



2025 JANUARY

PUSLINCH Real Estate Market Report



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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 [Puslinch](#) real estate market saw a significant increase in prices and sales volume this January. The median sale price surged by 132.3% to \$1,575,000, while the average sale price rose by 107.8% to \$1,408,867. Sales volume experienced a dramatic 938.99% increase, driven by a 400% rise in unit sales. New listings more than doubled, rising by 110%, while expired listings grew by 200%, adding to inventory. With the unit sales-to-listings ratio at 23.81%, the market now leans in favour of buyers, offering increased selection and negotiation opportunities.



January year-over-year sales volume of \$7,044,333

Up 938.99% from 2024's \$678,000 with unit sales of 5 that are up from the 1 last year. New listings of 21 are up 110% from a year ago, with the sales/listing ratio of 23.81%, up 13.81%.



Year-to-date sales volume of \$7,044,333

Up 938.99% from 2024's \$678,000 with unit sales of 5 up 400% from the 1 in 2024. New listings of 21 are up 110% from a year ago, with the sales/listing ratio of 23.81% up 13.81%.



Year-to-date average sale price of \$1,408,867

Up from \$678,000 one year ago with median sale price of \$1,575,000 up from \$678,000 one year ago. Average days-on-market of 84 is up 46 days from last year.

Note: The sample size for this area shows too few listings to depict a meaningful comparison between Median Sales Price and Average Sales Prices.

JANUARY NUMBERS

Median Sale Price

\$1,575,000

+132.3%

Average Sale Price

\$1,408,867

+107.8%

Sales Volume

\$7,044,333

+938.99%

Unit Sales

5

+400%

New Listings

21

+110%

Expired Listings

12

+200%

Unit Sales/Listings Ratio

23.81%

+13.81%

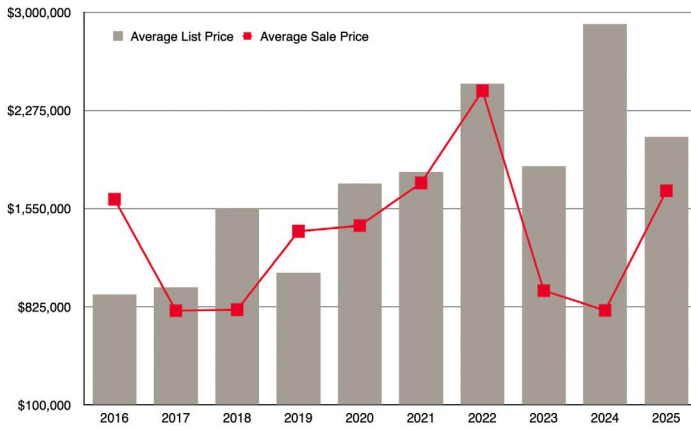
*Year-over-year comparison
(January 2025 vs. January 2024)*

