



2022 NOVEMBER

CENTRE WELLINGTON

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

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OVERVIEW

BALANCED MARKET

Centre Wellington remains a balanced market this month. Unit sales continue to dip below where they were this time last year, while new listing continue to rise consistently. Median and average sale prices remain higher than they were this time last year, showing that this market has a solid foundation for both buyers and sellers.



November year-over-year sales volume of \$31,408,400

Up 26.87% from 2021's \$24,755,500 with unit sales of 34 up 3.03% from last November. New listings of 55 are up 61.76% from a year ago, with the sales/listing ratio of 61.82% down 35.24%.



Year-to-date sales volume of \$441,229,043

Down 7.03% from 2021's \$474,575,448 with unit sales of 464 down 18.88% from last year's 572. New listings of 824 are up 25.04% from a year ago, with the sales/listing ratio of 56.31% down 30.49%.



Year-to-date average sale price of \$960,642

Up from \$827,355 one year ago with median sale price of \$925,000 up from \$775,000 one year ago. Average days-on-market of 28.36 is up 10.81 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$751,200

+0.49%

Sales Volume

\$31,408,400

+26.87%

Unit Sales

34

+3.03%

New Listings

55

+61.76%

Expired Listings

15

+275%

Unit Sales/Listings Ratio

61.82%

-35.24%

*Year-over-year comparison
(November 2022 vs. November 2021)*

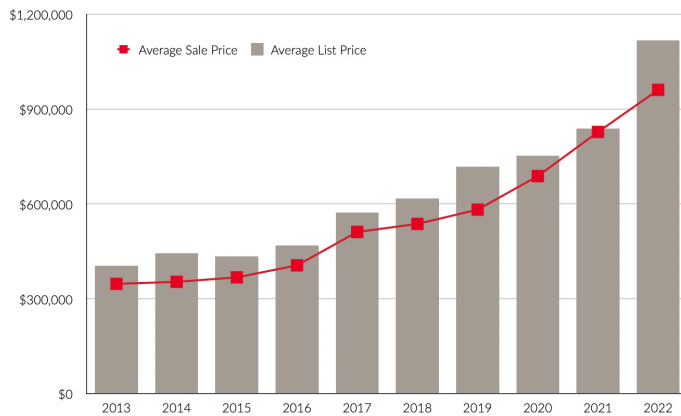


THE MARKET IN DETAIL

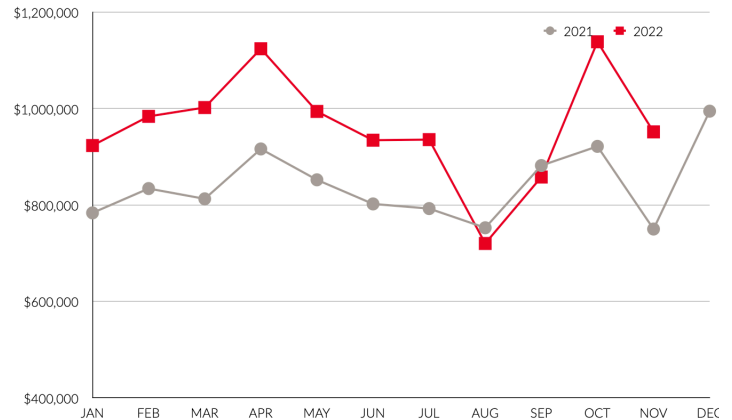
	2020	2021	2022	2021-2022
YTD Volume Sales	\$329,906,612	\$474,575,448	\$441,229,043	-7.03%
YTD Unit Sales	479	572	464	-18.88%
YTD New Listings	643	659	824	+25.04%
YTD Sales/Listings Ratio	74.49%	86.8%	56.31%	-30.49%
YTD Expired Listings	83	41	83	+102.4%
November Volume Sales	\$35,792,049	\$24,755,500	\$31,408,400	+26.84%
November Unit Sales	47	33	34	+3.03%
November New Listings	41	34	55	+61.76%
November Sales/Listings Ratio	114.63%	97.06%	61.82%	-35.24%
November Expired Listings	6	4	15	+275%
YTD Sales: \$0-\$199K	10	17	30	+76.47%
YTD Sales: \$200K-\$349K	20	7	13	+85.71%
YTD Sales: \$350K-\$549K	115	55	20	-63.64%
YTD Sales: \$550K-\$749K	198	187	86	-54.01%
YTD Sales: \$750K-\$999K	83	180	141	-21.67%
YTD Sales: \$1M+	56	125	176	+40.8%
YTD Average Days-On-Market	28.27	17.55	28.36	+61.66%
YTD Average Sale Price	\$687,842	\$827,355	\$960,642	+16.1%

