



# 2026

# FEBRUARY

## CITY OF GUELPH

## 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 City of Guelph's real estate market continued to reflect buyer-leaning conditions this period, as rising inventory levels outpaced sales activity. The median sale price declined 10.03% to \$700,000, while the average sale price fell 10.25% to \$713,343. Sales volume decreased 20.72% to \$75.61M, driven by an 11.67% reduction in unit sales to 106 transactions. Meanwhile, new listings increased 21.17% to 254 and expired listings rose sharply by 45.45% to 32, signaling growing competition among sellers. With a unit sales-to-listings ratio of 41.73%, down 2.88% year over year, the market remains balanced but trending in favour of buyers as supply continues to build.



### February year-over-year sales volume of \$75,614,390

Down -20.72% from 2025's \$95,375,966 with unit sales of 106 down -11.67% from last February's 120. New listings of 254 are up +21.17% from a year ago, with the sales/listing ratio of 41.73% down -2.88%.



### Year-to-date sales volume of \$131,197,396

Down -24.86% from 2025's \$95,375,966 with unit sales of 181 down from 222 in 2025. New listings of 499 are up +29.03% from a year ago, with the sales/listing ratio of 36.27% down -6.42%.



### Year-to-date average sale price of \$727,225

Down from \$785,767 year ago with median sale price of \$712,000 down from \$780,375 one year ago. Average days-on-market of 45 is up 12 days from last year.

## FEBRUARY NUMBERS

Median Sale Price

**\$700,000**  
-10.03%

Average Sale Price

**\$713,343**  
-10.25%

Sales Volume

**\$75,614,390**  
-20.72%

Unit Sales

**106**  
-11.67%

New Listings

**254**  
+21.17%

Expired Listings

**32**  
+45.45%

Unit Sales/Listings Ratio

**41.73%**  
-2.88%

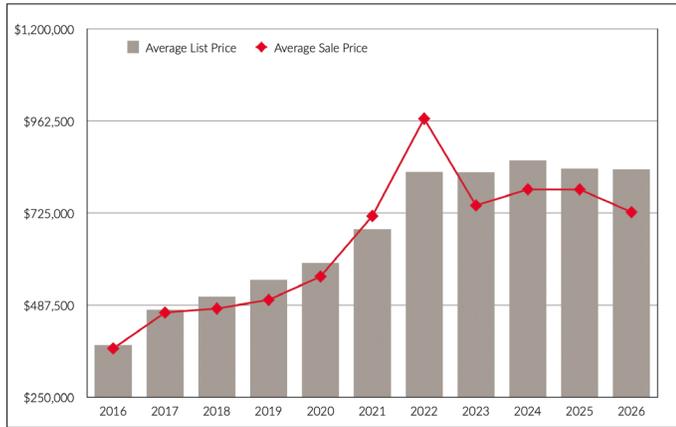
*Year-over-year comparison  
(February 2025 vs. February 2026)*

