



2026

MAY

CITY OF GUELPH 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 City of Guelph remained in buyer's market territory in May as inventory levels continued to outpace sales activity. The median sale price declined 7.78% year over year to \$737,750, while the average sale price decreased 4.02% to \$794,307. Sales volume fell 14.32% to \$125.50M, with unit sales decreasing 10.73% to 158 transactions. New listings declined 7.11% to 418, while expired listings dropped 19.05% to 34. The unit sales-to-listings ratio edged lower to 36.45%, down 5.39% from last year. Although market conditions improved slightly from May, the ratio remains below the 39% threshold, keeping the City of Guelph firmly in buyer's market territory.



May year-over-year sales volume of \$125,500,453

Down -14.32% from 2025's \$146,473,543 with unit sales of 158 down -10.73% from last May's 177. New listings of 418 are down -7.11% from a year ago, with the sales/listing ratio of 37.80% down -1.53%.



Year-to-date sales volume of \$455,155,483

Down -16.87% from 2025's \$547,543,656 with unit sales of 601 down -12.77% from 2025's 689. New listings of 1,649 are up +0.12% from a year ago, with the sales/listing ratio of 36.45% down -5.39% from a year ago.



Year-to-date average sale price of \$752,141

Down from \$792,029 one year ago with median sale price of \$725,000 down from \$778,000 one year ago. Average days-on-market of 37 is up 8 days from last year.

MAY NUMBERS

Median Sale Price

\$737,750
-7.78%

Average Sale Price

\$794,307
-4.02%

Sales Volume

\$125,500,453
-14.32%

Unit Sales

158
-10.73%

New Listings

418
-7.11%

Expired Listings

34
-19.05%

Unit Sales/Listings Ratio

37.80%
-1.53%

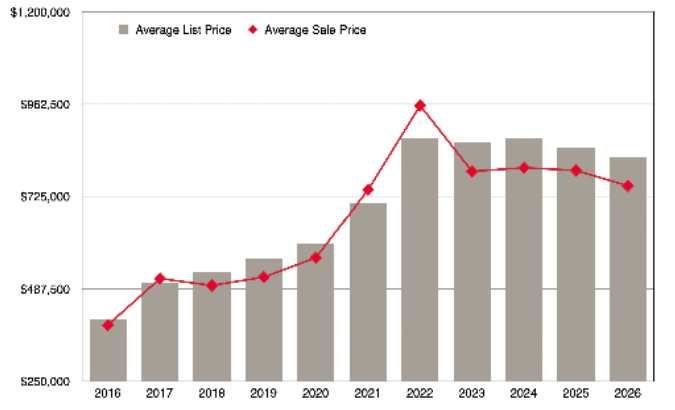
*Year-over-year comparison
(May 2025 vs. May 2026)*

THE MARKET IN DETAIL

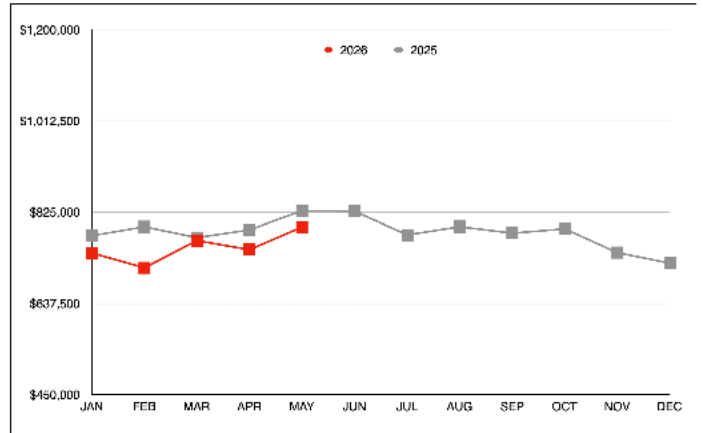
	2024	2025	2026	2025-2026
YTD Volume Sales	\$604,939,891	\$547,543,656	\$455,155,483	-16.87%
YTD Unit Sales	754	689	601	-12.77%
YTD New Listings	1,386	1,647	1,649	+0.12%
YTD Sales/Listings Ratio	54.40%	41.83%	36.45%	-12.88%
YTD Expired Listings	79	159	221	+38.99%
Monthly Volume Sales	\$152,639,311	\$146,473,543	\$125,500,453	-14.32%
Monthly Unit Sales	183	177	158	-10.73%
Monthly New Listings	381	450	418	-7.11%
Monthly Sales/Listings Ratio	48.03%	39.33%	37.80%	-3.9%
Monthly Expired Listings	8	42	34	-19.05%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	3	4	13	+225%
YTD Sales: \$350K-\$549K	91	105	123	+17.14%
YTD Sales: \$550K-\$749K	248	191	198	+3.66%
YTD Sales: \$750K-\$999K	287	284	173	-39.08%
YTD Sales: \$1M - \$2M	122	102	92	-9.8%
YTD Sales: \$2M+	3	3	2	-33.33%
YTD Average Days-On-Market	24.80	28.60	37.20	+30.07%
YTD Average Sale Price	\$798,878	\$792,029	\$752,141	-5.04%
YTD Median Sale Price	\$773,500	\$778,000	\$725,000	-6.81%

