



2025 NOVEMBER

PUSLINCH

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 [Puslinch](#) real estate market continued to reflect buyer's-market conditions in November, with softer pricing alongside stronger sales activity. The median sale price fell 36.16% to \$980,000, while the average sale price declined 18.44% to \$1,007,210. Despite lower prices, sales volume rose 30.49% to \$8.06M, supported by 8 sales, a 60% increase from last year. New listings edged down 5.56% to 17, while expired listings increased 50% to 6, contributing to more negotiating room for buyers. With added inventory stability and motivated seller activity, November offered favourable conditions for purchasers in the Puslinch area.



November year-over-year sales volume of \$8,057,684

Up +30.49% from 2024's \$6,174,900 with unit sales of 8 up +60% from last November's 5. New listings of 17 are down -5.56% from a year ago, with the sales/listing ratio of 47.06%, up +19.28%.



Year-to-date sales volume of \$109,577,299

Up +7.62% from 2024's \$101,821,400 with unit sales of 84 up from 74 in 2024. New listings of 286 are up +30% from a year ago, with the sales/listing ratio of 29.37% down -4.27%.



Year-to-date average sale price of \$1,298,550

Down from \$1,329,955 one year ago with median sale price of \$1,170,000 down from \$1,337,500 one year ago. Average days-on-market of 72 is up 24 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.

NOVEMBER NUMBERS

Median Sale Price

\$980,000

-36.16%

Average Sale Price

\$1,007,210

-18.44%

Sales Volume

\$8,057,684

+30.49%

Unit Sales

8

+60%

New Listings

17

-5.56%

Expired Listings

6

+50%

Unit Sales/Listings Ratio

47.06%

+19.28%

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

THE MARKET IN DETAIL

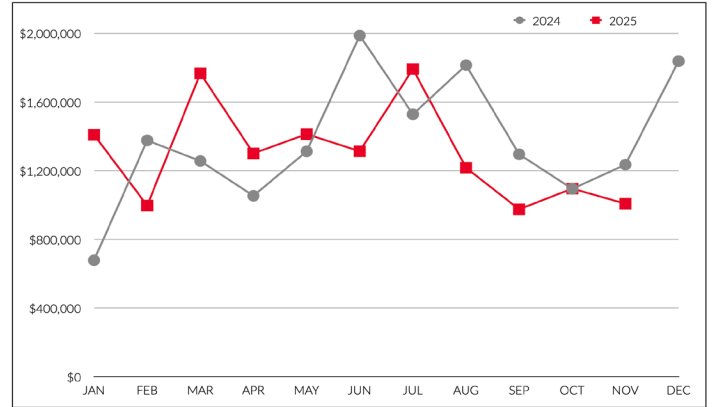
	2023	2024	2025	2024-2025
YTD Volume Sales	\$125,873,488	\$101,821,400	\$109,577,299	+7.62%
YTD Unit Sales	90	74	84	+13.51%
YTD New Listings	223	220	286	+30%
YTD Sales/Listings Ratio	40.36%	33.64%	29.37%	-4.27%
YTD Expired Listings	37	44	66	+50%
Monthly Volume Sales	\$12,053,500	\$6,174,900	\$8,057,684	+30.49%
Monthly Unit Sales	6	5	8	+60%
Monthly New Listings	15	18	17	-5.56%
Monthly Sales/Listings Ratio	40.00%	27.78%	47.06%	+19.28%
Monthly Expired Listings	8	4	6	+50%
YTD Sales: \$0-\$199K	0	0	1	+100%
YTD Sales: \$200k-349K	0	1	3	+200%
YTD Sales: \$350K-\$549K	20	10	18	+80%
YTD Sales: \$550K-\$749K	12	13	6	-53.85%
YTD Sales: \$750K-\$999K	9	5	9	+80%
YTD Sales: \$1M-\$2M	28	32	31	-3.13%
YTD Sales: \$2M+	21	12	18	+50%
YTD Average Days-On-Market	38.18	47.64	71.55	+50.19%
YTD Average Sale Price	\$1,381,687	\$1,329,955	\$1,298,550	-2.36%
YTD Median Sale Price	\$1,471,000	\$1,337,500	\$1,170,000	-12.52%