Centre Wellington MLS Sales and Listing Summary
2020 vs. 2021 vs. 2022

AVERAGE SALE PRICE

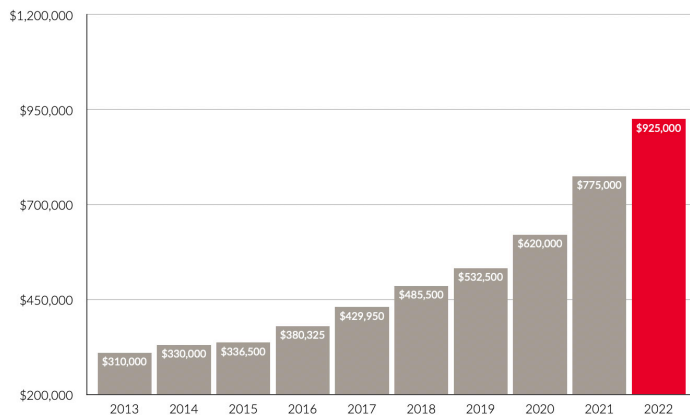


Year-Over-Year

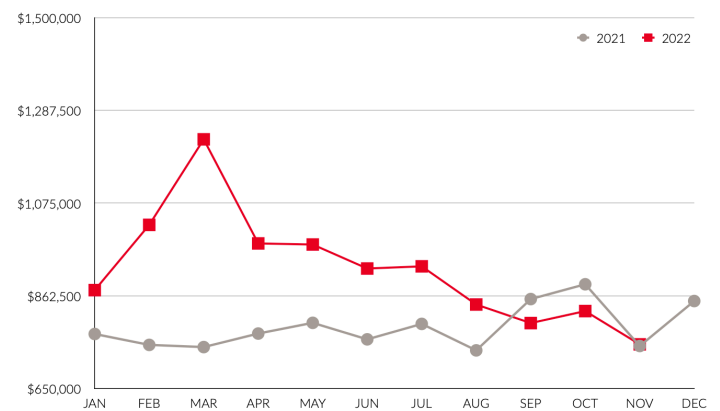