City of Guelph MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

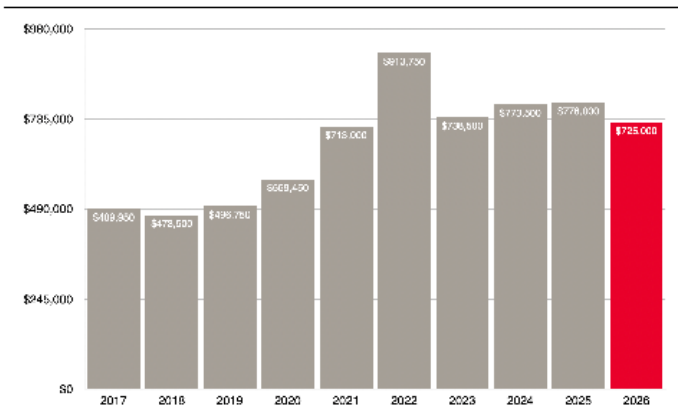


Year-Over-Year

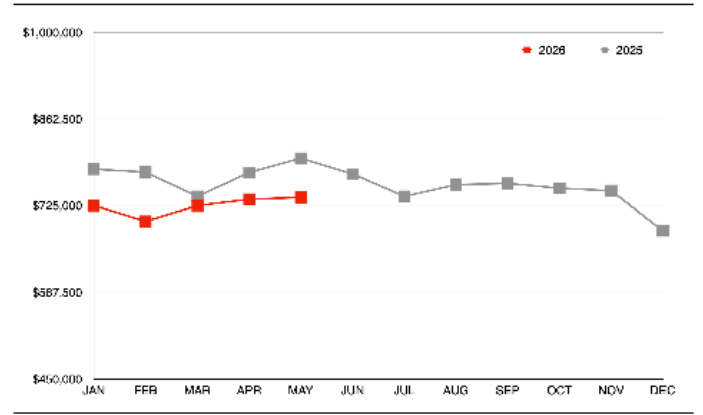


