



# 2024 JUNE

## **CENTRE WELLINGTON** Real Estate Market Report



**Frances Snider**  
Sales Representative

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



# OVERVIEW

## BALANCED MARKET

Centre Wellington remains a balanced market this month. The median price dropped slightly, along with the average sale price, in comparison to last June. Less new listings plus lower unit sales, accounts for the decrease in sales volume, but nonetheless, the market appears to remain fairly balanced.



### June year-over-year sales volume of \$34,704,295

Down 43.47% from 2023's \$61,392,500 with unit sales of 40 down 39.39% from last June's 66. New listings of 85 are down 3.41% from a year ago, with the sales/listing ratio of 47.06% down 27.94%.



### Year-to-date sales volume of \$233,064,295

Up 3.47% from 2023's \$225,243,993 with unit sales of 262 are down 0.38% from last year's 263. New listings of 529 are up 32.58% from a year ago, with the sales/listing ratio of 49.53% down 16.39%.



### Year-to-date average sale price of \$882,395

Up from \$844,051 one year ago with median sale price of \$806,000 up from \$782,500 one year ago. Average days-on-market of 34.6 is up 5.9 days from last year.

## JUNE NUMBERS

Median Sale Price

**\$819,938**

-2.39%

Average Sale Price

**\$867,607**

-6.73%

Sales Volume

**\$34,704,295**

-43.47%

Unit Sales

**40**

-39.39%

New Listings

**85**

-3.41%

Expired Listings

**9**

+200%

Unit Sales/Listings Ratio

**47.06%**

-27.94%

*Year-over-year comparison  
(June 2024 vs. June 2023)*

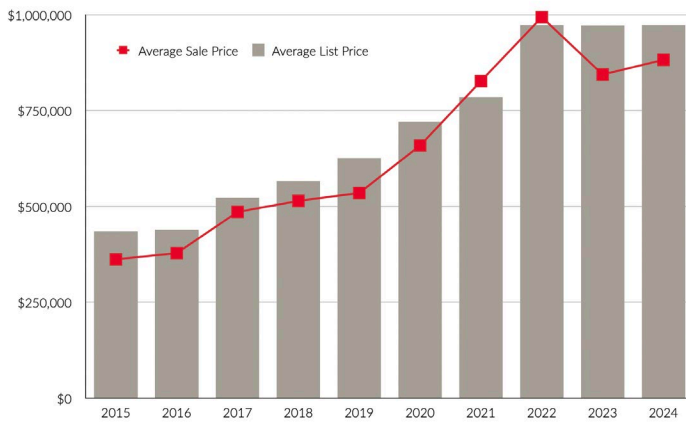
# THE MARKET IN DETAIL

	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$275,229,403	\$225,243,993	\$233,064,295	+3.47%
<b>YTD Unit Sales</b>	275	263	262	-0.38%
<b>YTD New Listings</b>	442	399	529	+32.58%
<b>YTD Sales/Listings Ratio</b>	62.22%	65.91%	49.53%	-16.39%
<b>YTD Expired Listings</b>	7	30	50	+66.67%
<b>Monthly Volume Sales</b>	\$31,161,150	\$61,392,500	\$34,704,295	-43.47%
<b>Monthly Unit Sales</b>	33	66	40	-39.39%
<b>Monthly New Listings</b>	78	88	85	-3.41%
<b>Monthly Sales/Listings Ratio</b>	42.31%	75.00%	47.06%	-27.94%
<b>Monthly Expired Listings</b>	2	3	9	+200%
<b>YTD Sales: \$0-\$199K</b>	3	4	2	-50%
<b>YTD Sales: \$200k-349K</b>	7	2	1	-50%
<b>YTD Sales: \$350K-\$549K</b>	7	18	26	+44.44%
<b>YTD Sales: \$550K-\$749K</b>	44	85	77	-9.41%
<b>YTD Sales: \$750K-\$999K</b>	92	97	84	-13.4%
<b>YTD Sales: \$1M-\$2M</b>	118	54	71	+31.48%
<b>YTD Sales: \$2M+</b>	4	3	4	+33.33%
<b>YTD Average Days-On-Market</b>	13.17	28.67	34.67	+20.93%
<b>YTD Average Sale Price</b>	\$993,751	\$844,051	\$882,395	+4.54%
<b>YTD Median Sale Price</b>	\$970,000	\$782,500	\$806,000	+3%

