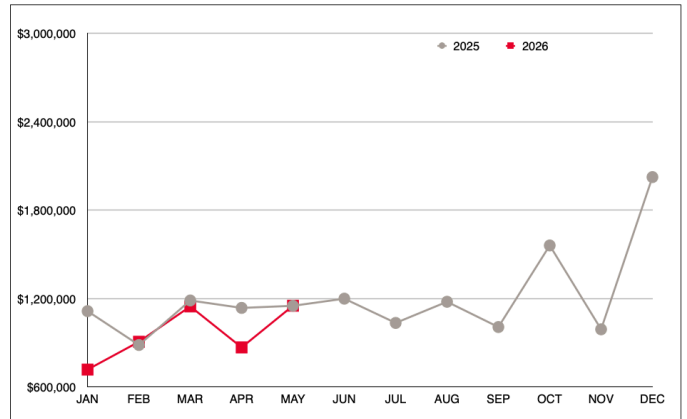
	2024	2025	2026	2025-2026
YTD Volume Sales	\$43,751,400	\$57,085,062	\$65,608,477	+14.93%
YTD Unit Sales	40	52	65	+25%
YTD New Listings	129	165	180	+9.09%
YTD Sales/Listings Ratio	31.01%	31.52%	36.11%	+14.58%
YTD Expired Listings	15	17	26	+52.94%
Monthly Volume Sales	\$11,800,000	\$18,418,900	\$21,882,900	+18.81%
Monthly Unit Sales	12	16	19	+18.75%
Monthly New Listings	48	49	36	-26.53%
Monthly Sales/Listings Ratio	25.00%	32.65%	52.78%	+61.63%
Monthly Expired Listings	3	6	5	-16.67%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	1	0	2	+100%
YTD Sales: \$550K-\$749K	2	10	5	-50%
YTD Sales: \$750K-\$999K	15	15	33	+120%
YTD Sales: \$1M- \$2M	20	24	25	+4.17%
YTD Sales: \$2M+	2	3	0	-100%
YTD Average Days-On-Market	29.60	39.00	35.80	-8.21%
YTD Average Sale Price	\$1,121,890	\$1,095,080	\$958,525	-12.47%
YTD Median Sale Price	\$964,950	\$1,010,000	\$875,000	-13.37%

