



2026

JUNE

WELLINGTON COUNTY

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

Wellington County remained in buyer's market territory through June, with the year-to-date sales-to-listings ratio sitting at 34.39%, below the 39% threshold. Pricing softened year over year, as the median sale price declined 4.94% to \$750,000, while the average sale price decreased 0.39% to \$853,382. Sales activity also eased, with sales volume down 5.11% to \$238.95M and unit sales decreasing 4.44% to 280 transactions. New listings declined 4.36% to 767, while expired listings increased 8.91% to 110, indicating continued competition among sellers. The monthly sales-to-listings ratio held at 36.51%, slightly below last year, keeping Wellington County firmly in buyer's market territory overall.



June year-over-year sales volume of \$238,947,076

Down 5.11% from 2025's \$251,826,708 with unit sales of 280 down 4.44% from last June's 293. New listings of 767 are down 4.36% from a year ago, with the sales/listing ratio of 36.51% down 0.08%.



Year-to-date sales volume of \$1,136,738,334

Down 6.34% from 2025's \$1,213,623,352 with unit sales of 1,363 down 5.28% from 2025's 1,439. New listings of 3,963 are up 1.15% from a year ago, with the sales/listing ratio of 34.39% down 6.36%.



Year-to-date average sale price of \$829,907

Down from \$841,171 one year ago, with median sale price of \$741,875 down from \$787,000 one year ago. Average days-on-market of 45 is up 9 days from last year.

JUNE NUMBERS

Median Sale Price

\$750,000
-4.94%

Average Sale Price

\$853,382
-0.39%

Sales Volume

\$238,947,076
-5.11%

Unit Sales

280
-4.44%

New Listings

767
-4.36%

Expired Listings

110
+8.91%

Unit Sales/Listings Ratio

36.51%
-0.08%

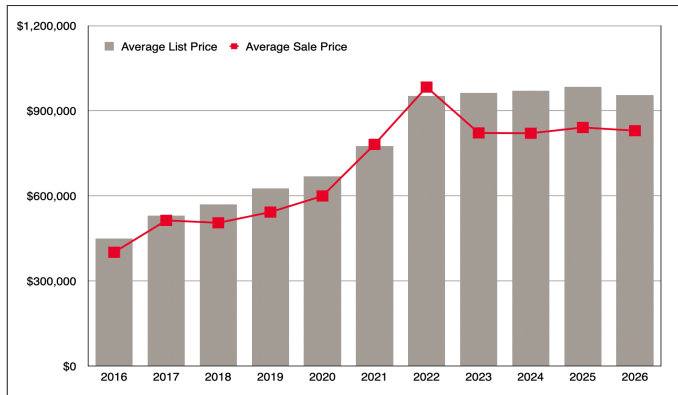
*Year-over-year comparison
(June 2026 vs. June 2025)*

THE MARKET IN DETAIL

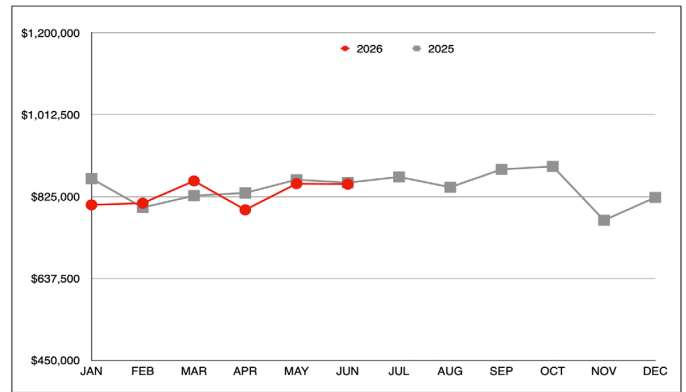
	2024	2025	2026	2025-2026
YTD Volume Sales	\$1,248,121,814	\$1,213,623,352	\$1,136,738,334	-6.34%
YTD Unit Sales	1,514	1,439	1,363	-5.28%
YTD New Listings	3,072	3,918	3,963	+1.15%
YTD Sales/Listings Ratio	49.28%	36.73%	34.39%	-6.36%
YTD Expired Listings	278	431	577	+33.87%
Monthly Volume Sales	\$239,639,097	\$251,826,708	\$238,947,076	-5.11%
Monthly Unit Sales	287	293	280	-4.44%
Monthly New Listings	581	802	767	-4.36%
Monthly Sales/Listings Ratio	49.40%	36.53%	36.51%	-0.08%
Monthly Expired Listings	62	101	110	+8.91%
YTD Sales: \$0-\$199K	12	7	12	+71.43%
YTD Sales: \$200k-\$349K	11	19	26	+36.84%
YTD Sales: \$350K-\$549K	211	199	244	+22.61%
YTD Sales: \$550K-\$749K	475	397	405	+2.02%
YTD Sales: \$750K-\$999K	499	509	393	-22.79%
YTD Sales: \$1M-\$2M	303	285	250	-12.28%
YTD Sales: \$2M+	16	27	35	+29.63%
YTD Average Days-On-Market	31.00	35.83	44.67	+24.65%
YTD Average Sale Price	\$820,825	\$841,171	\$829,907	-1.34%
YTD Median Sale Price	\$776,125	\$787,000	\$741,875	-5.73%

