



2025 OCTOBER

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](#) saw stronger activity in October, though conditions continued to lean in favour of buyers. The median sale price rose 7.8% to \$1,195,000, while the average sale price increased 23.83% to \$1,560,857. Sales volume climbed 85.74% to \$32.78M, supported by a 50% increase in unit sales to 21 transactions. New listings were up 6.9% to 31, with expired listings holding steady at 6. With a unit sales-to-listings ratio of 67.74%, the market remains buyer-leaning overall, providing purchasers with more selection and negotiation flexibility.



October year-over-year sales volume of \$32,778,000

Up +85.74% from 2024's \$17,646,900 with unit sales of 21 up from last year's 14. New listings of 31 are up +6.9% from 2024, with the sales/listing ratio of 67.74% up by +19.47% compared to 2024.



Year-to-date sales volume of \$150,276,461

Up +25.48% from 2024's \$119,759,450 with unit sales of 127 up from the 106 in 2024. New listings of 365 are up +30.36% from a year ago, with the sales/listing ratio of 34.79% down by -3.06%.



Year-to-date average sale price of \$1,145,655

Up from \$1,136,207 a year ago with median sale price of \$1,038,750 down from \$1,092,500 a year ago. Average days-on-market of 47, which has gone up 9 days compared to last year.

OCTOBER NUMBERS

Median Sale Price

\$1,195,000

+7.8%

Average Sale Price

\$1,560,857

+23.83%

Sales Volume

\$32,778,000

+85.74%

Unit Sales

21

+50%

New Listings

31

+6.9%

Expired Listings

6

No Change

Unit Sales/Listings Ratio

67.74%

+19.47%

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

THE MARKET IN DETAIL

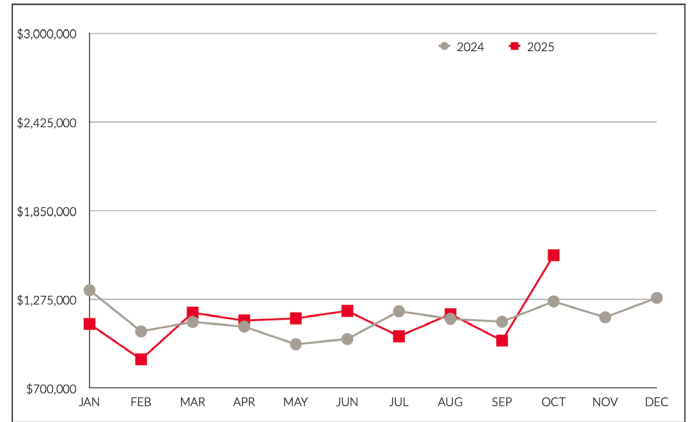
	2023	2024	2025	2024-2025
YTD Volume Sales	\$132,031,423	\$119,759,450	\$150,276,461	+25.48%
YTD Unit Sales	118	106	127	+19.81%
YTD New Listings	247	280	365	+30.36%
YTD Sales/Listings Ratio	47.77%	37.86%	34.79%	-3.06%
YTD Expired Listings	16	38	43	+13.16%
Monthly Volume Sales	\$10,531,400	\$17,646,900	\$32,778,000	+85.74%
Monthly Unit Sales	9	14	21	+50%
Monthly New Listings	29	29	31	+6.9%
Monthly Sales/Listings Ratio	31.03%	48.28%	67.74%	+19.47%
Monthly Expired Listings	5	6	6	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	5	2	1	-50%
YTD Sales: \$550K-\$749K	11	8	16	+100%
YTD Sales: \$750K-\$999K	40	33	37	+12.12%
YTD Sales: \$1M- \$2M	58	61	65	+6.56%
YTD Sales: \$2M+	63	3	8	+166.67%
YTD Average Days-On-Market	30.50	32.90	42.20	+28.27%
YTD Average Sale Price	\$1,110,210	\$1,136,207	\$1,145,655	+0.83%
YTD Median Sale Price	\$991,975	\$1,092,500	\$1,038,750	-4.92%

