

HOME GROUP
— REALTY INC —
BROKERAGE

MARKET REPORT

MAY
2022


CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

MAY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

13 DAYS ON MARKET

\$834,950

▲ 15.2% vs. MAY 2021
▼ 6.3% vs. APRIL 2022

\$506

▲ 14.7% vs. MAY 2021
▼ 2.7% vs. APRIL 2022

442

▲ 10.2% vs. MAY 2021
▼ 2.6% vs. APRIL 2022

206

▼ 32.5% vs. MAY 2021
▼ 12.7% vs. APRIL 2022

DETACHED HOMES

12 DAYS ON MARKET

\$940,000

▲ 10.6% vs. MAY 2021
▼ 10.5% vs. APRIL 2022

\$540

▲ 17.1% vs. MAY 2021
▲ 2.1% vs. APRIL 2022

229

▲ 3.2% vs. MAY 2021
▼ 9.1% vs. APRIL 2022

124

▼ 23.0% vs. MAY 2021
▼ 10.1% vs. APRIL 2022

SEMI-DETACHED & TOWNHOMES

12 DAYS ON MARKET

\$690,000

▲ 6.2% vs. MAY 2021
▼ 12.7% vs. APRIL 2022

\$399

▲ 0.3% vs. MAY 2021
▼ 15.3% vs. APRIL 2022

129

▲ 11.2% vs. MAY 2021
▼ 6.5% vs. APRIL 2022

55

▼ 41.5% vs. MAY 2021
▼ 6.8% vs. APRIL 2022

CONDO APARTMENTS

14 DAYS ON MARKET

\$543,000

▲ 15.9% vs. MAY 2021
▼ 5.6% vs. APRIL 2022

\$572

▲ 23.0% vs. MAY 2021
▼ 2.2% vs. APRIL 2022

82

▲ 32.3% vs. MAY 2021
▲ 34.4% vs. APRIL 2022

27

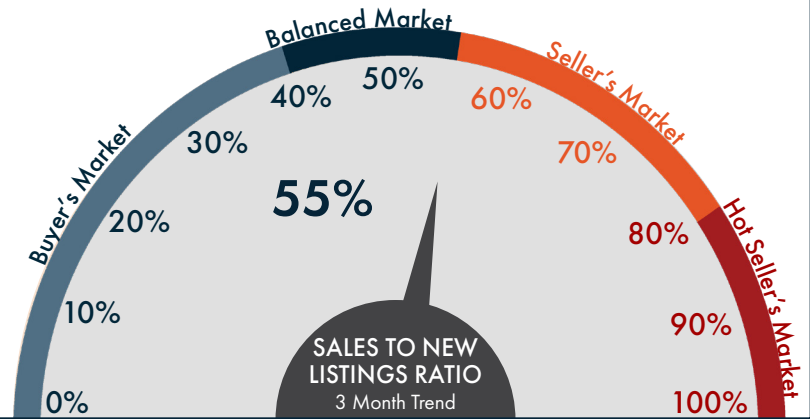
▼ 44.9% vs. MAY 2021
▼ 28.9% vs. APRIL 2022

CURRENT MARKET CONDITIONS

Balanced Market

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

ALL HOMES	55%
DETACHED	57%
SEMIS & TOWNS	49%
CONDOS	59%



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 May 1st, 2021 to May 31st, 2022. Data not independently verified. For information purposes only. Compiled June 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 **MAY 2022** (March 2022 through May 2022), compared to the same time period last year **MAY 2021** (March 2021 through May 2021) and the previous time period **APRIL 2022** (February 2022 through April 2022).

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 8 DAYS ON MARKET	\$982,500 ▲ 29.3% vs. MAY 2021 ▼ 0.8% vs. APRIL 2022	\$533 ▲ 15.9% vs. MAY 2021 ▼ 3.4% vs. APRIL 2022	293 ▲ 27.9% vs. MAY 2021 ▲ 16.3% vs. APRIL 2022	184 ▼ 5.6% vs. MAY 2021 ▲ 13.6% vs. APRIL 2022
GUELPH/ERAMOSA 12 DAYS ON MARKET	\$1,137,500 ▲ 9.2% vs. MAY 2021 ▼ 6.8% vs. APRIL 2022	\$540 ▼ 5.6% vs. MAY 2021 ▼ 8.3% vs. APRIL 2022	95 ▲ 10.5% vs. MAY 2021 ▲ 18.8% vs. APRIL 2022	50 ▼ 27.5% vs. MAY 2021 ▼ 9.1% vs. APRIL 2022
PUSLINCH 9 DAYS ON MARKET	\$1,360,000 ▼ 15.0% vs. MAY 2021 ▼ 32.8% vs. APRIL 2022	\$649 ▲ 26.3% vs. MAY 2021 ▼ 6.1% vs. APRIL 2022	68 ▲ 13.3% vs. MAY 2021 ▲ 21.4% vs. APRIL 2022	31 ▼ 16.2% vs. MAY 2021 ▲ 3.3% vs. APRIL 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

