



2025 MAY

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](#) remained tilted in favour of buyers this May, despite stronger pricing and sales growth. The median sale price jumped 28.02% to \$1,165,000, and the average rose 17.07% to \$1,151,181. Sales volume surged 56.09%, driven by a 33.33% increase in unit sales to 16 transactions. New listings edged up 2.08%, while expired listings doubled. With a unit sales-to-listings ratio of 32.65%, conditions still lean toward a buyer's market, though activity is picking up.



May year-over-year sales volume of \$18,418,900

Up 56.09% from 2024's \$11,800,000 with unit sales of 16 up from last year's 12. New listings of 49 are up 2.08% from 2024, with the sales/listing ratio of 32.65% up by 7.65% compared to 2024.



Year-to-date sales volume of \$57,085,062

Up 30.48% from 2024's \$43,751,400 with unit sales of 52 up from the 40 in 2024. New listings of 159 are up 23.26% from a year ago, with the sales/listing ratio of 32.70% up by 1.7%.



Year-to-date average sale price of \$1,122,079

Up from \$1,121,890 a year ago with median sale price of \$1,010,000 up from \$964,950 a year ago. Average days-on-market of 43, which has gone up 13 days compared to last year.

MAY NUMBERS

Median Sale Price

\$1,165,000

+28.02%

Average Sale Price

\$1,151,181

+17.07%

Sales Volume

\$18,418,900

+56.09%

Unit Sales

16

+33.33%

New Listings

49

+2.08%

Expired Listings

6

+100%

Unit Sales/Listings Ratio

32.65%

+7.65%

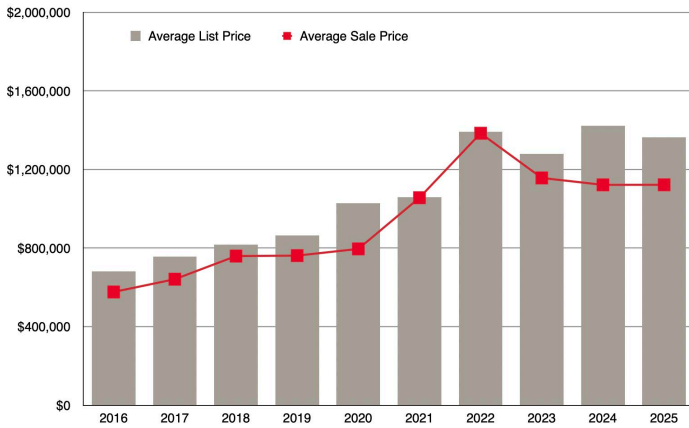
Year-over-year comparison
(May 2025 vs. May 2024)

THE MARKET IN DETAIL

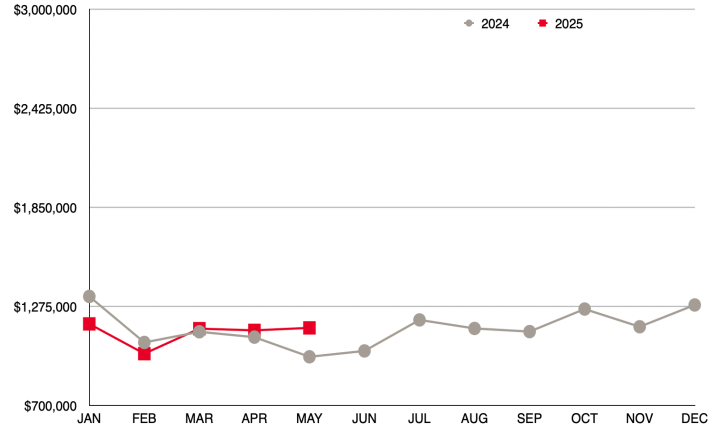
	2023	2024	2025	2024-2025
YTD Volume Sales	\$66,225,169	\$43,751,400	\$57,085,062	+30.48%
YTD Unit Sales	56	40	52	+30%
YTD New Listings	93	129	159	+23.26%
YTD Sales/Listings Ratio	60.22%	31.01%	32.70%	+1.7%
YTD Expired Listings	6	15	17	+13.33%
Monthly Volume Sales	\$16,424,400	\$11,800,000	\$18,418,900	+56.09%
Monthly Unit Sales	15	12	16	+33.33%
Monthly New Listings	26	48	49	+2.08%
Monthly Sales/Listings Ratio	57.69%	25.00%	32.65%	+7.65%
Monthly Expired Listings	0	3	6	+100%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	4	1	0	-100%
YTD Sales: \$550K-\$749K	5	2	10	+400%
YTD Sales: \$750K-\$999K	15	15	15	No Change
YTD Sales: \$1M- \$2M	29	20	22	+10%
YTD Sales: \$2M+	33	2	3	+50%
YTD Average Days-On-Market	35.60	29.60	42.60	+43.92%
YTD Average Sale Price	\$1,156,971	\$1,121,890	\$1,122,079	+0.02%
YTD Median Sale Price	\$1,035,500	\$964,950	\$1,010,000	+4.67%

