

HOME GROUP
— REALTY INC —
BROKERAGE

MARKET REPORT

APRIL
2022

CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

APRIL 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

9 DAYS ON MARKET

\$900,000

▲ 26.6% ▼ 0.7%
vs. APRIL 2021 vs. MARCH 2022

\$527

▲ 12.8% ▼ 3.5%
vs. APRIL 2021 vs. MARCH 2022

452

▲ 14.7% ▲ 3.9%
vs. APRIL 2021 vs. MARCH 2022

234

▼ 24.5% ▼ 19.9%
vs. APRIL 2021 vs. MARCH 2022

DETACHED HOMES

8 DAYS ON MARKET

\$1,050,000

▲ 32.9% ▼ 4.5%
vs. APRIL 2021 vs. MARCH 2022

\$545

▲ 9.4% ▼ 4.7%
vs. APRIL 2021 vs. MARCH 2022

250

▲ 20.2% ▲ 9.2%
vs. APRIL 2021 vs. MARCH 2022

138

▼ 13.2% ▲ 4.8%
vs. APRIL 2021 vs. MARCH 2022

SEMI-DETACHED & TOWNHOMES

9 DAYS ON MARKET

\$790,000

▲ 16.2% ▼ 4.8%
vs. APRIL 2021 vs. MARCH 2022

\$457

▲ 7.0% ▼ 6.5%
vs. APRIL 2021 vs. MARCH 2022

138

▲ 16.0% ▲ 15.0%
vs. APRIL 2021 vs. MARCH 2022

58

▼ 38.3% ▲ 24.7%
vs. APRIL 2021 vs. MARCH 2022

CONDO APARTMENTS

12 DAYS ON MARKET

\$572,500

▲ 26.4% ▼ 10.5%
vs. APRIL 2021 vs. MARCH 2022

\$589

▲ 32.4% ▲ 6.7%
vs. APRIL 2021 vs. MARCH 2022

61

▼ 9.0% ▼ 26.5%
vs. APRIL 2021 vs. MARCH 2022

37

▼ 32.7% ▼ 46.4%
vs. APRIL 2021 vs. MARCH 2022

CURRENT MARKET CONDITIONS

Seller's Market

High demand & low supply means competition among buyers and increasing home values.

ALL HOMES	64%
DETACHED	63%
SEMIS & TOWNS	60%
CONDOS	74%



MARKET STATISTICS AND ANALYSIS COMPILED BY HOME GROUP REALTY

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Guelph, from April 1st, 2021 to April 30th, 2022. Data not independently verified. For information purposes only. Compiled May 2022.

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MARKET REPORT

LOCAL TOWNSHIPS

ROLLING 3 MONTHS

Due to the comparatively low activity levels in our local townships, we report these stats using **ROLLING 3 MONTHS** as opposed to individual months, to provide a more accurate picture of market trends. The following chart compares a **ROLLING 3 MONTH** look at **APRIL 2022** (February 2022 through April 2022), compared to the same time period last year **APRIL 2021** (February 2021 through April 2021) and the previous time period **MARCH 2022** (January 2022 through March 2022).

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 7 DAYS ON MARKET	\$990,000 ▲ 32.0% vs. APRIL 2021 ▲ 7.0% vs. MARCH 2022	\$551 ▲ 20.8% vs. APRIL 2021 ▲ 1.8% vs. MARCH 2022	252 ▲ 16.7% vs. APRIL 2021 ▲ 34.0% vs. MARCH 2022	162 ▼ 9.5% vs. APRIL 2021 ▲ 14.9% vs. MARCH 2022
GUELPH/ERAMOSA 10 DAYS ON MARKET	\$1,220,000 ▲ 21.6% vs. APRIL 2021 ▼ 5.8% vs. MARCH 2022	\$599 ▲ 0.7% vs. APRIL 2021 ▼ 1.6% vs. MARCH 2022	80 ▼ 7.0% vs. APRIL 2021 ▲ 15.9% vs. MARCH 2022	55 ▼ 23.6% vs. APRIL 2021 ▲ 17.0% vs. MARCH 2022
PUSLINCH 9 DAYS ON MARKET	\$2,022,500 ▲ 26.2% vs. APRIL 2021 ▼ 1.3% vs. MARCH 2022	\$698 ▲ 12.0% vs. APRIL 2021 ▼ 3.1% vs. MARCH 2022	56 ▲ 19.1% vs. APRIL 2021 ▲ 33.3% vs. MARCH 2022	30 ▶ 0% vs. APRIL 2021 ▲ 20% vs. MARCH 2022

NOTE: Statistics based a significantly low number of properties may not be accurately representative of market trends.