# THE MARKET IN DETAIL

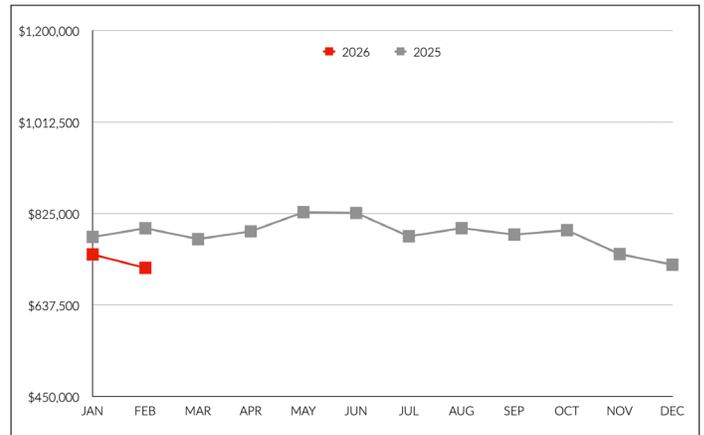
|                              | 2024          | 2025          | 2026          | 2025-2026 |
|------------------------------|---------------|---------------|---------------|-----------|
| YTD Volume Sales             | \$187,033,392 | \$174,602,851 | \$131,197,396 | -24.86%   |
| YTD Unit Sales               | 237           | 222           | 181           | -18.47%   |
| YTD New Listings             | 403           | 520           | 499           | -4.04%    |
| YTD Sales/Listings Ratio     | 58.81%        | 42.69%        | 36.27%        | -15.04%   |
| YTD Expired Listings         | 43            | 67            | 69            | +2.99%    |
| Monthly Volume Sales         | \$116,031,330 | \$95,375,966  | \$75,614,390  | -20.72%   |
| Monthly Unit Sales           | 145           | 120           | 106           | -11.67%   |
| Monthly New Listings         | 222           | 269           | 254           | -5.58%    |
| Monthly Sales/Listings Ratio | 65.32%        | 44.61%        | 41.73%        | -6.45%    |
| Monthly Expired Listings     | 12            | 22            | 32            | +45.45%   |
| YTD Sales: \$0-\$199K        | 0             | 0             | 0             | No Change |
| YTD Sales: \$200k-349K       | 1             | 1             | 5             | +400%     |
| YTD Sales: \$350K-\$549K     | 33            | 37            | 33            | -10.81%   |
| YTD Sales: \$550K-\$749K     | 82            | 54            | 70            | +29.63%   |
| YTD Sales: \$750K-\$999K     | 89            | 97            | 52            | -46.39%   |
| YTD Sales: \$1M - \$2M       | 30            | 32            | 18            | -43.75%   |
| YTD Sales: \$2M+             | 2             | 1             | 0             | -100%     |
| YTD Average Days-On-Market   | 31.50         | 31.50         | 44.50         | +41.27%   |
| YTD Average Sale Price       | \$785,989     | \$785,767     | \$727,225     | -7.45%    |
| YTD Median Sale Price        | \$761,000     | \$780,375     | \$712,000     | -8.76%    |

