



# 2025 MAY

## PUSLINCH

# Real Estate Market Report



**ROYAL CITY REALTY**  
BROKERAGE

**Frances Snider**  
Sales Representative

519-824-9050  
fsnider@royallepage.ca  
francesnider.com



**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 solid price growth in May, but conditions still favoured buyers. The median sale price rose 19.63% to \$1,600,000, while the average reached \$1,556,444—an 18.61% increase year-over-year. Sales activity picked up modestly, with 9 homes sold and overall sales volume climbed 33.43%. However, a 22.22% surge in new listings kept the market supply strong, and the unit sales-to-listings ratio dropped slightly to 20.45%, reinforcing buyer-friendly conditions in this slower-paced, high-value market.



### May year-over-year sales volume of \$14,008,000

Up 33.43% from 2024's \$10,498,000 with unit sales of 9 that are up from the 8 last year. New listings of 44 are up 22.22% from a year ago, with the sales/listing ratio of 20.45%, down 1.77%.



### Year-to-date sales volume of \$40,656,833

Down 1.69% from 2024's \$41,354,500 with unit sales of 28 down 17.65% from the 34 in 2024. New listings of 123 are up 12.84% from a year ago, with the sales/listing ratio of 22.76% down 8.43%.



### Year-to-date average sale price of \$1,466,546

Up from \$1,135,177 one year ago with median sale price of \$1,500,000 up from \$1,310,000 one year ago. Average days-on-market of 80 is up 49 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.*

## MAY NUMBERS

Median Sale Price

**\$1,600,000**  
+19.63%

Average Sale Price

**\$1,556,444**  
+18.61%

Sales Volume

**\$14,008,000**  
+33.43%

Unit Sales

**9**  
+12.5%

New Listings

**44**  
+22.22%

Expired Listings

**2**  
No Change

Unit Sales/Listings Ratio

**20.45%**  
-1.77%

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





# THE MARKET IN DETAIL

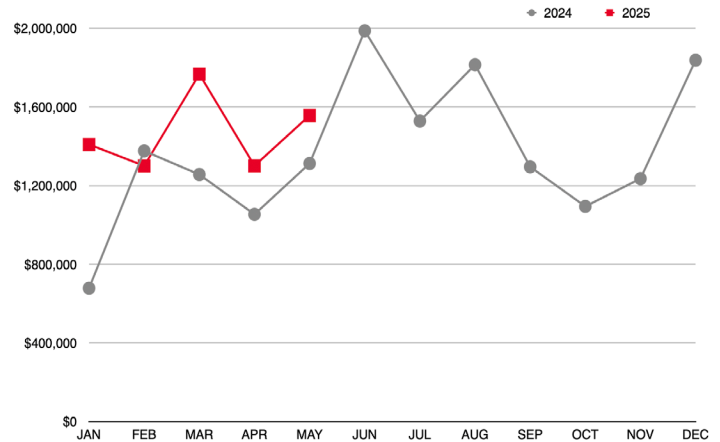
	2023	2024	2025	2024-2025
YTD Volume Sales	\$58,133,988	\$41,354,500	\$40,656,833	-1.69%
YTD Unit Sales	42	34	28	-17.65%
YTD New Listings	94	109	123	+12.84%
YTD Sales/Listings Ratio	44.68%	31.19%	22.76%	-8.43%
YTD Expired Listings	11	19	24	+26.32%
Monthly Volume Sales	\$19,886,000	\$10,498,000	\$14,008,000	+33.43%
Monthly Unit Sales	11	8	9	+12.5%
Monthly New Listings	27	36	44	+22.22%
Monthly Sales/Listings Ratio	40.74%	22.22%	20.45%	-1.77%
Monthly Expired Listings	3	2	2	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	10	2	6	+200%
YTD Sales: \$550K-\$749K	5	9	1	-88.89%
YTD Sales: \$750K-\$999K	5	2	3	+50%
YTD Sales: \$1M-\$2M	12	18	12	-33.33%
YTD Sales: \$2M+	10	2	7	+250%
YTD Average Days-On-Market	35.80	31.20	80.80	+158.97%
YTD Average Sale Price	\$1,283,340	\$1,135,177	\$1,466,546	+29.19%
YTD Median Sale Price	\$937,500	\$1,310,000	\$1,500,000	+14.5%