Wellington County MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

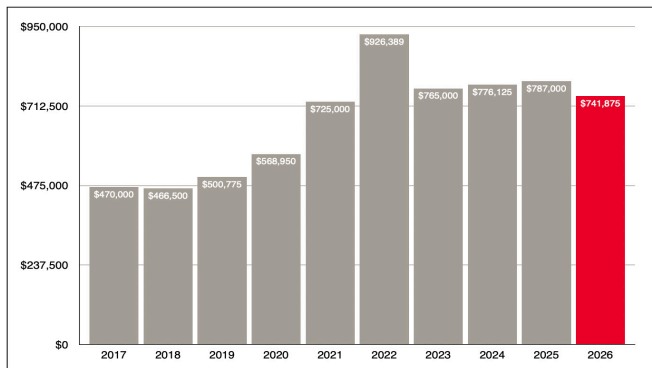


Year-Over-Year

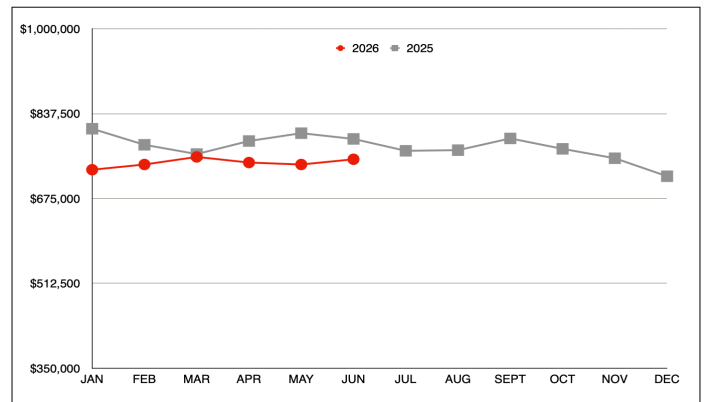