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

AVERAGE SALE PRICE

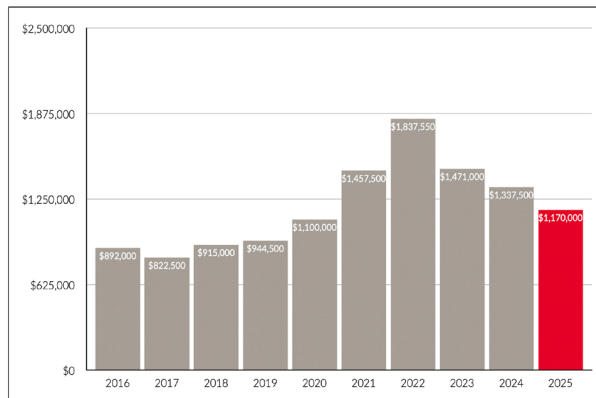


Year-Over-Year

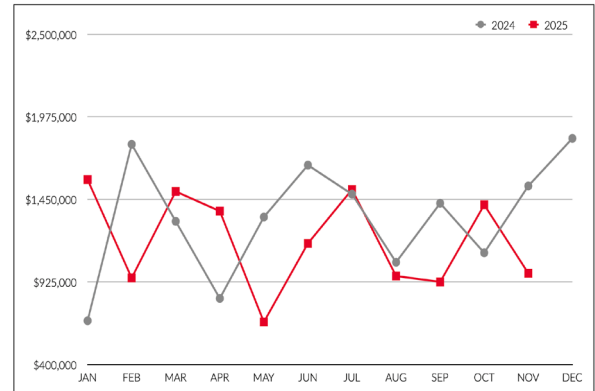


