



2025 MAY

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 leaned further into buyer-friendly territory in May. The median sale price rose 1.72% to \$798,500, while the average sale price dipped 1.27% to \$823,518. Sales volume declined 6.66%, with unit sales down 5.46% to 173. Meanwhile, new listings surged by 17.59% and expired listings jumped 425%, increasing choice for buyers. With a unit sales-to-listings ratio of 38.62%, Guelph continues to present more opportunity for buyers in an increasingly competitive market.

May year-over-year sales volume of \$142,468,543

Down 6.66% from 2024's \$152,639,311 with unit sales of 173 down 5.46% from last May's 183. New listings of 448 are up 17.59% from a year ago, with the sales/listing ratio of 38.62% down 9.42%.

Year-to-date sales volume of \$529,273,281

Down 12.51% from 2024's \$604,939,891 with unit sales of 669 down from 754 in 2024. New listings of 1,637 are up 18.11% from a year ago, with the sales/listing ratio of 40.87% down 13.53%.

Year-to-date average sale price of \$787,711

Down from \$798,878 one year ago with median sale price of \$780,000 up from \$773,500 one year ago. Average days-on-market of 28 is up 4 days from last year.

MAY NUMBERS

Median Sale Price

\$798,500

+1.72%

Average Sale Price

\$823,518

-1.27%

Sales Volume

\$142,468,543

-6.66%

Unit Sales

173

-5.46%

New Listings

448

+17.59%

Expired Listings

42

+425%

Unit Sales/Listings Ratio

38.62%

-9.42%

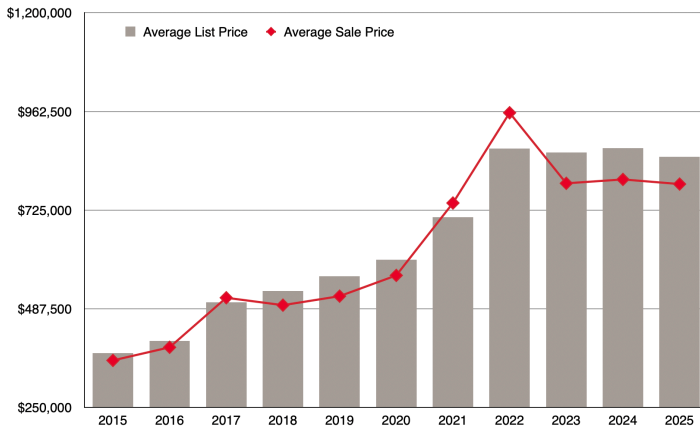
*Year-over-year comparison
(May 2025 vs. May 2024)*

THE MARKET IN DETAIL

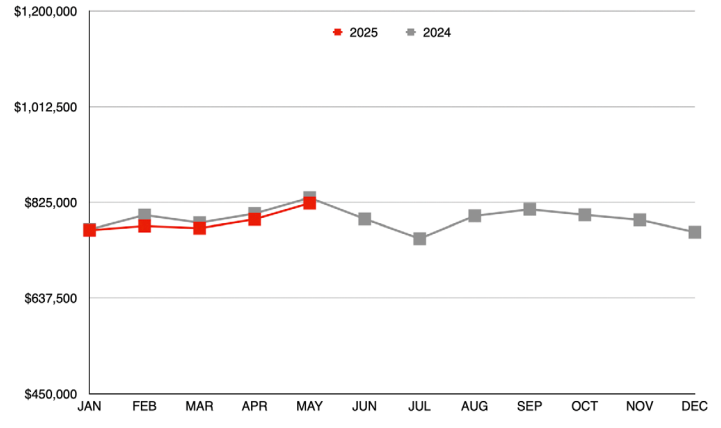
	2023	2024	2025	2024-2025
YTD Volume Sales	\$640,717,983	\$604,939,891	\$529,273,281	-12.51%
YTD Unit Sales	800	754	669	-11.27%
YTD New Listings	1,115	1,386	1,637	+18.11%
YTD Sales/Listings Ratio	71.75%	54.40%	40.87%	-13.53%
YTD Expired Listings	39	79	159	+101.27%
Monthly Volume Sales	\$176,409,250	\$152,639,311	\$142,468,543	-6.66%
Monthly Unit Sales	201	183	173	-5.46%
Monthly New Listings	279	381	448	+17.59%
Monthly Sales/Listings Ratio	72.04%	48.03%	38.62%	-9.42%
Monthly Expired Listings	8	8	42	+425%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	3	4	+33.33%
YTD Sales: \$350K-\$549K	128	91	104	+14.29%
YTD Sales: \$550K-\$749K	242	248	183	-26.21%
YTD Sales: \$750K-\$999K	294	287	279	-2.79%
YTD Sales: \$1M - \$2M	133	122	97	-20.49%
YTD Sales: \$2M+	1	3	3	No Change
YTD Average Days-On-Market	19.60	24.80	28.20	+13.71%
YTD Average Sale Price	\$789,507	\$798,878	\$787,711	-1.4%
YTD Median Sale Price	\$738,500	\$773,500	\$780,000	+0.84%