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



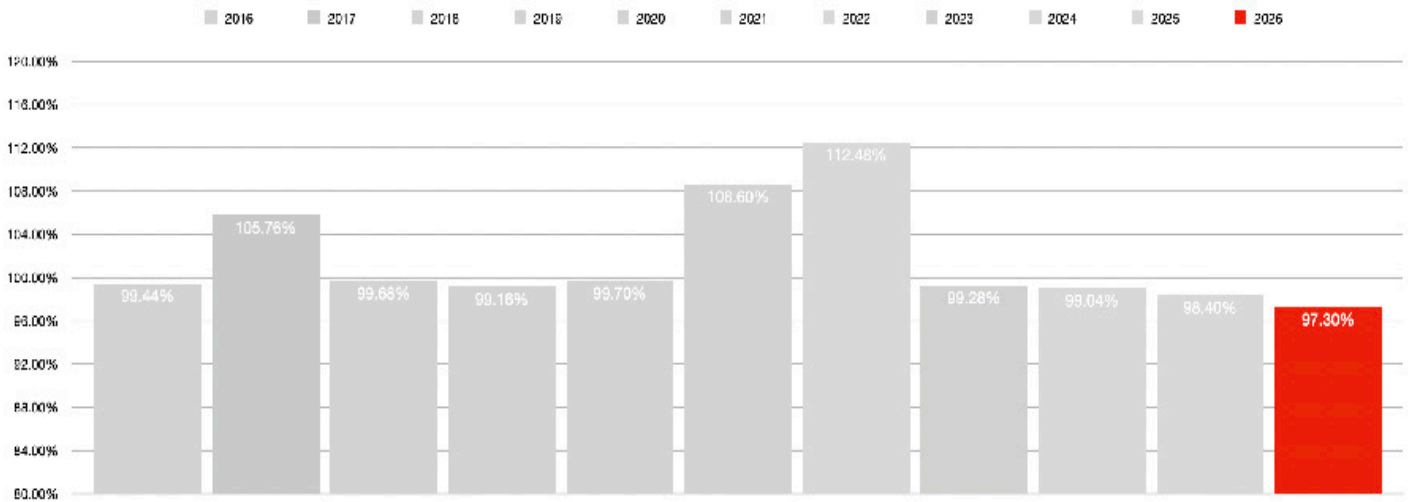
Year-Over-Year



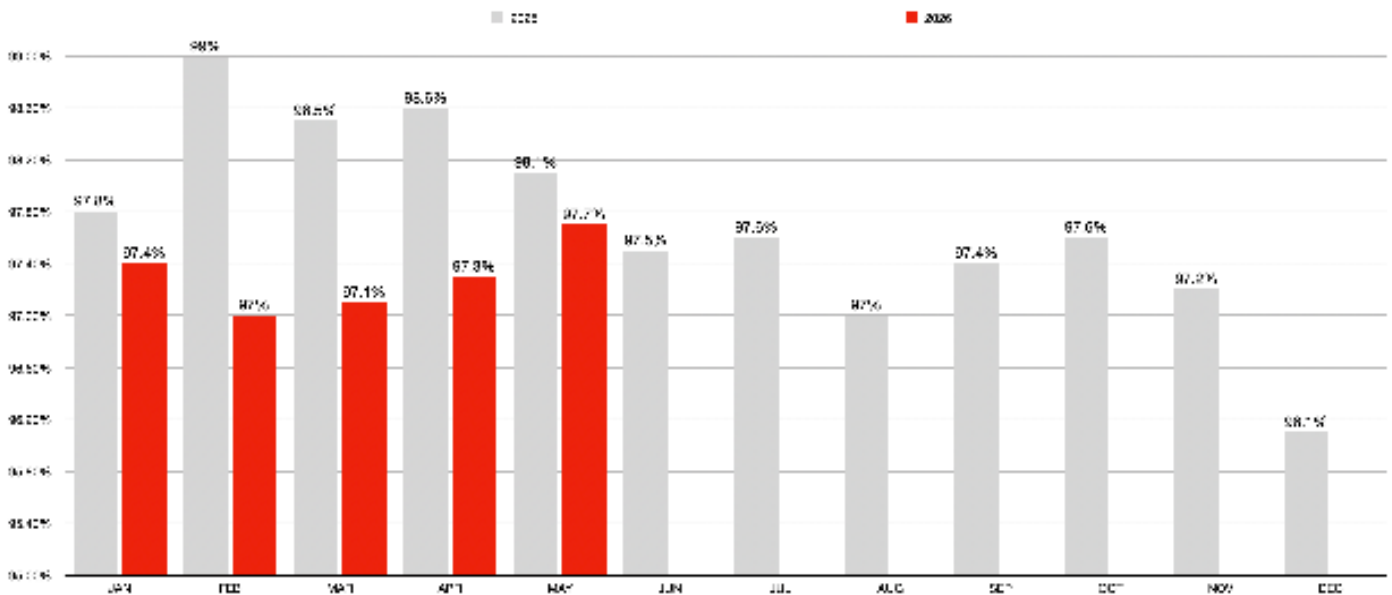
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