THE MARKET IN DETAIL

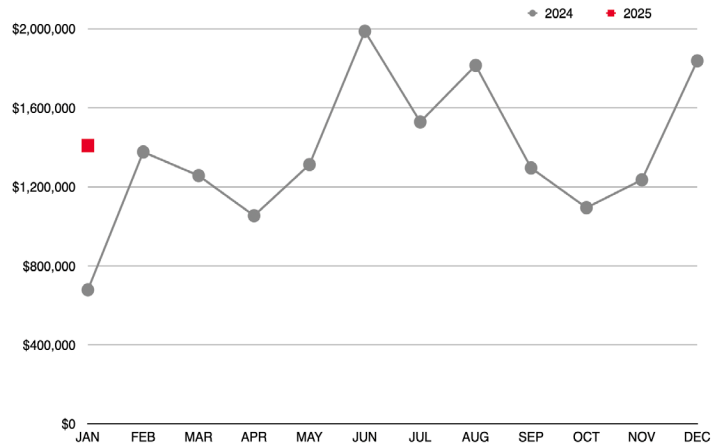
	2023	2024	2025	2024-2025
YTD Volume Sales	\$3,196,000	\$678,000	\$7,044,333	+938.99%
YTD Unit Sales	4	1	5	+400%
YTD New Listings	15	10	21	+110%
YDT Sales/Listings Ratio	26.67%	10.00%	23.81%	+13.81%
YTD Expired Listings	7	4	12	+200%
Monthly Volume Sales	\$3,196,000	\$678,000	\$7,044,333	+938.99%
Monthly Unit Sales	4	1	5	+400%
Monthly New Listings	15	10	21	+110%
Monthly Sales/Listings Ratio	26.67%	10.00%	23.81%	+13.81%
Monthly Expired Listings	7	4	12	+200%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	0	0	0	No Change
YTD Sales: \$550K-\$749K	1	1	0	-100%
YTD Sales: \$750K-\$999K	3	0	1	Up 1
YTD Sales: \$1M-\$2M	0	0	4	Up 4
YTD Sales: \$2M+	0	0	0	No Change
YTD Average Days-On-Market	35.00	38.00	84.00	+121.05%
YTD Average Sale Price	\$799,000	\$678,000	\$1,408,867	+107.8%
YTD Median Sale Price	\$830,000	\$678,000	\$1,575,000	+132.3%