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



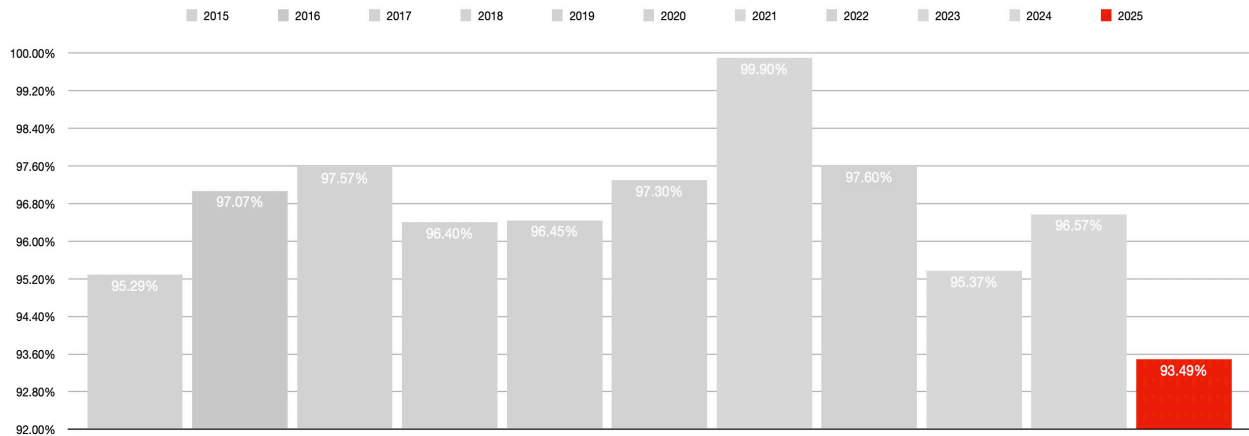
Year-Over-Year



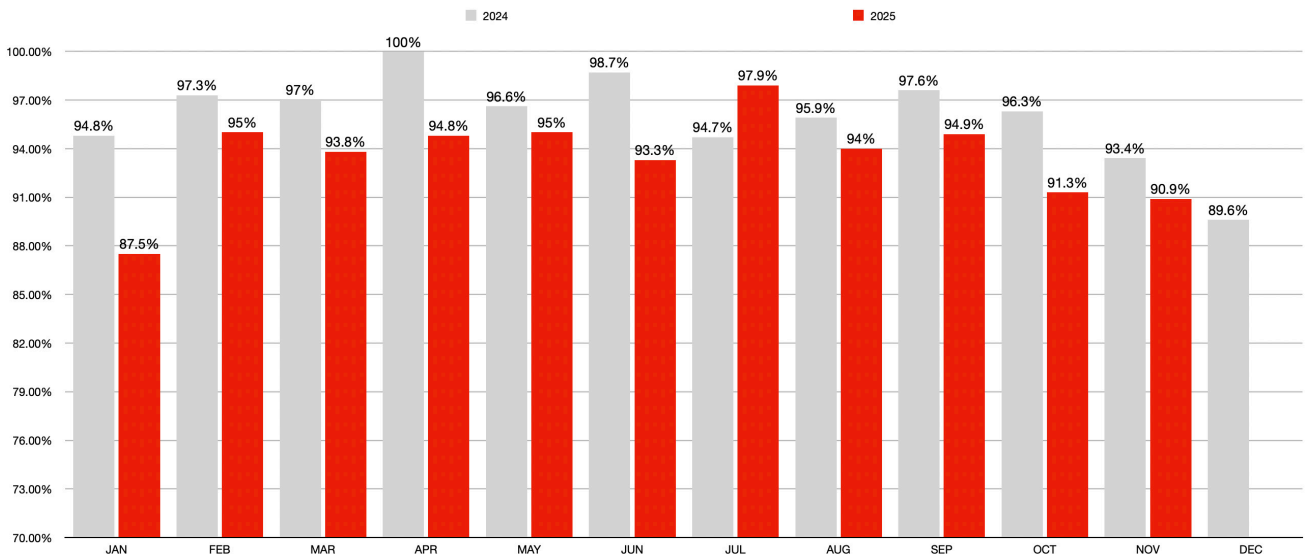
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