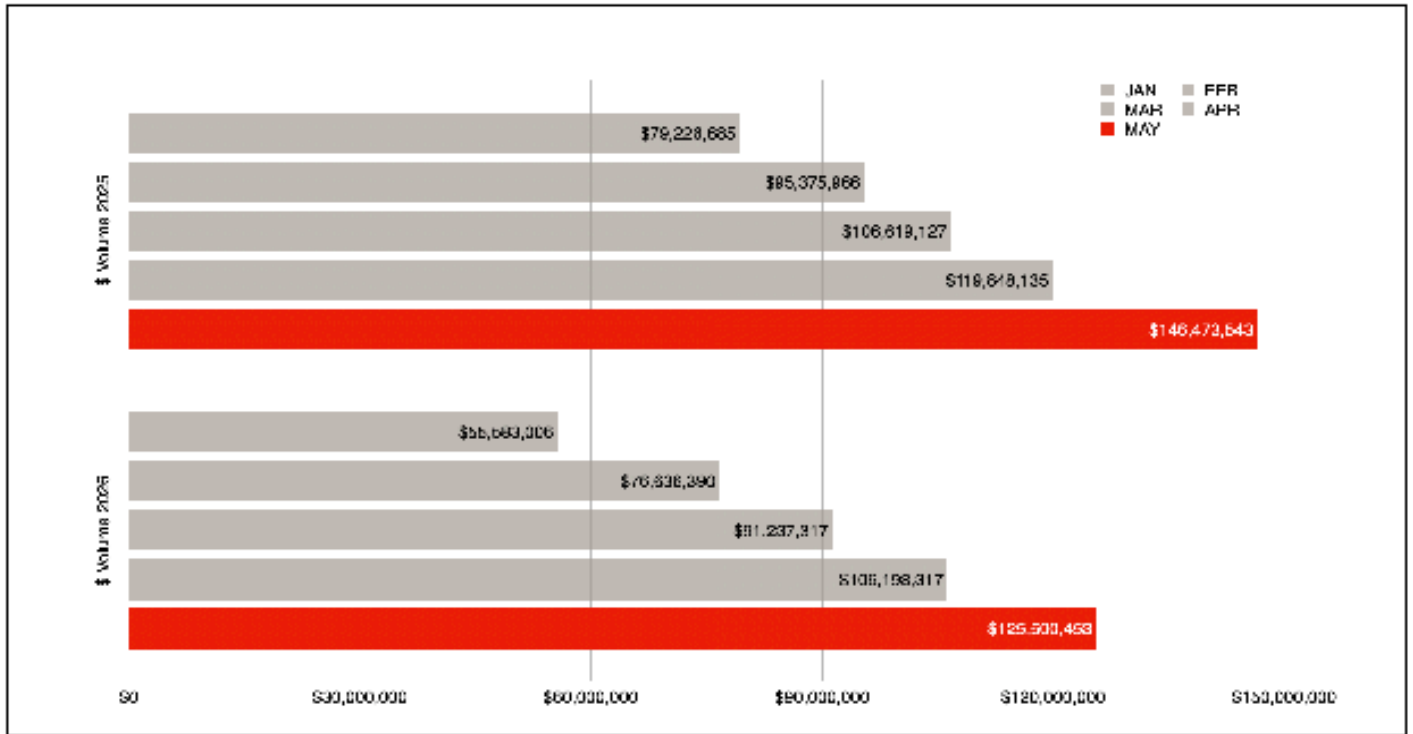


Year-Over-Year

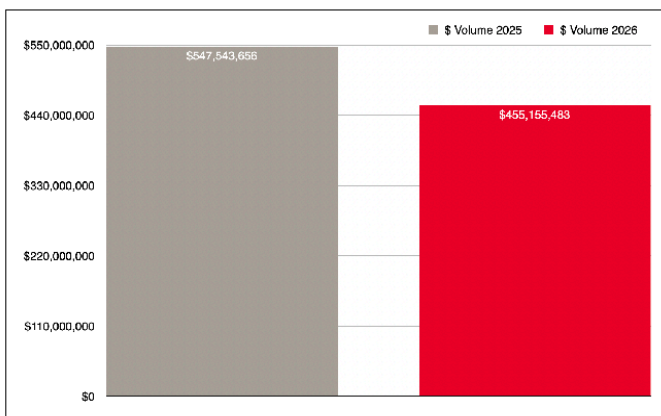


Month-Over-Month 2025 vs. 2026

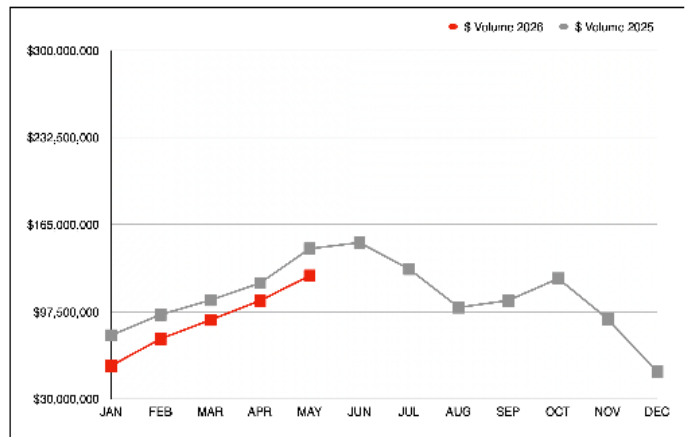
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