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

# AVERAGE SALE PRICE

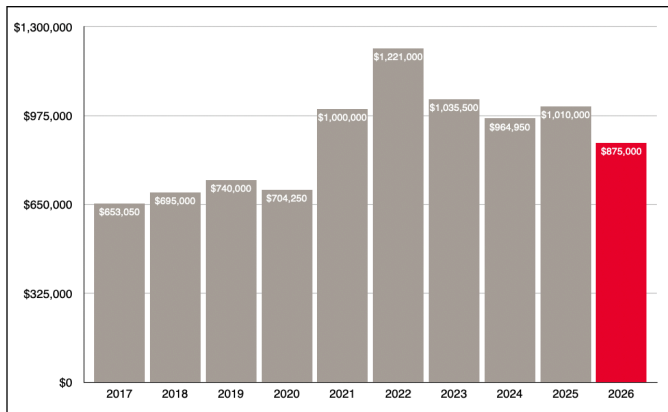


Year-Over-Year

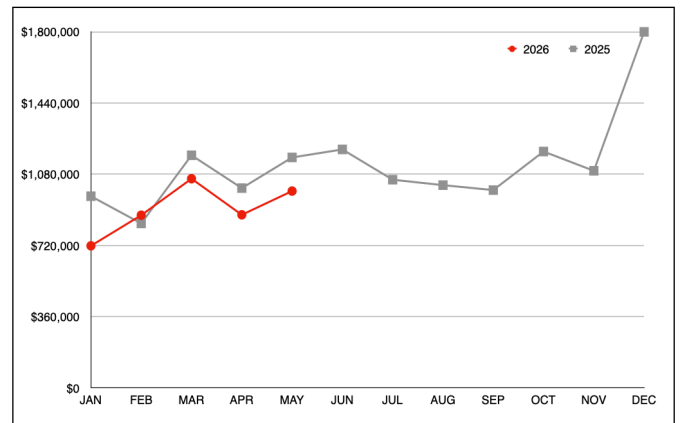