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MARKET REPORT

KITCHENER HOMES

MAY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

13 DAYS ON MARKET

\$749,500

▲ 9.4% vs. MAY 2021
▼ 10.2% vs. APRIL 2022

\$407

▲ 4.9% vs. MAY 2021
▼ 11.7% vs. APRIL 2022

1,012

▲ 32.8% vs. MAY 2021
▲ 5.9% vs. APRIL 2022

473

▼ 24.9% vs. MAY 2021
▼ 2.1% vs. APRIL 2022

DETACHED HOMES

12 DAYS ON MARKET

\$865,000

▲ 10.9% vs. MAY 2021
▼ 8.0% vs. APRIL 2022

\$414

▲ 1.2% vs. MAY 2021
▼ 13.4% vs. APRIL 2022

589

▲ 41.2% vs. MAY 2021
▲ 10.5% vs. APRIL 2022

258

▼ 23.9% vs. MAY 2021
▼ 1.9% vs. APRIL 2022

SEMI-DETACHED & TOWNHOMES

13 DAYS ON MARKET

\$669,000

▲ 12.4% vs. MAY 2021
▼ 11.4% vs. APRIL 2022

\$380

▲ 3.3% vs. MAY 2021
▼ 8.4% vs. APRIL 2022

287

▲ 34.7% vs. MAY 2021
▼ 0.3% vs. APRIL 2022

142

▼ 24.1% vs. MAY 2021
▲ 4.4% vs. APRIL 2022

CONDO APARTMENTS

15 DAYS ON MARKET

\$476,750

▲ 12.2% vs. MAY 2021
▼ 8.3% vs. APRIL 2022

\$456

▲ 44.8% vs. MAY 2021
▲ 6.4% vs. APRIL 2022

133

▲ 5.6% vs. MAY 2021
▲ 2.3% vs. APRIL 2022

73

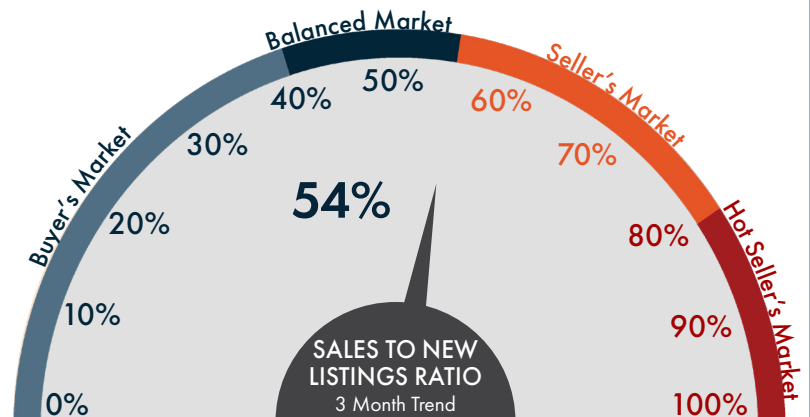
▲ 28.4% vs. MAY 2021
▼ 11.0% vs. APRIL 2022