Month-Over-Month 2021 vs. 2022

MEDIAN SALE PRICE



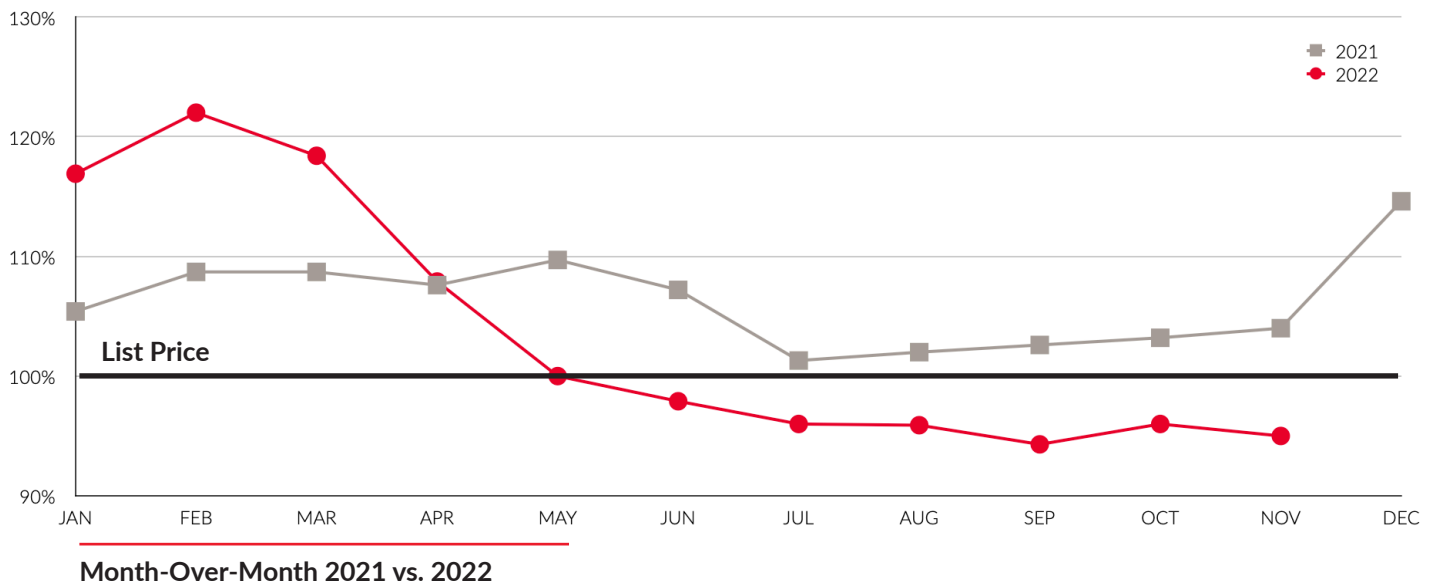
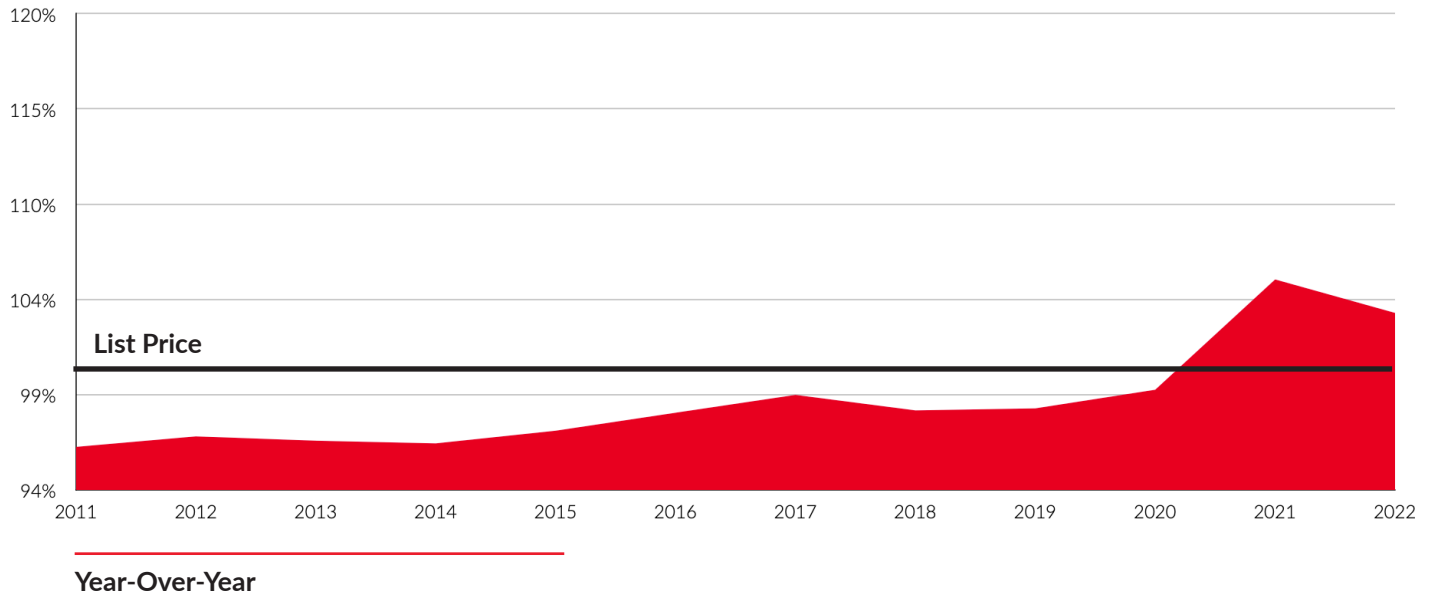
Year-Over-Year