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

AVERAGE SALE PRICE

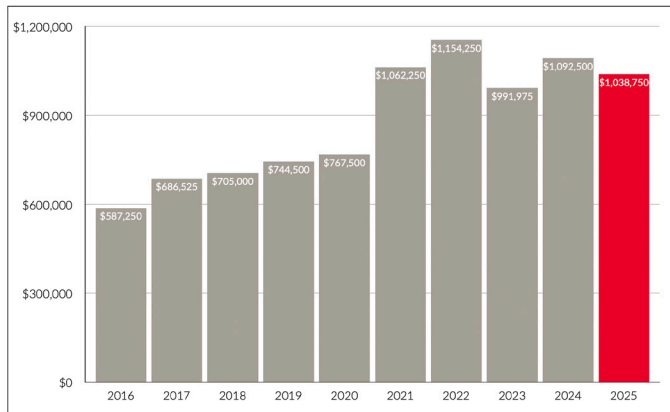


Year-Over-Year

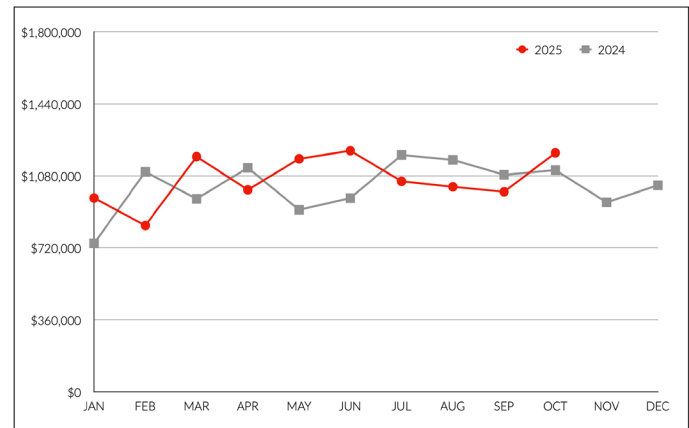