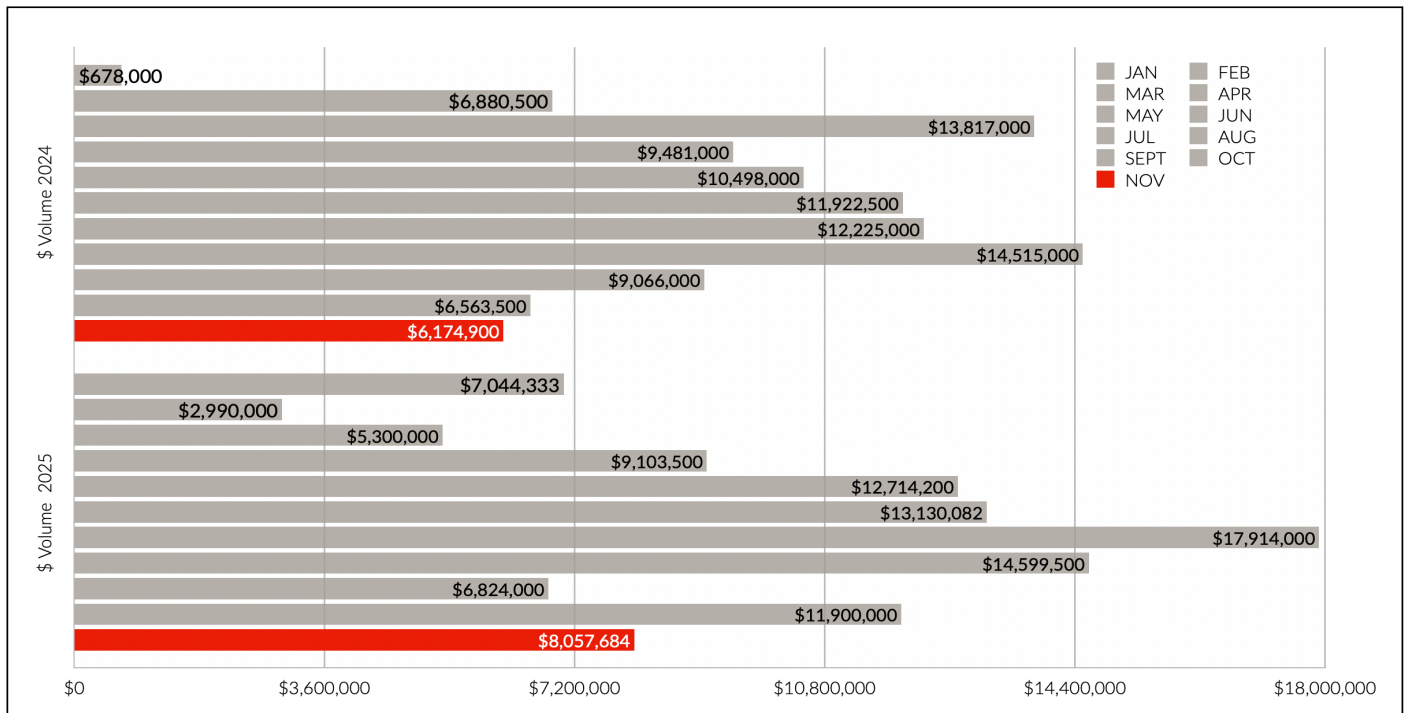


Year-Over-Year

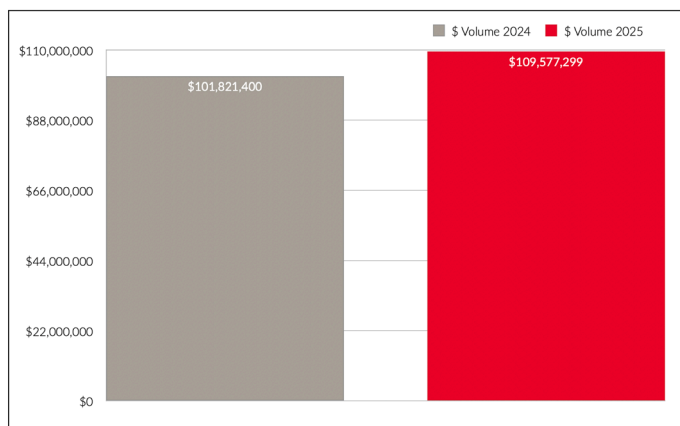


Month-Over-Month 2024 vs. 2025

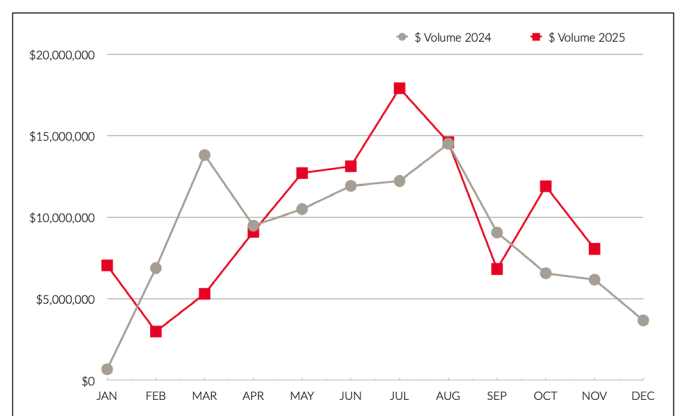
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

