



# 2025 MAY

## CENTRE WELLINGTON

### 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

[Centre Wellington](#)'s real estate market remained in buyer-friendly territory this May, with mixed pricing trends and slower overall activity. The median sale price rose 5.88% to \$823,750, while the average slipped 5.62% to \$820,115. Sales volume fell 21.06%, with unit sales down 16.36% to 46 transactions. New listings increased by 22.73%, and expired listings surged 150%, pointing to longer selling times. With a unit sales-to-listings ratio of 34.07%, buyers continue to hold the advantage in this shifting market.

### May year-over-year sales volume of \$37,725,300

Down 21.06% from 2024's \$47,790,800 with unit sales of 46 down 16.36% from last May's 55. New listings of 135 are up 22.73% from a year ago, with the sales/listing ratio of 34.07% down 15.93%.

### Year-to-date sales volume of \$140,649,399

Down 29.09% from 2024's \$198,360,000 with unit sales of 171 down by 22.97% from last year's 222. New listings of 495 are up 11.49% from a year ago, with the sales/listing ratio of 34.55% down 15.45%.

### Year-to-date average sale price of \$818,424

Down from \$885,352 one year ago with median sale price of \$823,750 up from \$797,000 one year ago. Average days-on-market of 42 is up 7 days from last year.

## MAY NUMBERS

Median Sale Price

**\$823,750**

+5.88%

Average Sale Price

**\$820,115**

-5.62%

Sales Volume

**\$37,725,300**

-21.06%

Unit Sales

**46**

-16.36%

New Listings

**135**

+22.73%

Expired Listings

**10**

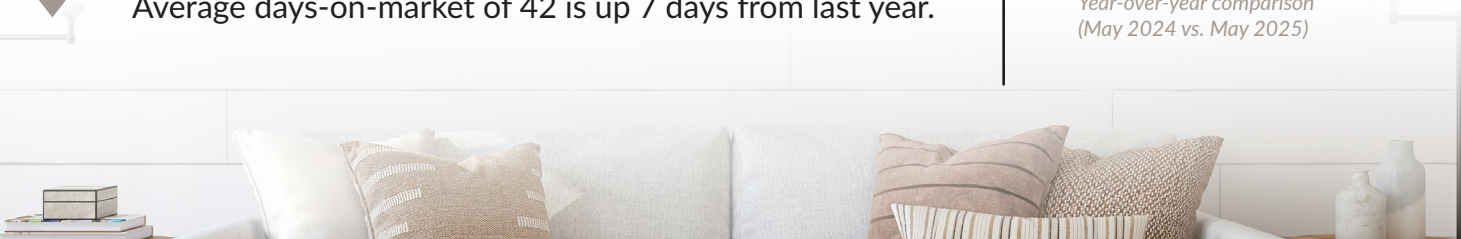
+150%

Unit Sales/Listings Ratio

**34.07%**

-15.93%

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





# THE MARKET IN DETAIL

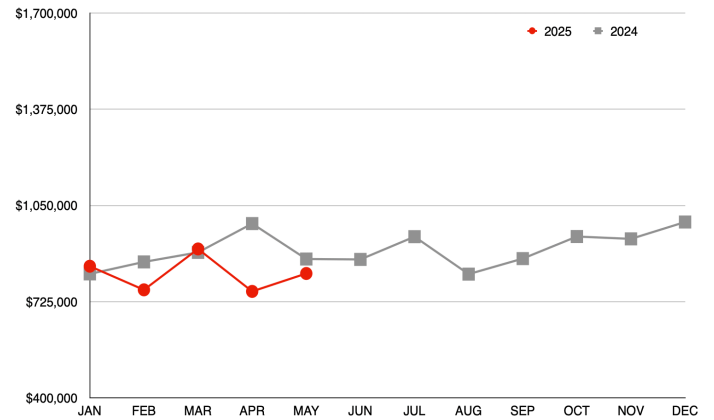
	2023	2024	2025	2024-2025
YTD Volume Sales	\$163,851,493	\$198,360,000	\$140,649,399	-29.09%
YTD Unit Sales	197	222	171	-22.97%
YTD New Listings	311	444	495	+11.49%
YTD Sales/Listings Ratio	63.34%	50.00%	34.55%	-15.45%
YTD Expired Listings	27	41	52	+26.83%
Monthly Volume Sales	\$42,060,828	\$47,790,800	\$37,725,300	-21.06%
Monthly Unit Sales	50	55	46	-16.36%
Monthly New Listings	77	110	135	+22.73%
Monthly Sales/Listings Ratio	64.94%	50.00%	34.07%	-15.93%
Monthly Expired Listings	4	4	10	+150%
YTD Sales: \$0-\$199K	1	1	2	+100%
YTD Sales: \$200k-349K	1	1	2	+100%
YTD Sales: \$350K-\$549K	9	14	8	-42.86%
YTD Sales: \$550K-\$749K	57	48	42	-12.5%
YTD Sales: \$750K-\$999K	52	51	51	No Change
YTD Sales: \$1M-\$2M	26	51	18	-64.71%
YTD Sales: \$2M+	1	3	2	-33.33%
YTD Average Days-On-Market	30.00	35.00	41.60	+18.86%
YTD Average Sale Price	\$826,824	\$885,352	\$818,424	-7.56%
YTD Median Sale Price	\$765,000	\$797,000	\$823,750	+3.36%