CURRENT MARKET CONDITIONS

Sales to New Listing Ratio

This ratio – number of sales divided by number of new listings – over a 3 month period is a great indicator of how balanced a market is. A **balanced market** has a ratio between 40% and 55%.



MARKET STATISTICS AND ANALYSIS COMPILED BY HOME GROUP REALTY

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Guelph and Municipalities of Centre Wellington, Guelph/Eramosa and Puslinch from February 1st, 2021 to April 30th, 2022. Data not independently verified.

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MARKET REPORT

KITCHENER HOMES

APRIL 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

9 DAYS ON MARKET

\$835,000

▲ 21.0% vs. APRIL 2021
▼ 1.8% vs. MARCH 2022

\$478

▲ 22.2% vs. APRIL 2021
▼ 5.5% vs. MARCH 2022

951

▲ 15.7% vs. APRIL 2021
▲ 10.5% vs. MARCH 2022

480

▼ 23.2% vs. APRIL 2021
▼ 17.2% vs. MARCH 2022

DETACHED HOMES

9 DAYS ON MARKET

\$941,000

▲ 21.4% vs. APRIL 2021
▼ 1.5% vs. MARCH 2022

\$485

▲ 18.3% vs. APRIL 2021
▼ 4.0% vs. MARCH 2022

528

▲ 8.4% vs. APRIL 2021
▲ 15.3% vs. MARCH 2022

262

▼ 24.9% vs. APRIL 2021
▼ 12.1% vs. MARCH 2022

SEMI-DETACHED & TOWNHOMES

10 DAYS ON MARKET

\$761,000

▲ 25.2% vs. APRIL 2021
▼ 4.9% vs. MARCH 2022

\$432

▲ 9.6% vs. APRIL 2021
▼ 15.5% vs. MARCH 2022

286

▲ 23.3% vs. APRIL 2021
▲ 12.6% vs. MARCH 2022

134

▼ 32.7% vs. APRIL 2021
▼ 21.2% vs. MARCH 2022

CONDO APARTMENTS

12 DAYS ON MARKET

\$520,000

▲ 25.3% vs. APRIL 2021
▼ 1.9% vs. MARCH 2022

\$543

▲ 80.4% vs. APRIL 2021
▲ 8.6% vs. MARCH 2022

132

▲ 36.1% vs. APRIL 2021
▼ 11.4% vs. MARCH 2022

82

▲ 6.5% vs. APRIL 2021
▼ 26.8% vs. MARCH 2022

CURRENT MARKET CONDITIONS

Seller's Market

High demand & low supply means competition among buyers and increasing home values.