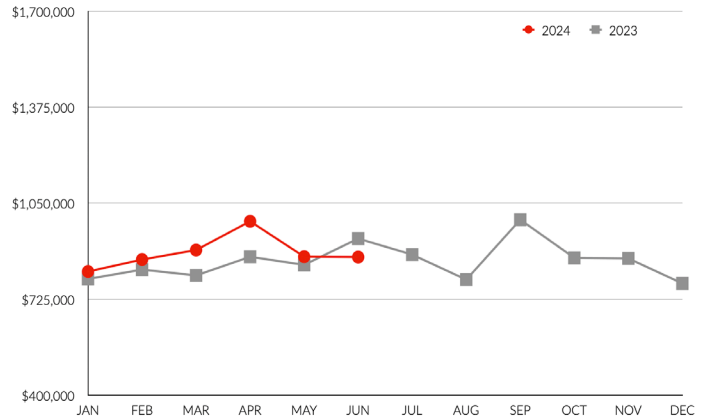
Centre Wellington MLS Sales and Listing Summary  
2022 vs. 2023 vs. 2024



# AVERAGE SALE PRICE

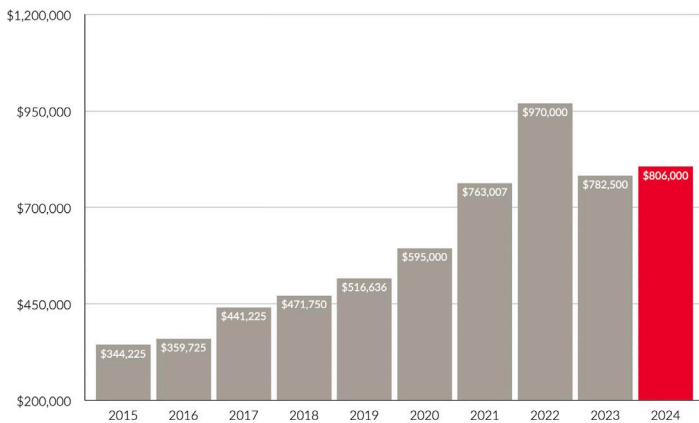


Year-Over-Year

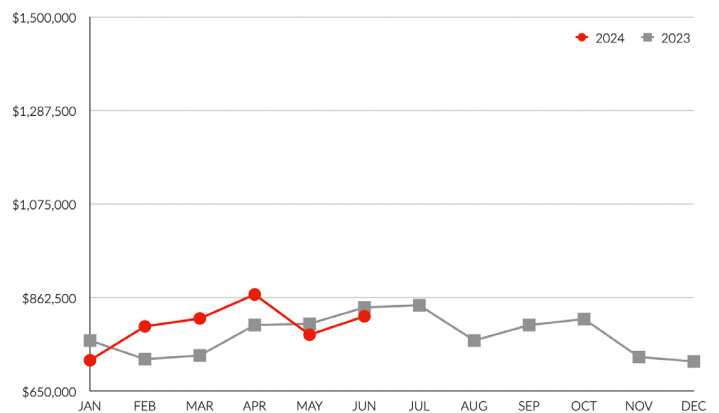