Centre Wellington MLS Sales and Listing Summary  
2023 vs. 2024 vs. 2025

# AVERAGE SALE PRICE

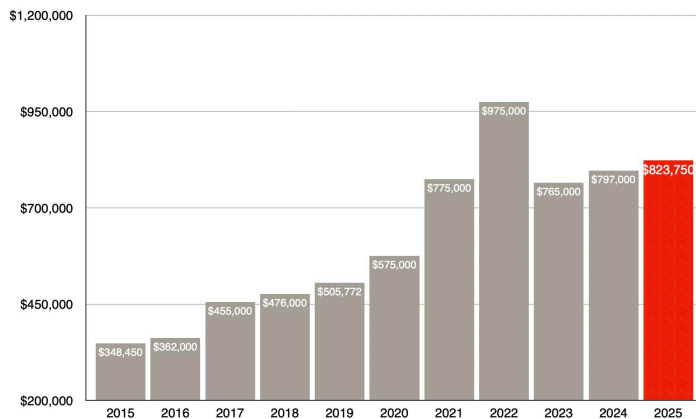


Year-Over-Year

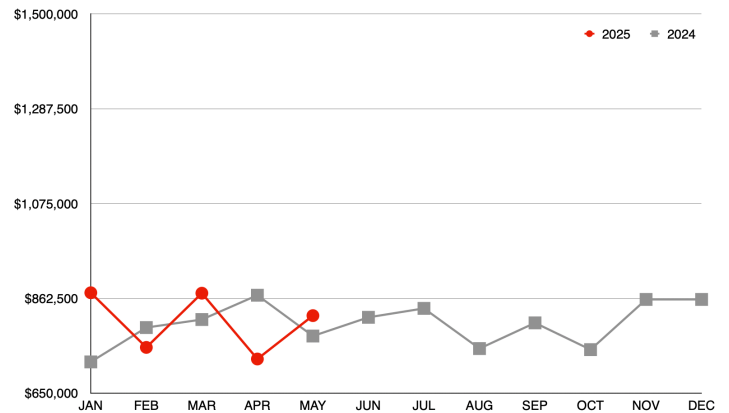