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

# AVERAGE SALE PRICE

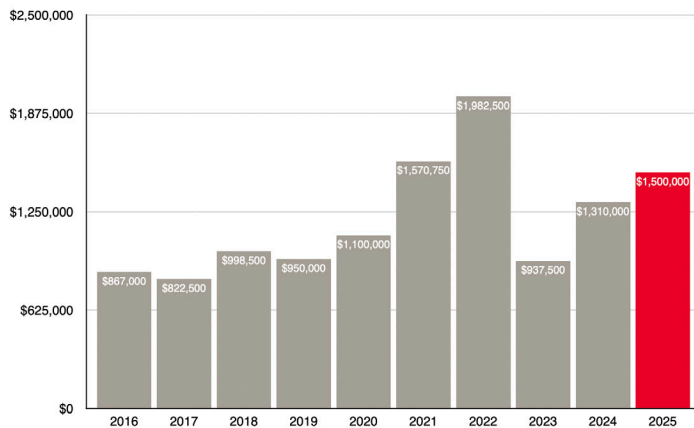


Year-Over-Year

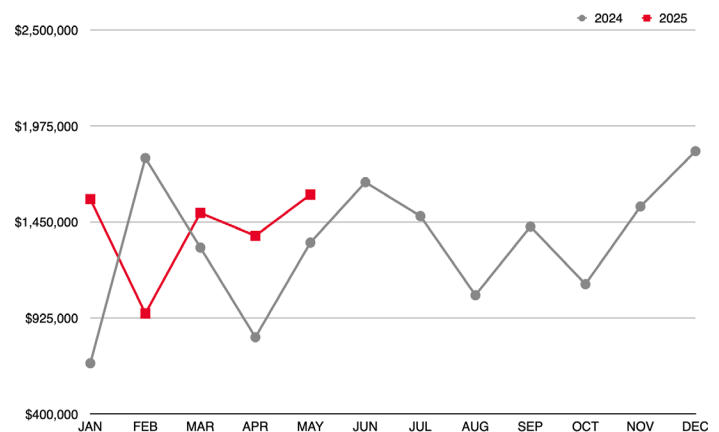