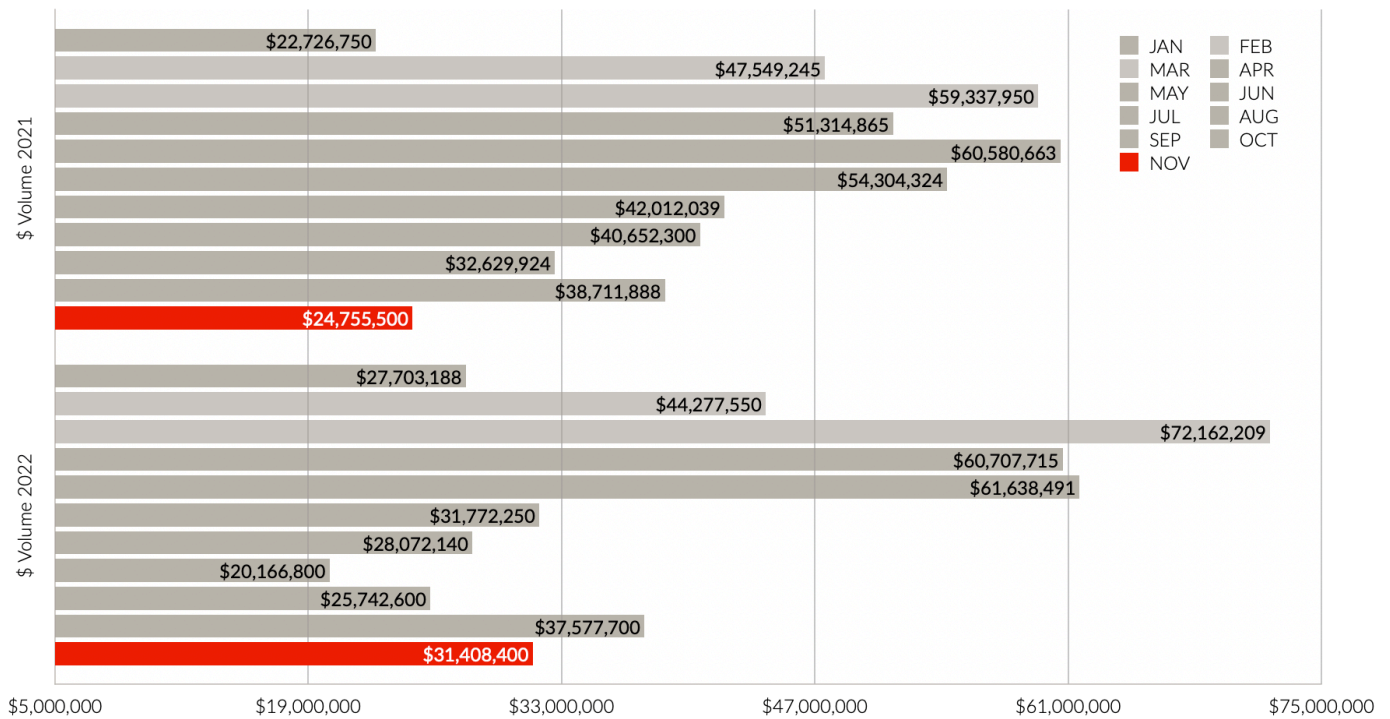
Month-Over-Month 2021 vs. 2022

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

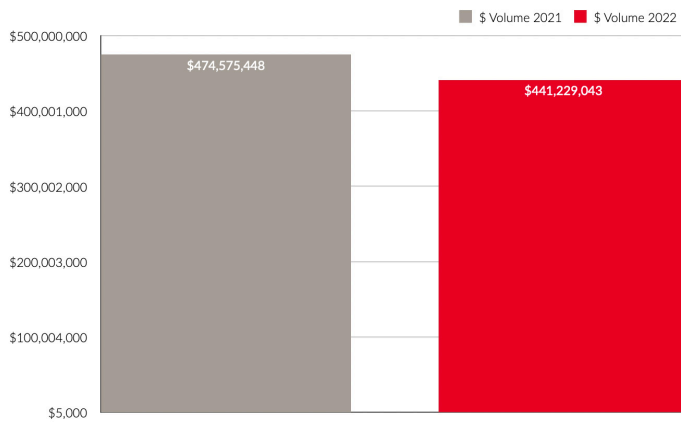
SALE PRICE VS. LIST PRICE RATIO



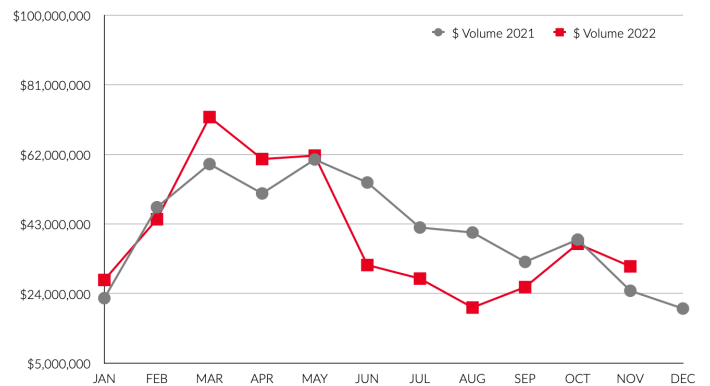
DOLLAR VOLUME SALES



Monthly Comparison 2021 vs. 2022