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



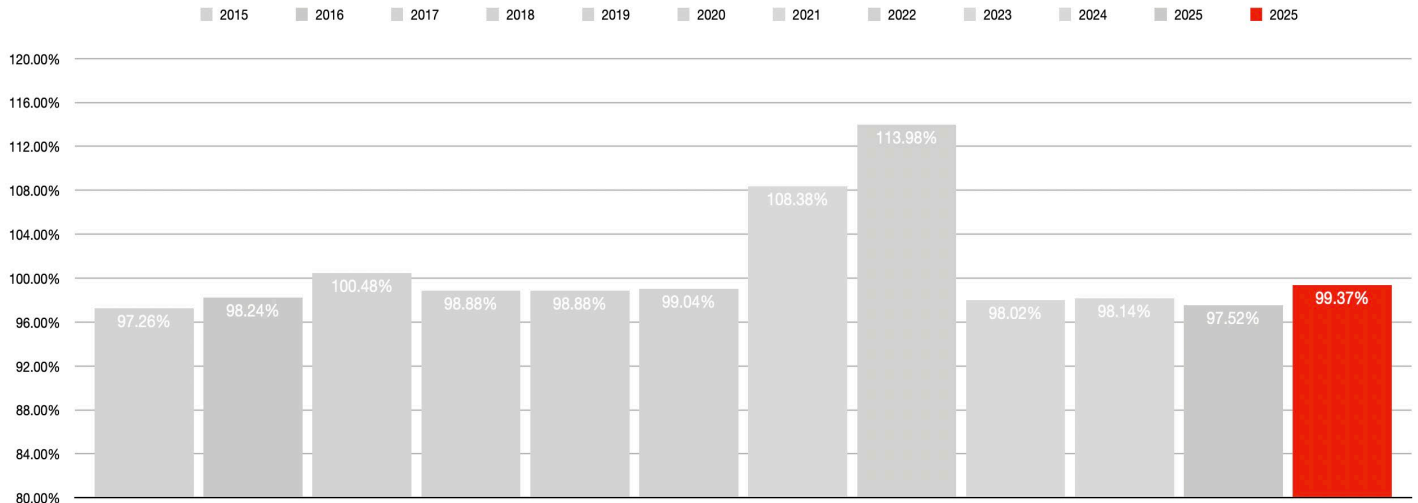
Year-Over-Year



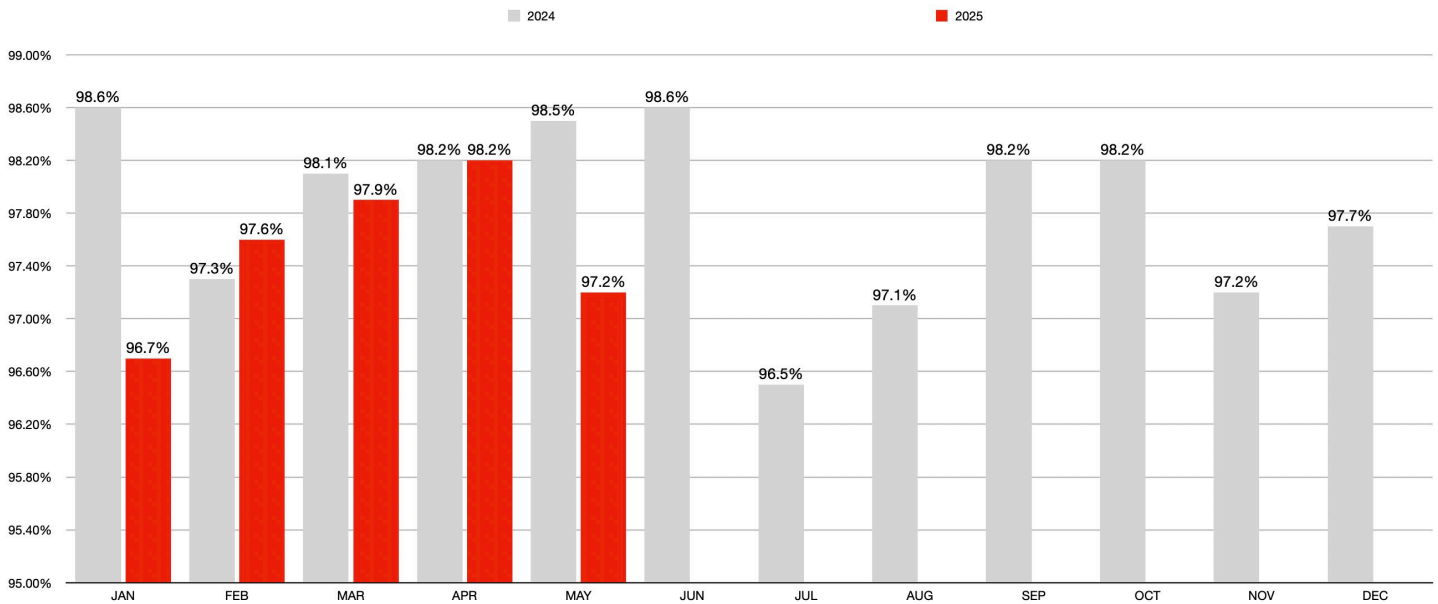
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