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



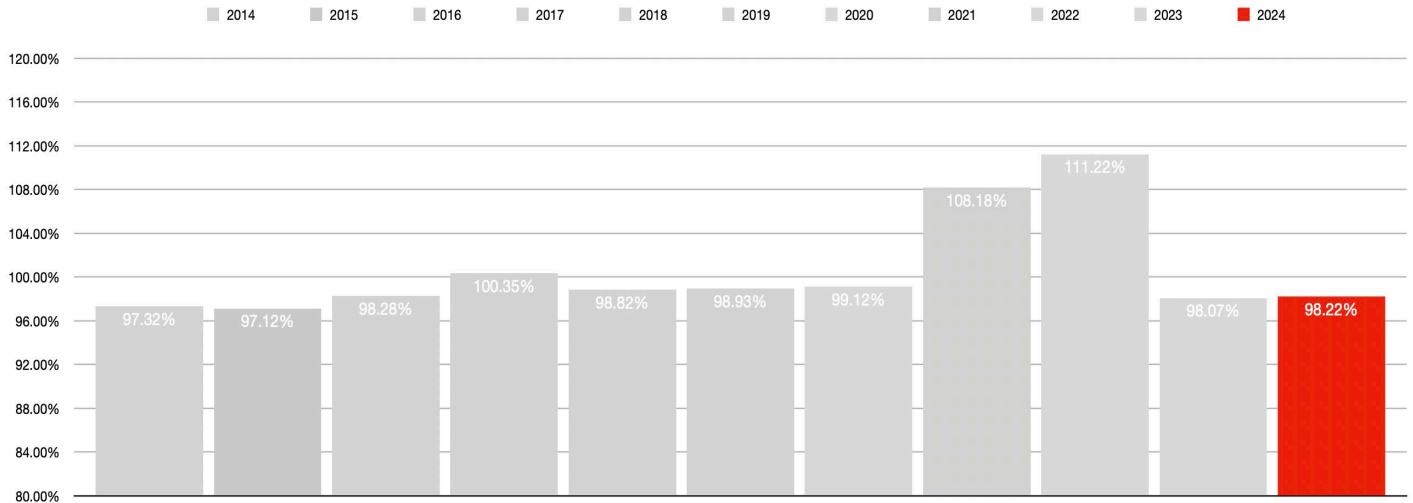
Year-Over-Year



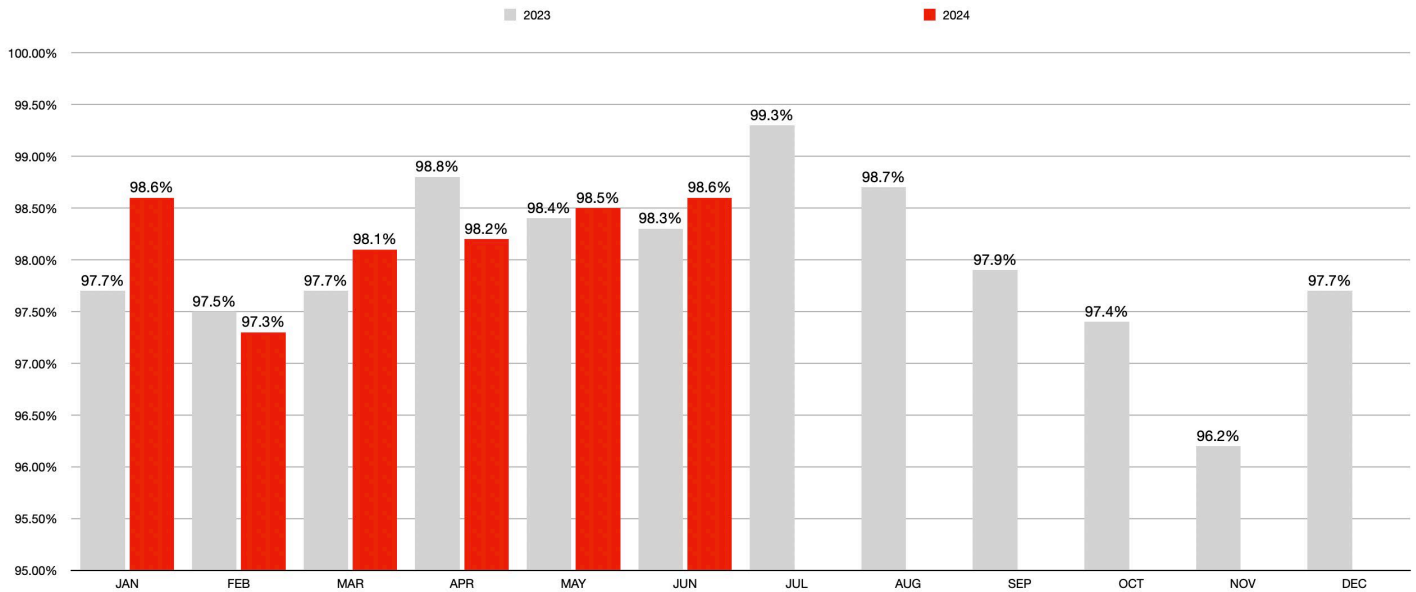
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