Puslinch MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

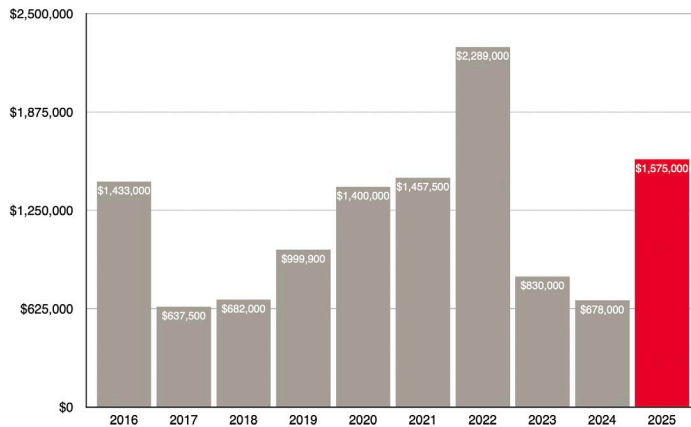


Year-Over-Year

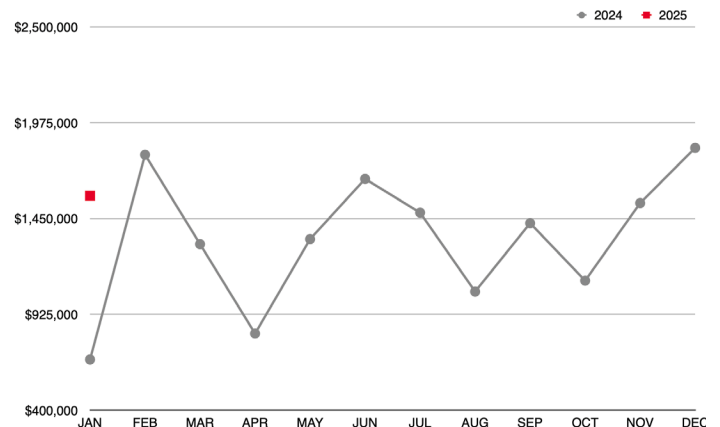