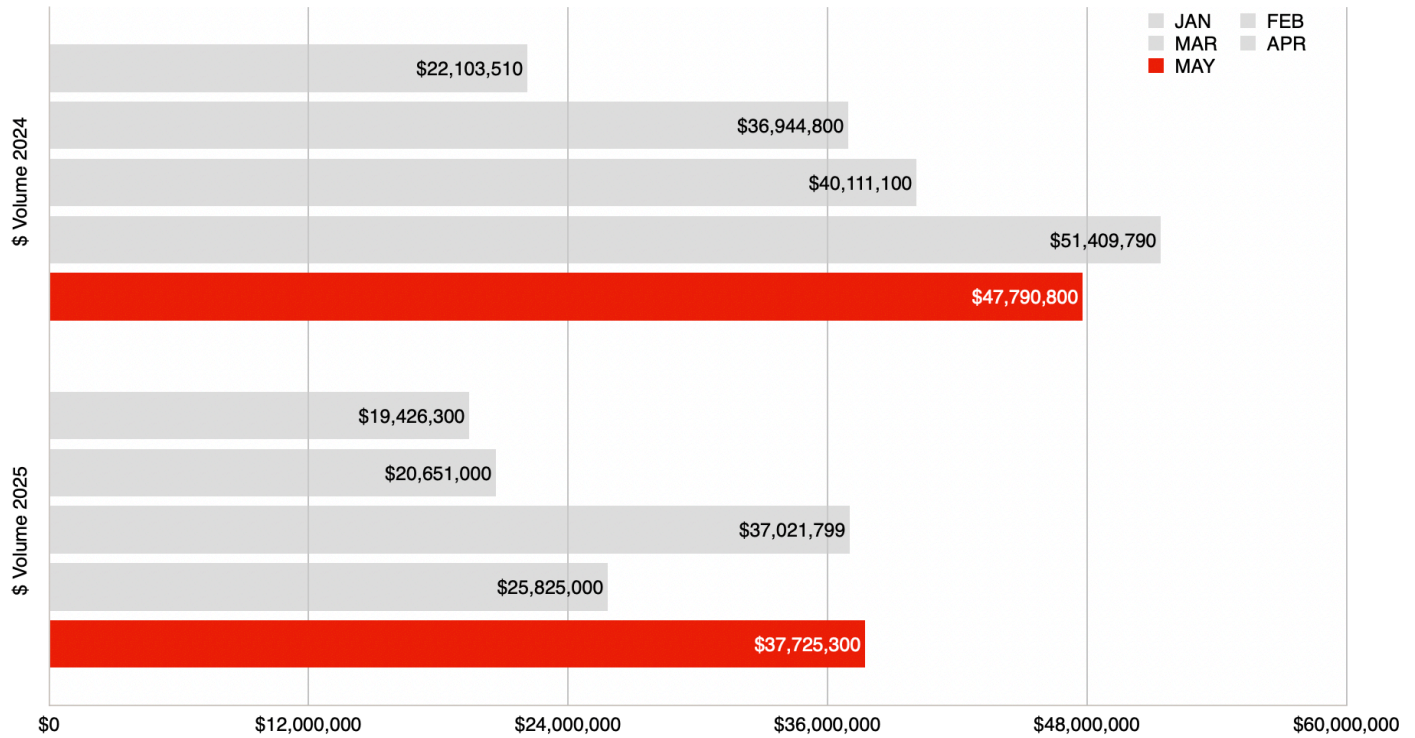


## Year-Over-Year

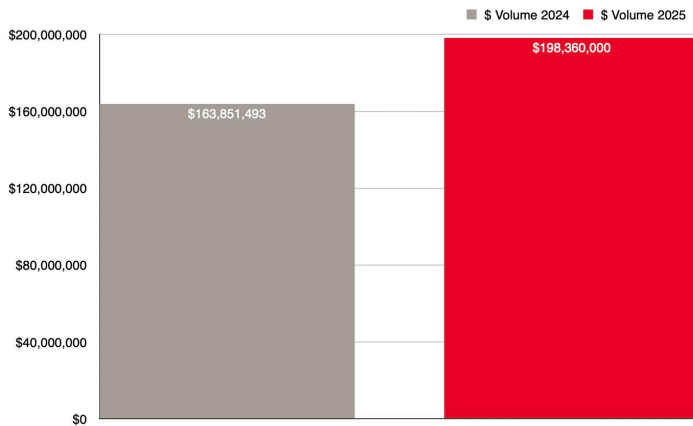


## Month-Over-Month 2024 vs. 2025

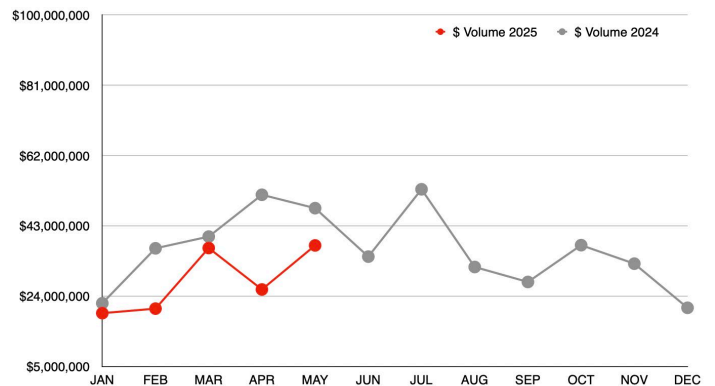
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