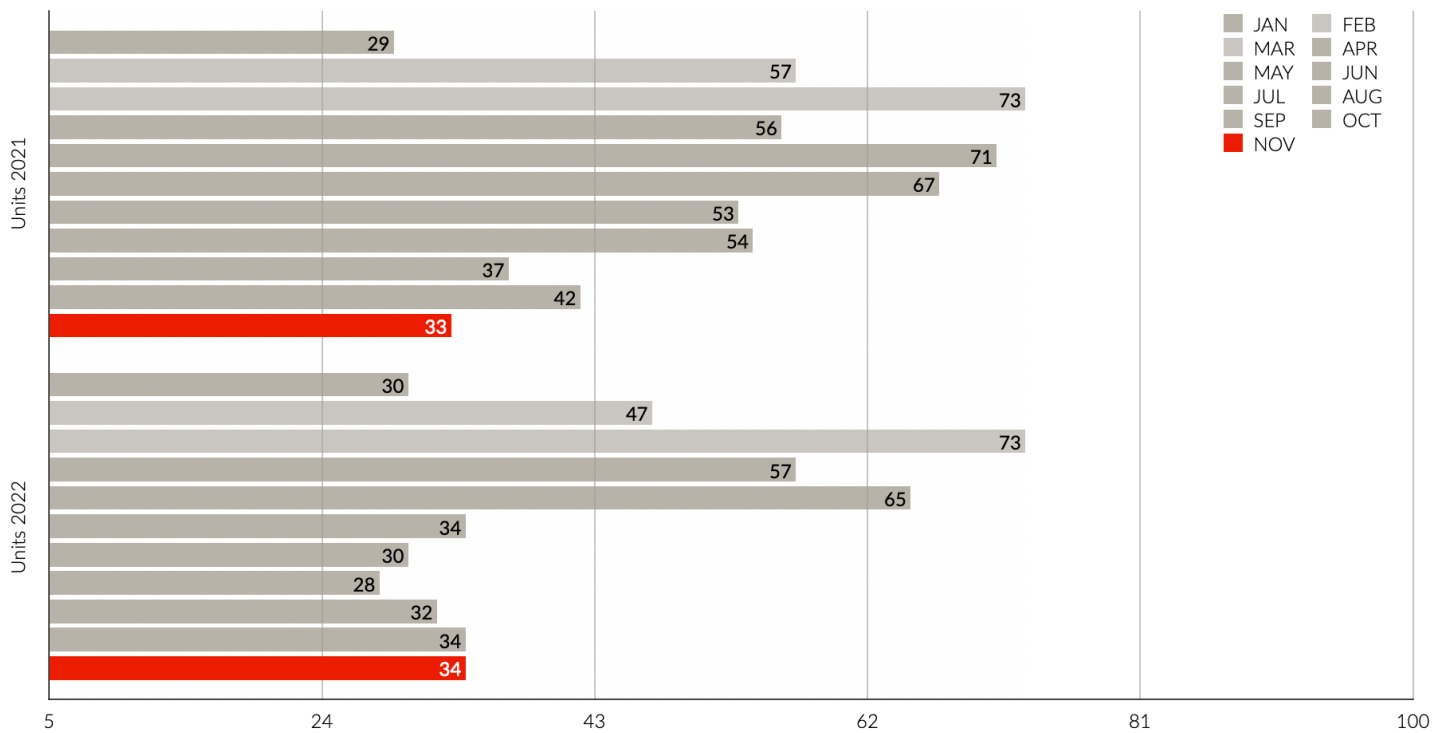


Yearly Totals 2021 vs. 2022

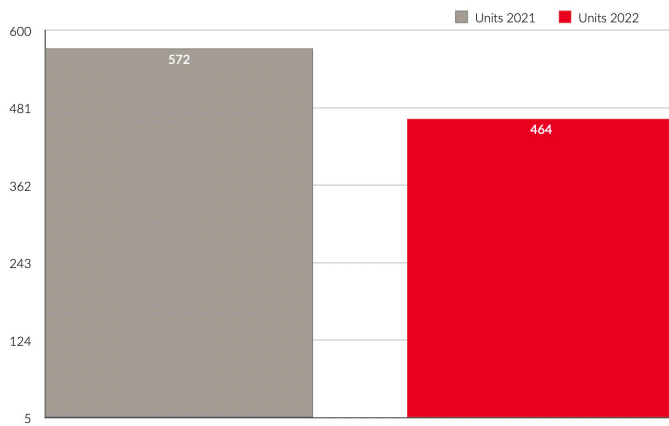


Month vs. Month 2021 vs. 2022

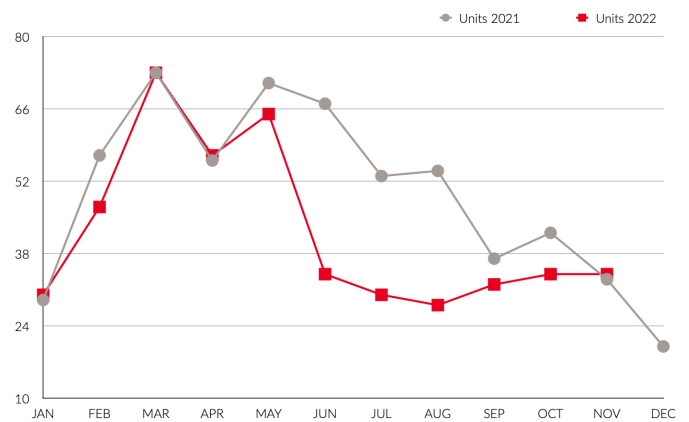
UNIT SALES



Monthly Comparison 2021 vs. 2022



Yearly Totals 2021 vs. 2022