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



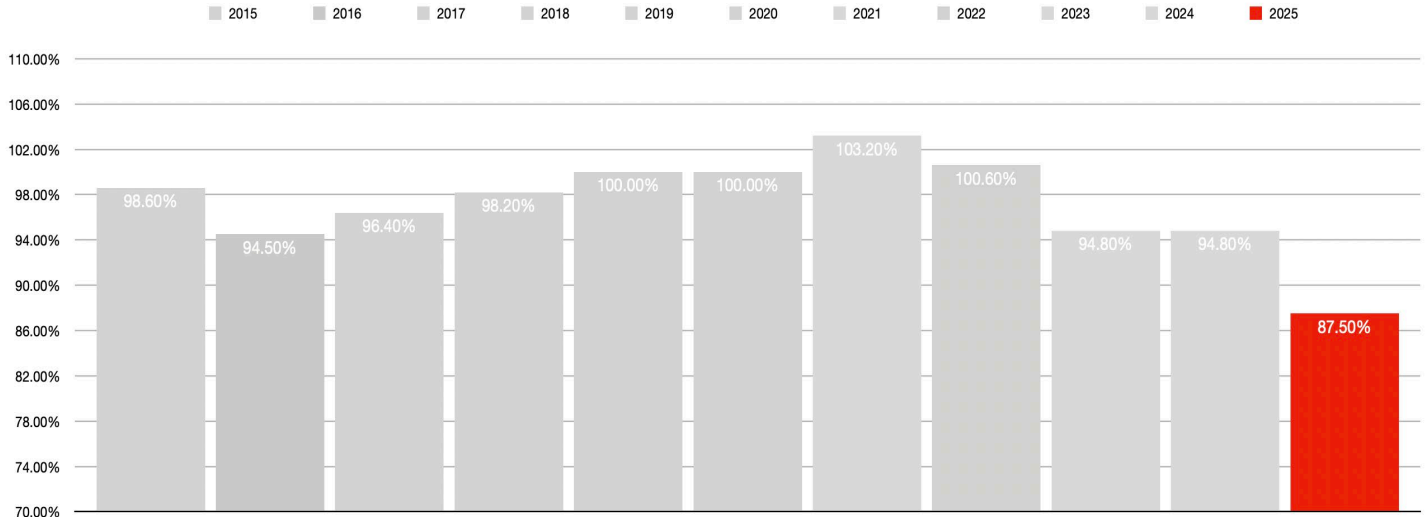
Year-Over-Year



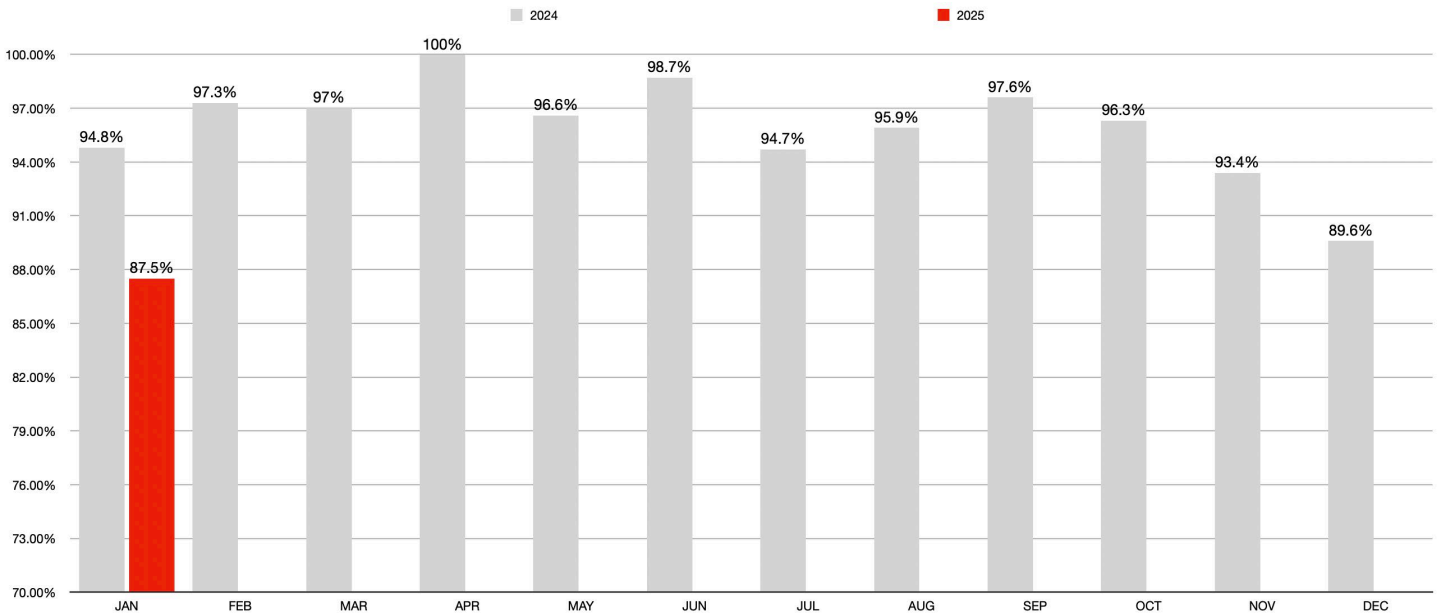
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