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



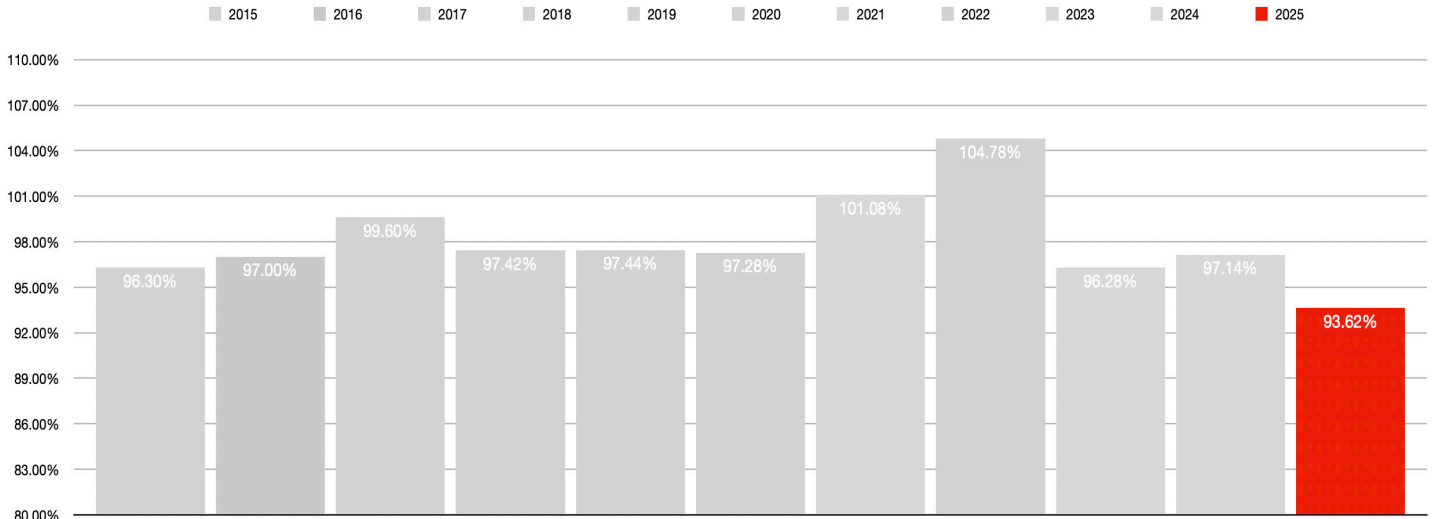
Year-Over-Year



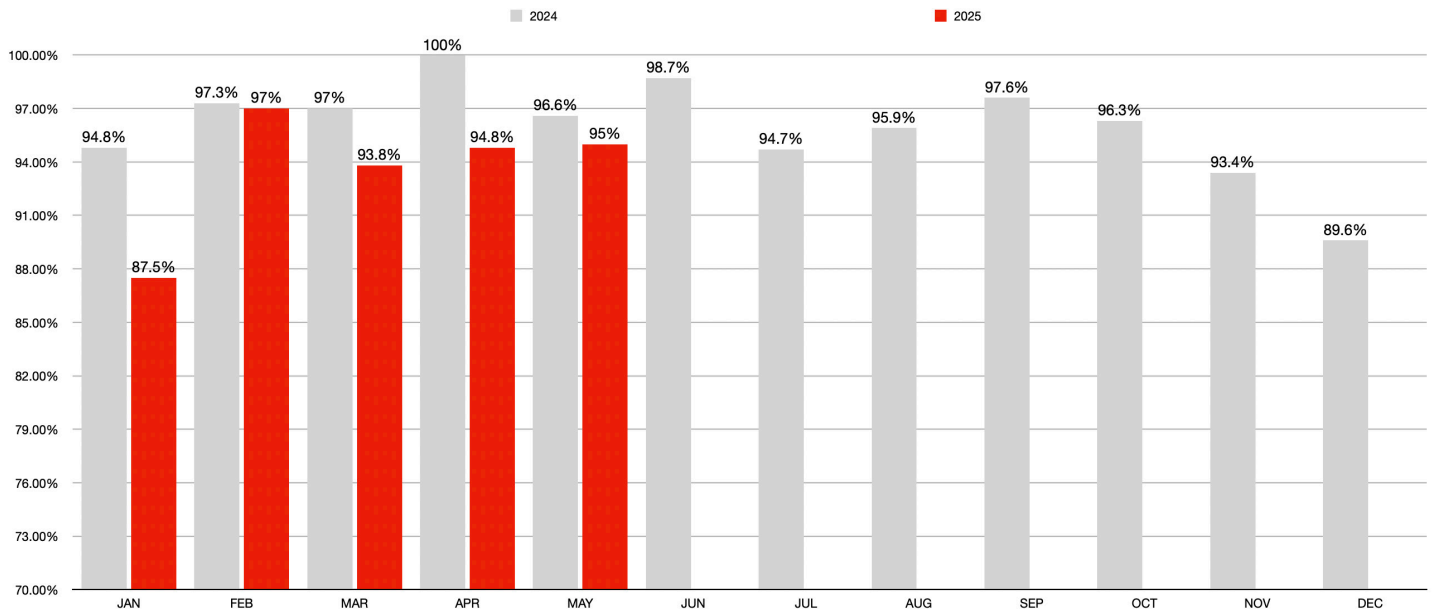
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