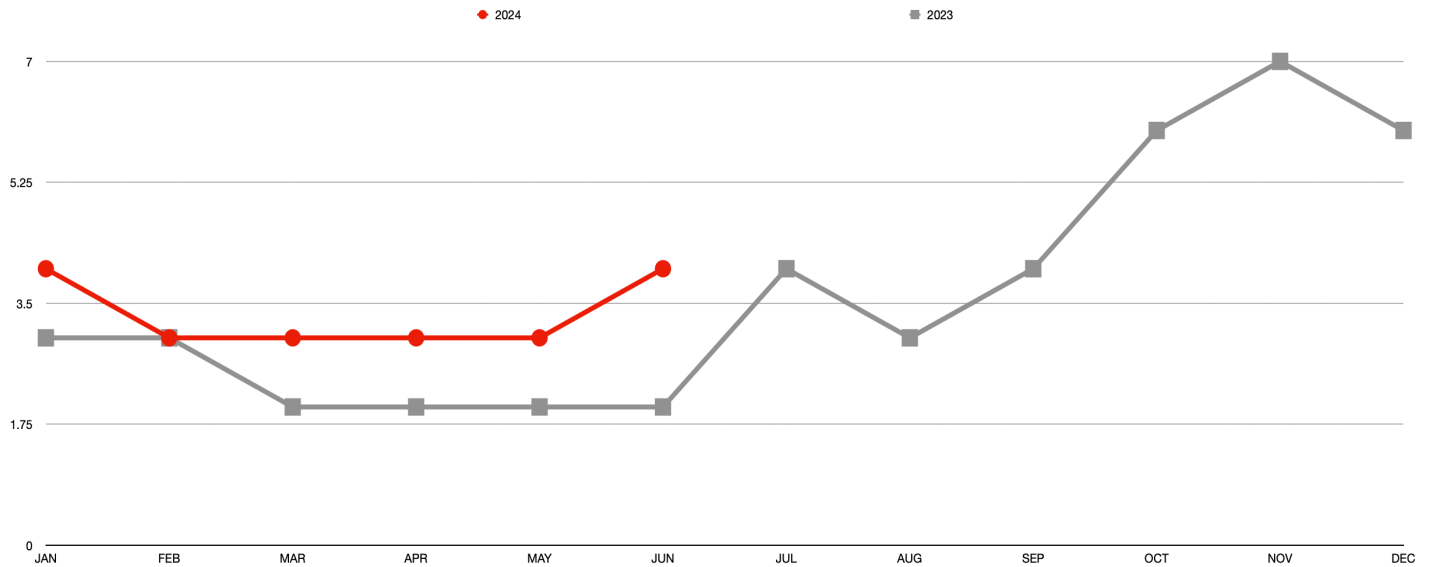


## Year-Over-Year

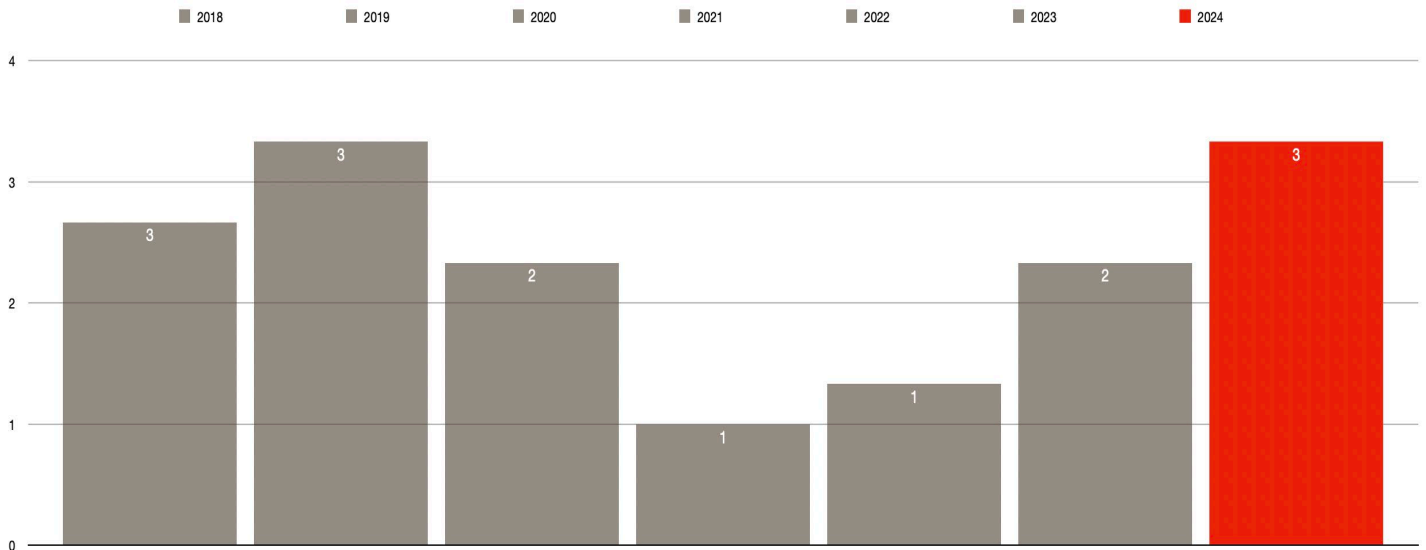


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