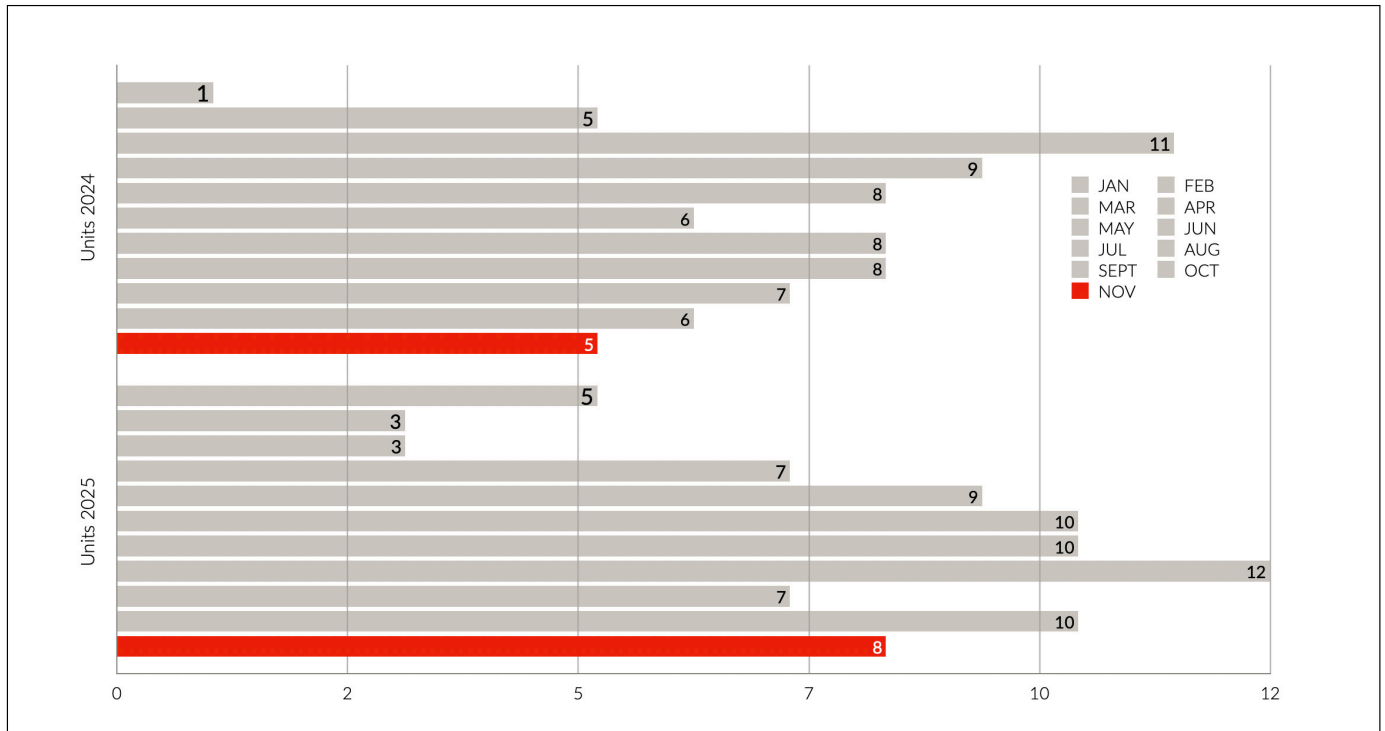


Yearly Totals 2024 vs. 2025

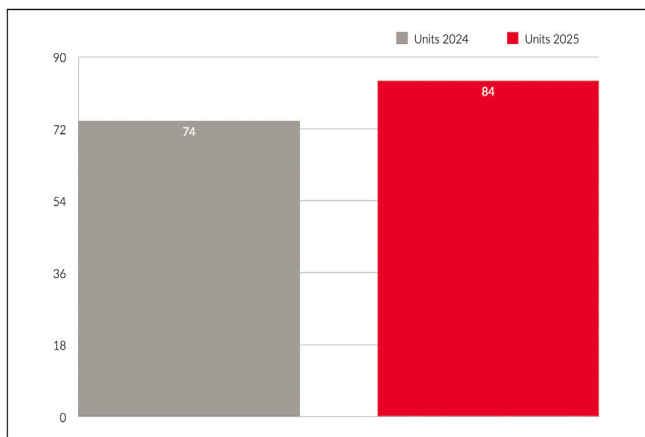


Month vs. Month 2024 vs. 2025

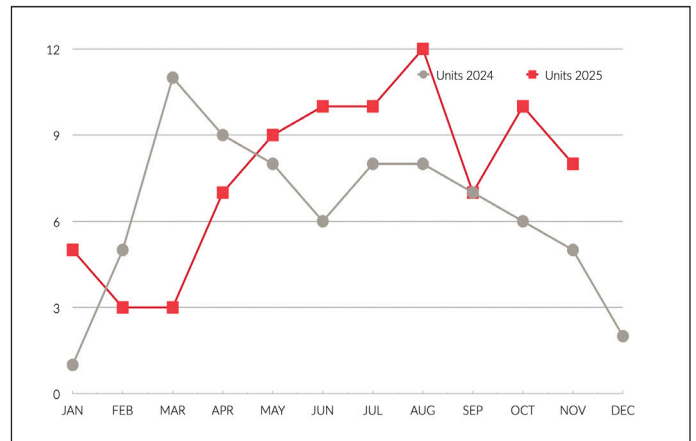
UNIT SALES



Monthly Comparison 2024 vs. 2025

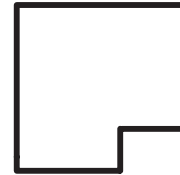