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



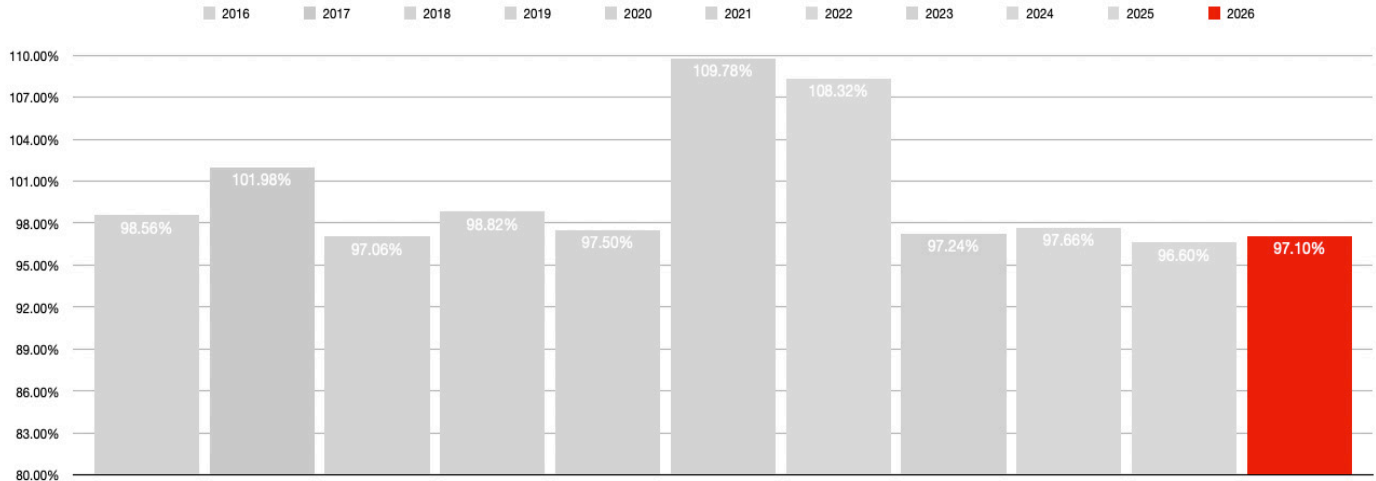
Year-Over-Year



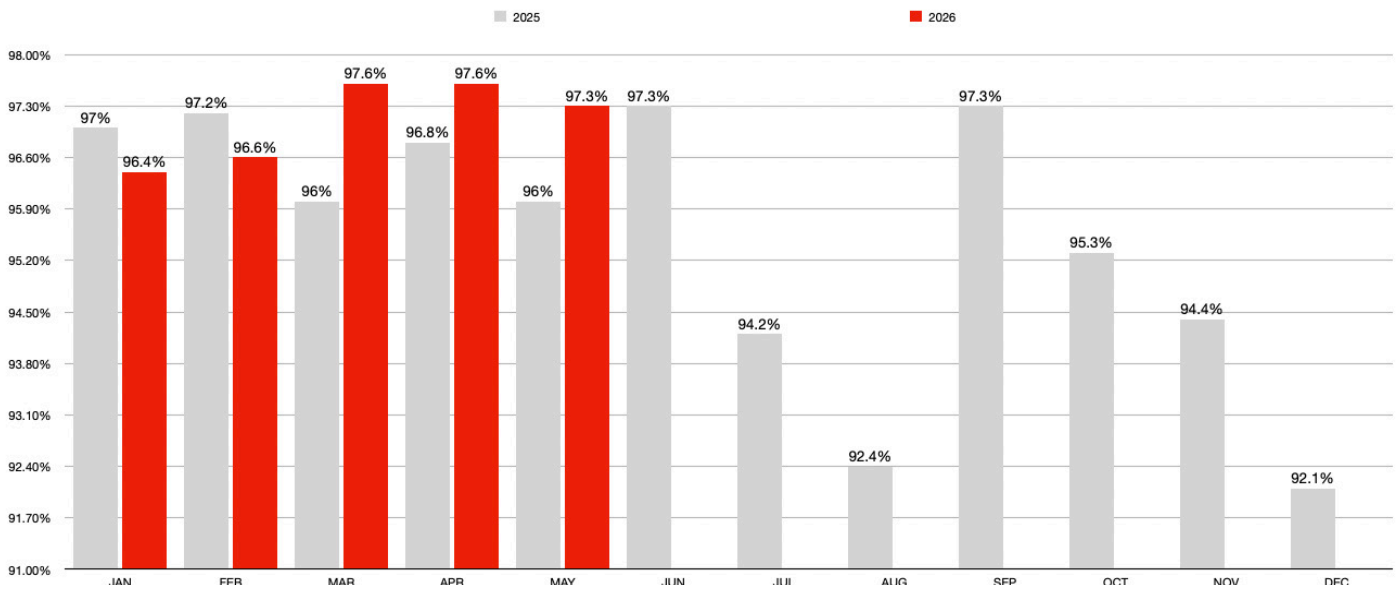
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