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



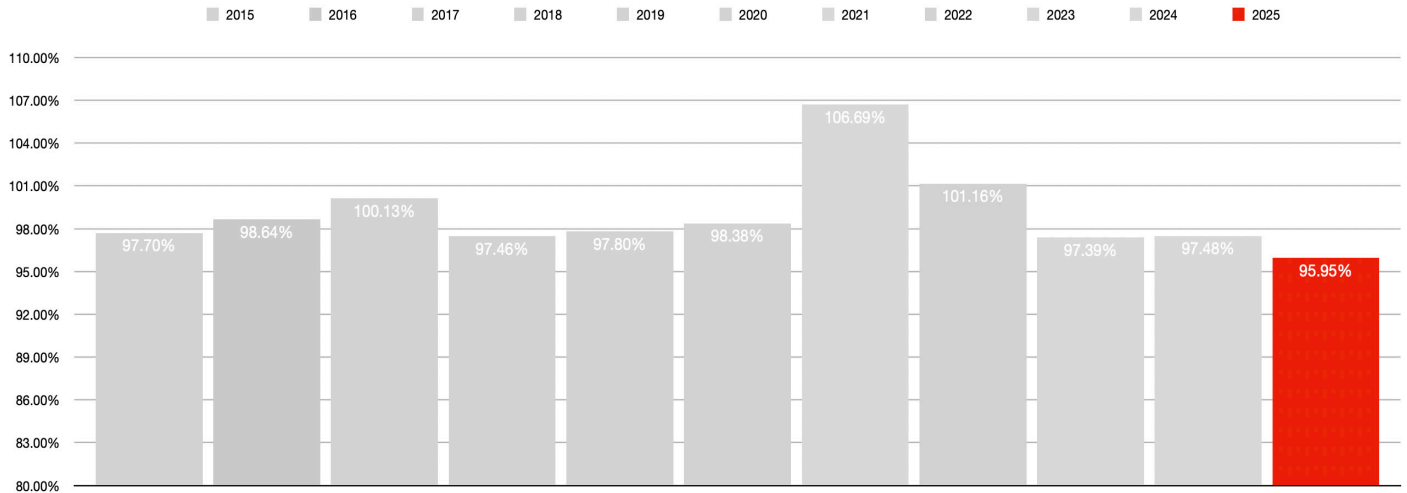
Year-Over-Year



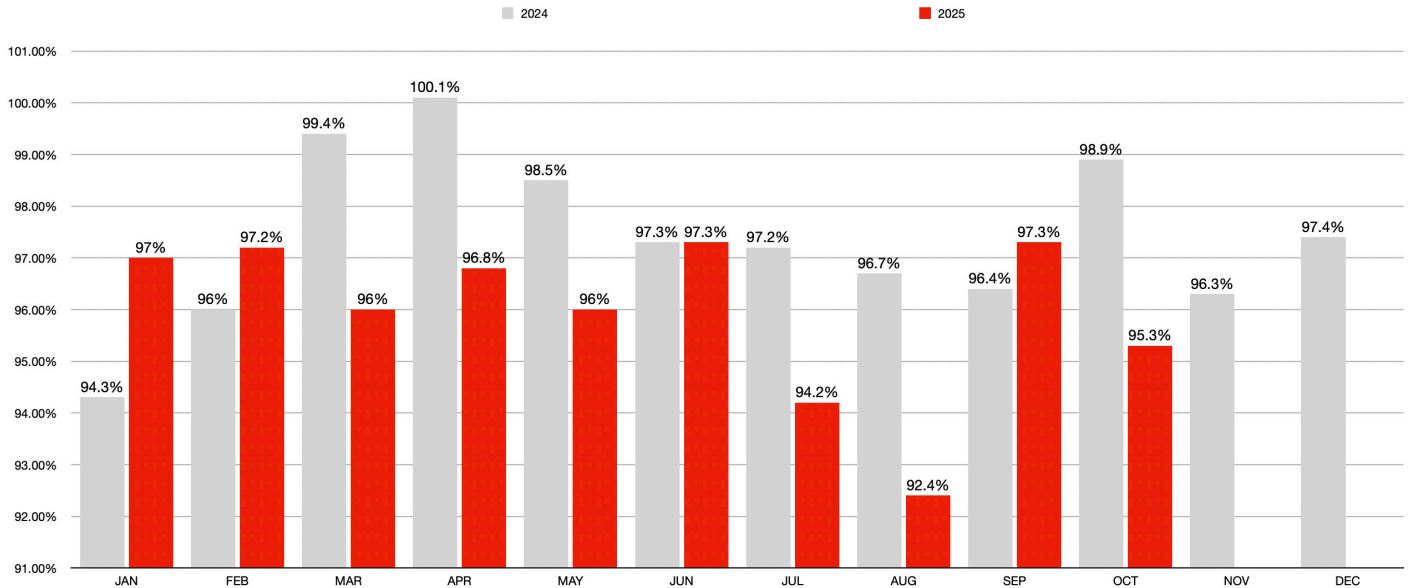
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