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

AVERAGE SALE PRICE

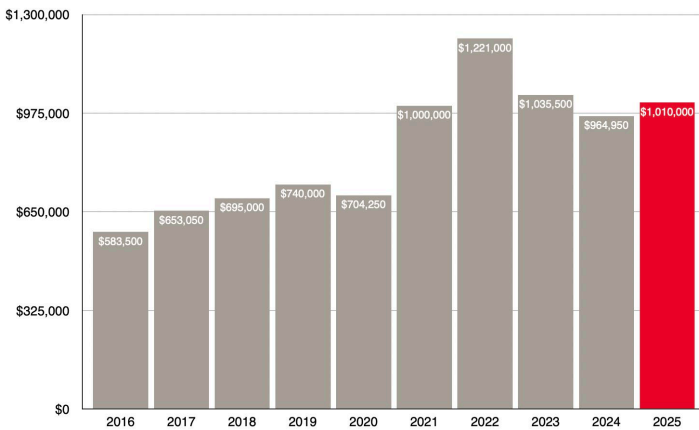


Year-Over-Year

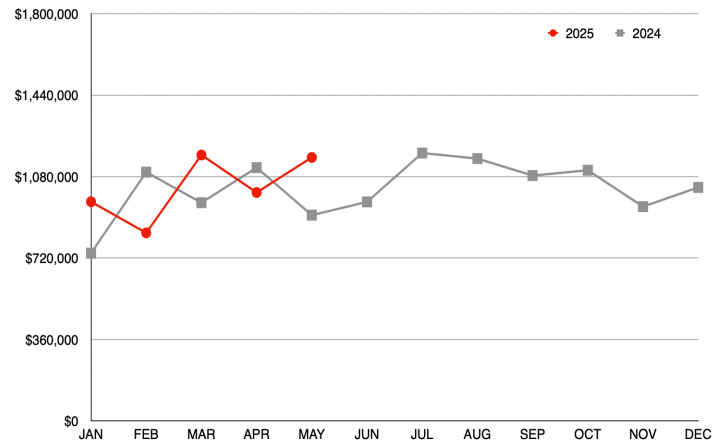