City of Guelph MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

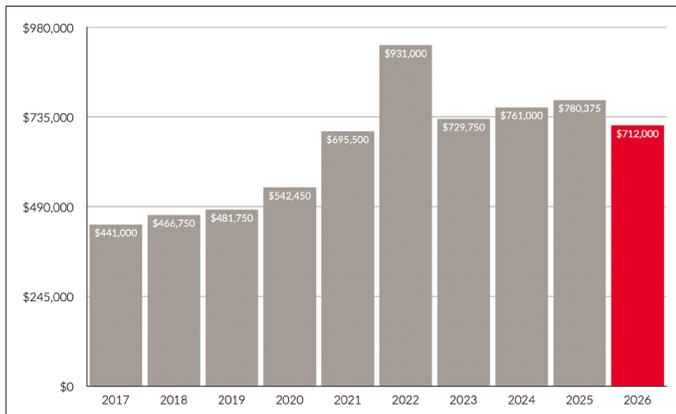


Year-Over-Year

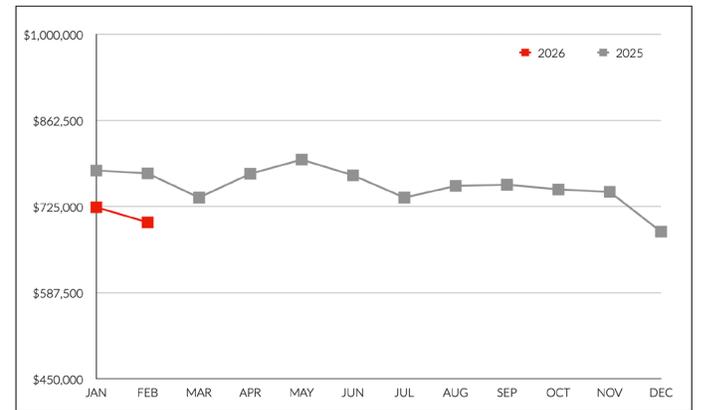