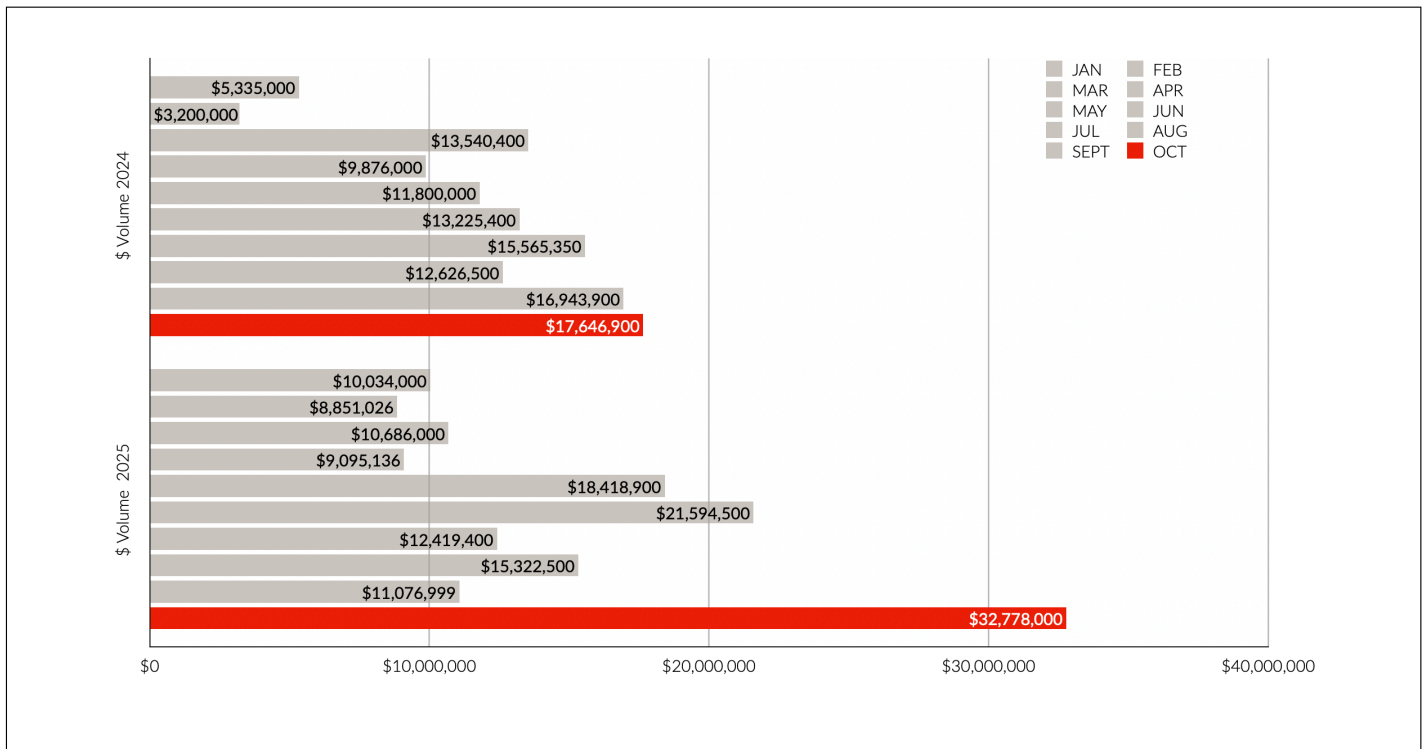


Year-Over-Year



Month-Over-Month 2024 vs. 2025

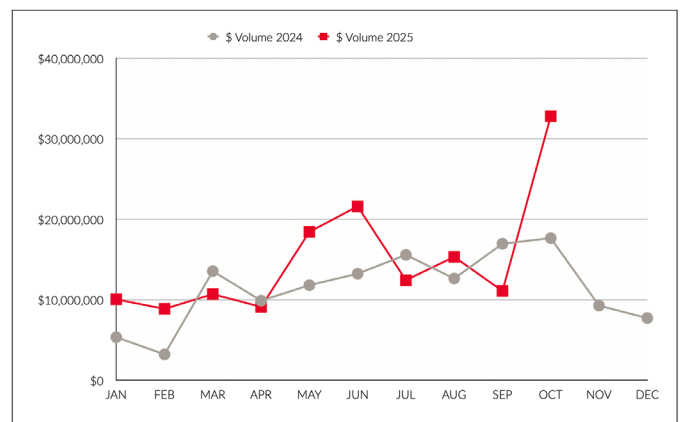
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