City of Guelph MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

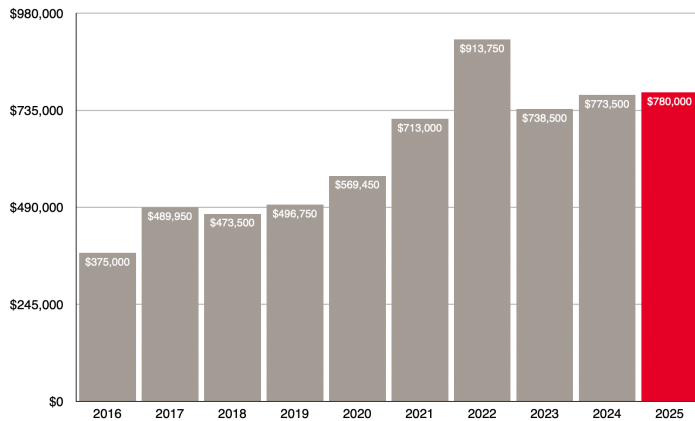


Year-Over-Year

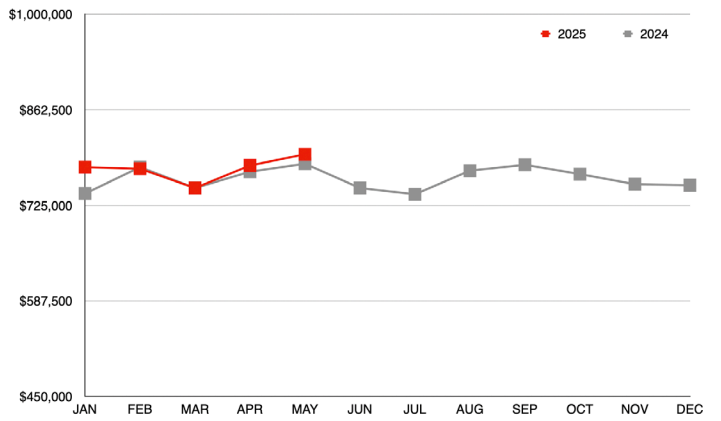