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



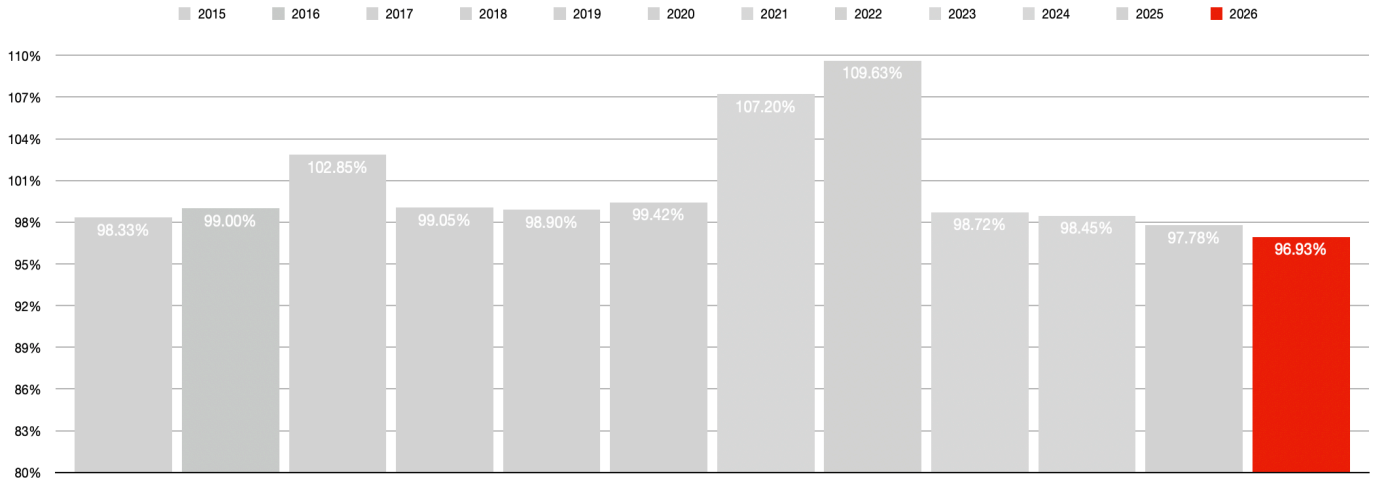
Year-Over-Year



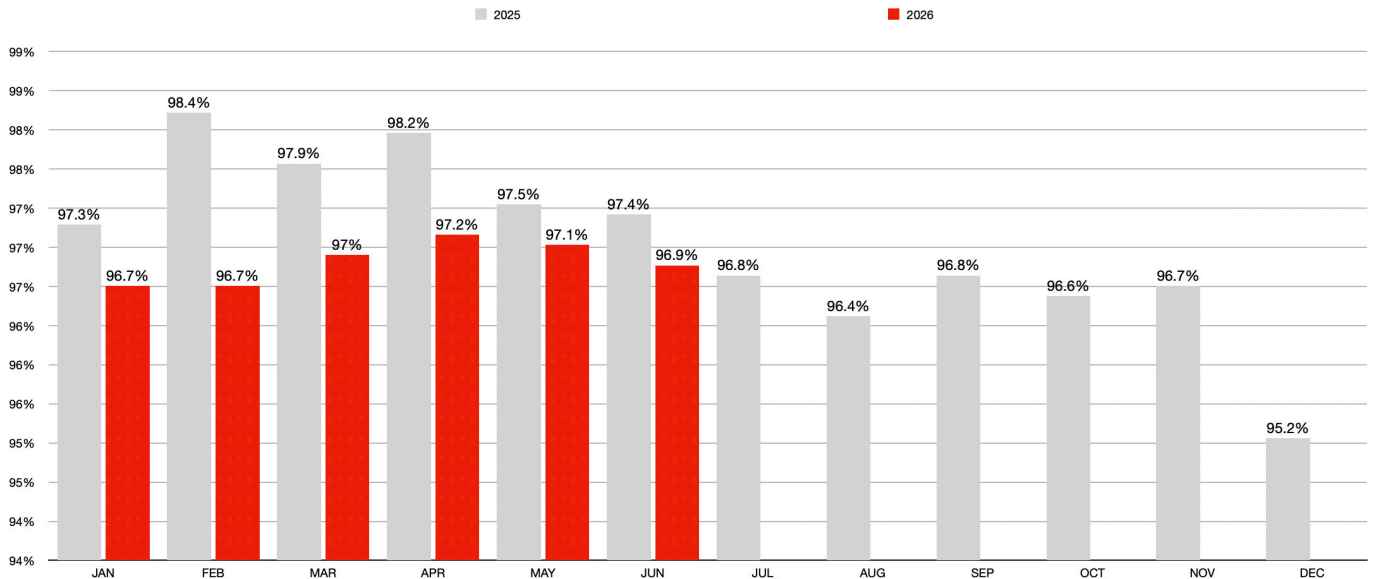
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