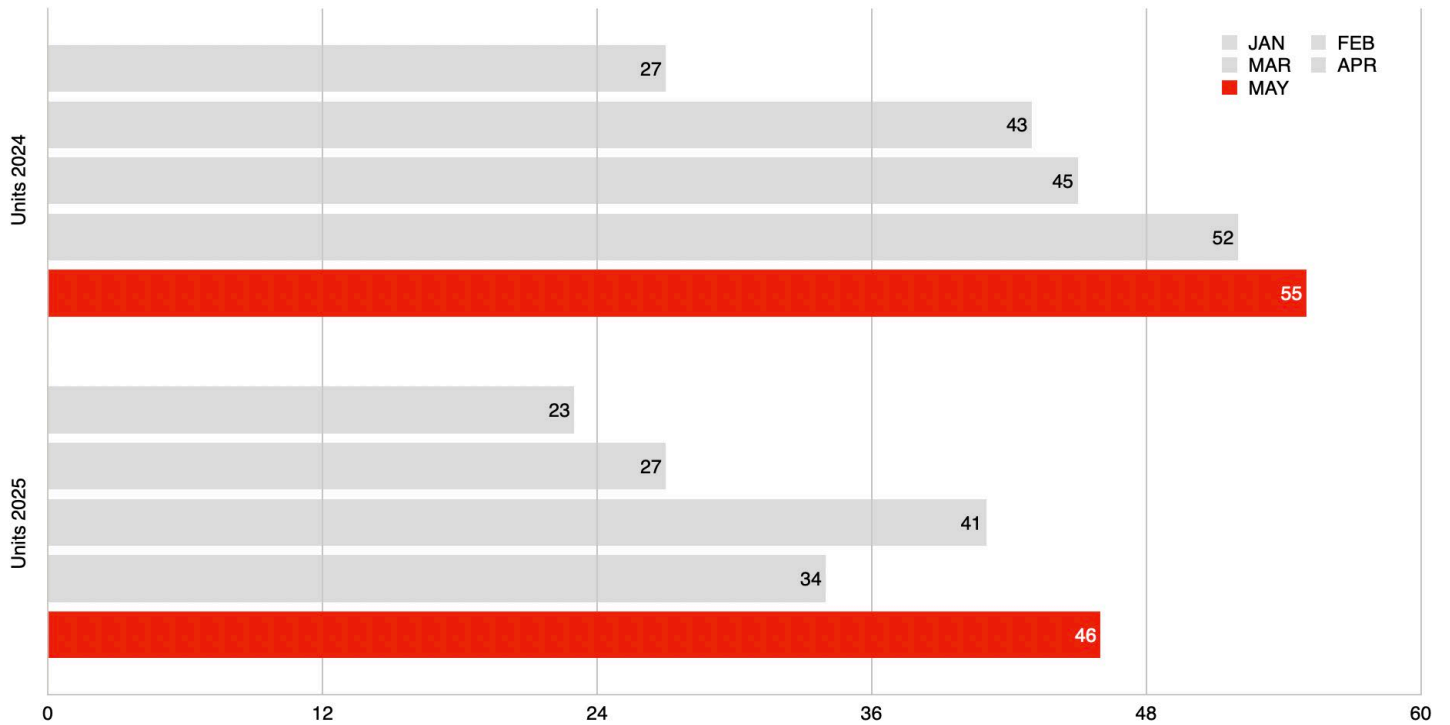


Yearly Totals 2024 vs. 2025

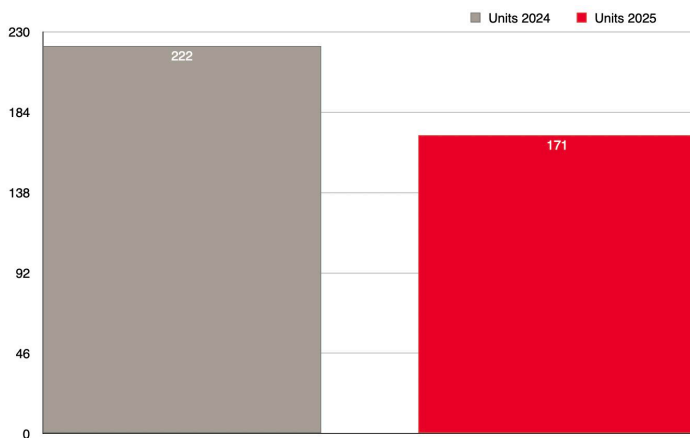


Month vs. Month 2024 vs. 2025

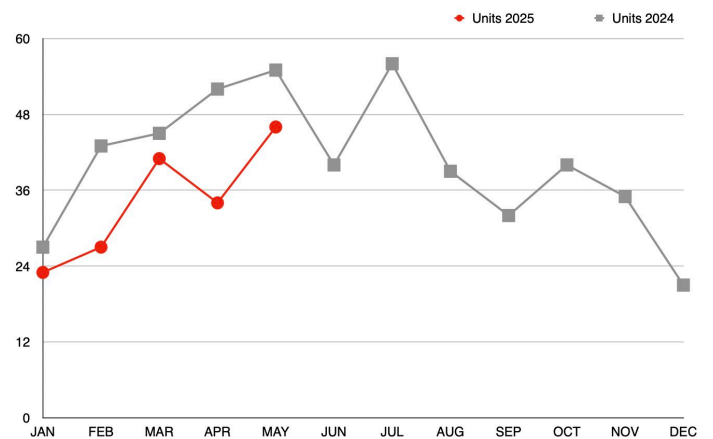
# UNIT SALES



Monthly Comparison 2024 vs. 2025

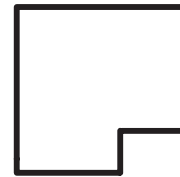

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$126,036,499 -26.04%	 \$14,612,900 -29.94%	 \$2,200,000 -79.27%
YTD Unit Sales	 149 -14.86%	 22 -35.29%	 4 -20%
YTD Average Sale Price	 \$845,883 +10.87%	 \$14,612,900 -29.94%	 \$550,000 +211.06%
May Sales Volume	 \$32,828,400 -15.18%	 \$4,896,900 -29.19%	 \$1,200,000 -70%
May Unit Sales	 38 -5%	 8 -27.27%	 2 +100%