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



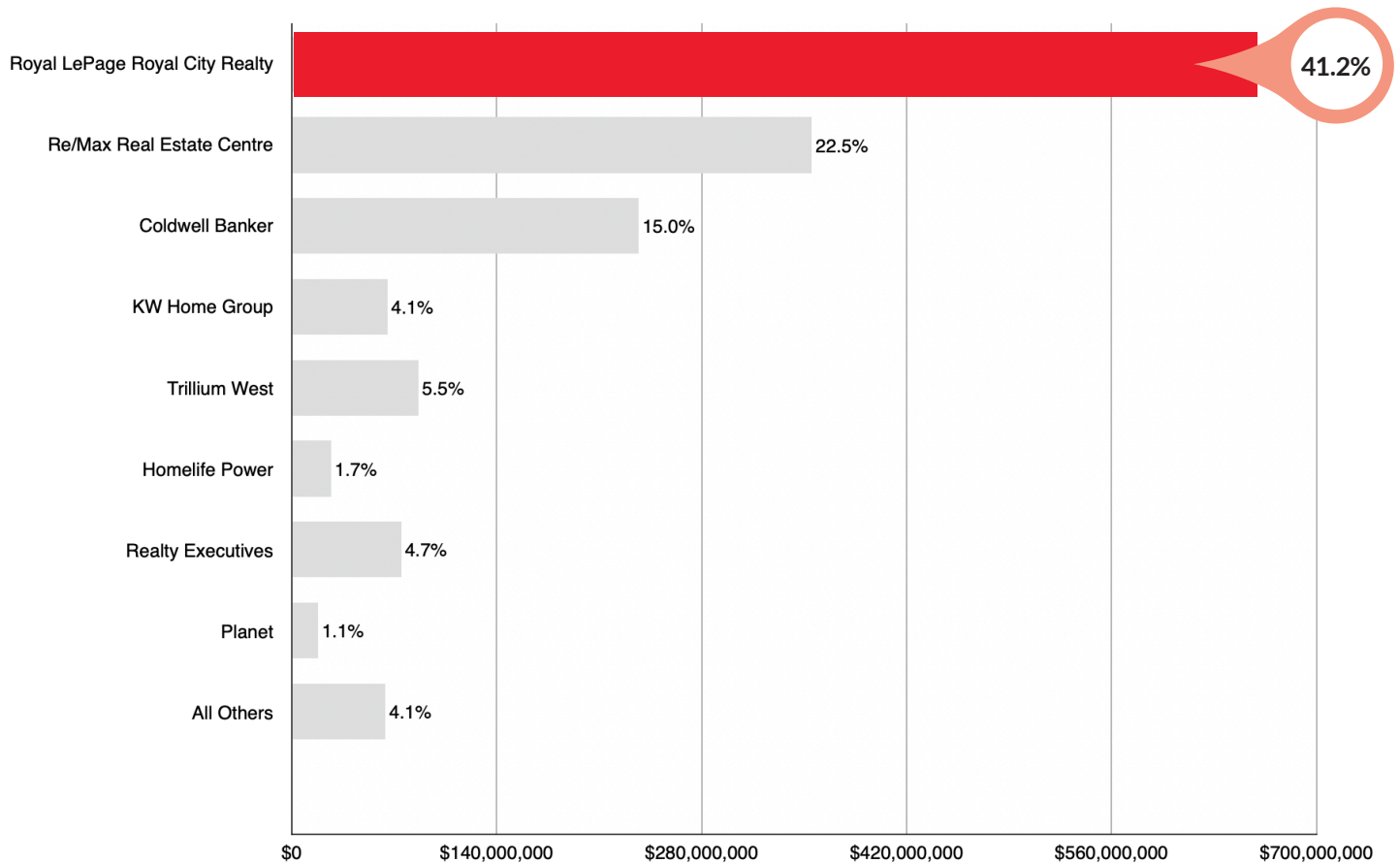
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$106,349,299 +12.96%	 \$3,228,000 -49.36%	 \$6,410,000 +42.38%
YTD Unit Sales	 79 +19.7%	 5 No Change	 5 -16.67%
YTD Average Sale Price	 \$1,346,194 -5.01%	 \$645,600 +161.25%	 \$1,282,000 +16.63%
November Sales Volume	 \$7,617,684 +30.55%	 \$440,000 +100%	 \$820,000 +100%
November Unit Sales	 7 +75%	 1 +100%	 1 +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 November 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.