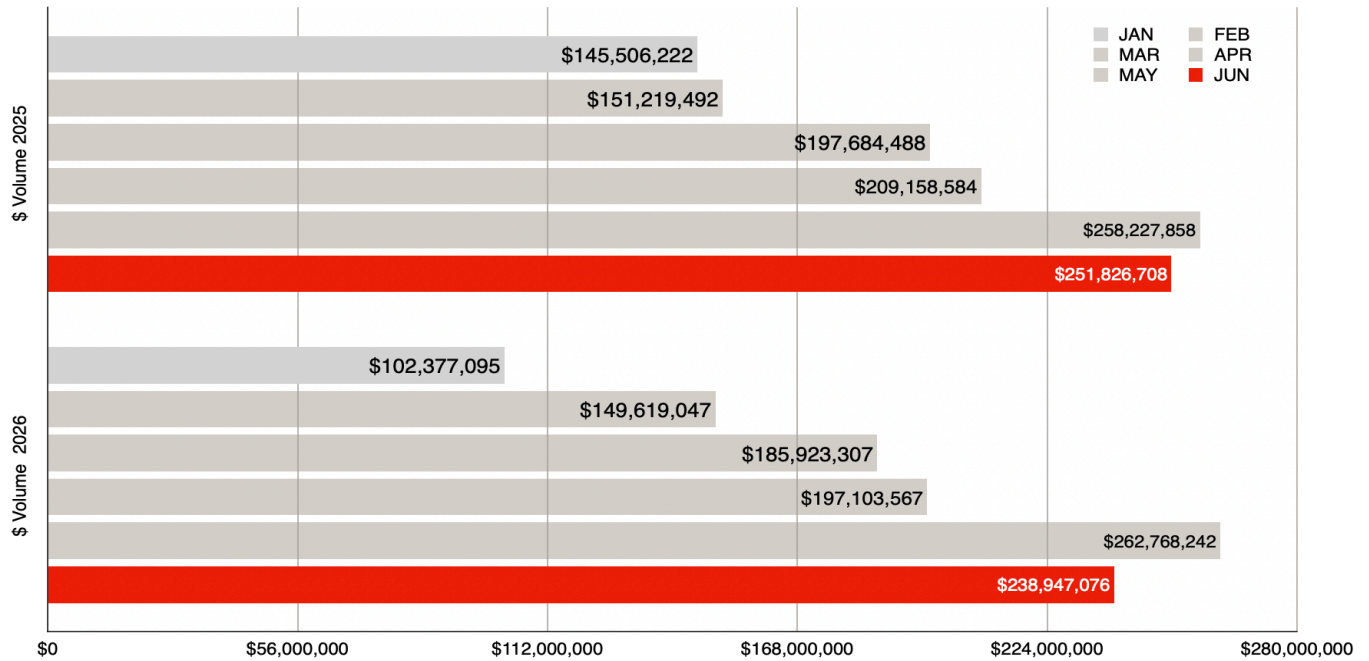


Year-Over-Year

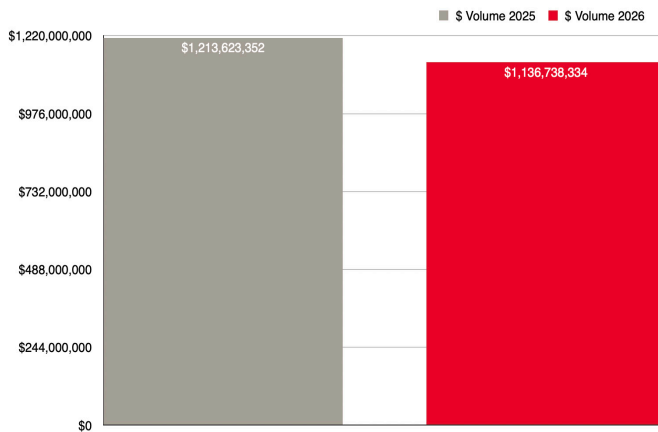


Month-Over-Month 2025 vs. 2026

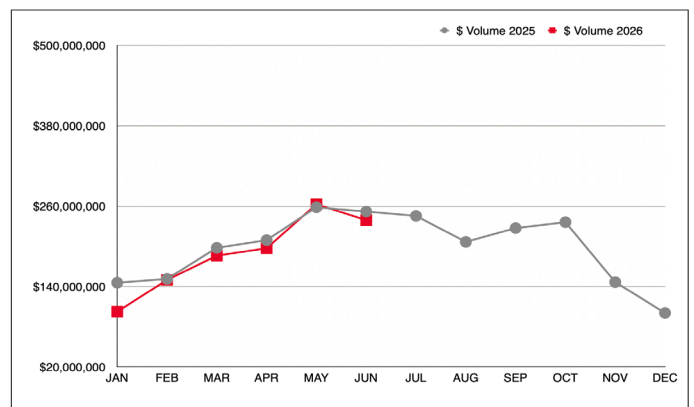
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