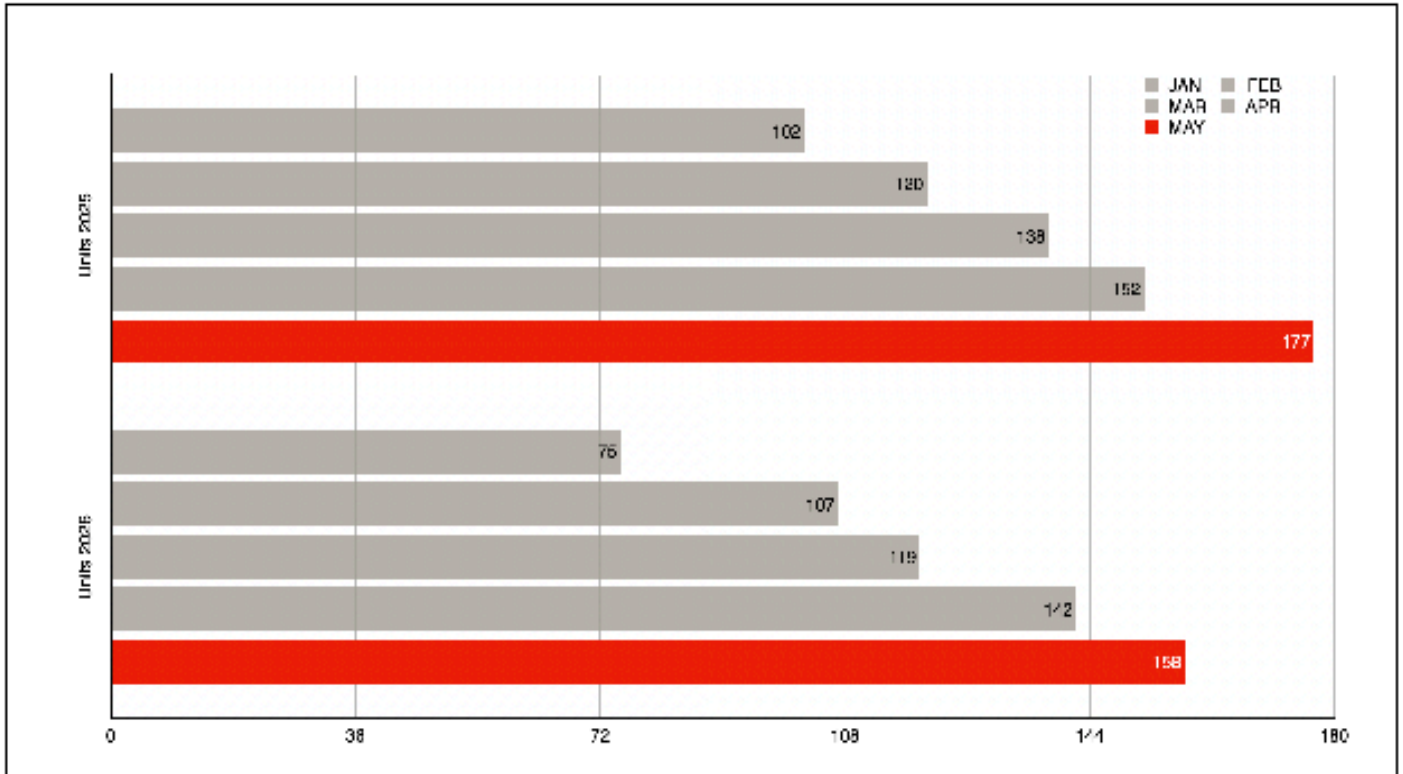


Yearly Totals 2025 vs. 2026

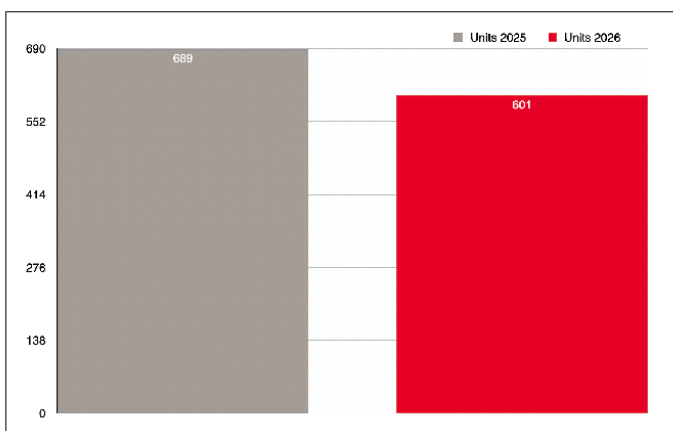


Month vs. Month 2025 vs. 2026

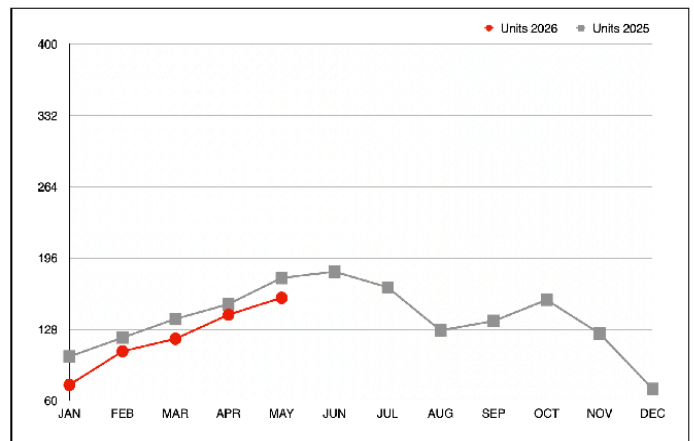
UNIT SALES



Monthly Comparison 2025 vs. 2026

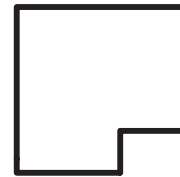


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$342,607,584 -17.19%	\$111,957,899 -16.34%	\$345,000 -89.93%
YTD Unit Sales	396 -14.66%	205 -8.89%	1 -80%
YTD Average Sale Price	\$865,171 -2.97%	\$546,136 -8.18%	\$345,000.00 -49.64%
May Sales Volume	\$94,414,962 -21.91%	\$31,085,491 +21.55%	\$0 No Change