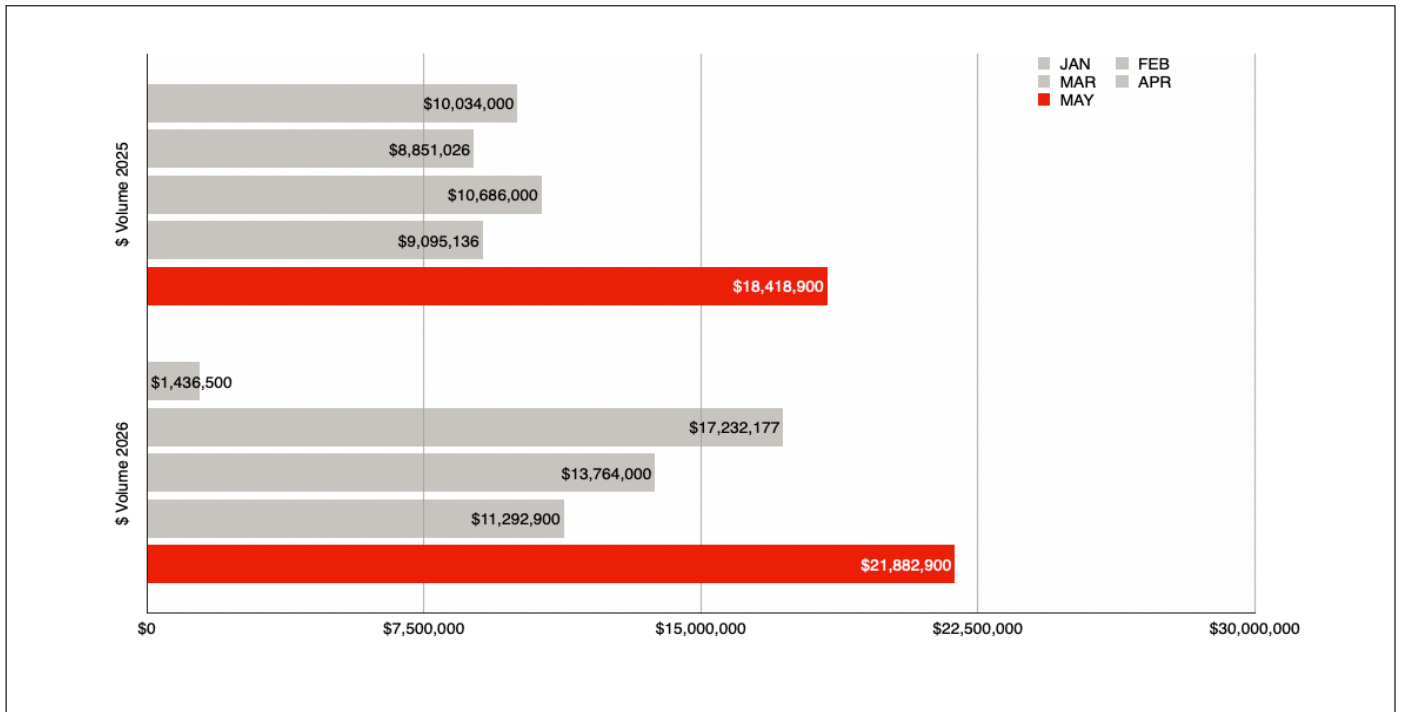


## Year-Over-Year

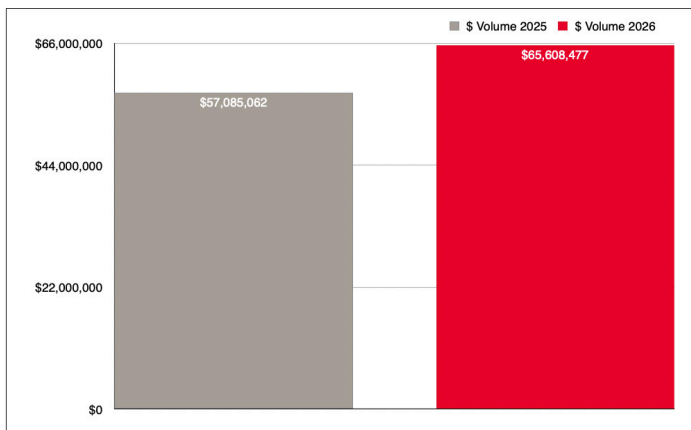


## Month-Over-Month 2025 vs. 2026

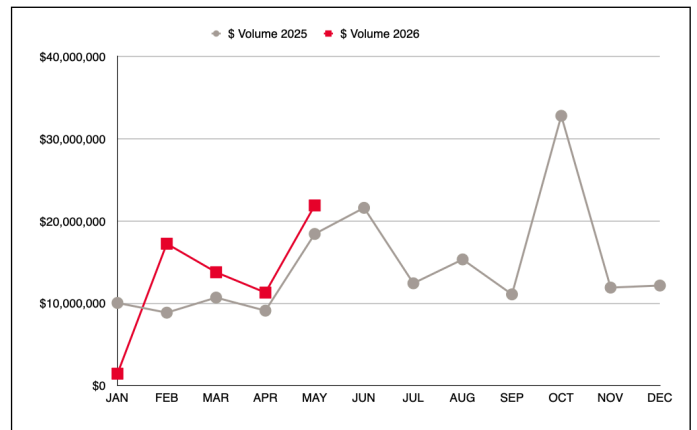
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