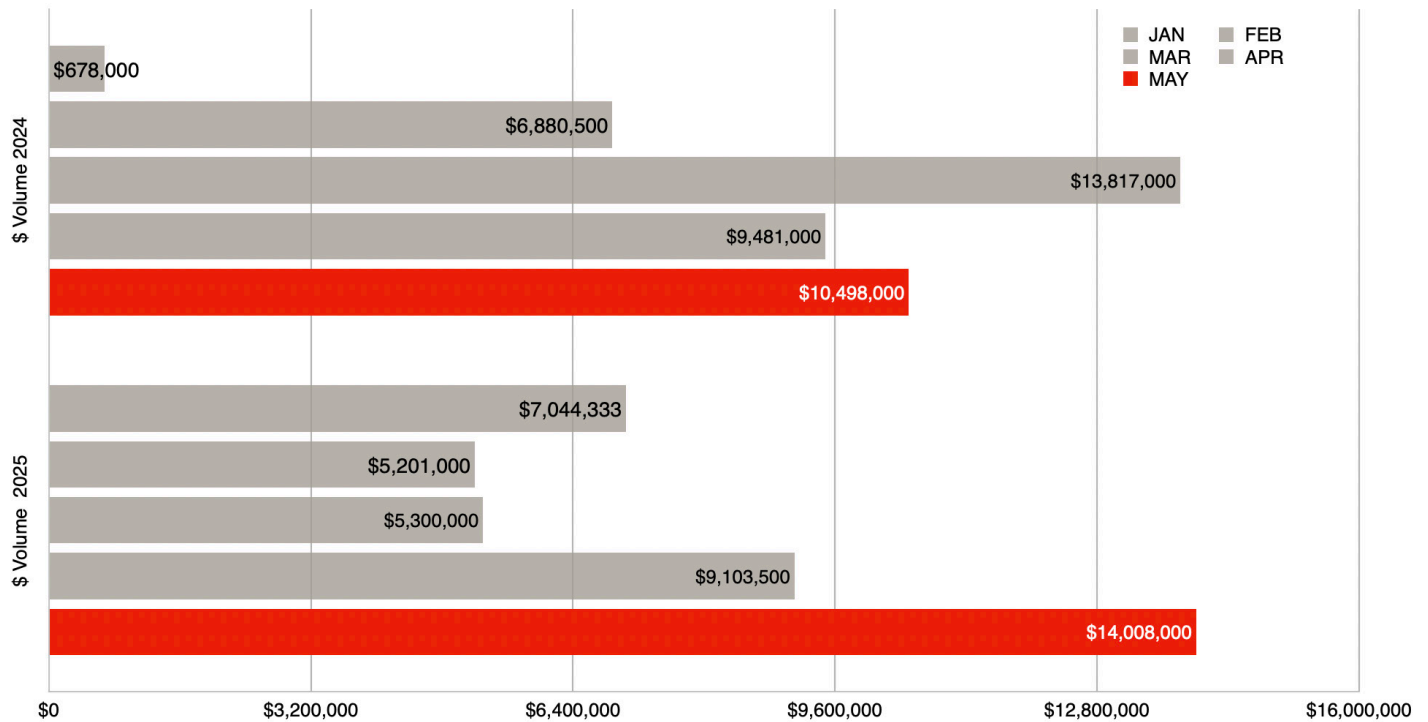


## Year-Over-Year

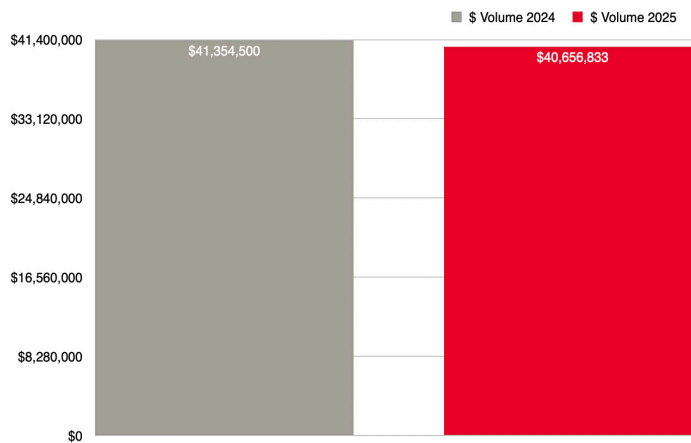


## Month-Over-Month 2024 vs. 2025

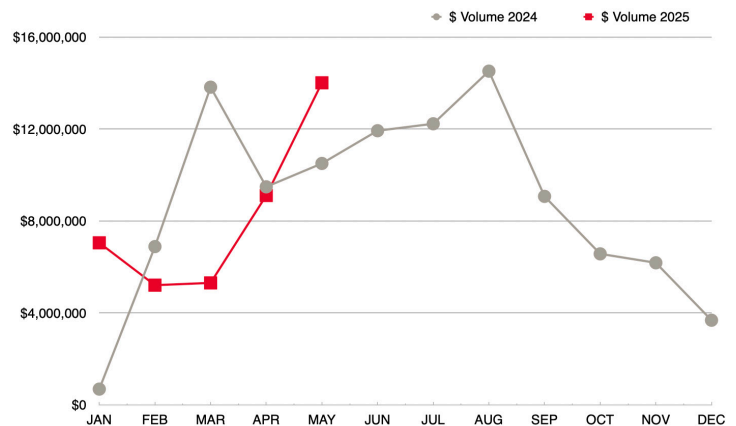
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