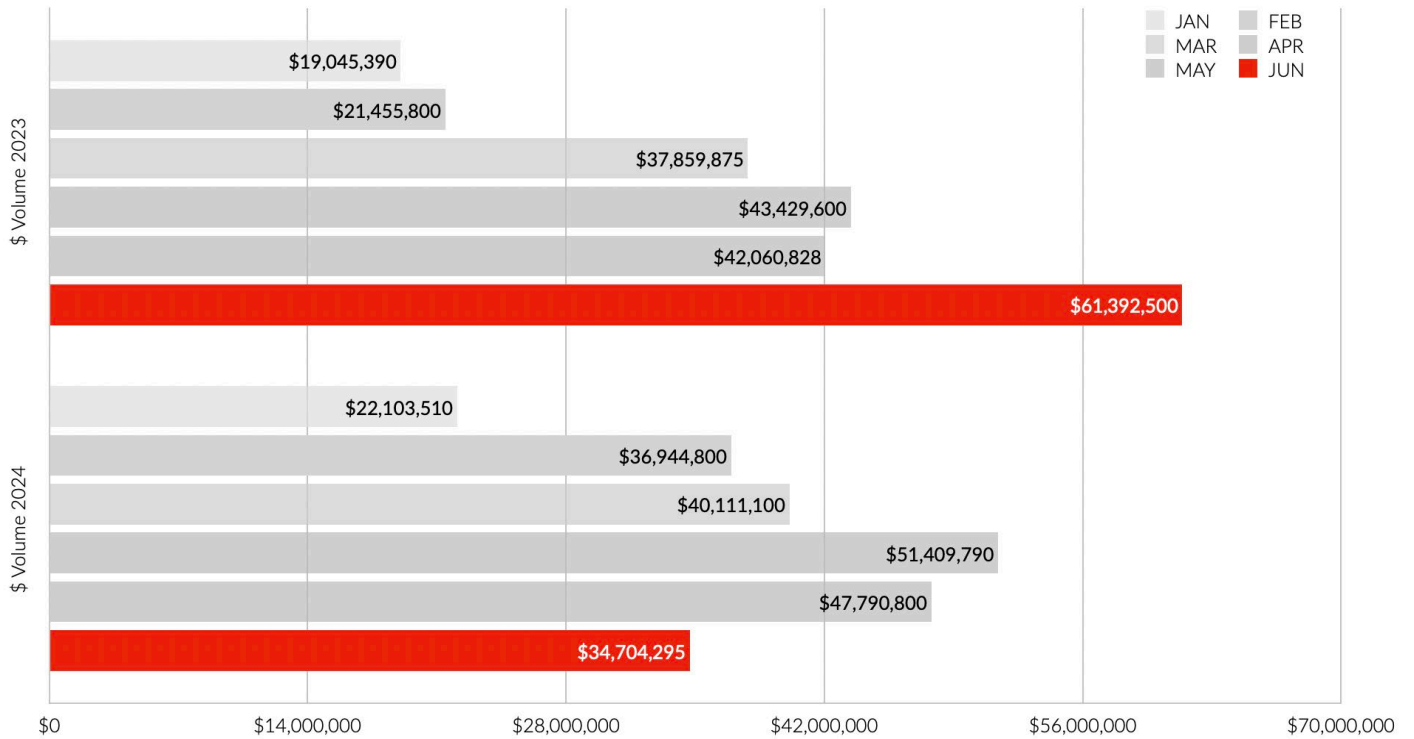


Month-Over-Month 2023 vs. 2024



Year-Over-Year

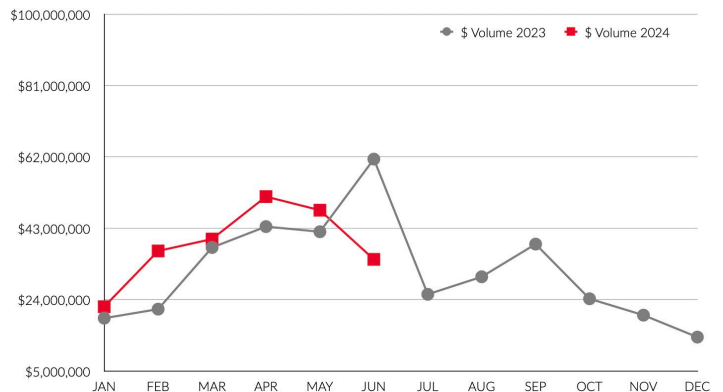
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