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



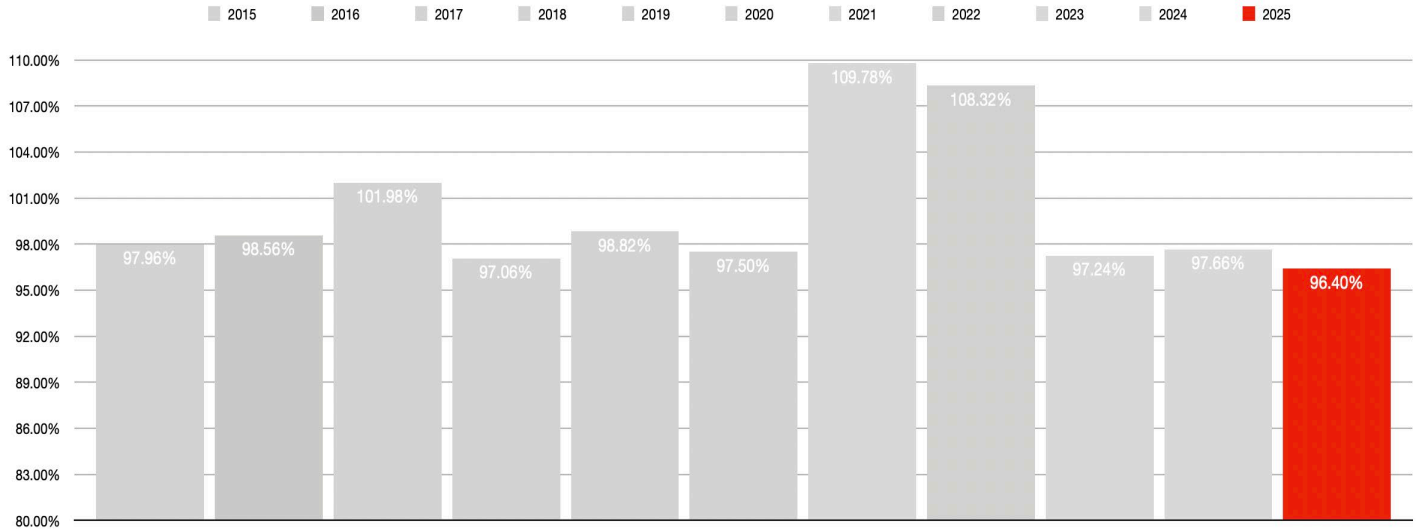
Year-Over-Year



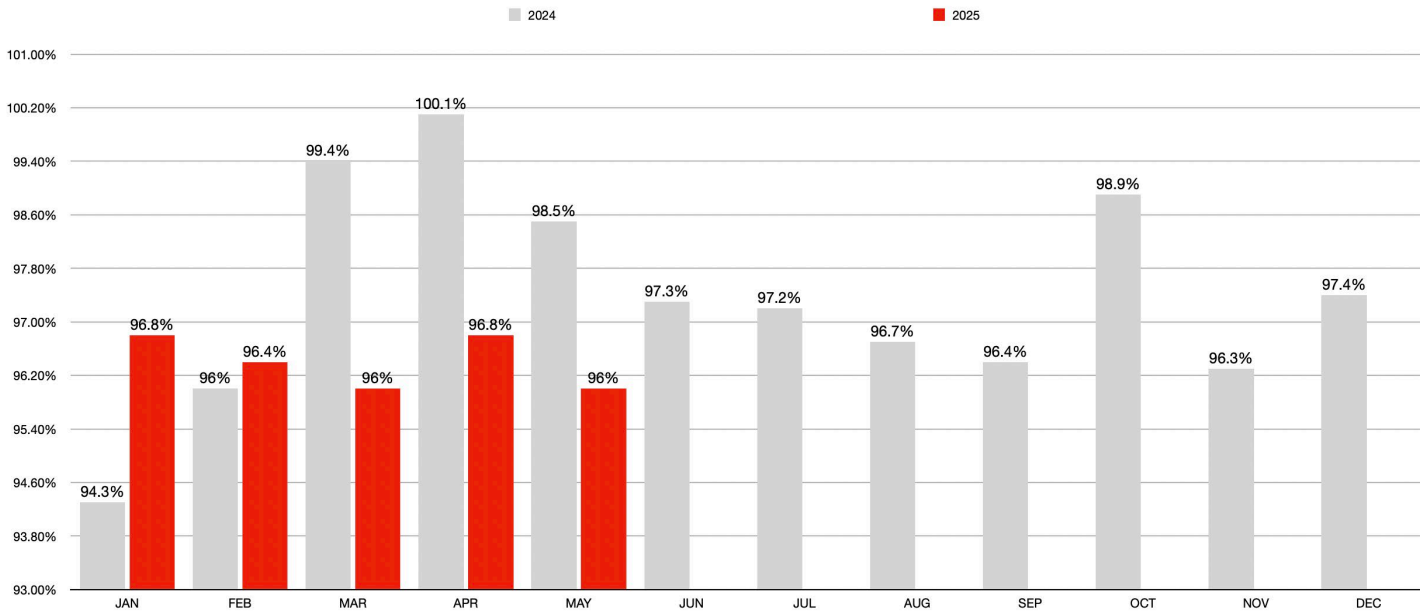
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