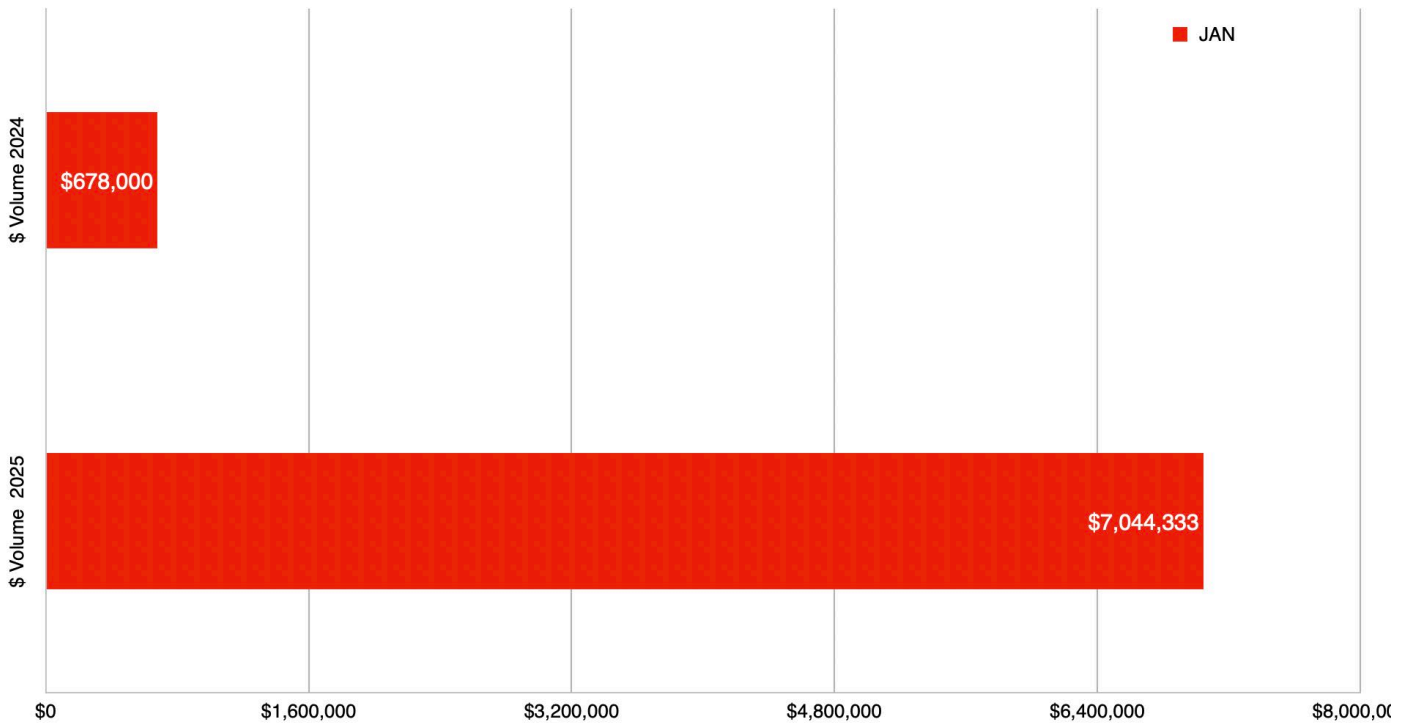


Year-Over-Year

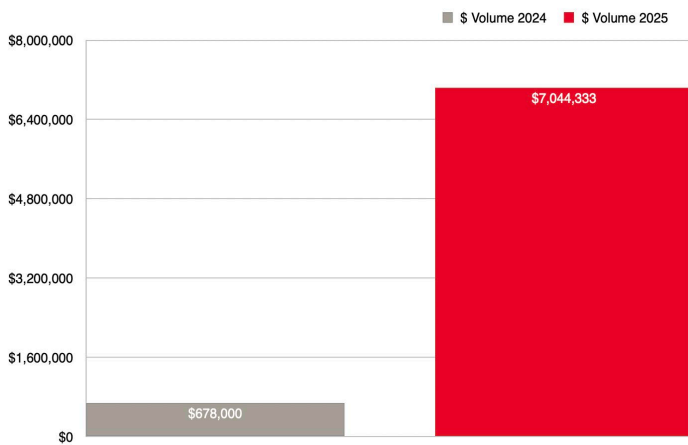


Month-Over-Month 2024 vs. 2025

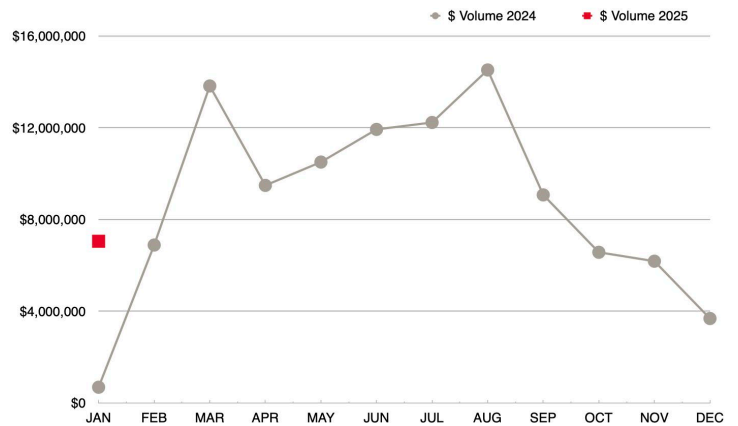
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