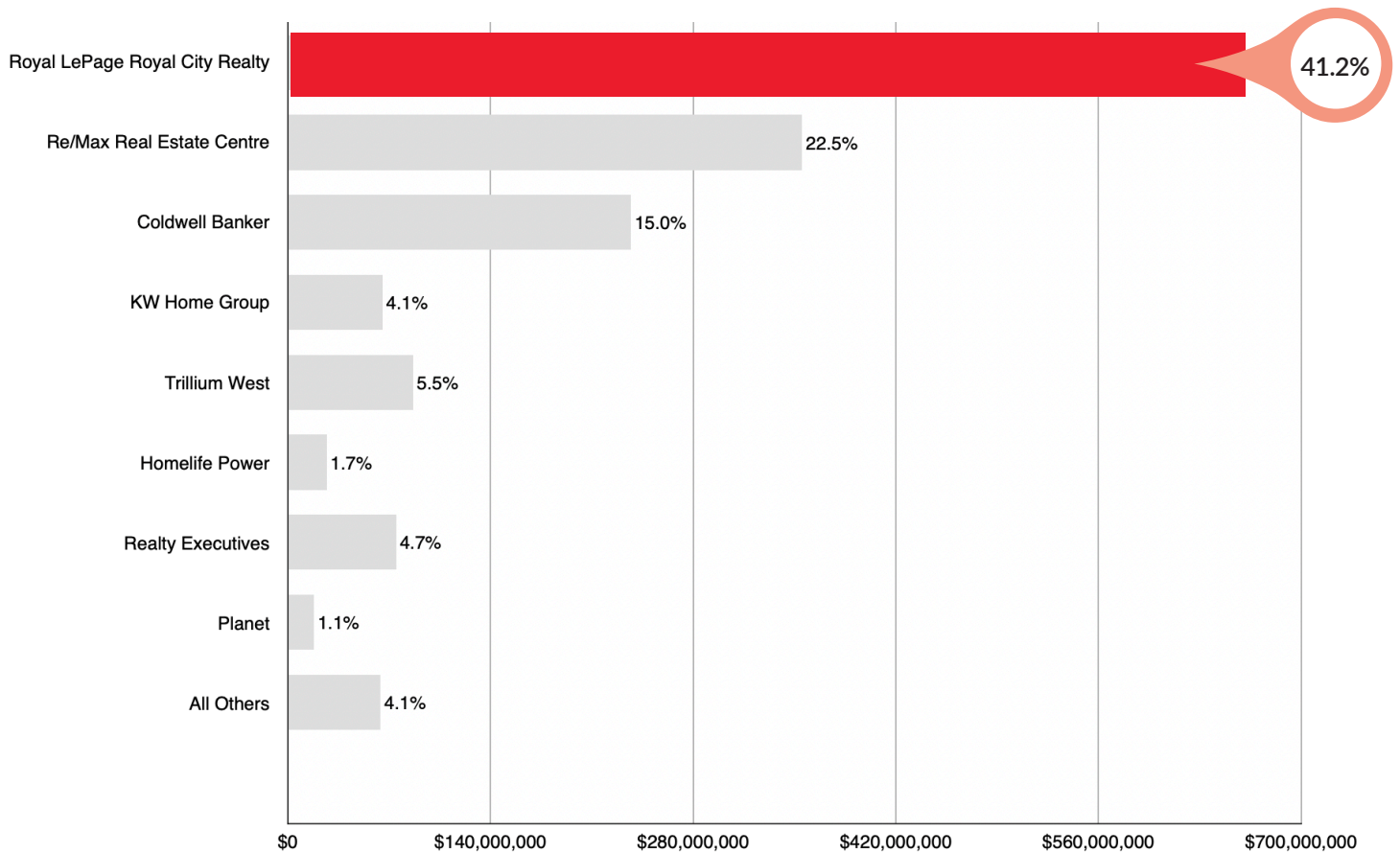
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of May 1, 2026.