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



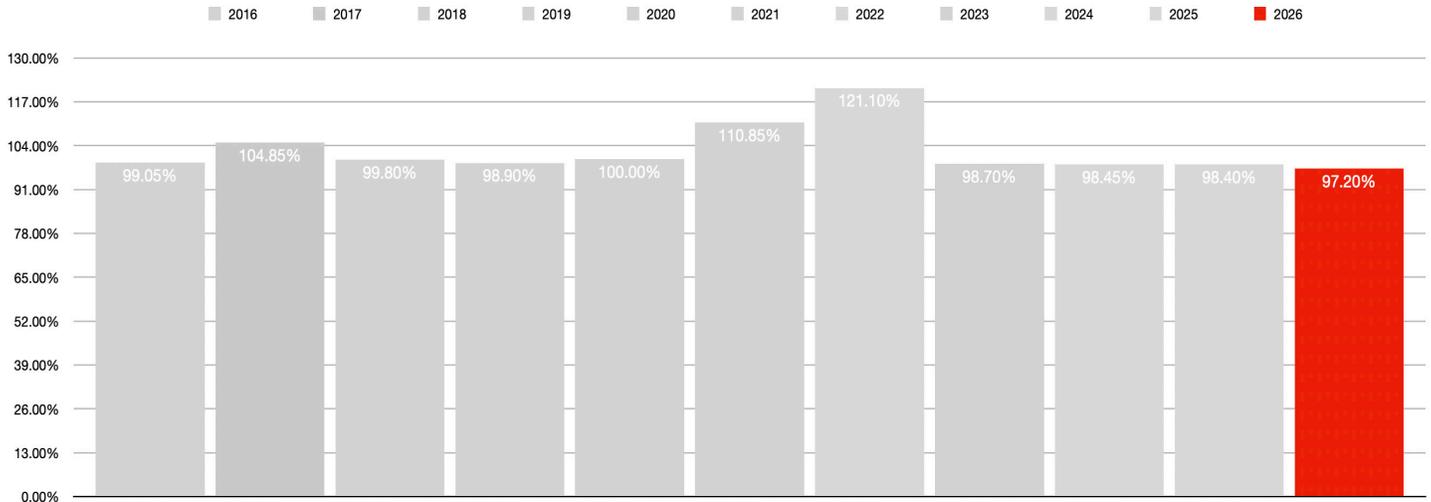
Year-Over-Year



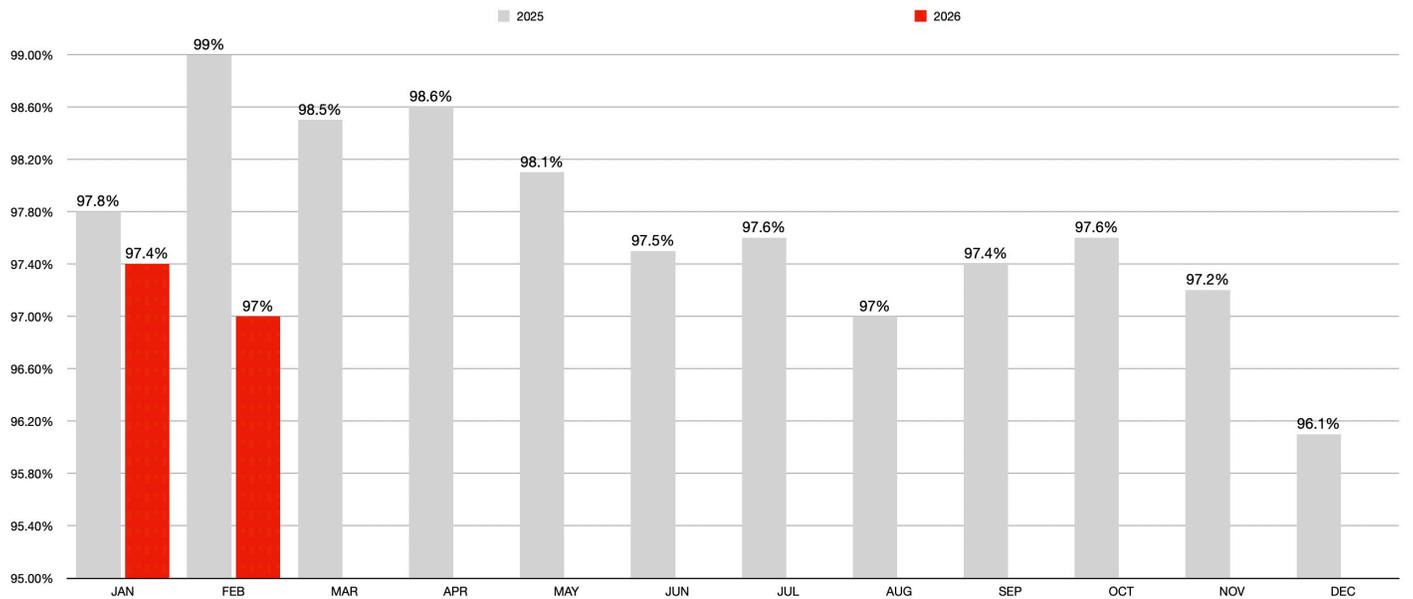
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