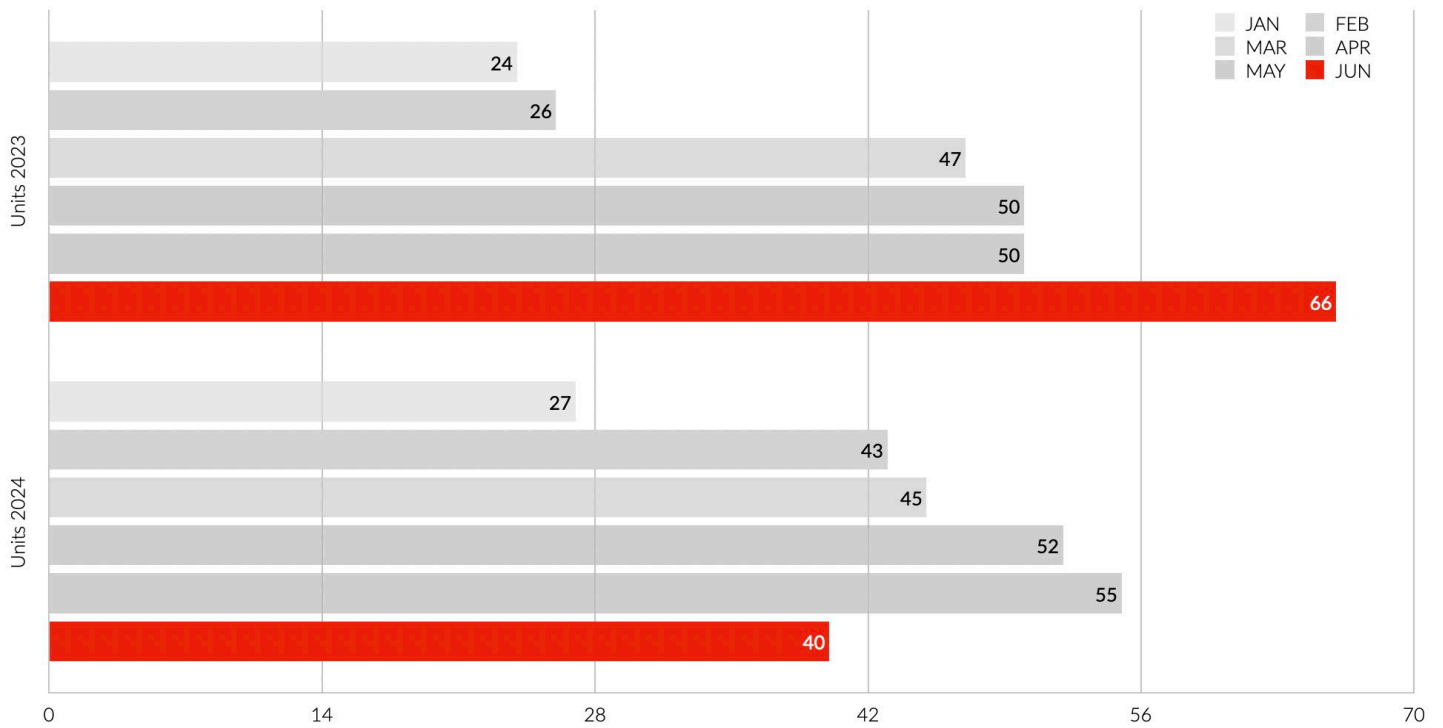


Yearly Totals 2023 vs. 2024

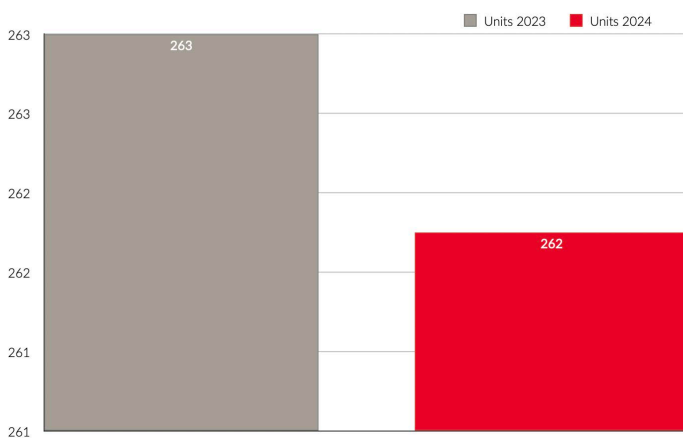


Month vs. Month 2023 vs. 2024

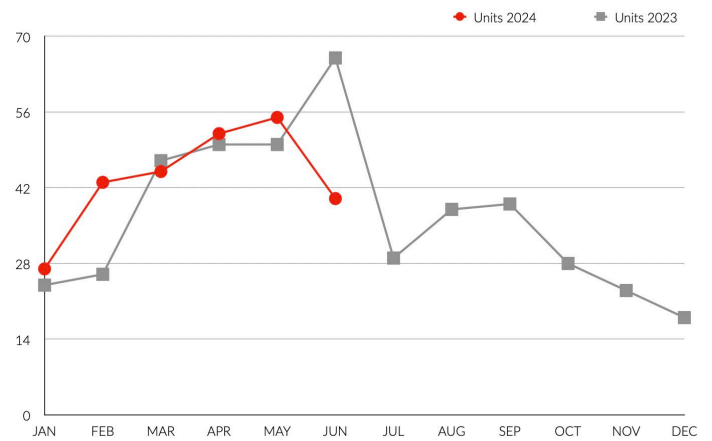
# UNIT SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
<b>YTD Sales Volume</b>	 \$198,864,695 +1.68%	 \$23,894,500 +0.69%	 \$11,315,000 +582.65%
<b>YTD Unit Sales</b>	 204 +9.68%	 39 +8.33%	 6 +100%
<b>YTD Average Sale Price</b>	 \$974,827 -7.29%	 \$612,679 -7.06%	 \$1,885,833 +241.33%
<b>June Sales Volume</b>	 \$28,446,795 -47.49%	 \$3,037,500 -41.42%	 \$700,000 +139.32%
<b>June Unit Sales</b>	 29 +16%	 5 -37.5%	 1 No Change