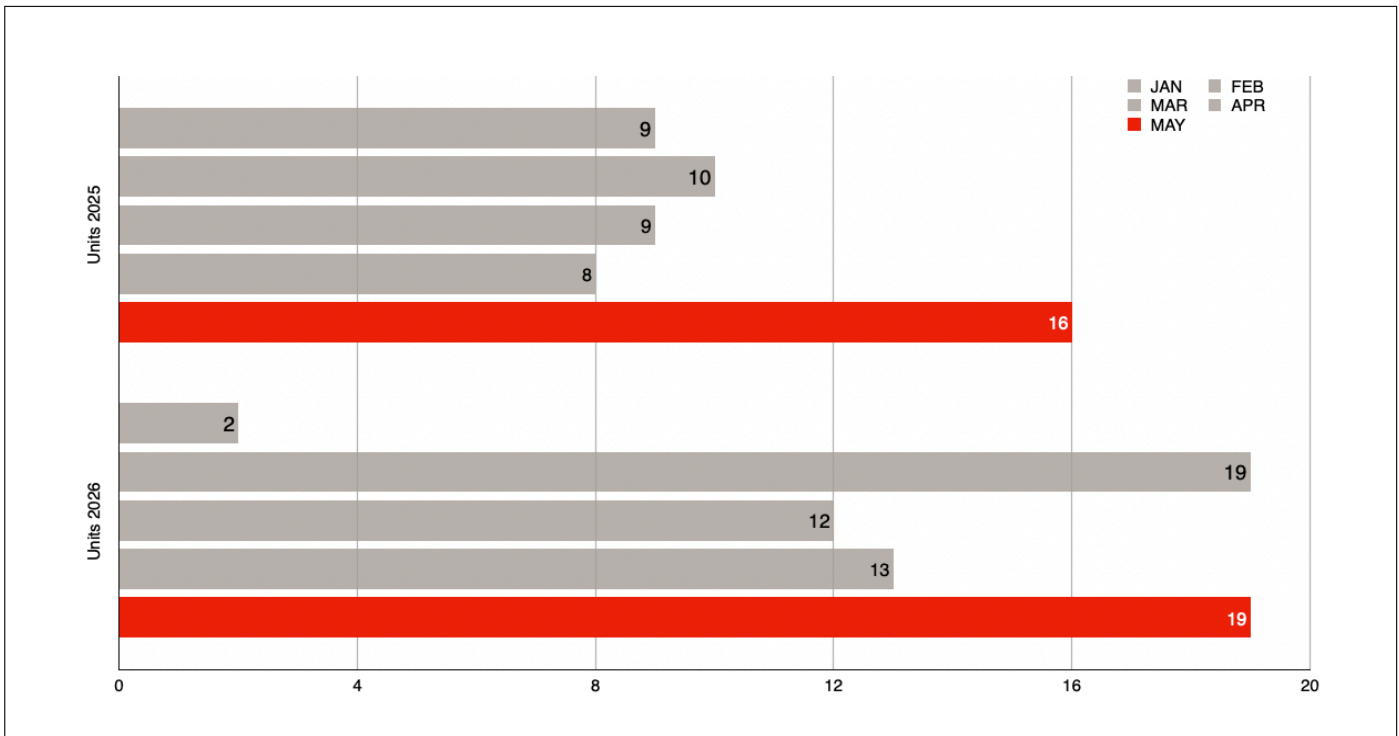


Yearly Totals 2025 vs. 2026

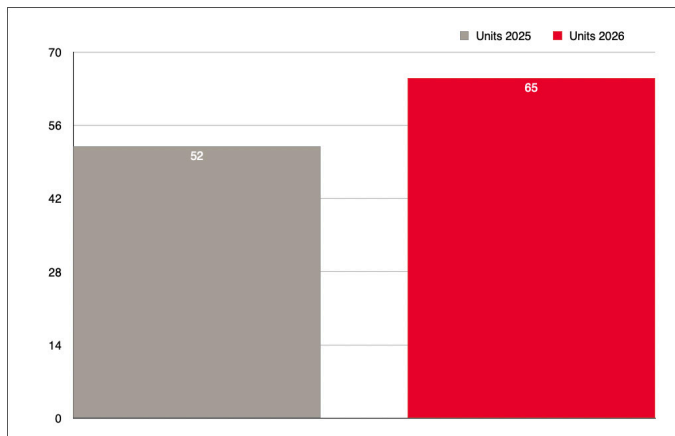


Month vs. Month 2025 vs. 2026

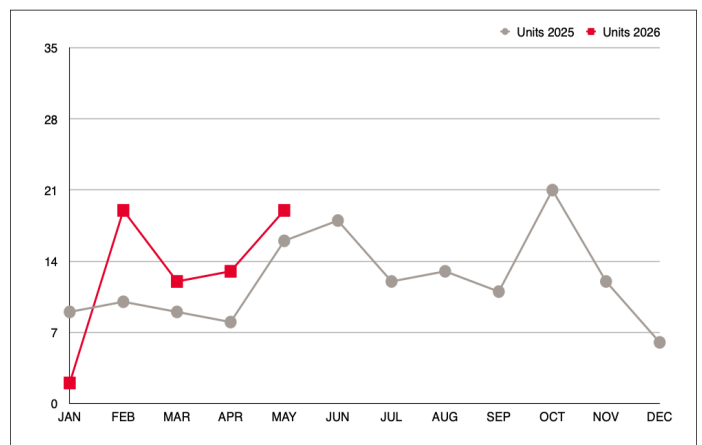
# UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE