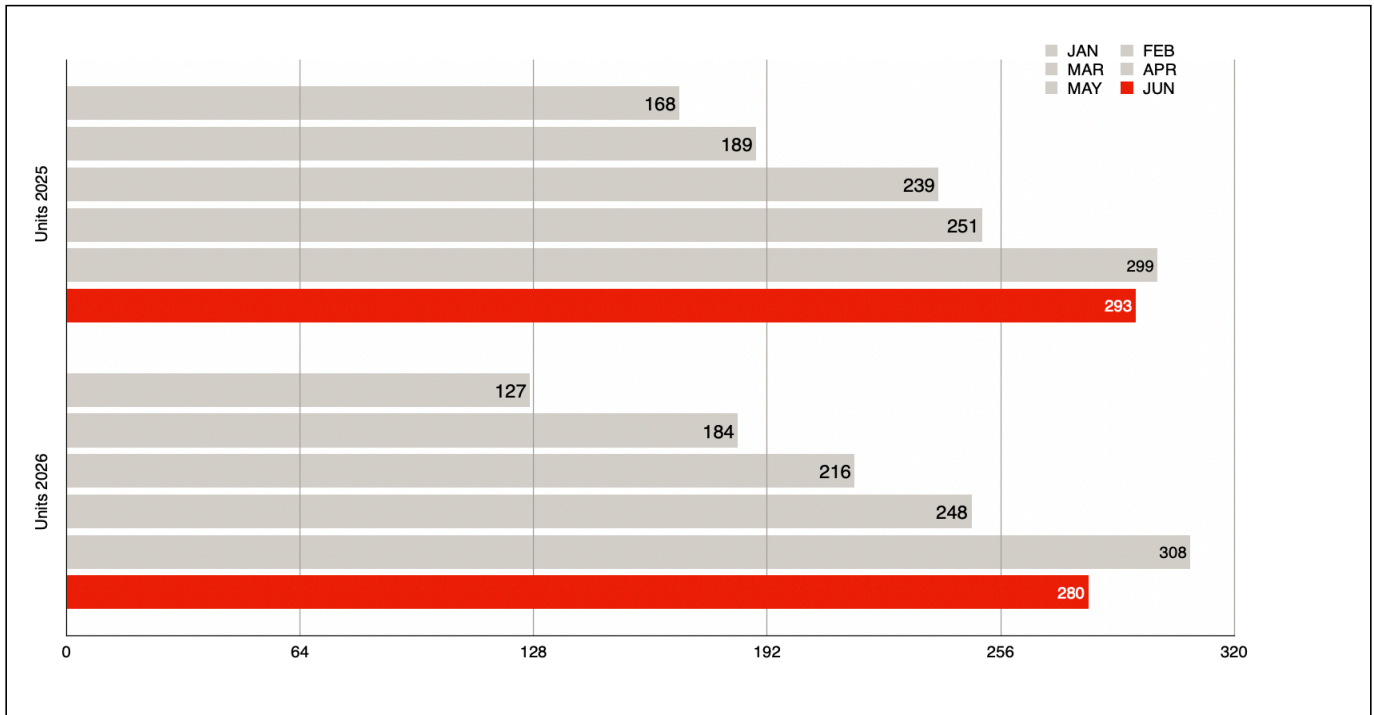


Yearly Totals 2025 vs. 2026

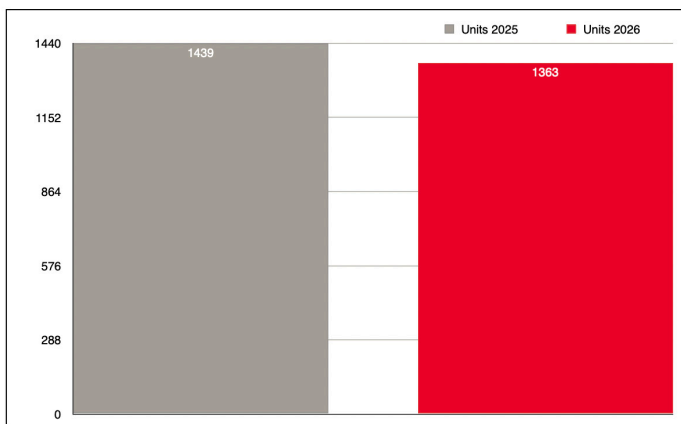


Month vs. Month 2025 vs. 2026

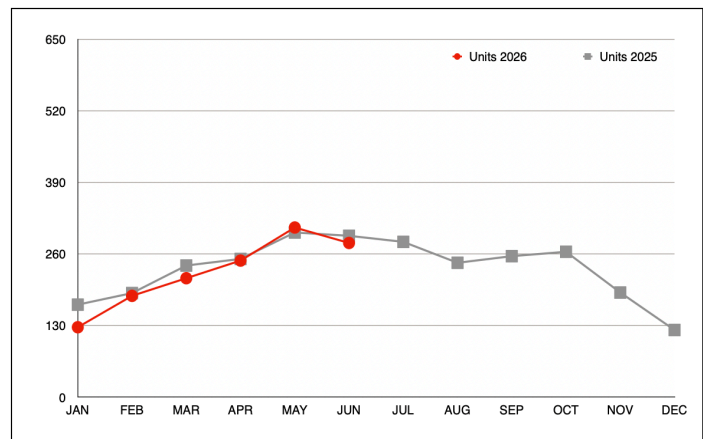
UNIT SALES



Monthly Comparison 2025 vs. 2026

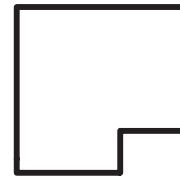