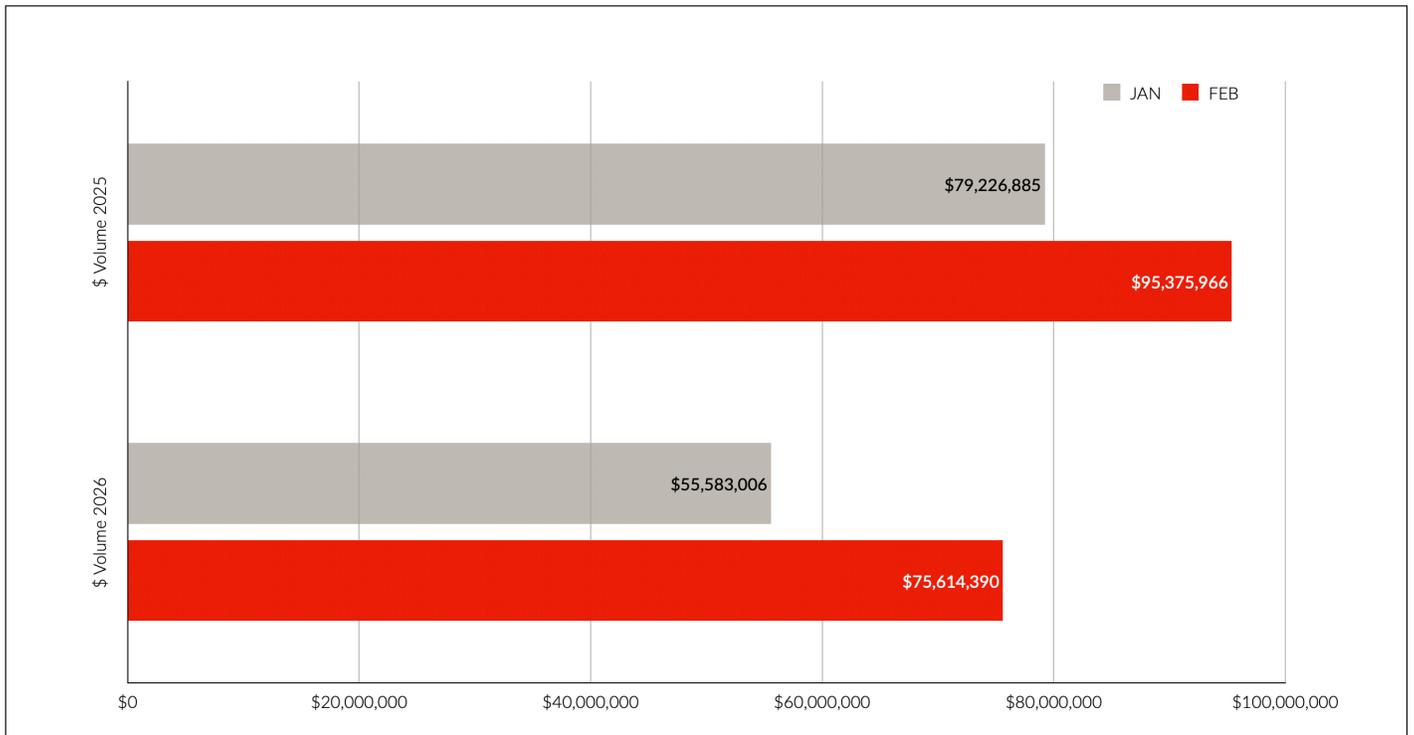


## Year-Over-Year

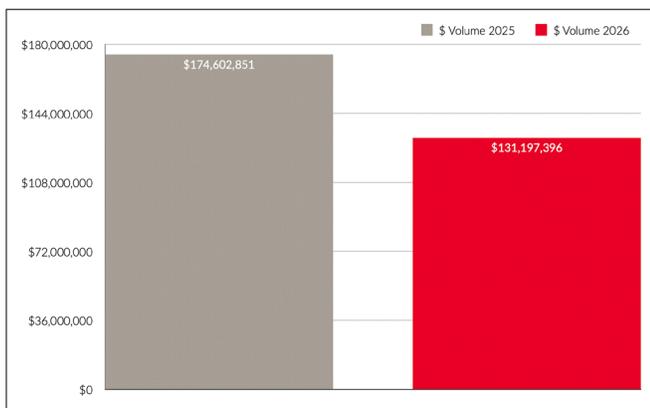


## Month-Over-Month 2025 vs. 2026

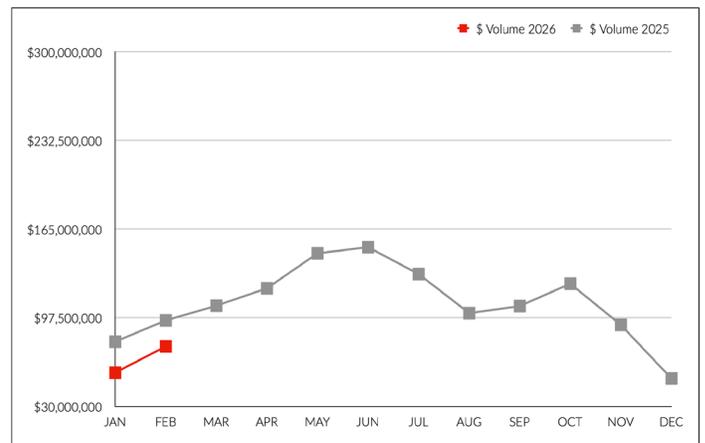
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