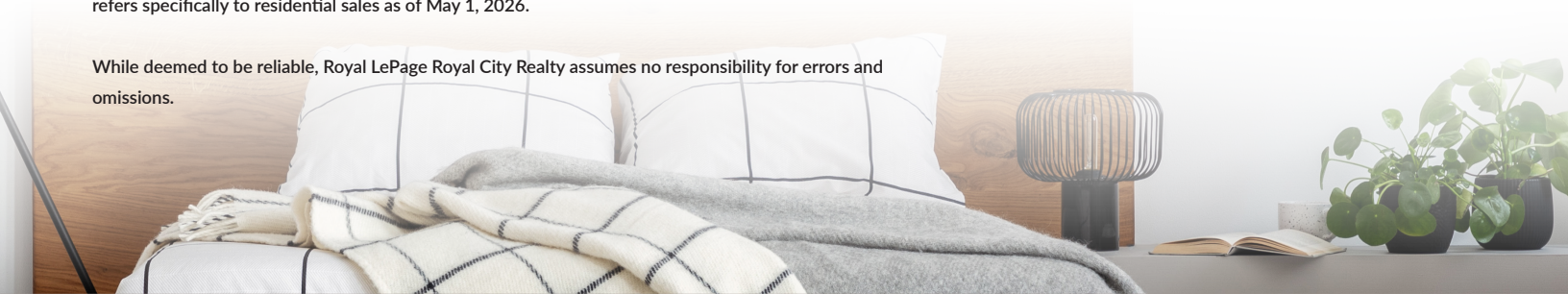


	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$63,321,977 +28.62%	\$2,286,500 -70.89%	\$0 No Change
YTD Unit Sales	61 +48.78%	4 -63.64%	0 No Change
YTD Average Sale Price	\$1,038,065 -13.55%	\$571,625 -19.95%	\$0 No Change
May Sales Volume	\$21,184,900 +20.24%	\$698,000 -12.75%	\$0 No Change
May Unit Sales	18 +20%	1 No Change	0 No Change

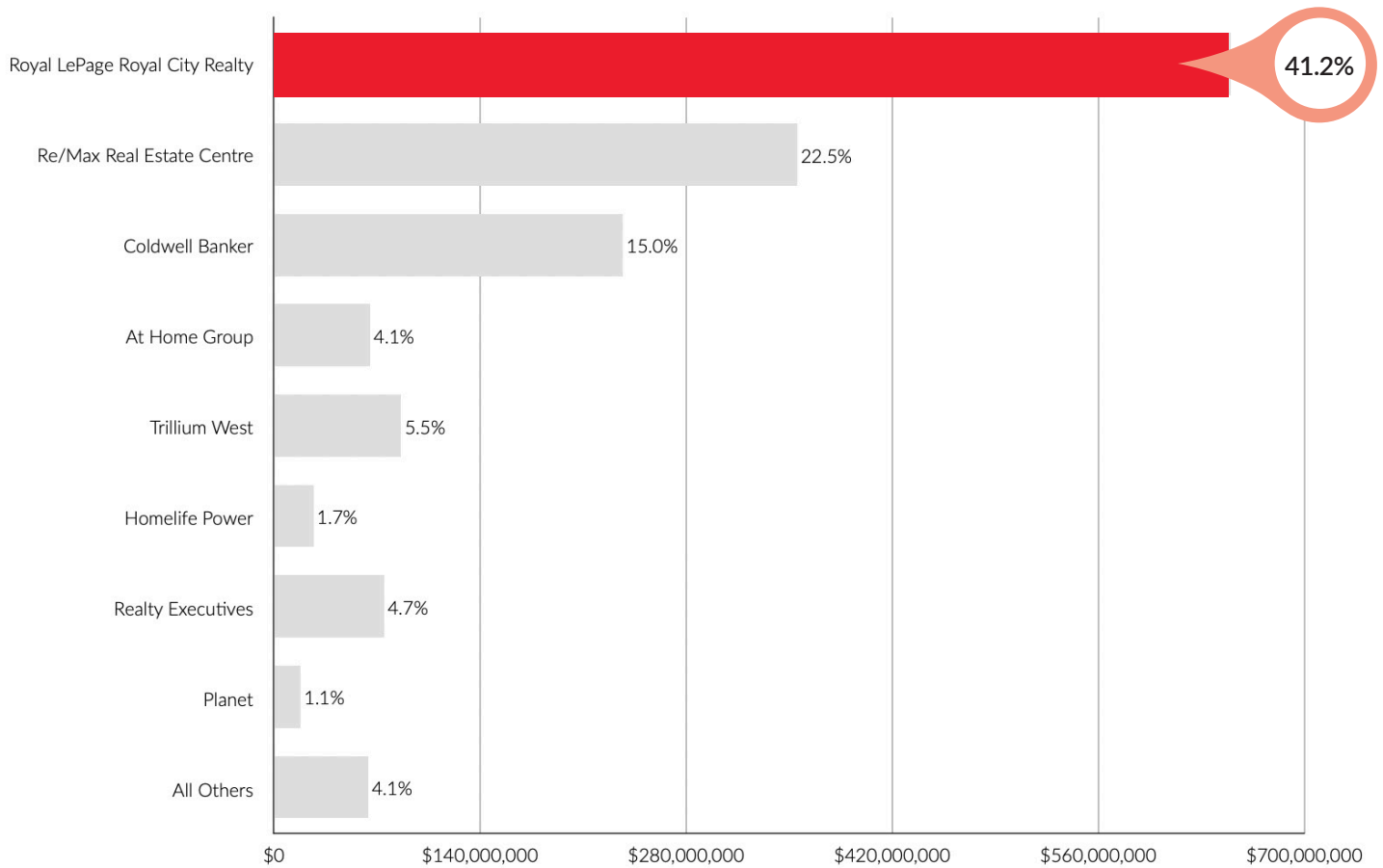
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of May 1, 2026.