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



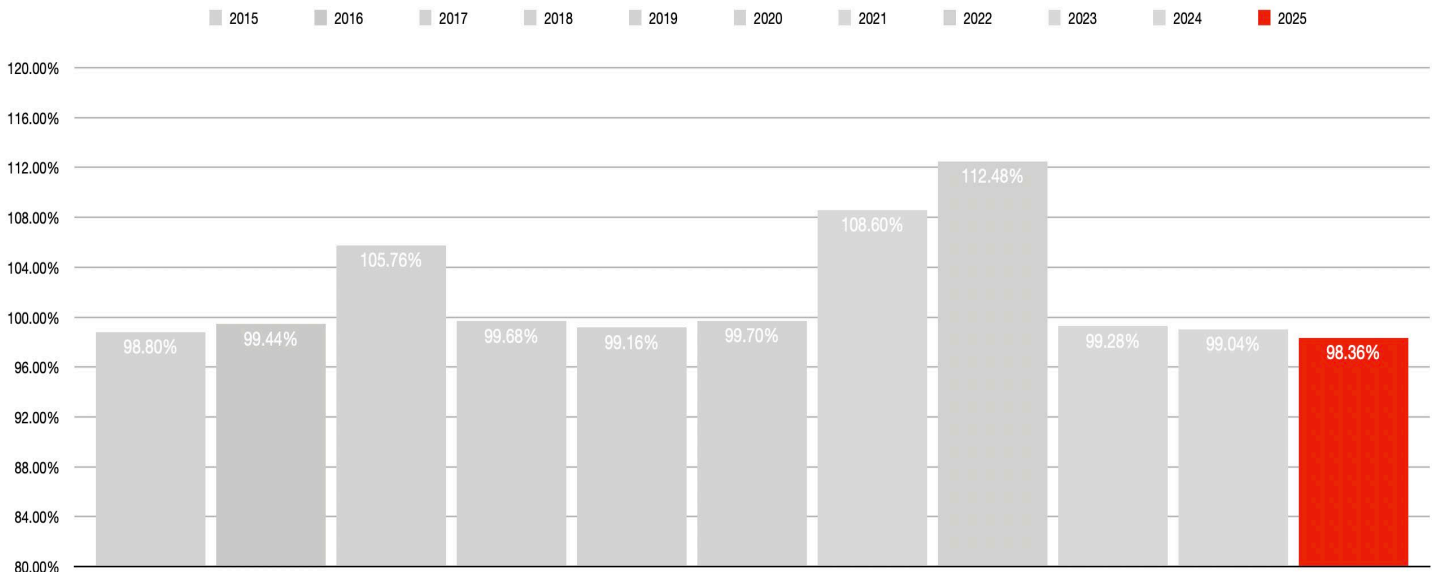
Year-Over-Year



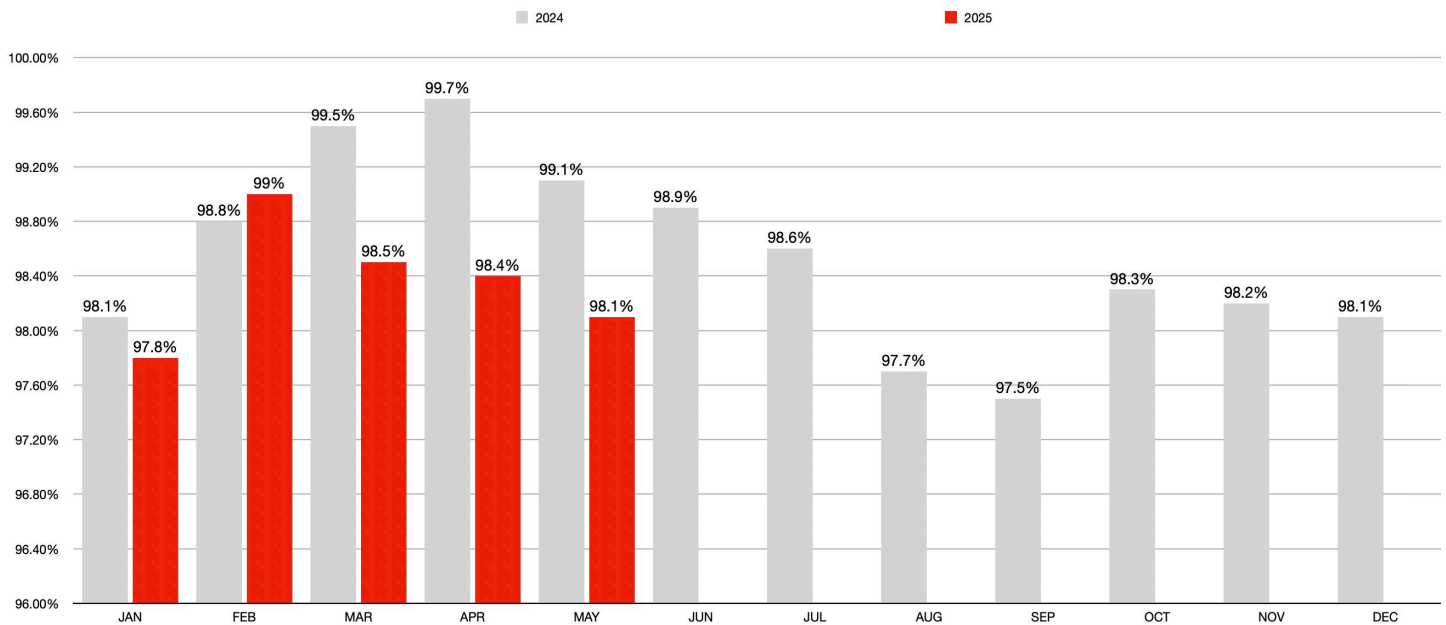
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