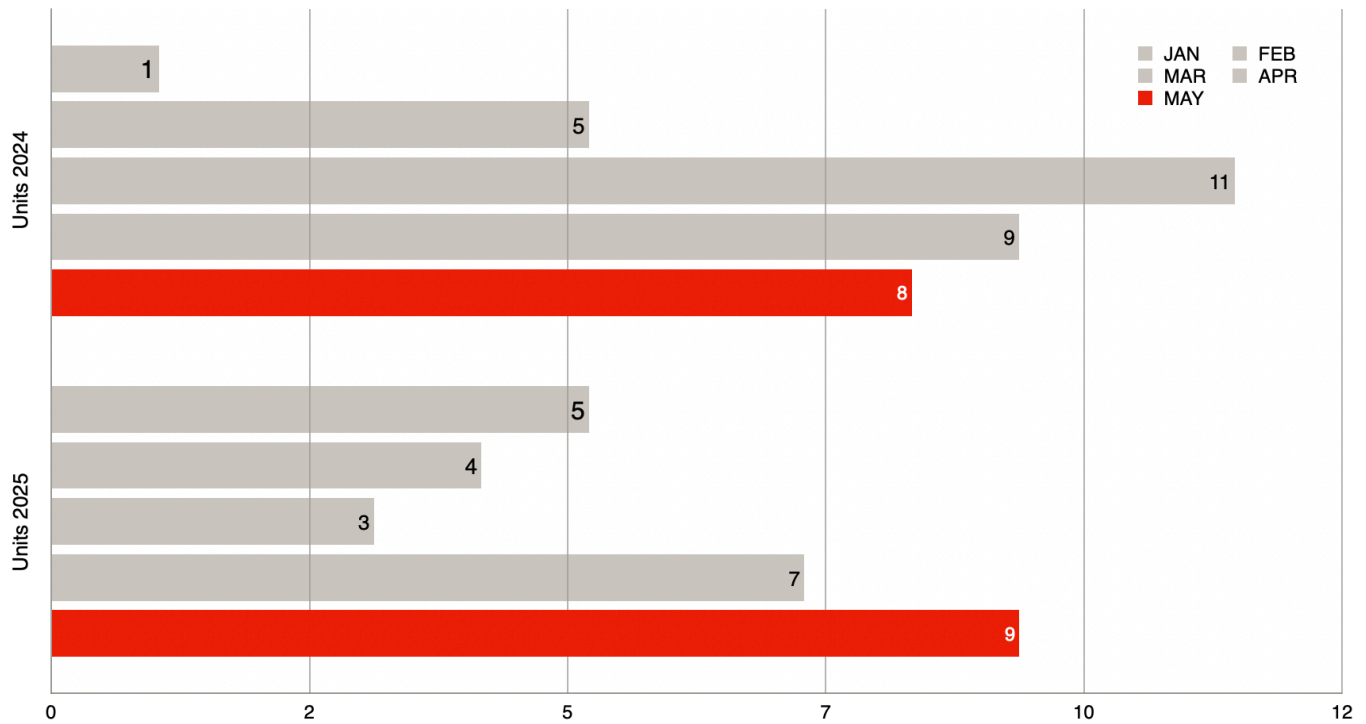


Yearly Totals 2024 vs. 2025

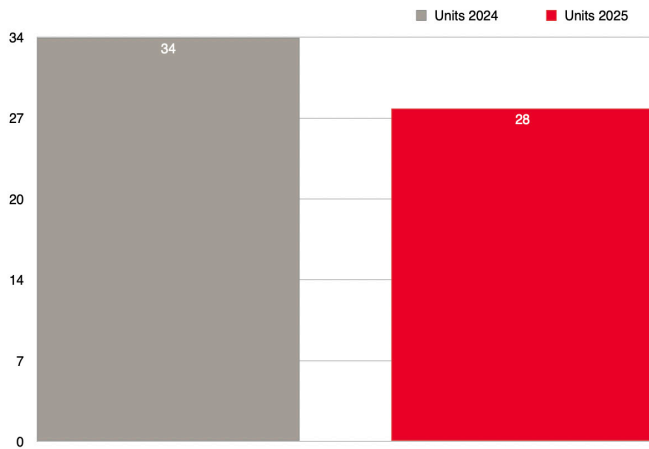


Month vs. Month 2024 vs. 2025

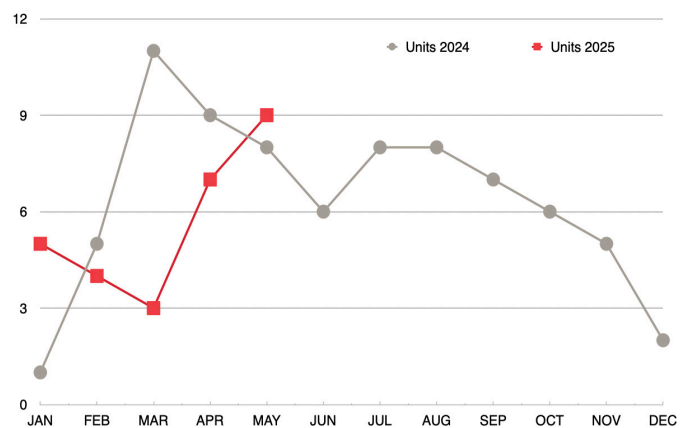
# UNIT SALES



Monthly Comparison 2024 vs. 2025

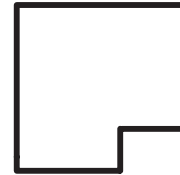

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$39,793,833 +5.69%	 \$863,000 -73.24%	 \$950,000 -29.63%
YTD Unit Sales	 26 -10.34%	 2 -50%	 1 -50%
YTD Average Sale Price	 \$1,530,532 -15.4%	 \$431,500 +59.63%	 \$950,000 +4.92%
May Sales Volume	 \$13,145,000 +25.21%	 \$863,000 Up from \$0	 \$0 -100%
May Unit Sales	 7 -12.5%	 2 Up from 0	 0 -100%