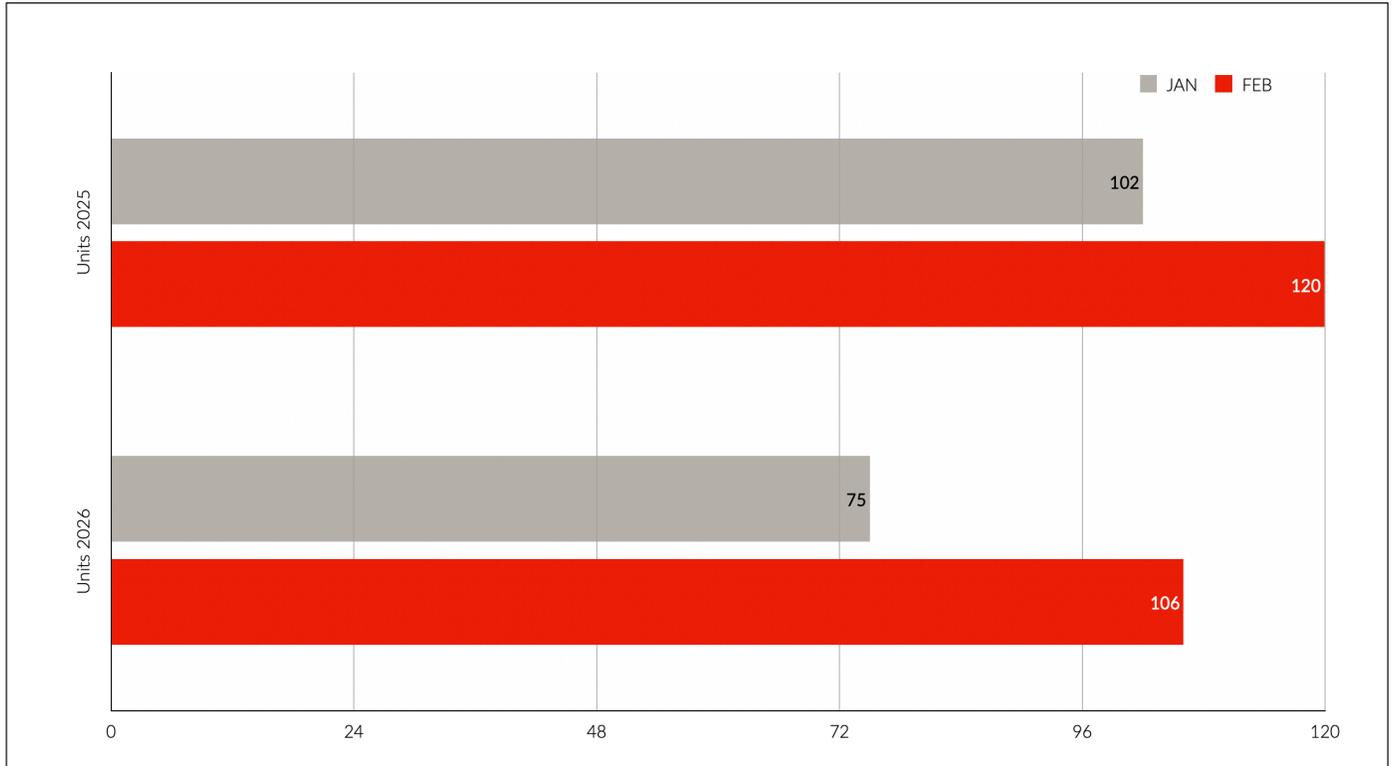


Yearly Totals 2025 vs. 2026

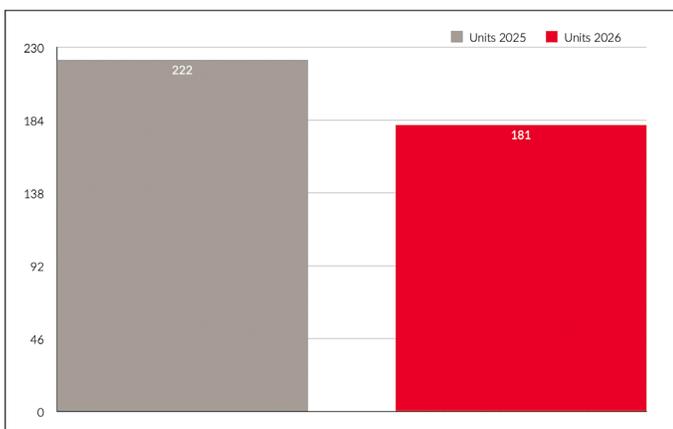


Month vs. Month 2025 vs. 2026

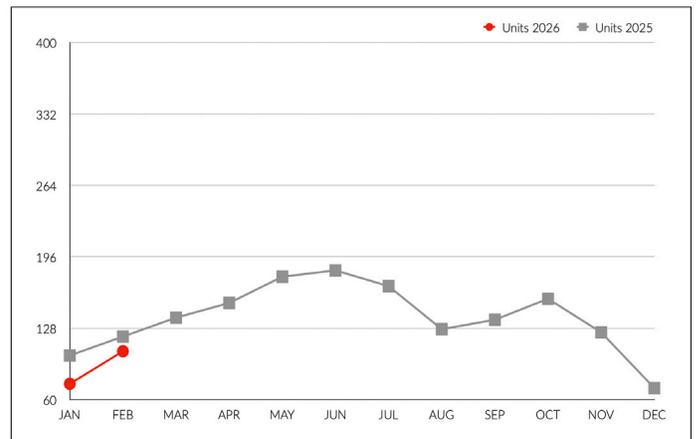
# UNIT SALES



Monthly Comparison 2025 vs. 2026

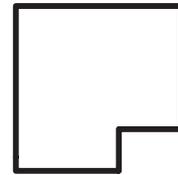


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



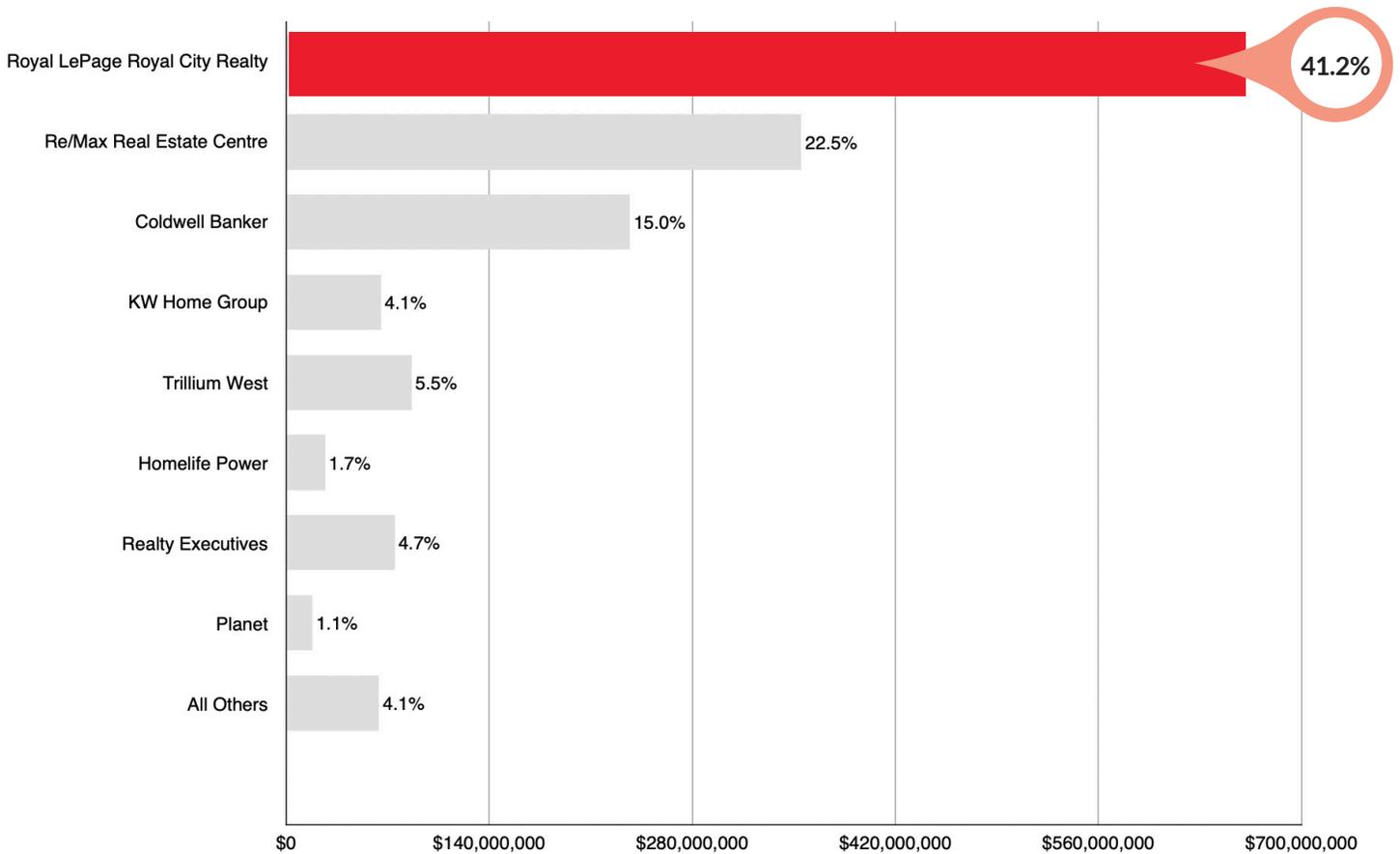
|                        | <b>FREEHOLD</b>                | <b>CONDOMINIUM</b>             | <b>VACANT LAND</b>             |
|------------------------|--------------------------------|--------------------------------|--------------------------------|
| YTD Sales Volume       | <b>\$95,324,720</b><br>-27.56% | <b>\$35,872,676</b><br>-16.6%  | <b>\$345,000</b><br>-85.32%    |
| YTD Unit Sales         | <b>116</b><br>-22.15%          | <b>65</b><br>-10.96%           | <b>1</b><br>-66.67%            |
| YTD Average Sale Price | <b>\$821,765</b><br>-6.95%     | <b>\$551,887</b><br>-6.34%     | <b>\$345,000.00</b><br>-55.96% |
| February Sales Volume  | <b>\$56,095,990</b><br>-23.15% | <b>\$19,518,400</b><br>-12.81% | <b>\$345,000</b><br>-71.25%    |
| February Unit Sales    | <b>70</b><br>-13.58%           | <b>36</b><br>-7.69%            | <b>1</b><br>0%                 |

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.