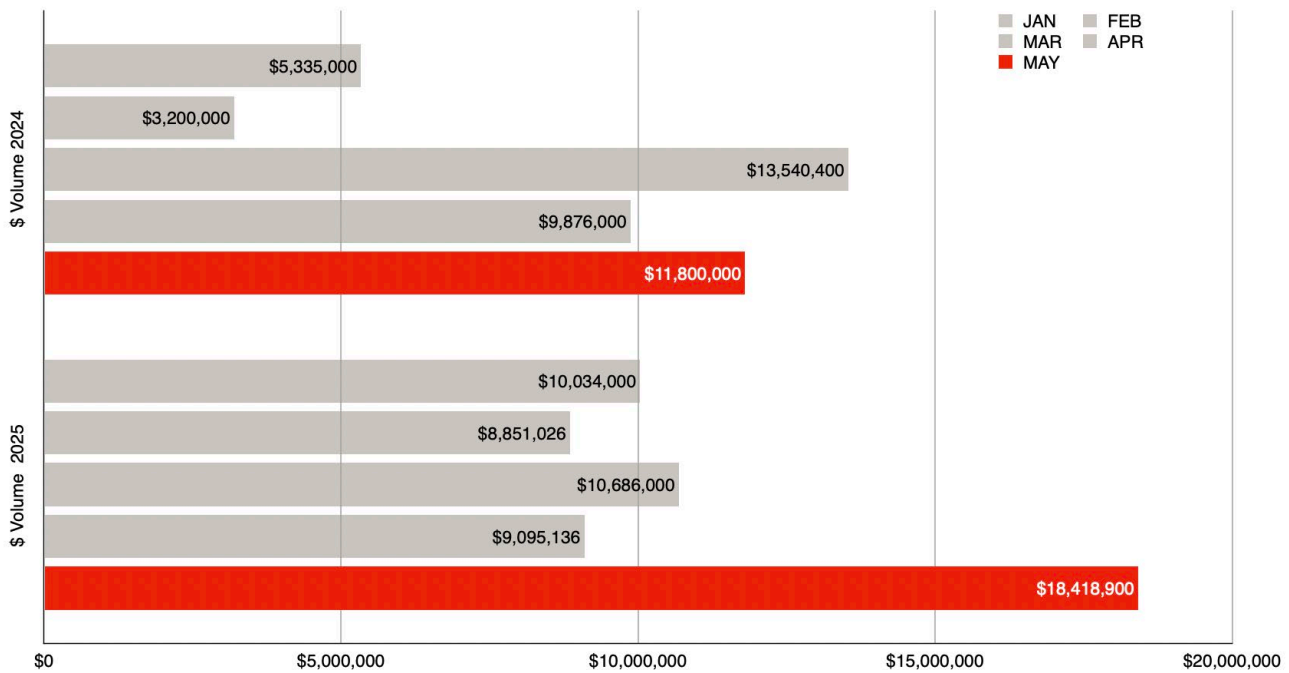


Year-Over-Year

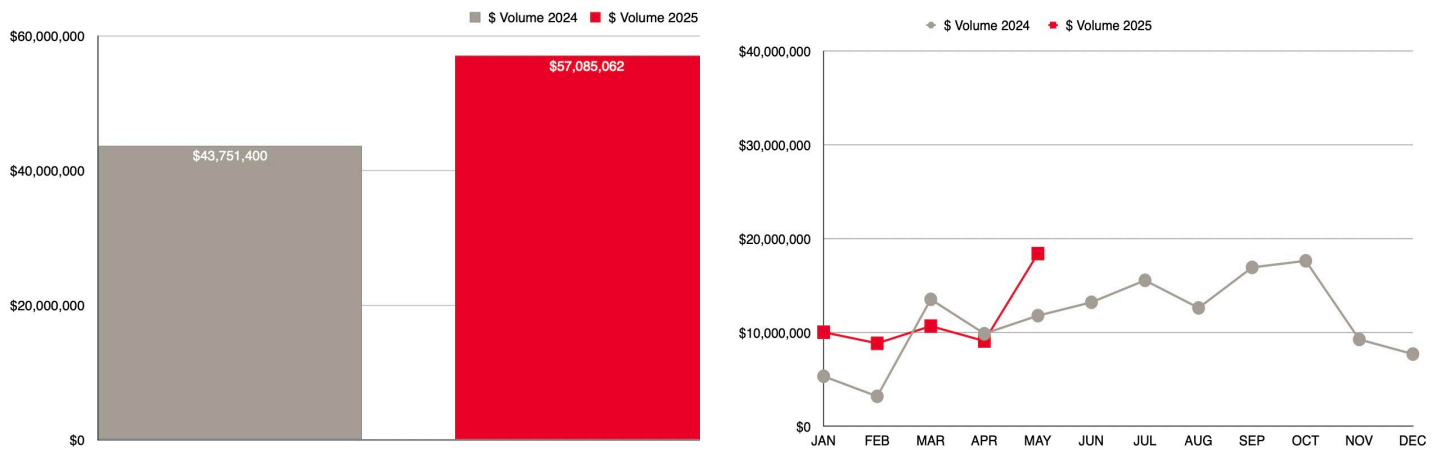


Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES



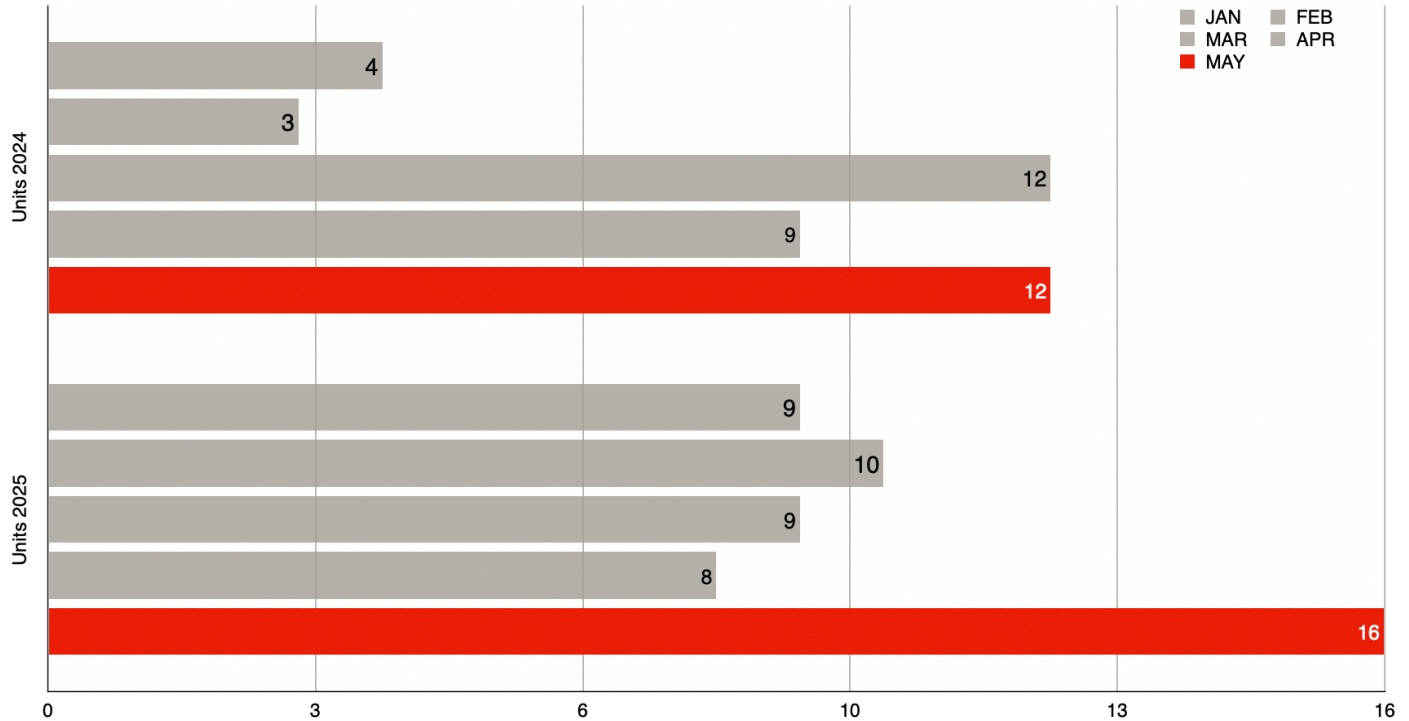
Monthly Comparison 2024 vs. 2025



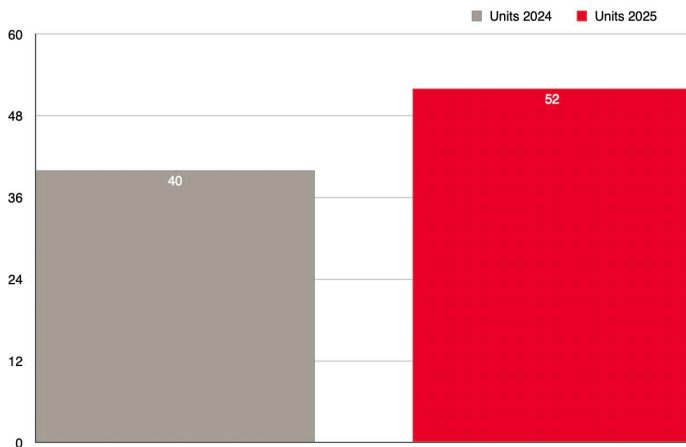
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

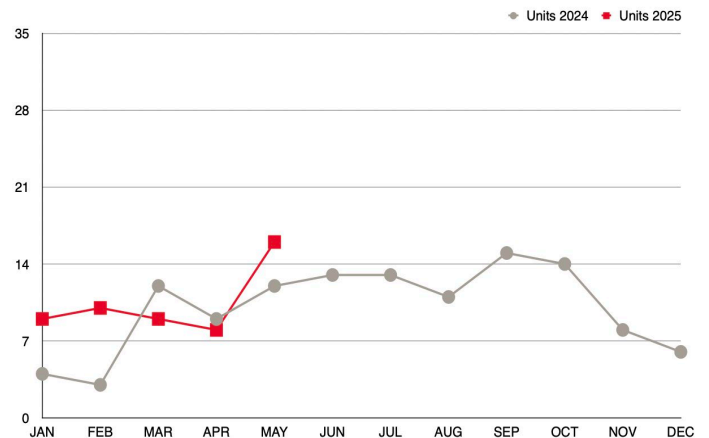
UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE


