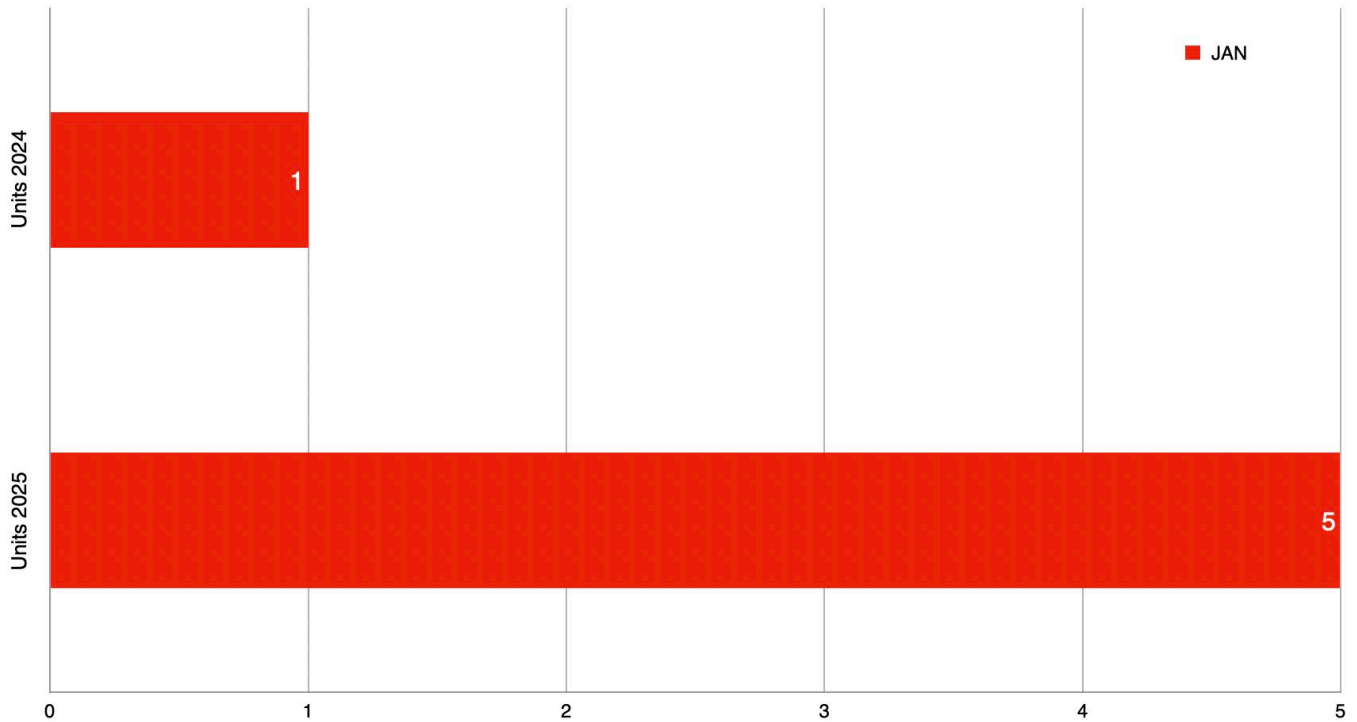


Yearly Totals 2024 vs. 2025

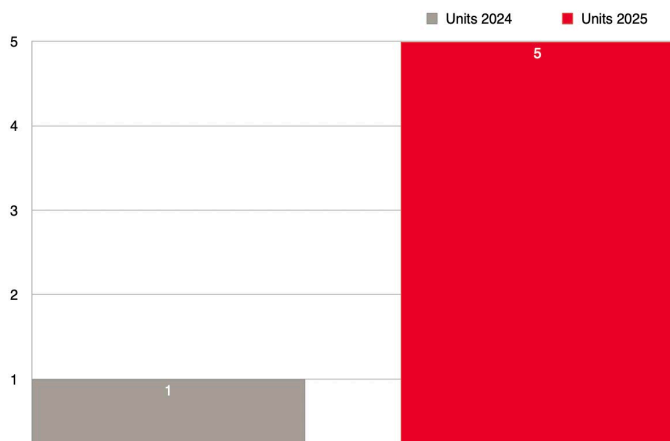


Month vs. Month 2024 vs. 2025

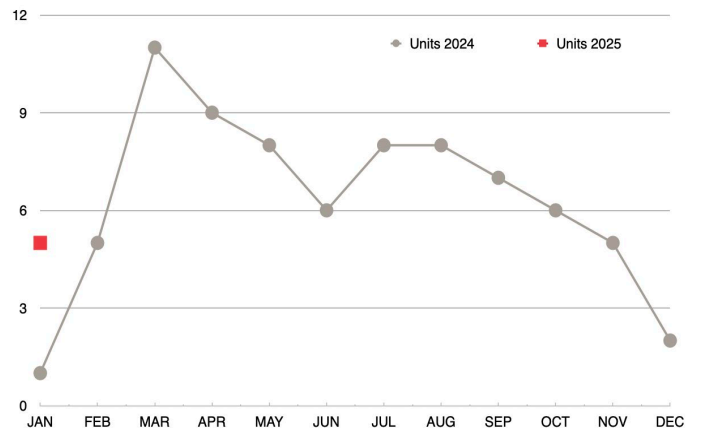
UNIT SALES



Monthly Comparison 2024 vs. 2025

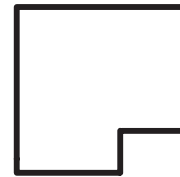


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



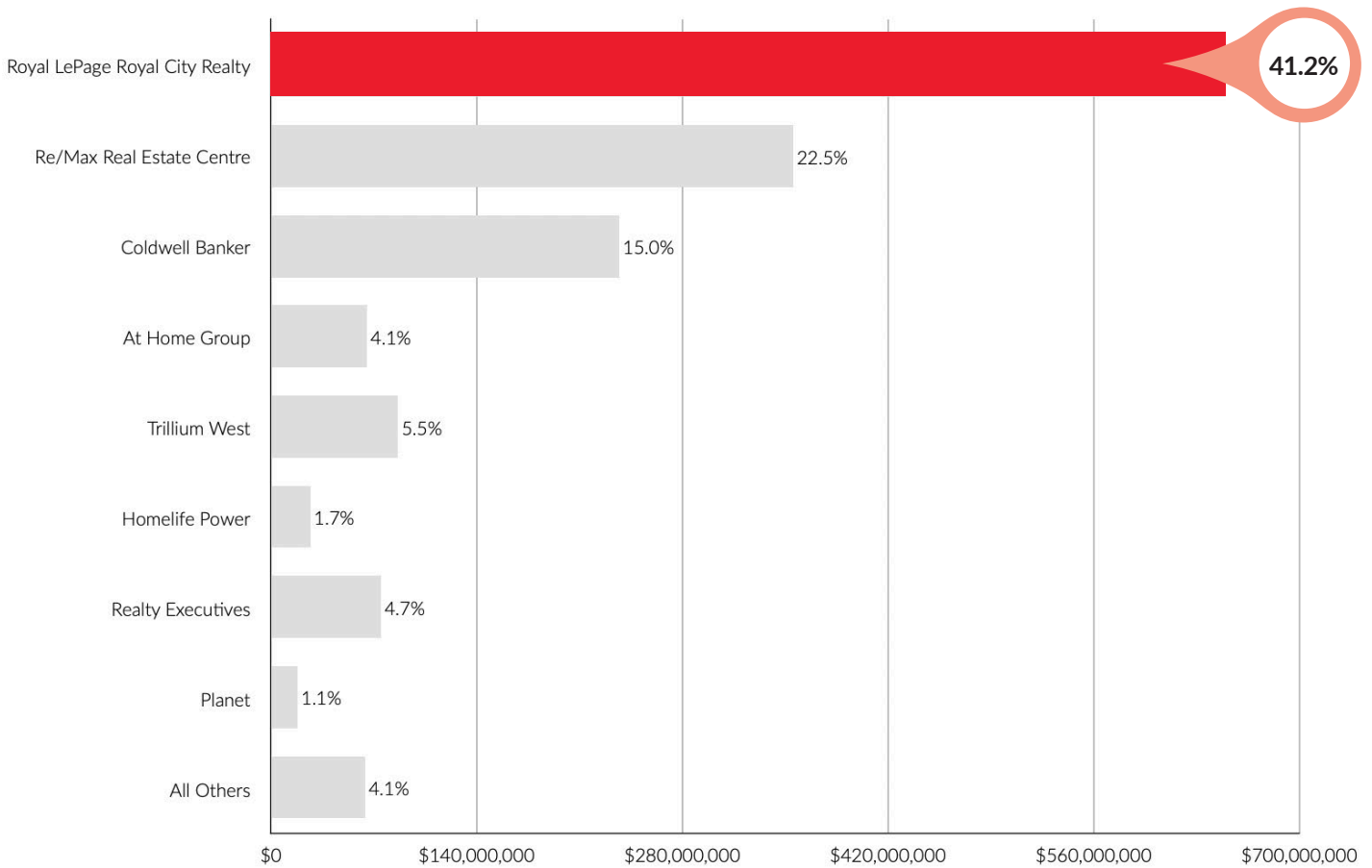
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$97,406,900 -20.99%	\$6,789,500 +247.82%	\$4,502,000 +133.26%
YTD Unit Sales	67 -18.29%	6 +50%	6 +100%
YTD Average Sale Price	\$1,453,834 -3.31%	\$1,131,583 +131.88%	\$750,333 +16.63%
January Sales Volume	\$3,260,000 +97.58%	\$415,000 Up from \$0	\$0 No Change
January Unit Sales	1 No Change	1 Up 1	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 February 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.