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



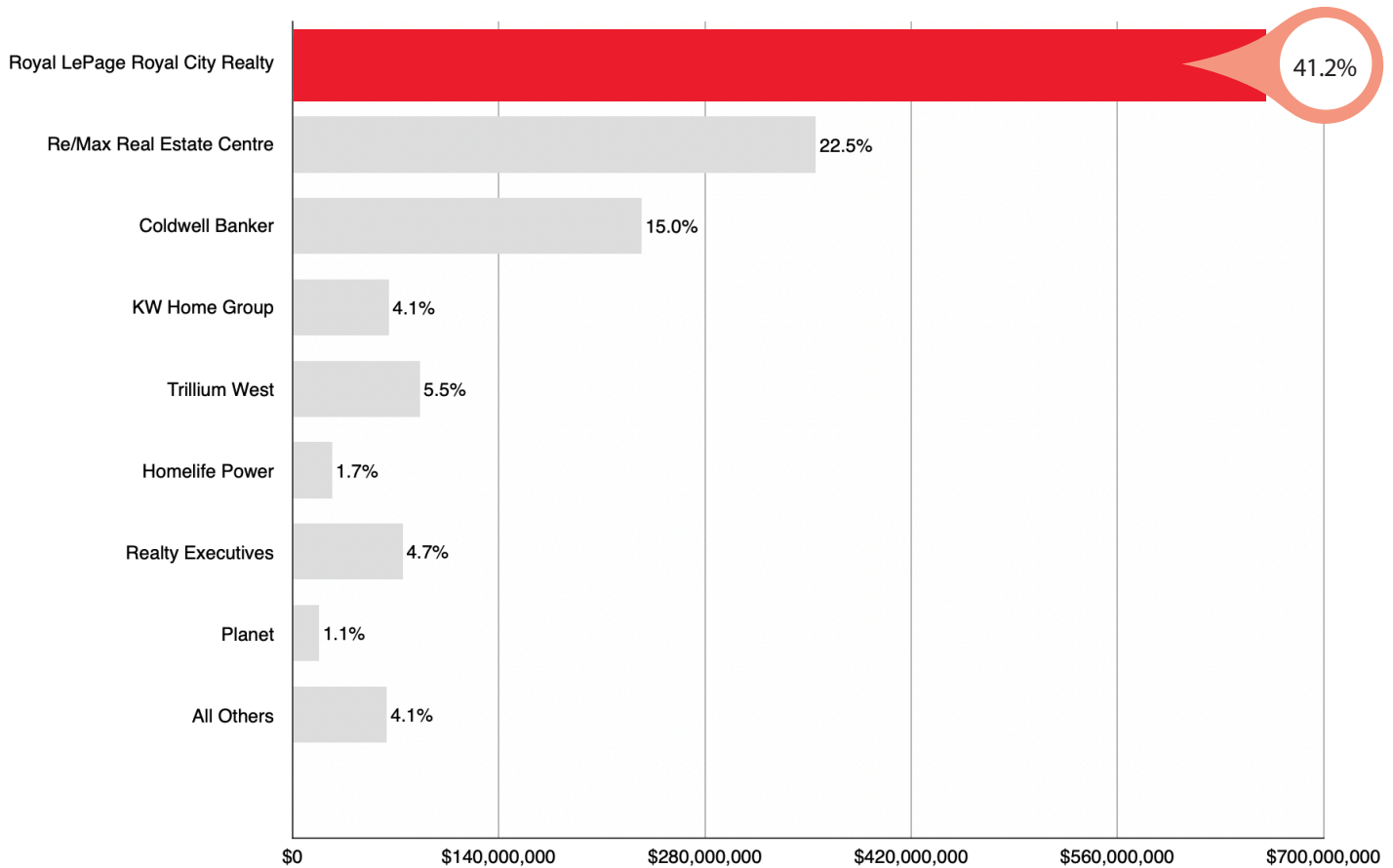
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$966,007,412 -5.05%	 \$170,730,922 -12.66%	 \$11,061,455 -14.39%
YTD Unit Sales	 1063 -4.49%	 300 -7.98%	 12 -33.33%
YTD Average Sale Price	 \$908,756 -0.58%	 \$569,103 -5.09%	 \$921,787.92 +28.42%
June Sales Volume	 \$207,692,123 -2.85%	 \$31,254,953 -16.09%	 \$7,228,955 +1,104.83%
June Unit Sales	 231 +0.43%	 49 -22.22%	 5 +400%

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 30, 2026.

Year-Over-Year Comparison (2025 vs. 2026)