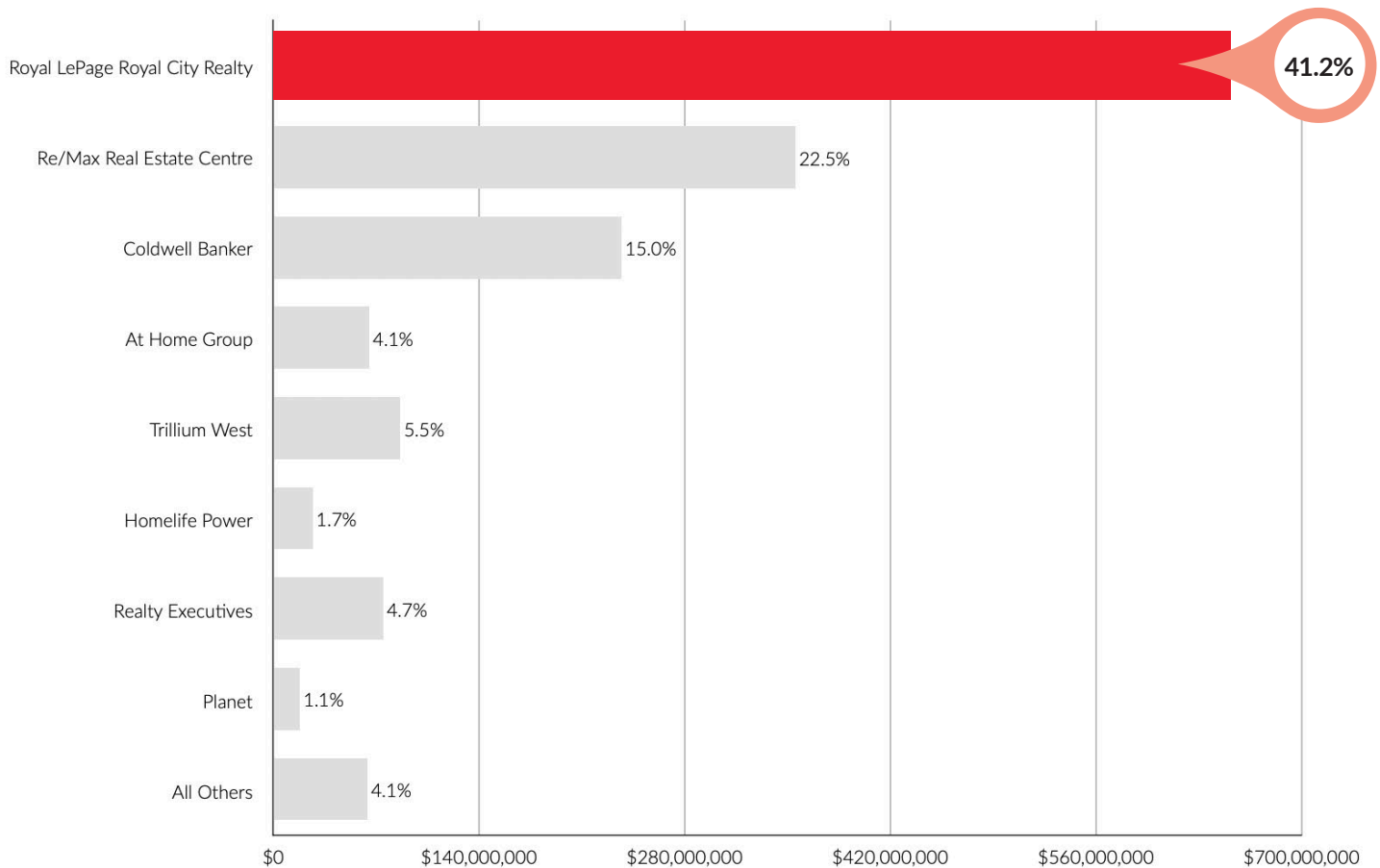
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of June 1, 2025.

Year-Over-Year Comparison (2024 vs. 2025)