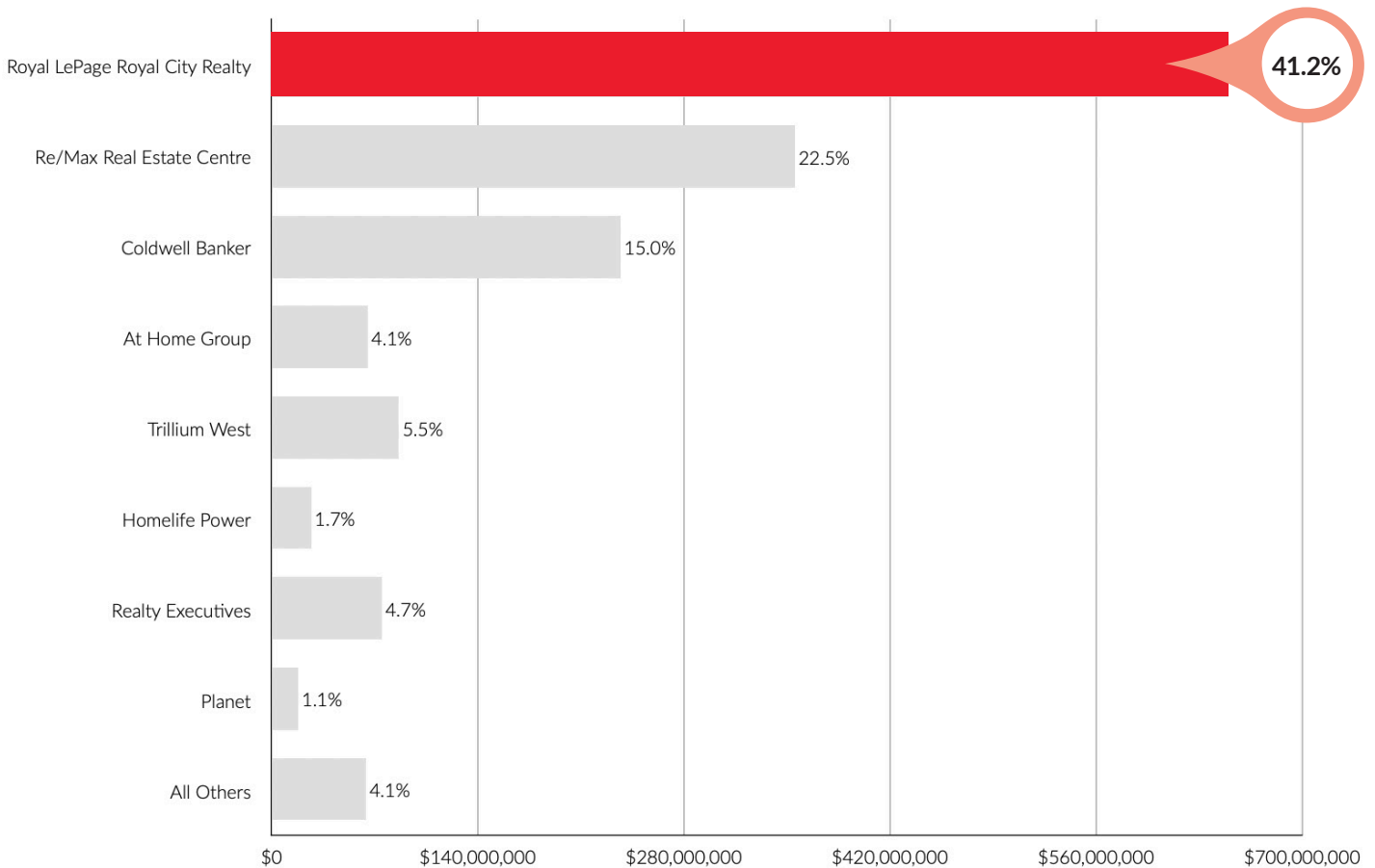
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of June 1, 2025.