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

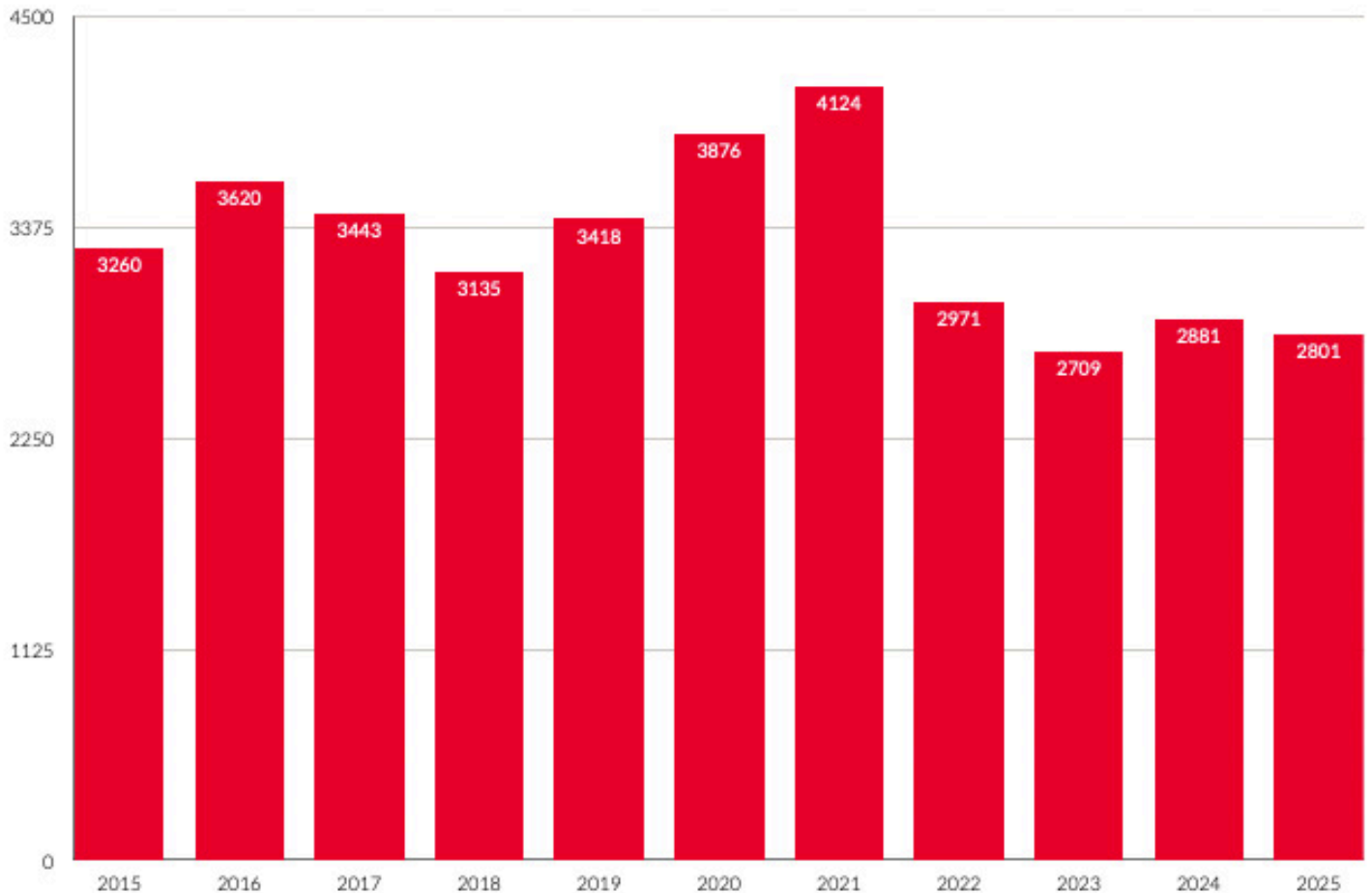
MARKET DOMINANCE



Market Share by Dollar Volume Within Wellington County
Listing Selling Ends Combined for Guelph Based Companies
June 2025



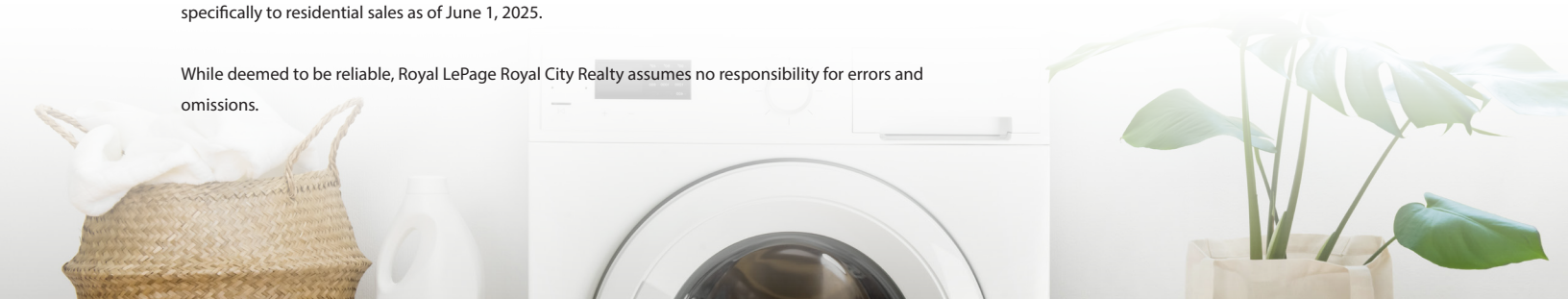
10 YEAR MARKET ANALYSIS



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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