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



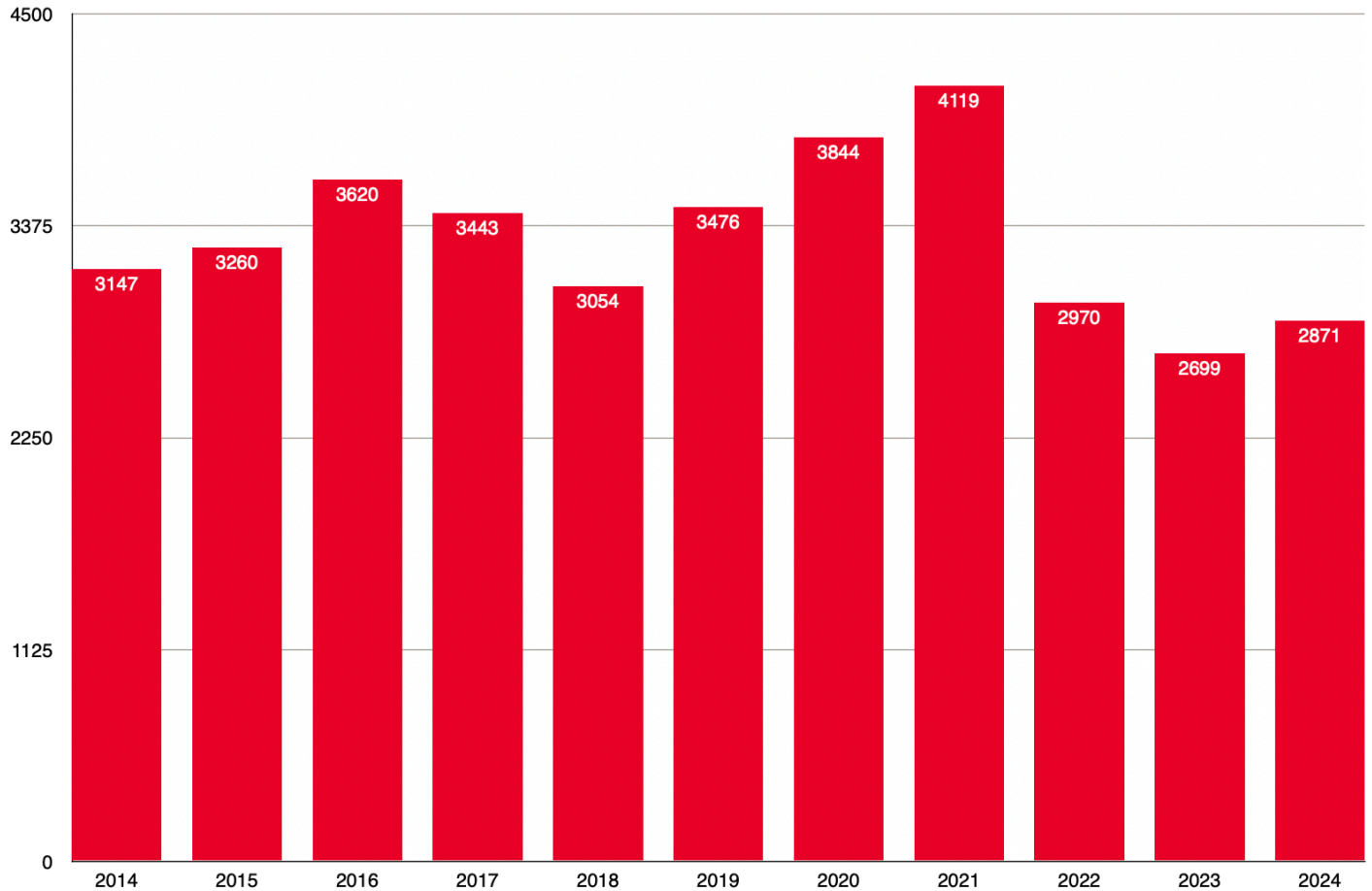
# MARKET DOMINANCE



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



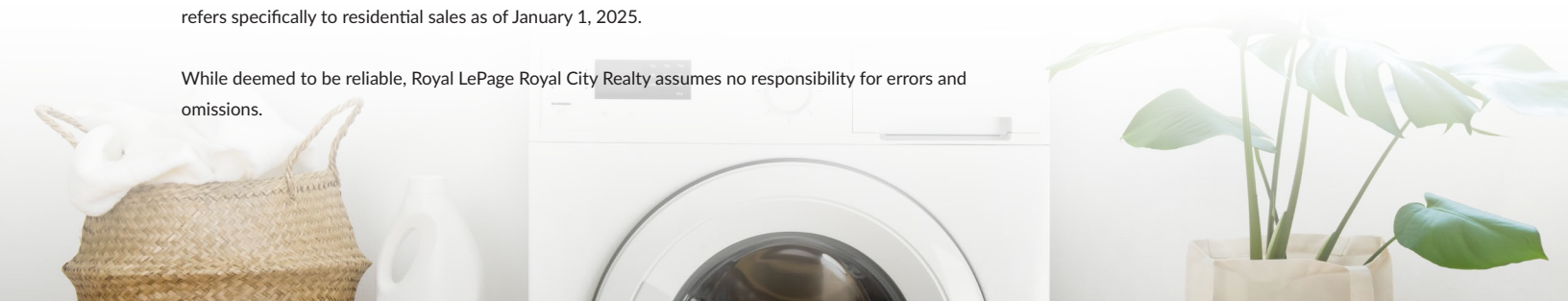
# 10 YEAR MARKET ANALYSIS



## 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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