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

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



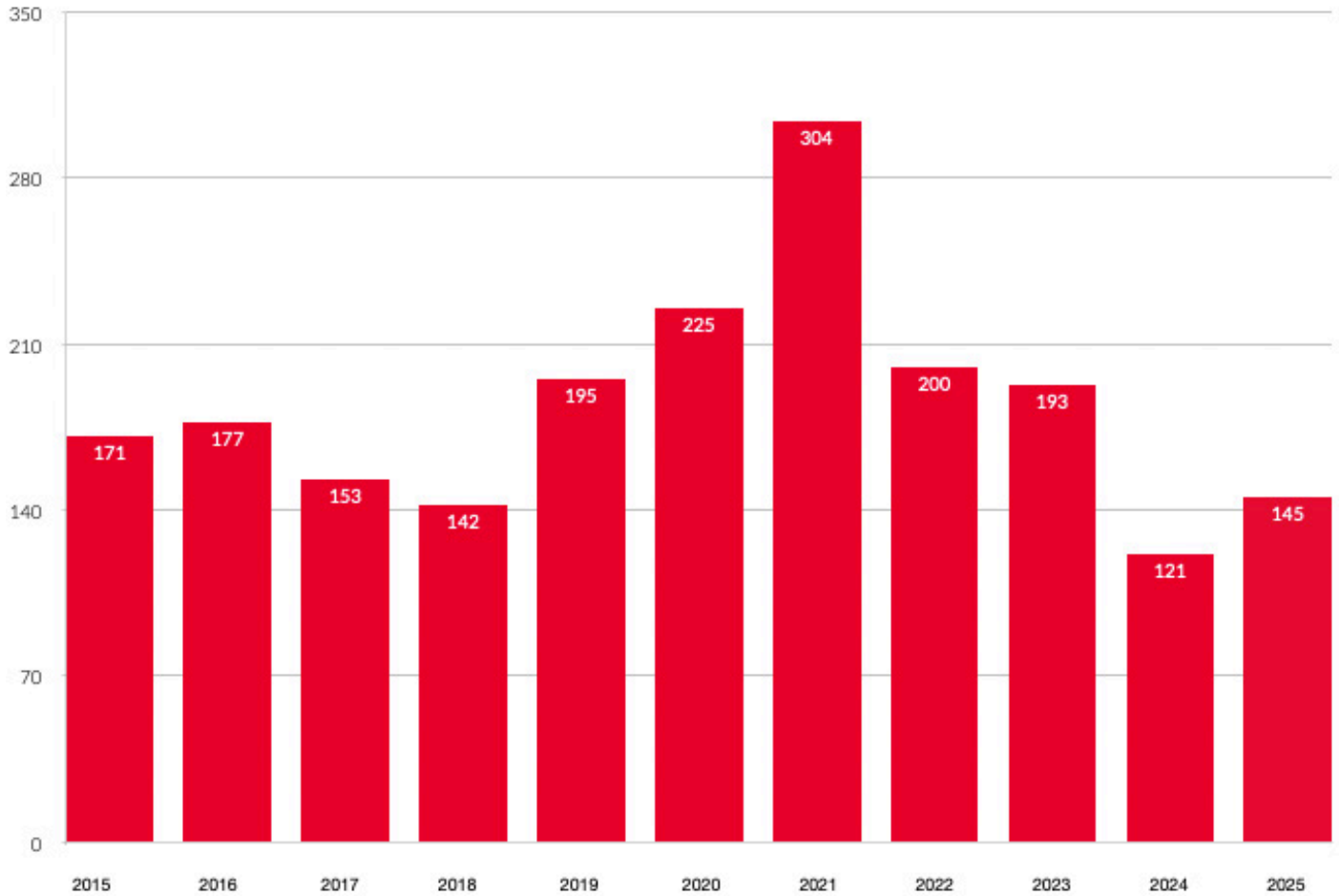
# MARKET DOMINANCE



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