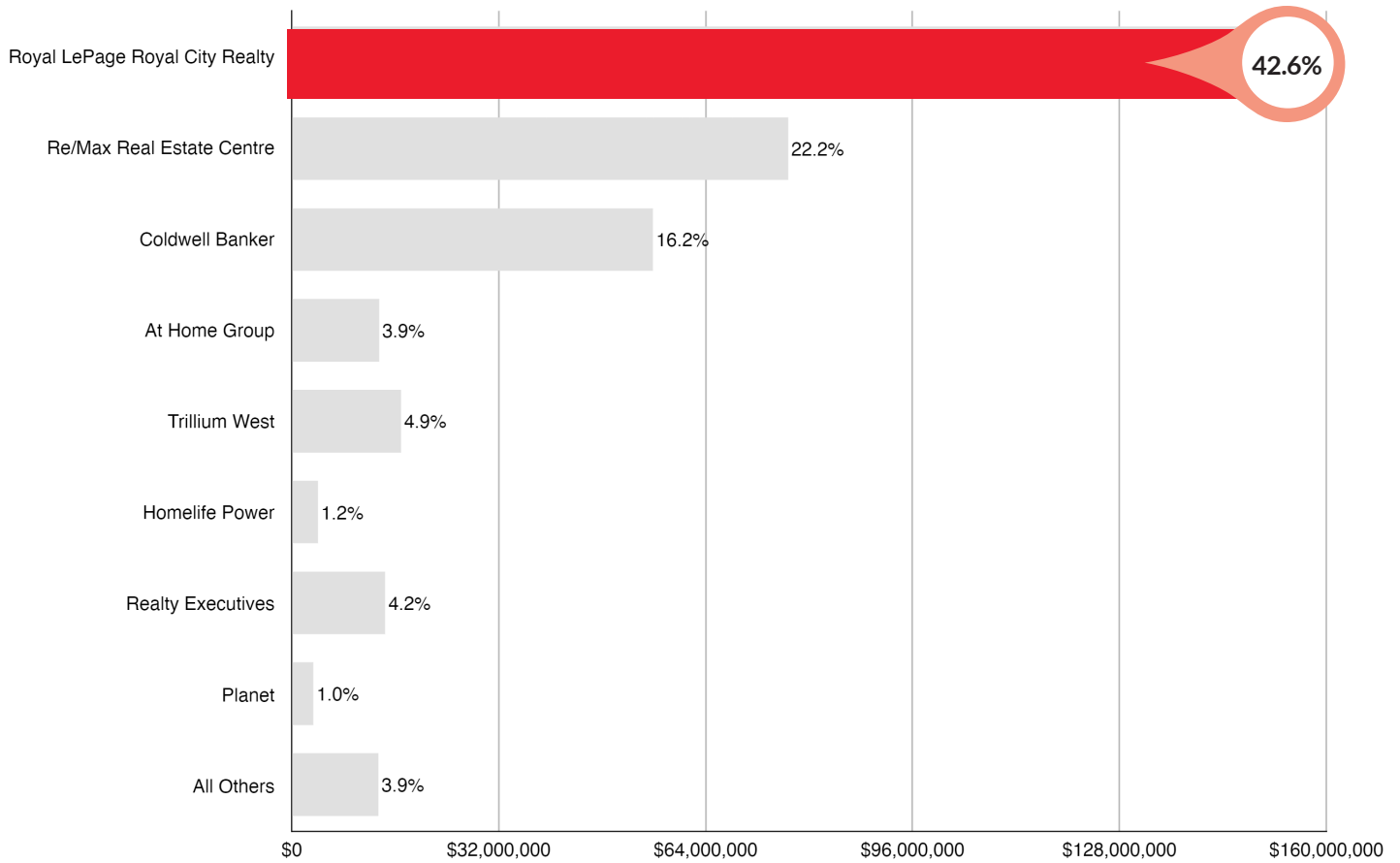
NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of June 1, 2024.

Year-Over-Year Comparison (2024 vs. 2023)