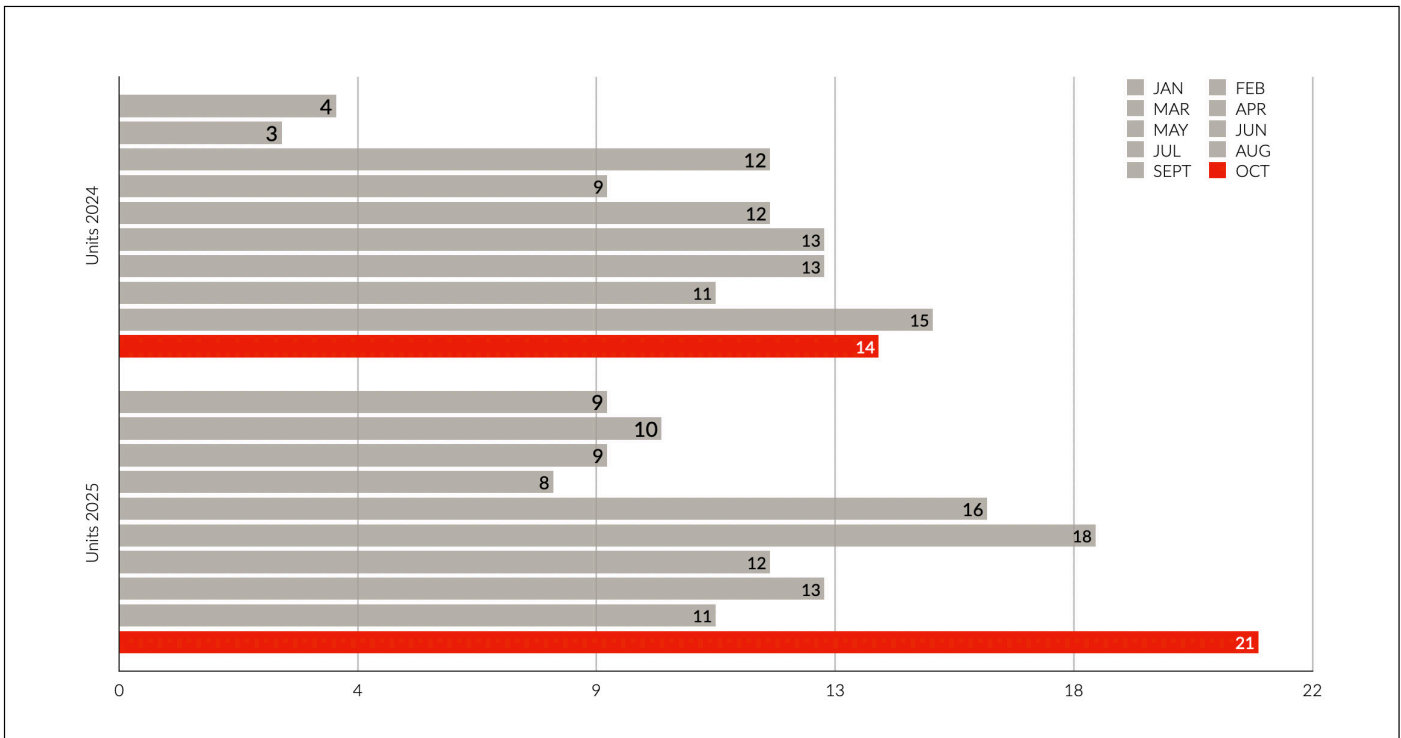


Yearly Totals 2024 vs. 2025

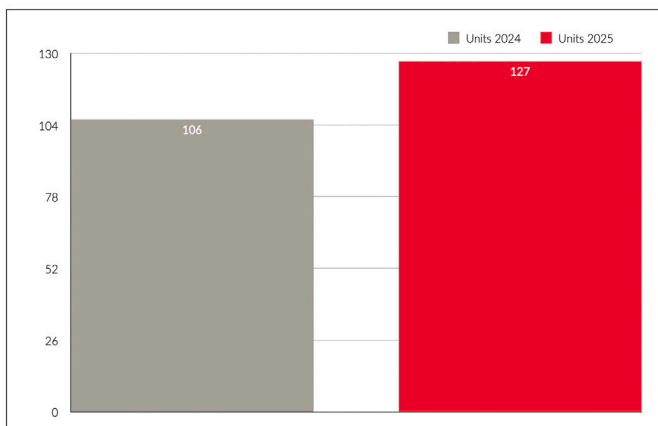


Month vs. Month 2024 vs. 2025

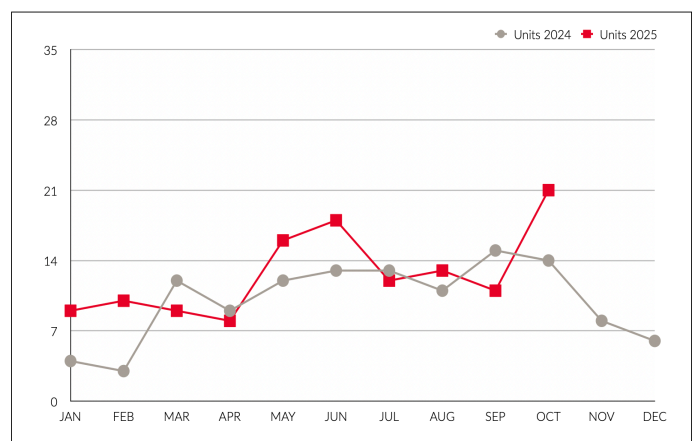
UNIT SALES



Monthly Comparison 2024 vs. 2025

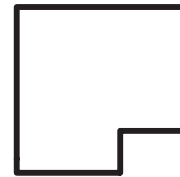


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



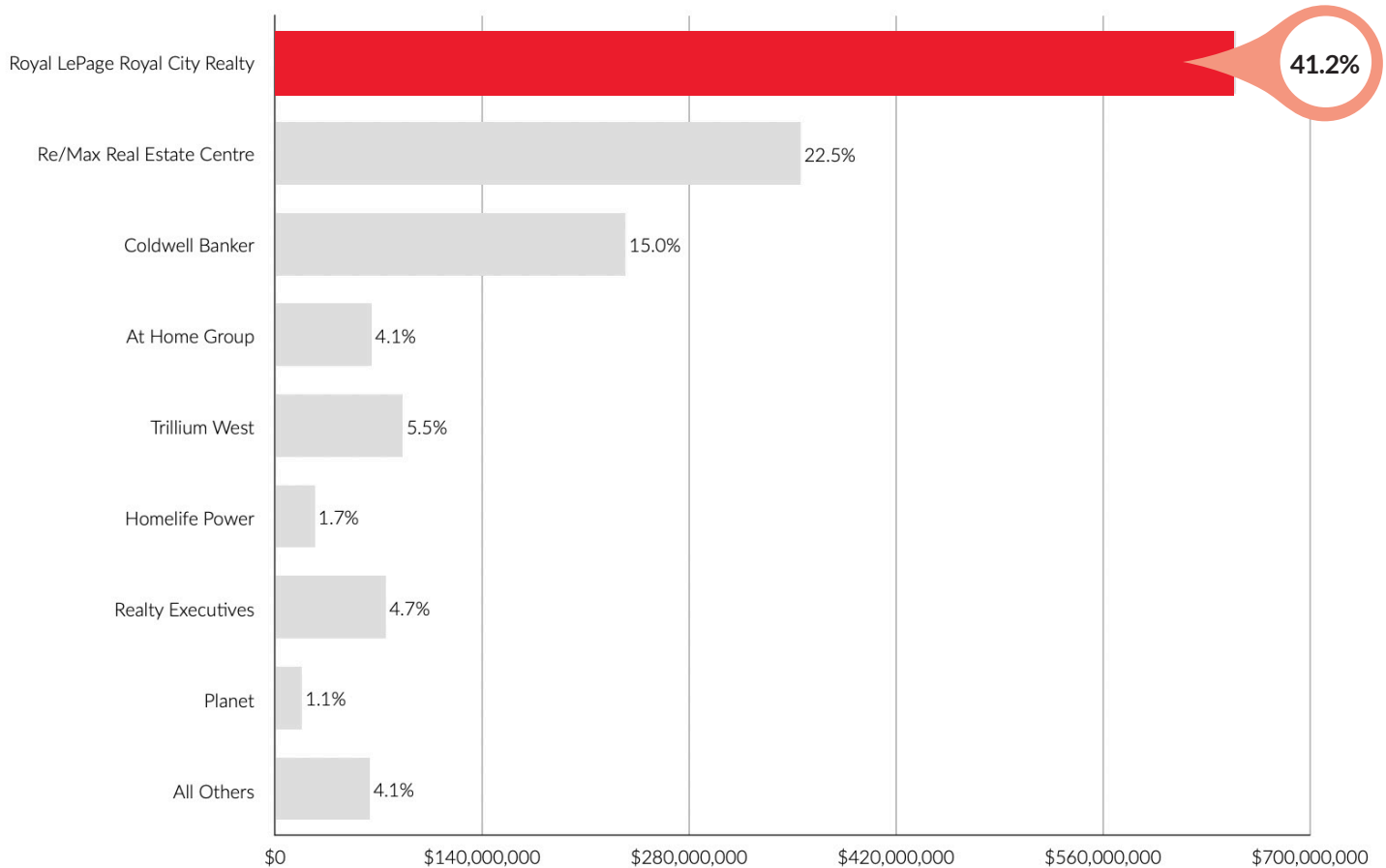
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$140,301,935 +23.03%	 \$9,974,526 +74.32%	 \$760,000 -86.69%
YTD Unit Sales	 114 +16.33%	 13 +62.5%	 1 -75%
YTD Average Sale Price	 \$1,230,719 -0.31%	 \$767,271 +8.38%	 \$760,000.00 +12.4%
October Sales Volume	 \$31,713,000 +79.71%	 \$1,065,000 +100%	 \$0 - 100%
October Unit Sales	 20 +42.86%	 1 +100%	 0 -100%