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

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



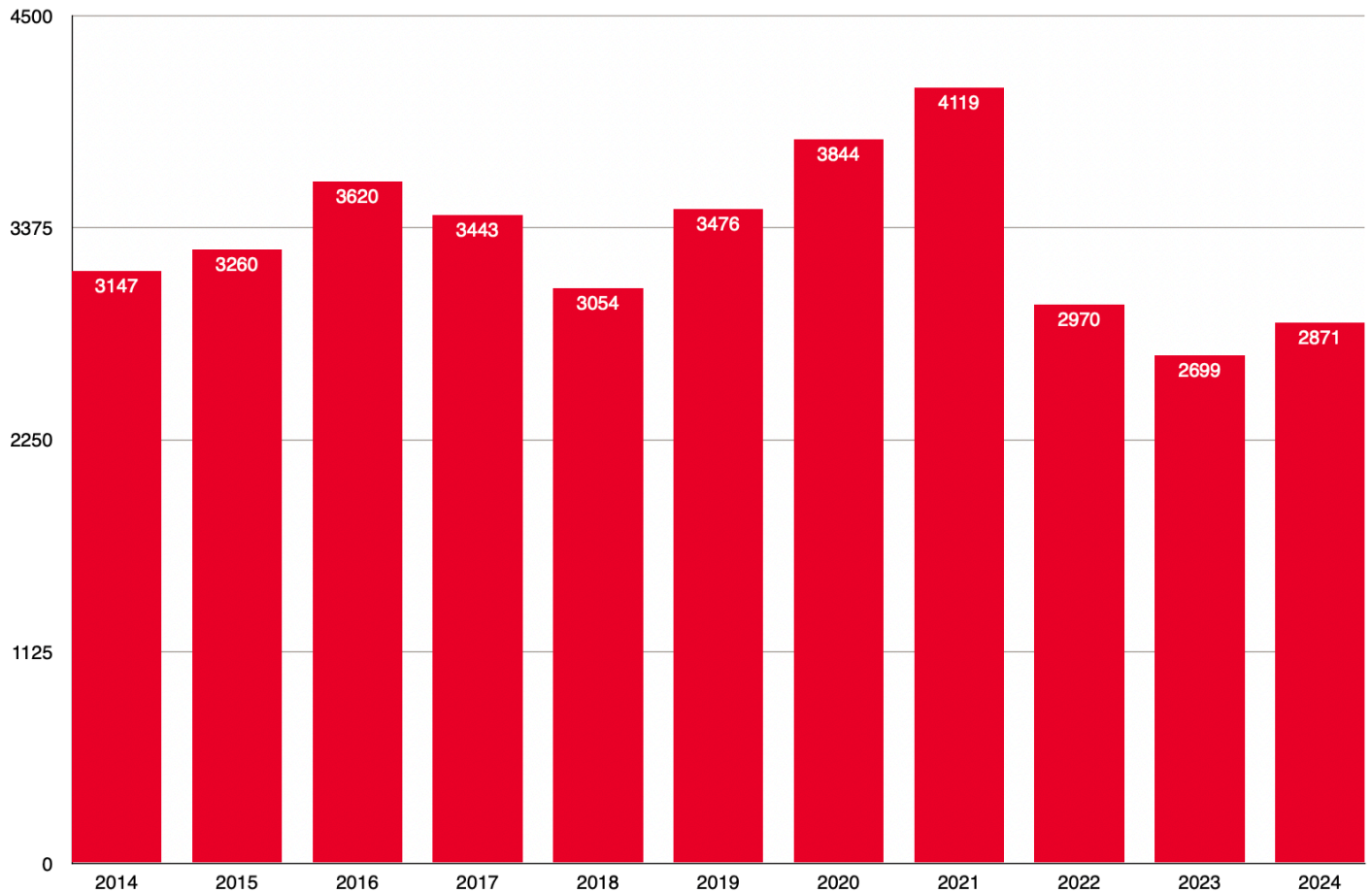
# MARKET DOMINANCE



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



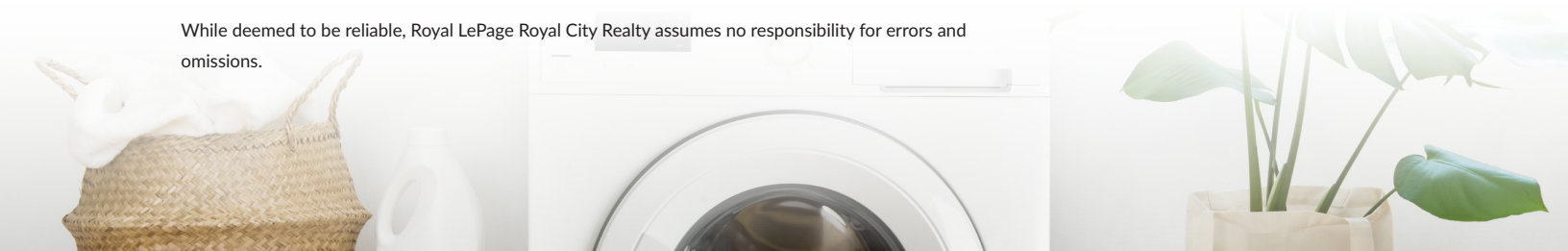
# 10 YEAR MARKET ANALYSIS



## Units Sold

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

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



# 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



/RoyalLePageRoyalCity



/RoyalCityRealty



/RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at [royalcity.com/market-update/](https://royalcity.com/market-update/)