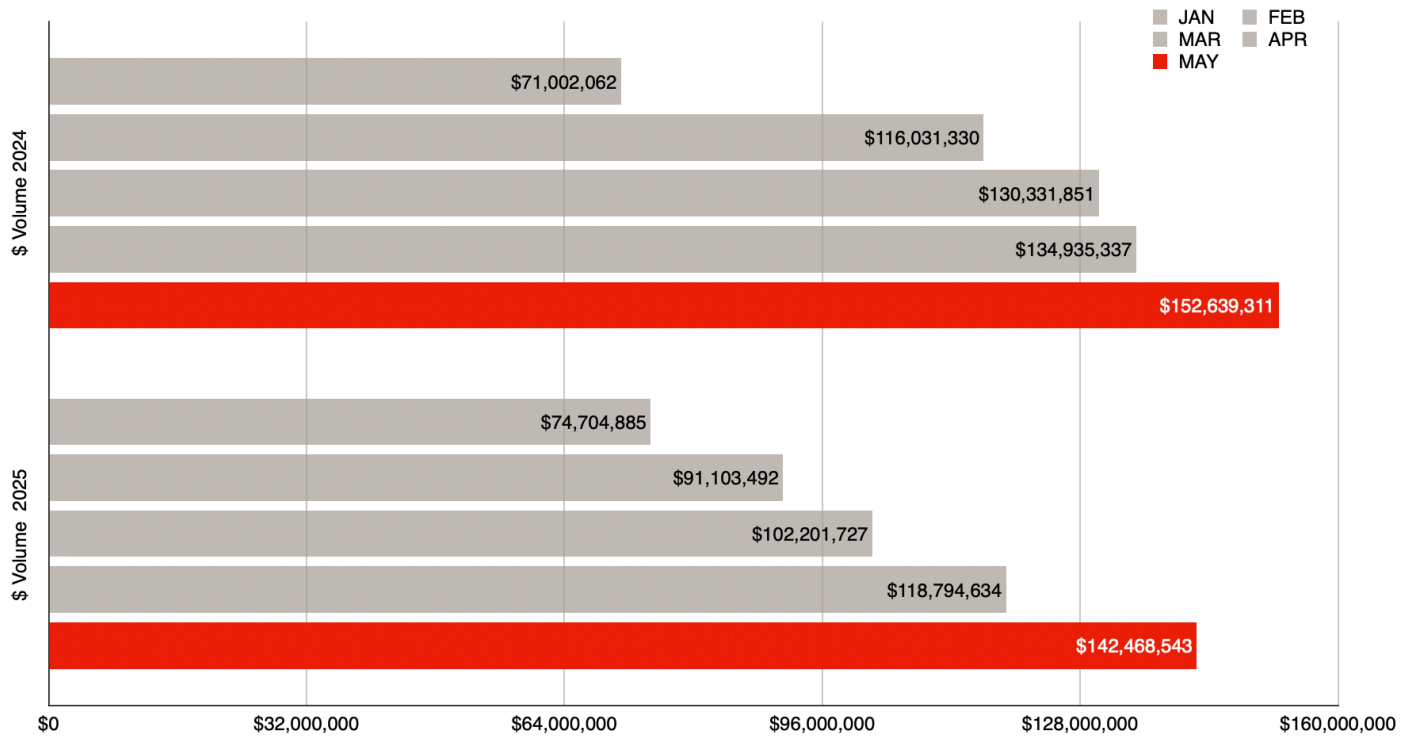


Year-Over-Year

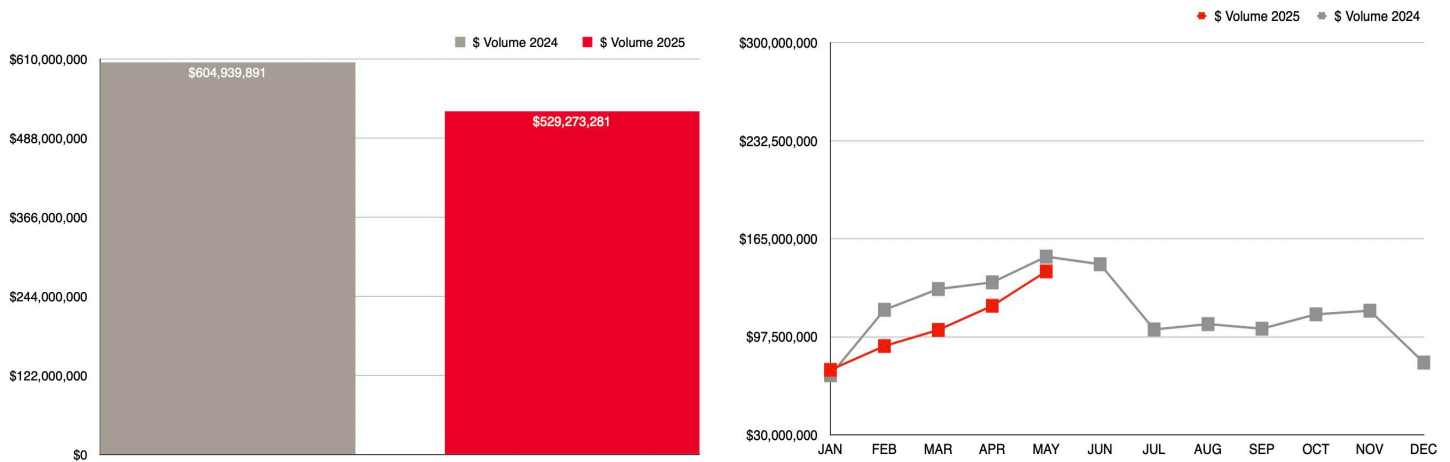


Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES



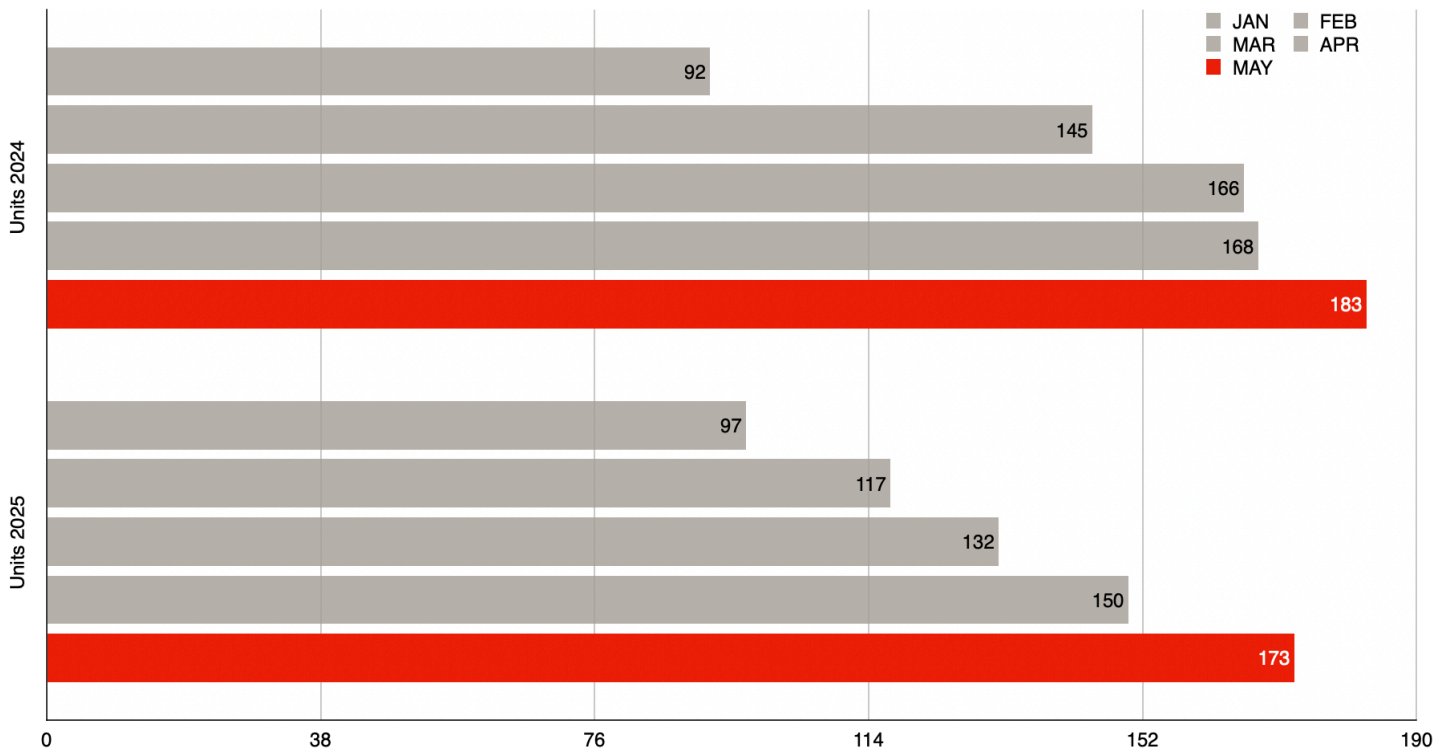
Monthly Comparison 2024 vs. 2025



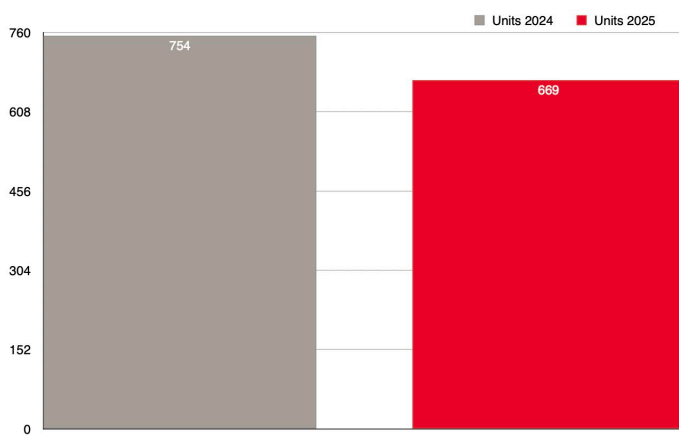
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