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

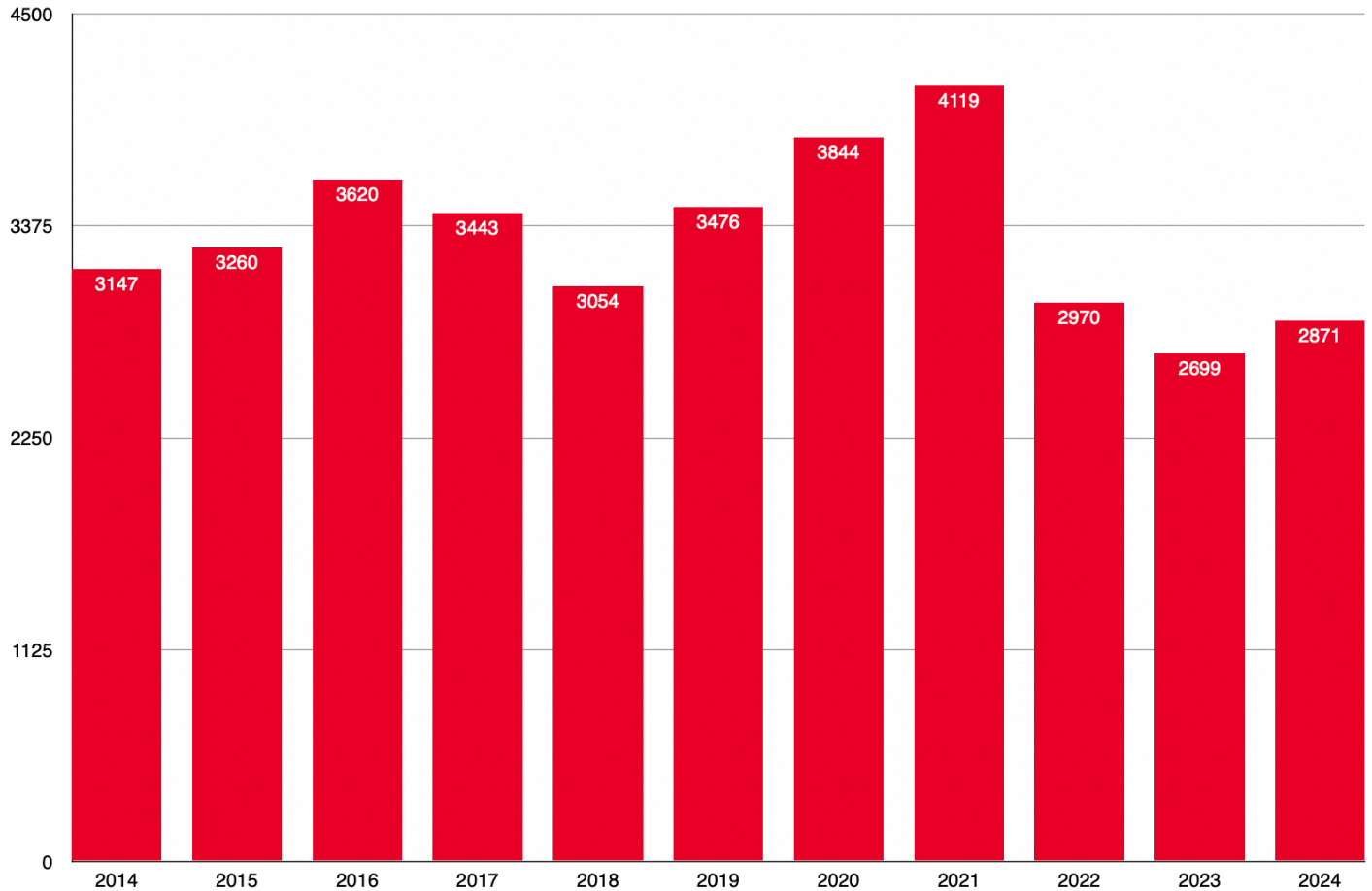
MARKET DOMINANCE



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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