Month vs. Month 2021 vs. 2022

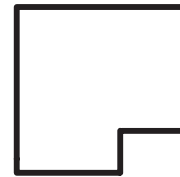
SALES BY TYPE


















FREEHOLD



CONDOMINIUM

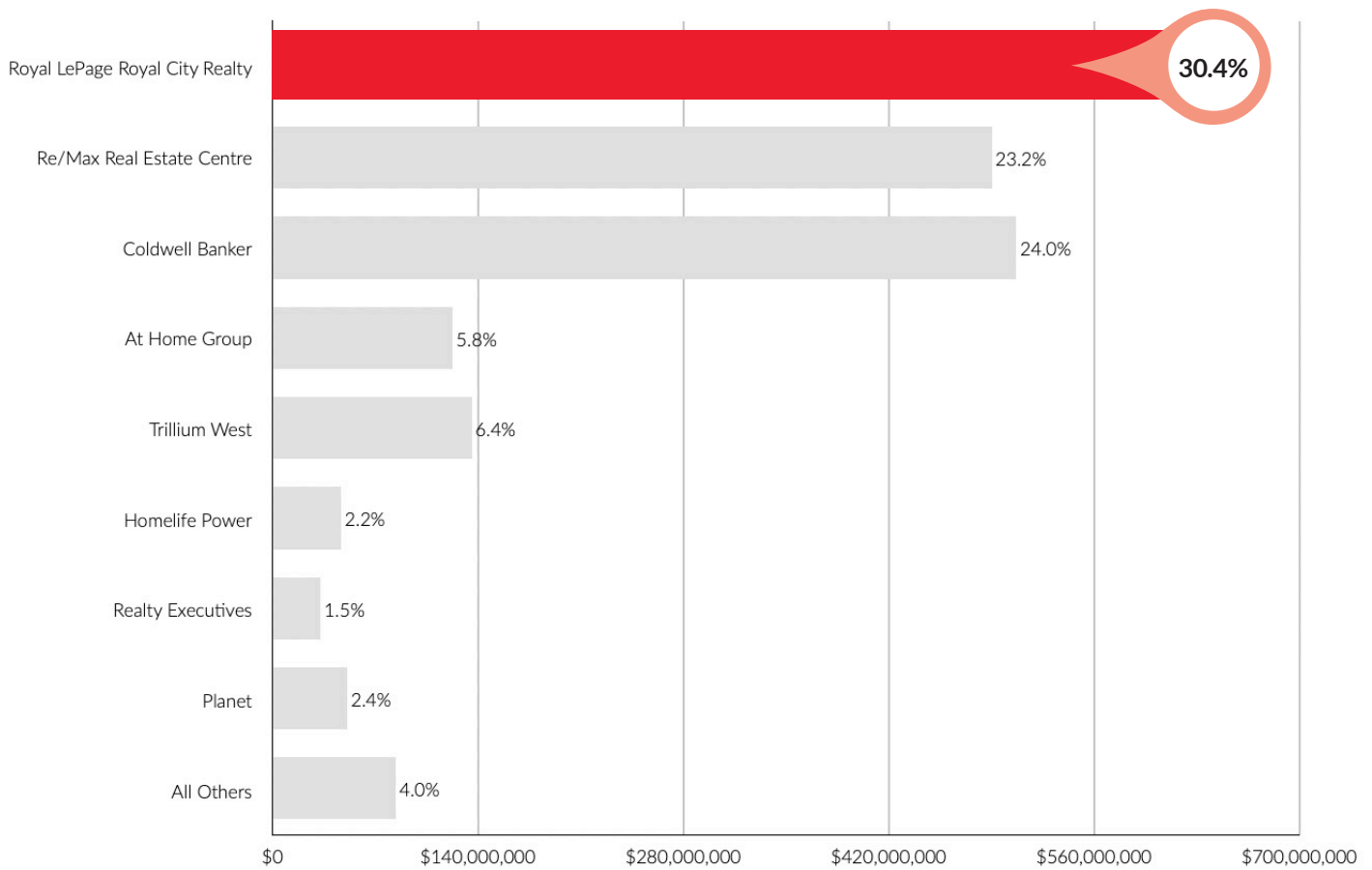


VACANT LAND

YTD Sales Volume	 \$305,816,445 -24.75%	 \$26,145,300 -32.07%	 \$14,048,100 +64.8%
YTD Unit Sales	 294 -34.96%	 39 -42.65%	 7 -22.2%
YTD Average Sale Price	 \$1,040,192 +15.7%	 \$670,392 +14.97%	 \$2,006,871 +111.9%
November Sales Volume	 \$17,585,500 -11.31%	 \$4,504,900 +40.78%	 \$208,000 Up from \$0
November Unit Sales	 21 -8.7%	 7 +40%	 1 Up from 0

Year-Over-Year Comparison (2022 vs. 2021)