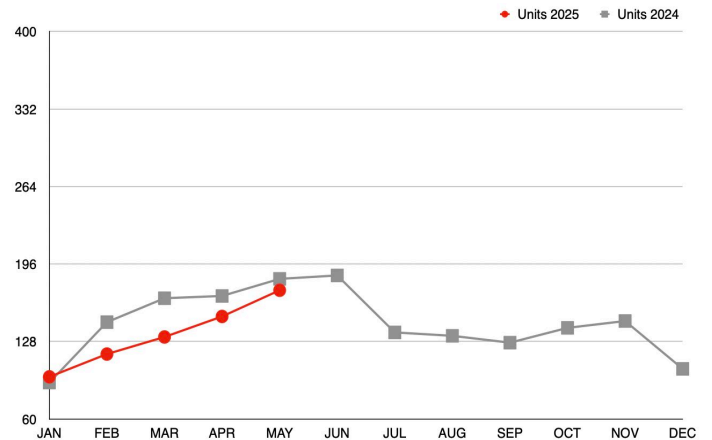
UNIT SALES



Monthly Comparison 2024 vs. 2025

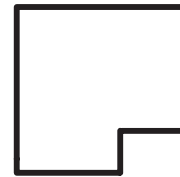

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



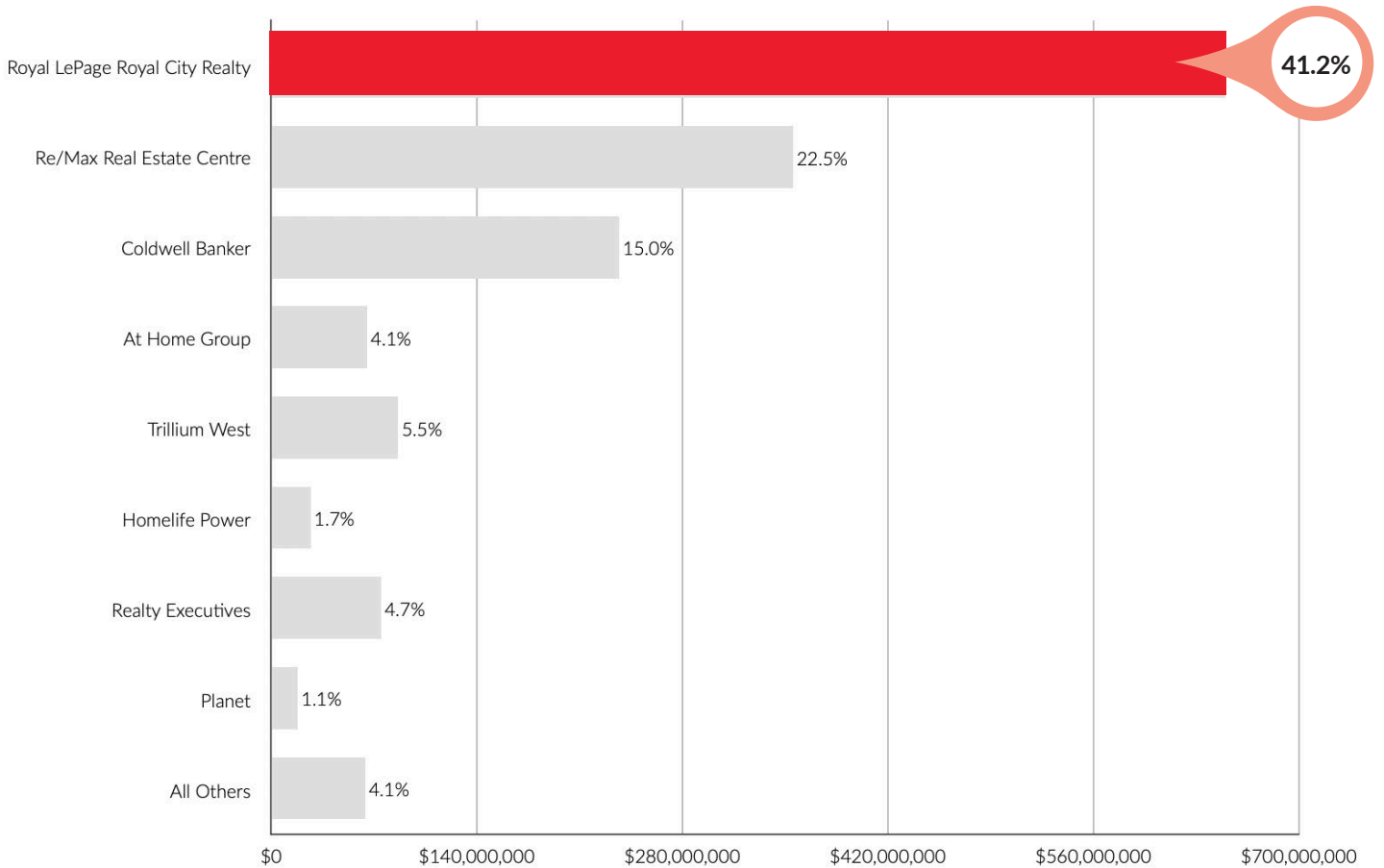
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$398,252,210 -3.07%	 \$131,261,071 -21.8%	 \$3,425,000 +191.49%
YTD Unit Sales	 448 -2.18%	 221 -16.92%	 5 +400%
YTD Average Sale Price	 \$888,956 -2.07%	 \$593,941 +3.08%	 \$685,000.00 +69.23%
May Sales Volume	 \$117,900,143 +7.1%	 \$24,808,400 -26.95%	 \$0 -100%
May Unit Sales	 130 +5.69%	 43 -17.31%	 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 June 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.