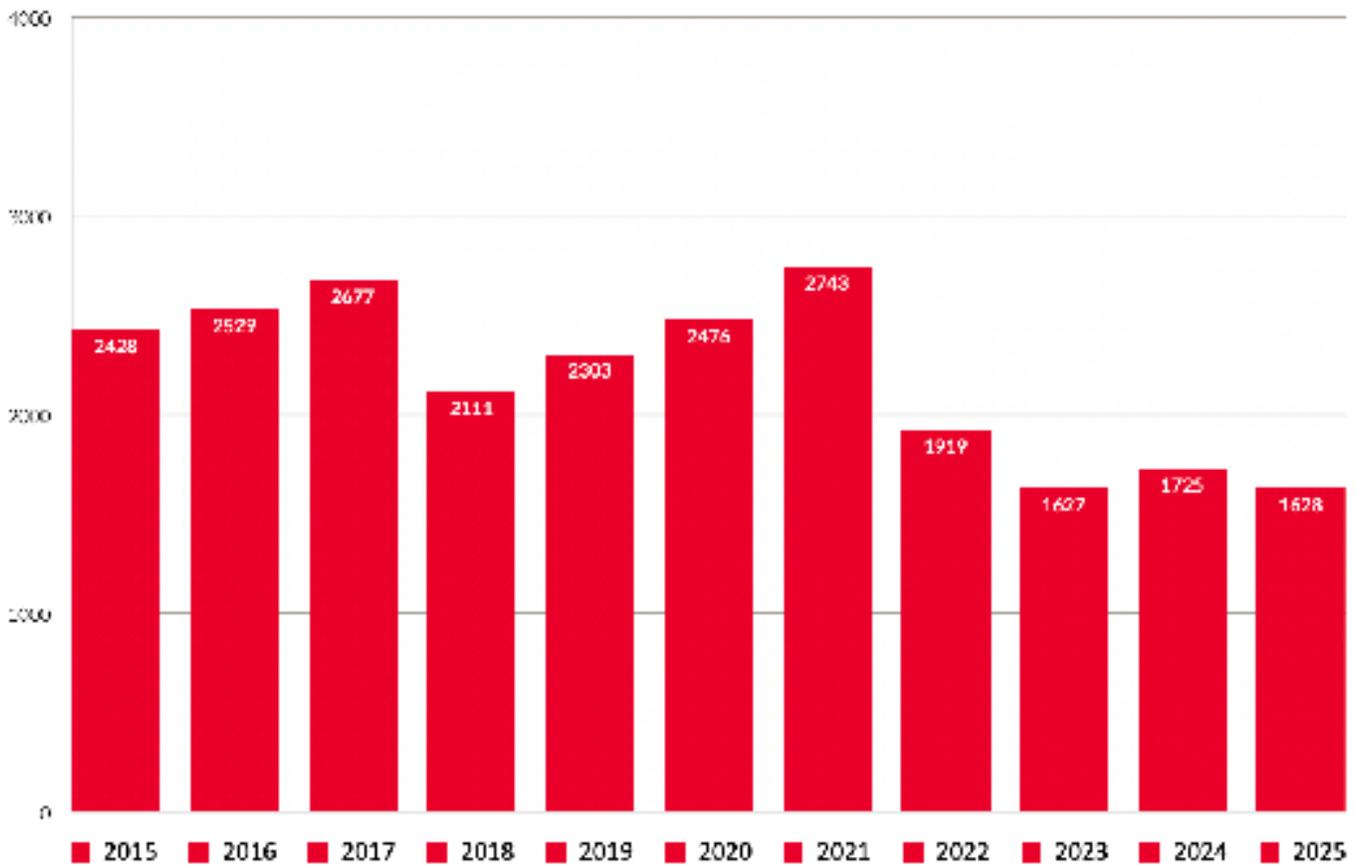
# MARKET DOMINANCE



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



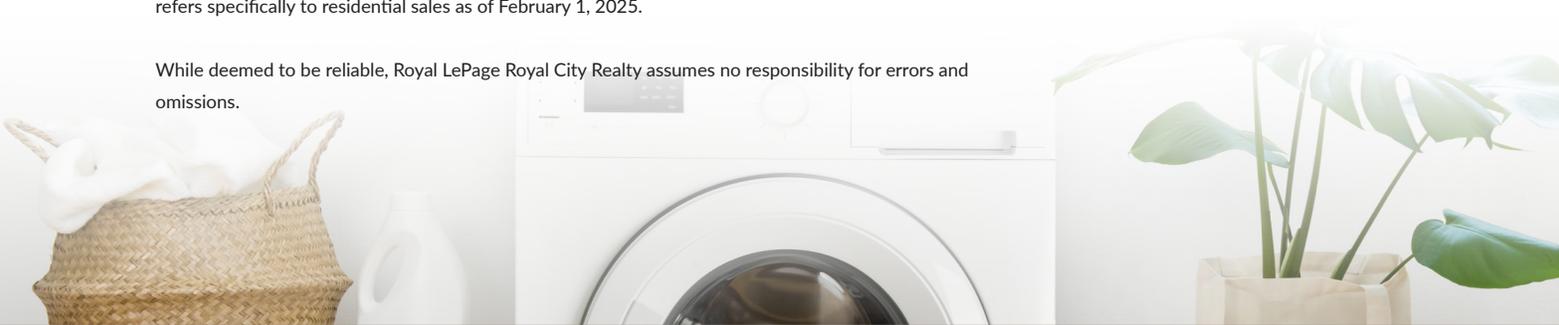
# 10 YEAR MARKET ANALYSIS



## 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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