MARKET DOMINANCE

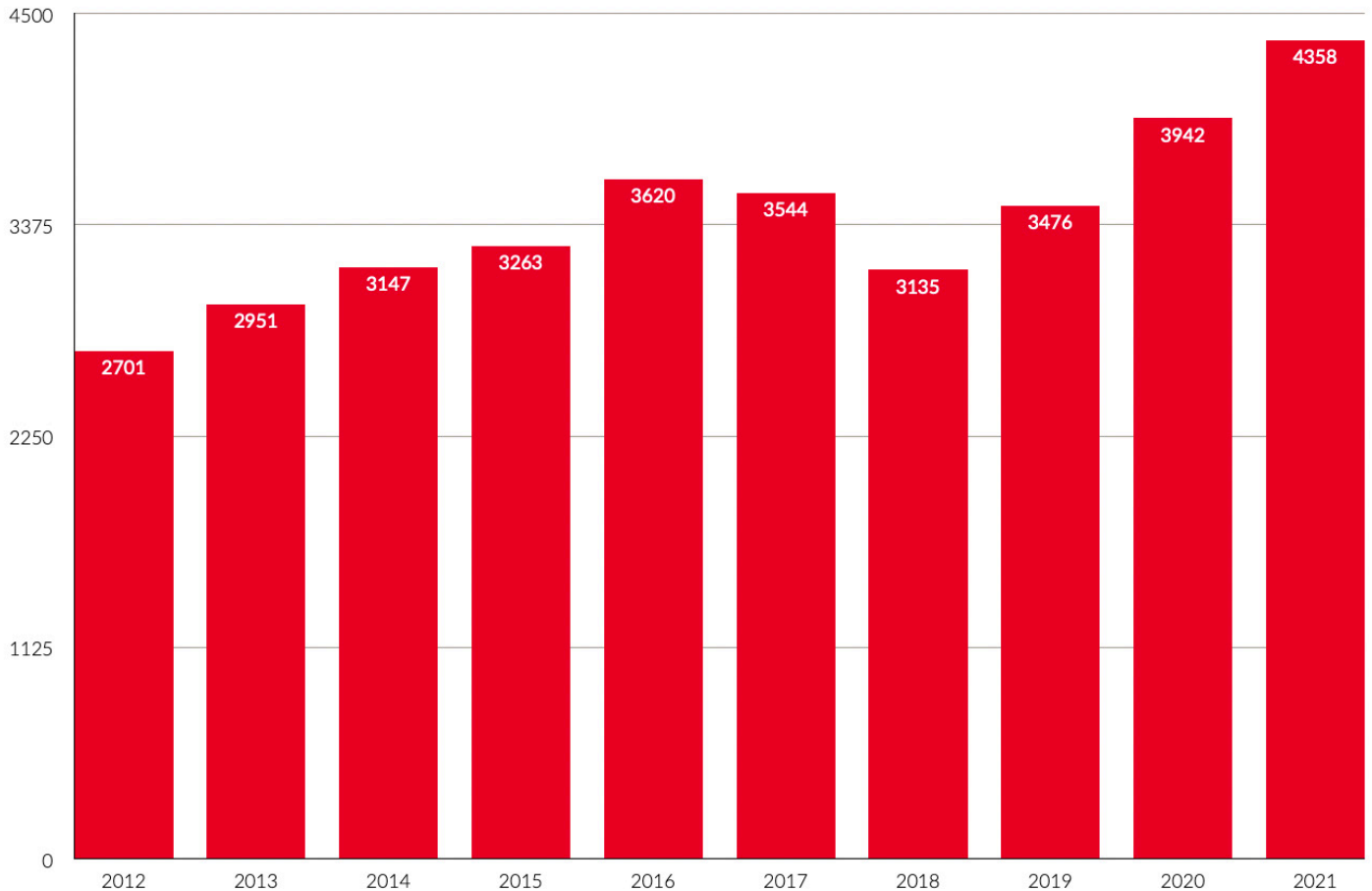


Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies
November 2022



10 YEAR MARKET ANALYSIS



Units Sold



OUR LOCATIONS



ELORA

519-846-1365
9 Mill Street East, Elora



FERGUS

519-843-1365
162 St. Andrew Street East, Fergus



GUELPH

519-824-9050
848 Gordon Street Unit 101, Guelph



GUELPH

519-821-6191
214 Speedvale Ave W., Guelph



GUELPH (COMMERCIAL)

519-836-8060
1467 Gordon Street Unit L1, Guelph



ROCKWOOD

519-856-9922
118 Main Street S., Rockwood

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