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

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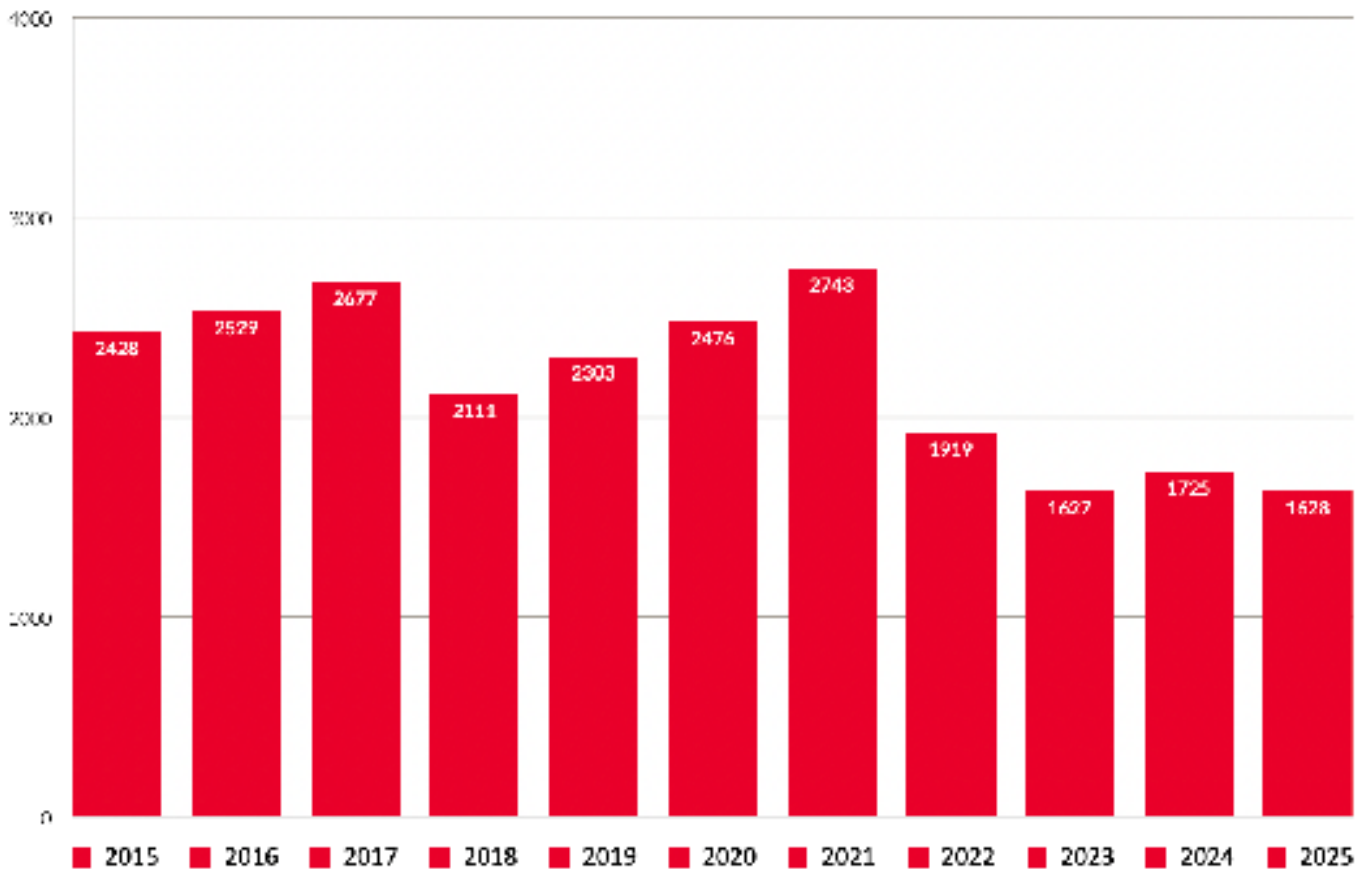
MARKET DOMINANCE



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



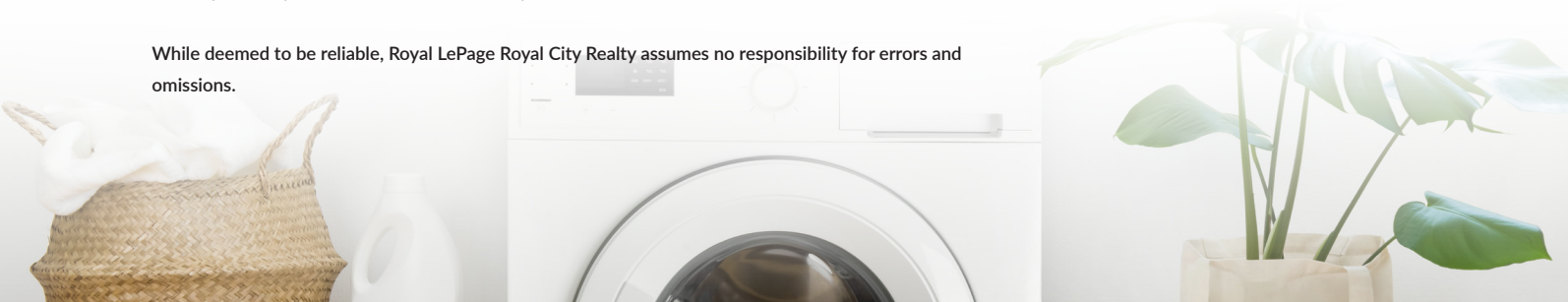
10 YEAR MARKET ANALYSIS



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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