FREEHOLD



CONDOMINIUM



VACANT LAND

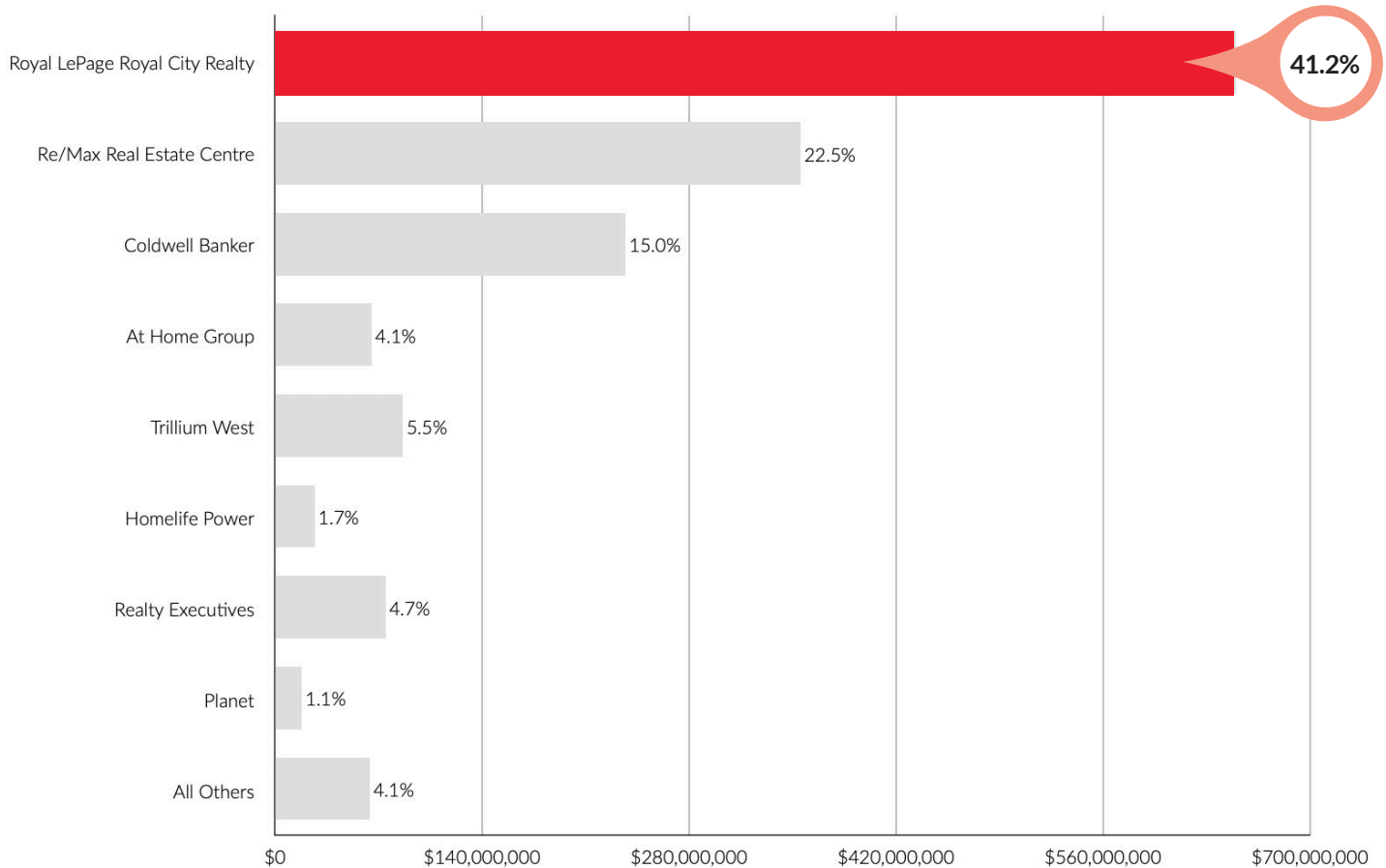
YTD Sales Volume	 \$46,570,536 +10.25%	 \$7,854,526 +420.17%	 \$0 -100%
YTD Unit Sales	 39 +2.63%	 11 +450%	 0 -100%
YTD Average Sale Price	 \$1,194,116 -11.95%	 \$714,048 +15.28%	 \$0 -100%
May Sales Volume	 \$17,618,900 +71.22%	 \$800,000 -47.02%	 \$0 No Change
May Unit Sales	 15 +50%	 1 -50%	 0 No Change

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.