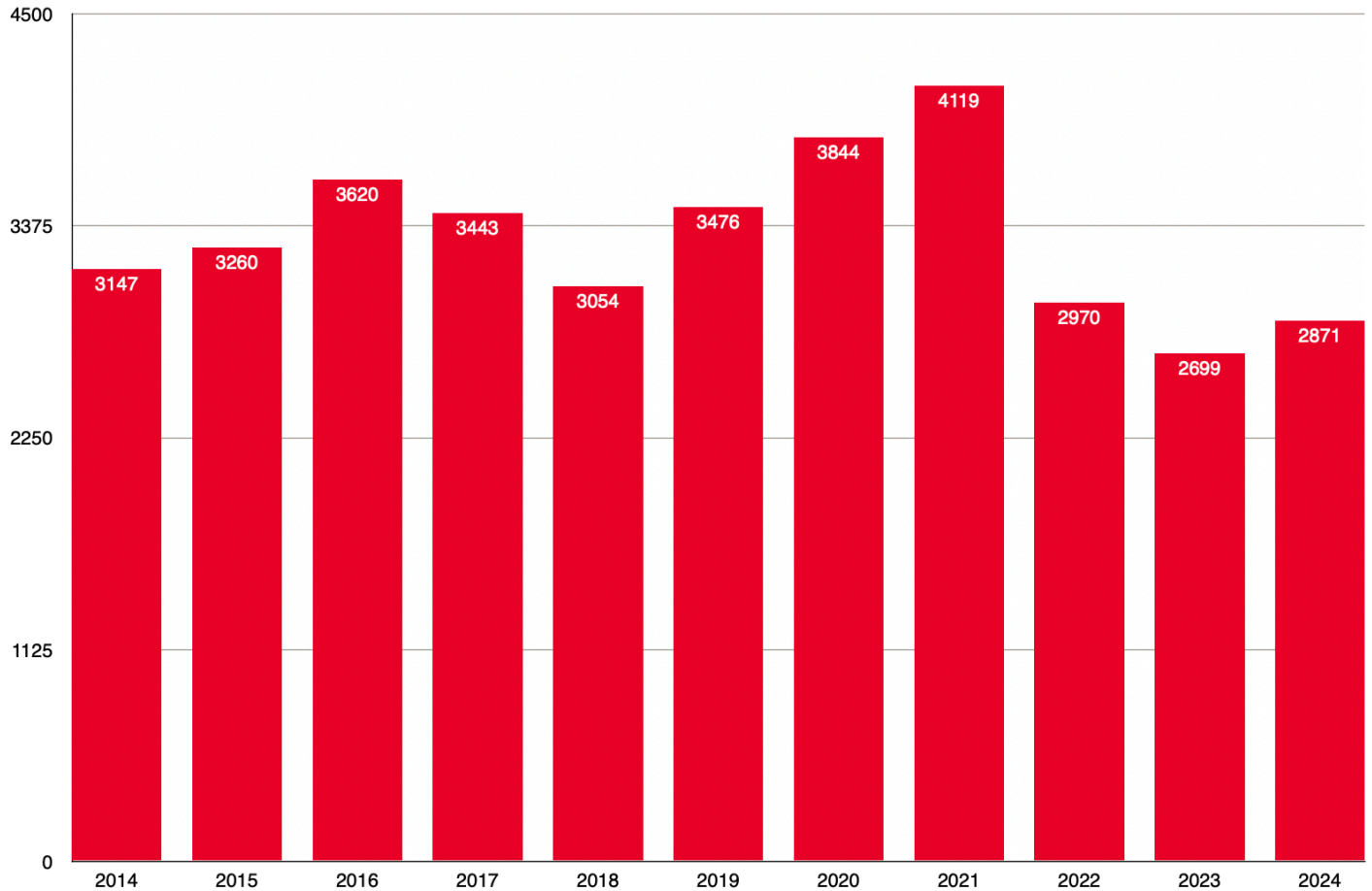
MARKET DOMINANCE



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



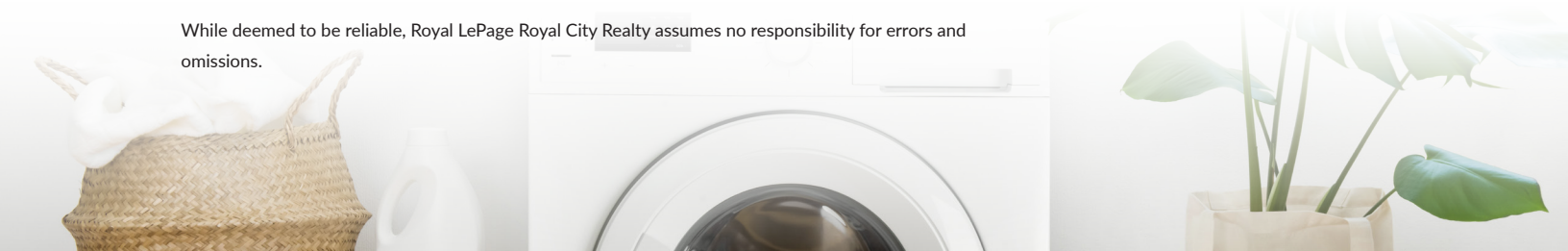
10 YEAR MARKET ANALYSIS



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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