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



# MARKET DOMINANCE

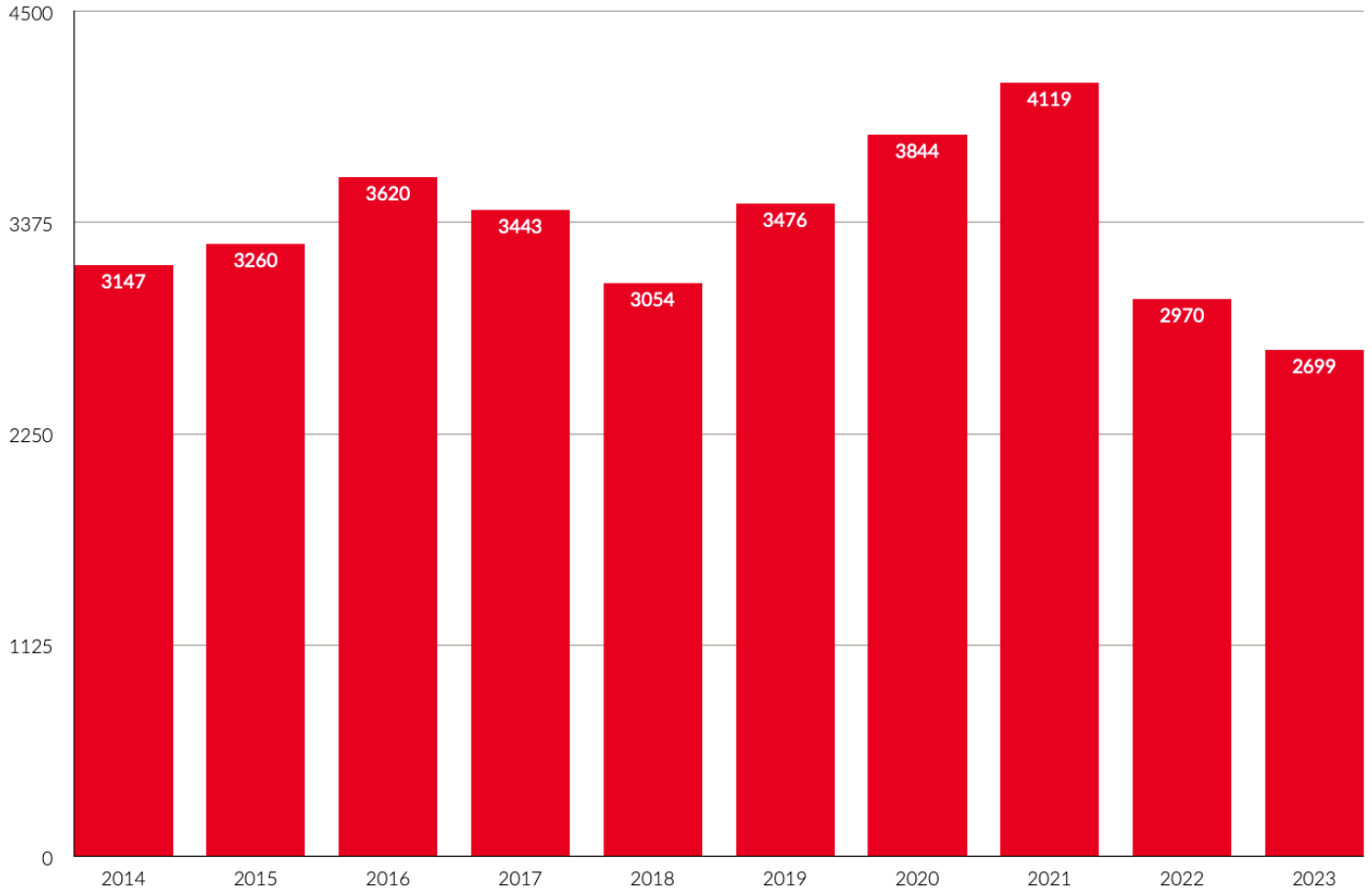


## Market Share by Dollar Volume

Listing Selling Ends Combined for Guelph Based Companies  
June 2024



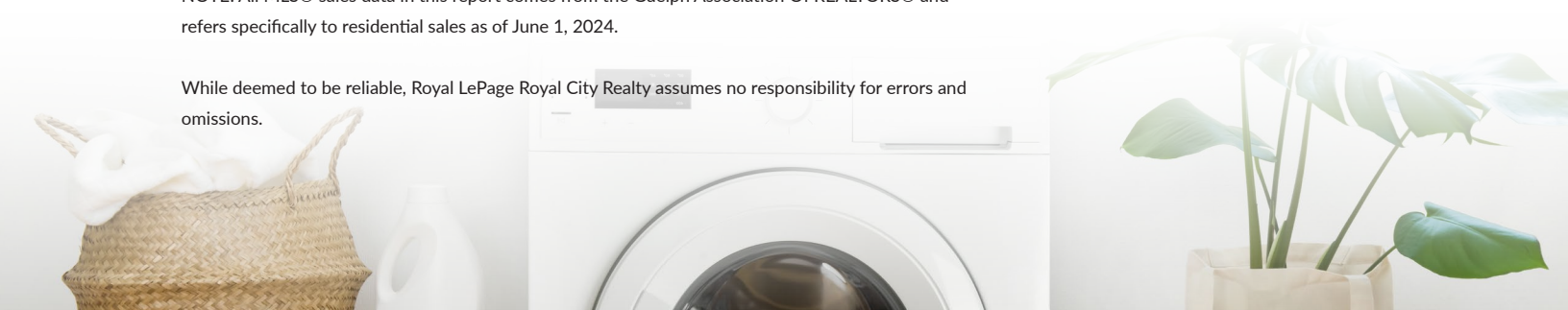
# 10 YEAR MARKET ANALYSIS



## Units Sold

NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of June 1, 2024.

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/)