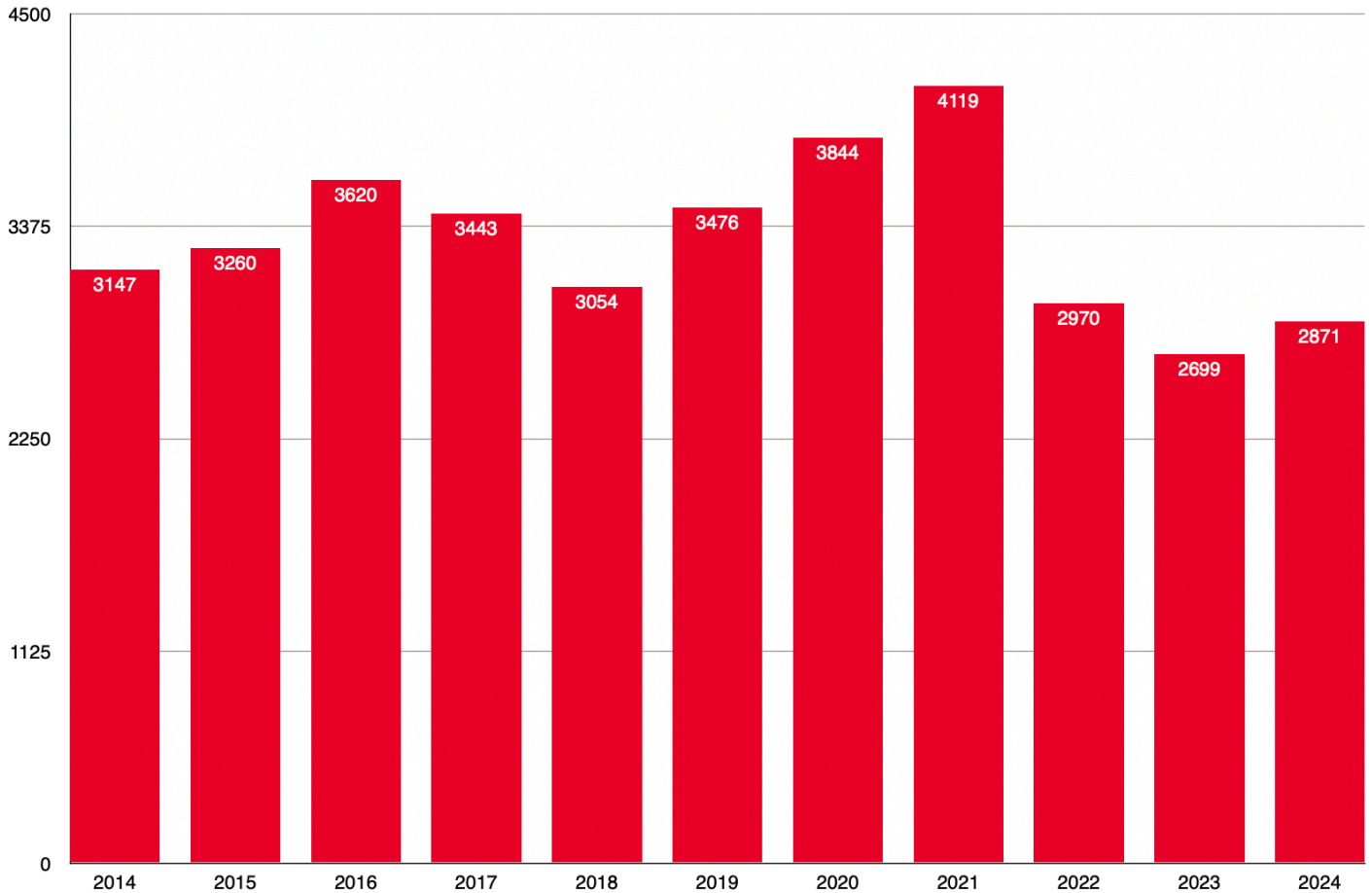
MARKET DOMINANCE



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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