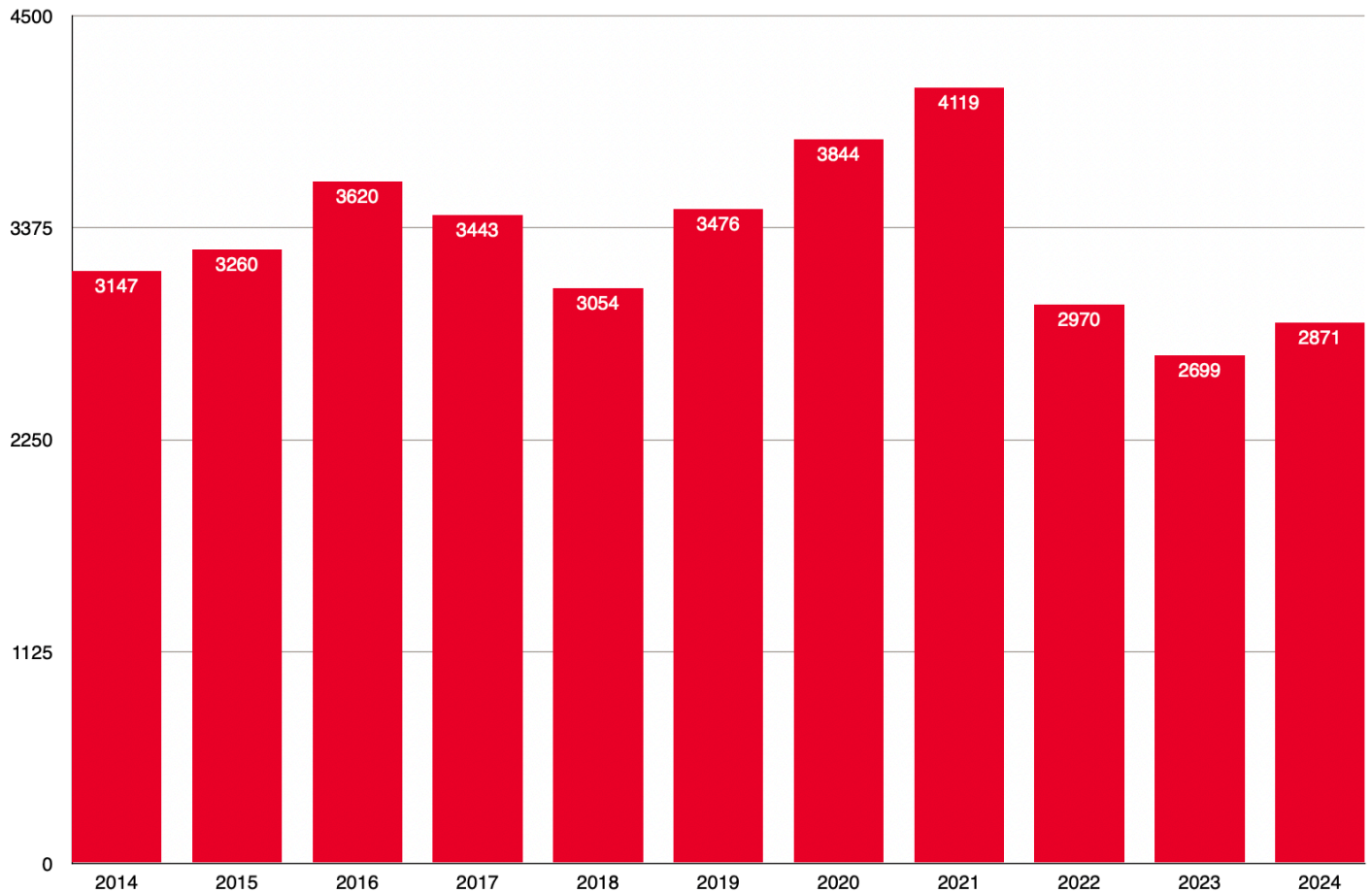
MARKET DOMINANCE



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



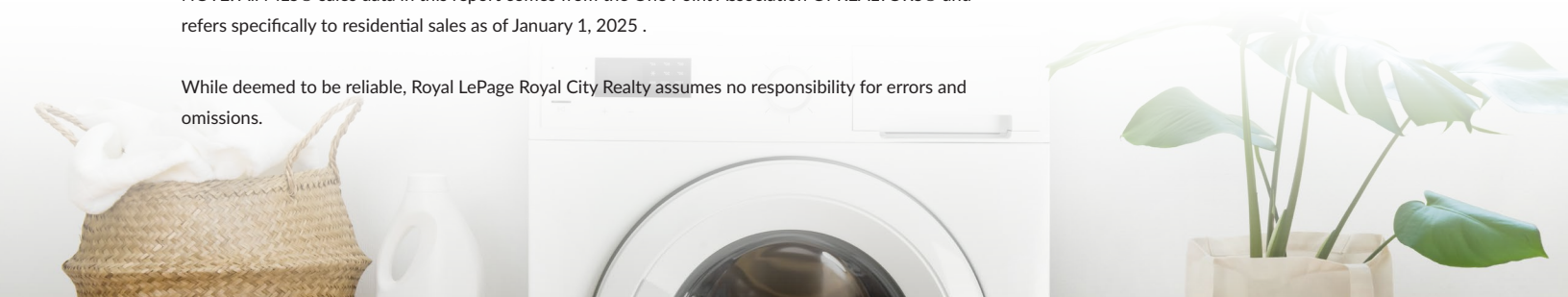
10 YEAR MARKET ANALYSIS



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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