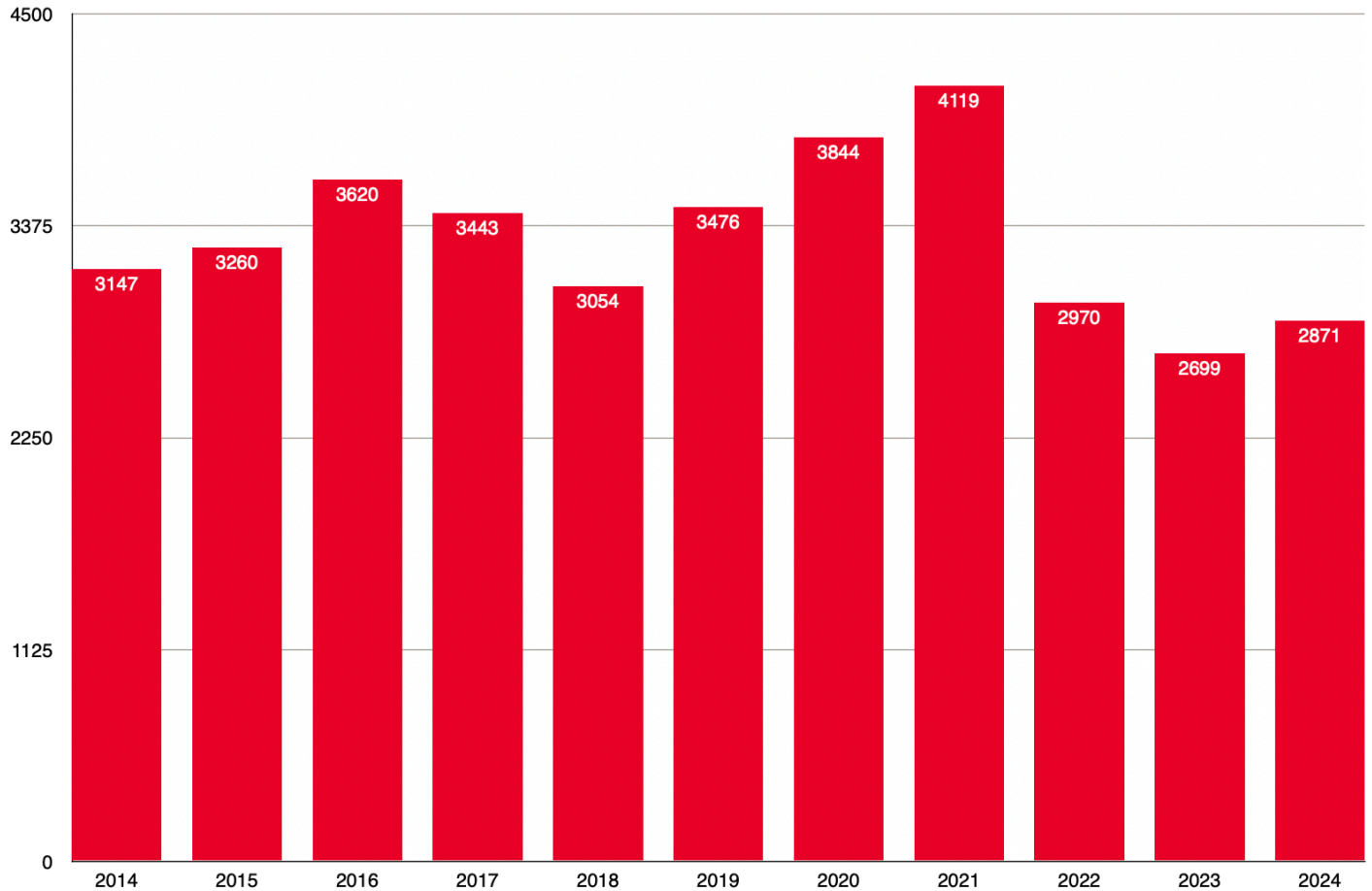
MARKET DOMINANCE



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



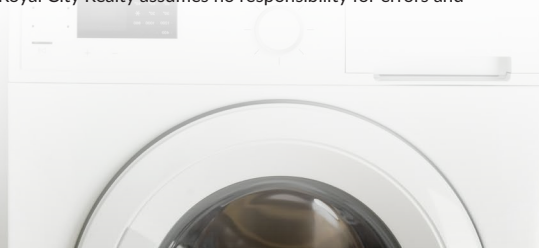
10 YEAR MARKET ANALYSIS



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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