ALL HOMES	62%
DETACHED	60%
SEMIS & TOWNS	62%
CONDOS	71%



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MARKET REPORT

WATERLOO HOMES

APRIL 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

8 DAYS ON MARKET

\$800,000

▲ 14.9% ▼ 2.8%
vs. APRIL 2021 vs. MARCH 2022

\$518

▲ 24.8% ▲ 5.1%
vs. APRIL 2021 vs. MARCH 2022

329

▼ 5.7% ▲ 13.1%
vs. APRIL 2021 vs. MARCH 2022

167

▼ 31.6% ▼ 11.6%
vs. APRIL 2021 vs. MARCH 2022

DETACHED HOMES

8 DAYS ON MARKET

\$984,000

▲ 11.4% ▼ 14.4%
vs. APRIL 2021 vs. MARCH 2022

\$497

▲ 14.5% ▲ 8.5%
vs. APRIL 2021 vs. MARCH 2022

160

▼ 7.5% ▲ 6.0%
vs. APRIL 2021 vs. MARCH 2022

76

▼ 37.7% ▼ 24.0%
vs. APRIL 2021 vs. MARCH 2022

SEMI-DETACHED & TOWNHOMES

8 DAYS ON MARKET

\$702,500

▲ 11.3% ▼ 5.6%
vs. APRIL 2021 vs. MARCH 2022

\$442

▲ 13.0% ▼ 8.3%
vs. APRIL 2021 vs. MARCH 2022

70

▲ 17.6% ▲ 16.7%
vs. APRIL 2021 vs. MARCH 2022

33

▼ 41.1% ▼ 13.2%
vs. APRIL 2021 vs. MARCH 2022

CONDO APARTMENTS

7 DAYS ON MARKET

\$586,000

▲ 48.5% ▲ 6.5%
vs. APRIL 2021 vs. MARCH 2022

\$606

▲ 50.7% ▲ 6.7%
vs. APRIL 2021 vs. MARCH 2022

97

▲ 10.2% ▲ 24.4%
vs. APRIL 2021 vs. MARCH 2022

57

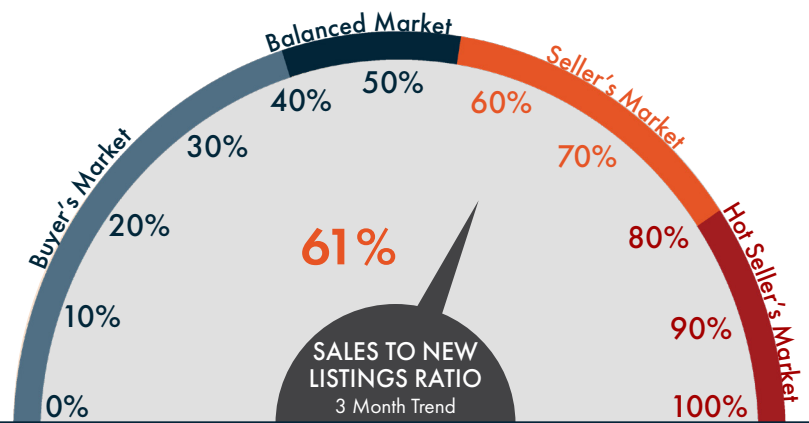
▼ 12.3% ▲ 16.3%
vs. APRIL 2021 vs. MARCH 2022

CURRENT MARKET CONDITIONS

Seller's Market

High demand & low supply means competition among buyers and increasing home values.

ALL HOMES	61%
DETACHED	61%
SEMIS & TOWNS	61%
CONDOS	65%



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CAMBRIDGE HOMES

APRIL 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

9 DAYS ON MARKET

\$804,500

▲ 14.9% ▼ 8.1%
vs. APRIL 2021 vs. MARCH 2022

\$487

▲ 15.4% ▼ 0.2%
vs. APRIL 2021 vs. MARCH 2022

441

▼ 2.9% ▲ 2.1%
vs. APRIL 2021 vs. MARCH 2022

235

▼ 33.6% ▲ 19.0%
vs. APRIL 2021 vs. MARCH 2022

DETACHED HOMES

9 DAYS ON MARKET

\$875,000

▲ 16.5% ▼ 7.9%
vs. APRIL 2021 vs. MARCH 2022

\$489

▲ 14.3% ▼ 2.4%
vs. APRIL 2021 vs. MARCH 2022

296

▼ 6.3% ▼ 1.0%
vs. APRIL 2021 vs. MARCH 2022

160

▼ 31.6% ▼ 15.3%
vs. APRIL 2021 vs. MARCH 2022

SEMI-DETACHED & TOWNHOMES

9 DAYS ON MARKET

\$727,000

▲ 16.7% ▼ 8.0%
vs. APRIL 2021 vs. MARCH 2022

\$495

▲ 31.3% ▲ 7.6%
vs. APRIL 2021 vs. MARCH 2022

124

▲ 4.2% ▲ 8.8%
vs. APRIL 2021 vs. MARCH 2022

61

▼ 41.3% ▼ 28.2%
vs. APRIL 2021 vs. MARCH 2022

CONDO APARTMENTS

8 DAYS ON MARKET

\$501,000

▲ 19.3% ▼ 9.9%
vs. APRIL 2021 vs. MARCH 2022

\$423

▼ 14.0% ▼ 10.0%
vs. APRIL 2021 vs. MARCH 2022

21

▲ 31.3% ▲ 16.7%
vs. APRIL 2021 vs. MARCH 2022

14

▶ 0% ▼ 6.7%
vs. APRIL 2021 vs. MARCH 2022

NOTE: Statistics based a significantly low number of properties may not be accurately representative of market trends.

CURRENT MARKET CONDITIONS

Seller's Market

High demand & low supply means competition among buyers and increasing home values.

ALL HOMES	64%
DETACHED	63%
SEMIS & TOWNS	64%
CONDOS	75%



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Our first priority is the health and safety of our clients, our team, and the global community, while helping our clients stay on track with their real estate goals.

We are constantly monitoring the local real estate market to bring you up-to-date information.

If you have any questions or concerns, please do not hesitate to reach out.



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