CURRENT MARKET CONDITIONS

Balanced Market

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

ALL HOMES	54%
DETACHED	52%
SEMIS & TOWNS	54%
CONDOS	65%



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MARKET REPORT

WATERLOO HOMES

MAY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

10 DAYS ON MARKET

\$780,000

▲ 16.2% vs. MAY 2021
▼ 2.5% vs. APRIL 2022

\$445

▲ 10.7% vs. MAY 2021
▼ 9.7% vs. APRIL 2022

405

▲ 10.7% vs. MAY 2021
▲ 23.1% vs. APRIL 2022

205

▼ 22.6% vs. MAY 2021
▲ 22.8% vs. APRIL 2022

DETACHED HOMES

10 DAYS ON MARKET

\$968,500

▲ 14.9% vs. MAY 2021
▼ 1.6% vs. APRIL 2022

\$464

▲ 13.2% vs. MAY 2021
▲ 0.4% vs. APRIL 2022

221

▲ 21.4% vs. MAY 2021
▲ 38.1% vs. APRIL 2022

115

▼ 7.3% vs. MAY 2021
▲ 51.3% vs. APRIL 2022

SEMI-DETACHED & TOWNHOMES

13 DAYS ON MARKET

\$647,500

▲ 4.2% vs. MAY 2021
▼ 7.8% vs. APRIL 2022

\$361

▼ 4.7% vs. MAY 2021
▼ 17.6% vs. APRIL 2022

78

▼ 17.9% vs. MAY 2021
▲ 11.4% vs. APRIL 2022

35

▼ 53.9% vs. MAY 2021
▼ 6.1% vs. APRIL 2022

CONDO APARTMENTS

9 DAYS ON MARKET

\$532,000

▲ 29.4% vs. MAY 2021
▼ 9.2% vs. APRIL 2022

\$451

▲ 8.4% vs. MAY 2021
▼ 22.6% vs. APRIL 2022

107

▲ 23.0% vs. MAY 2021
▲ 10.3% vs. APRIL 2022

55

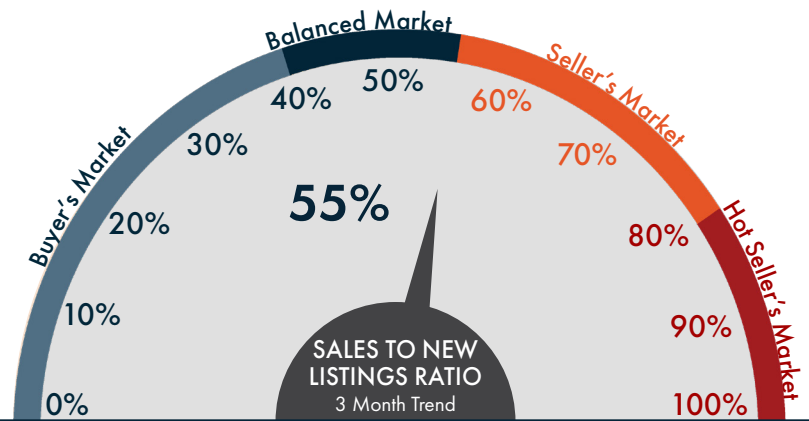
▼ 14.1% vs. MAY 2021
▼ 3.5% vs. APRIL 2022

CURRENT MARKET CONDITIONS

Balanced Market

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

ALL HOMES	55%
DETACHED	55%
SEMIS & TOWNS	51%
CONDOS	57%



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CAMBRIDGE HOMES

MAY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

13 DAYS ON MARKET

\$778,500

▲ 8.9% vs. MAY 2021
▼ 3.2% vs. APRIL 2022

\$412

▼ 2.4% vs. MAY 2021
▼ 13.6% vs. APRIL 2022

472

▲ 22.9% vs. MAY 2021
▲ 6.8% vs. APRIL 2022

234

▼ 20.7% vs. MAY 2021
▼ 0.8% vs. APRIL 2022

DETACHED HOMES

13 DAYS ON MARKET

\$841,000

▲ 12.1% vs. MAY 2021
▼ 3.9% vs. APRIL 2022

\$431

▼ 2.0% vs. MAY 2021
▼ 11.7% vs. APRIL 2022

314

▲ 13.8% vs. MAY 2021
▲ 6.1% vs. APRIL 2022

161

▼ 23.3% vs. MAY 2021
▶ 0% vs. APRIL 2022

SEMI-DETACHED & TOWNHOMES

12 DAYS ON MARKET

\$689,950

▲ 10.4% vs. MAY 2021
▼ 5.1% vs. APRIL 2022

\$372

▼ 1.3% vs. MAY 2021
▼ 21.5% vs. APRIL 2022

133

▲ 70.5% vs. MAY 2021
▲ 6.4% vs. APRIL 2022

60

▼ 13.0% vs. MAY 2021
▼ 1.6% vs. APRIL 2022

CONDO APARTMENTS

16 DAYS ON MARKET

\$545,000

▲ 10.7% vs. MAY 2021
▲ 8.8% vs. APRIL 2022

\$352

▼ 10.2% vs. MAY 2021
▼ 3.6% vs. APRIL 2022

25

▼ 13.8% vs. MAY 2021
▲ 19.0% vs. APRIL 2022

13

▼ 18.8% vs. MAY 2021
▼ 7.1% vs. APRIL 2022

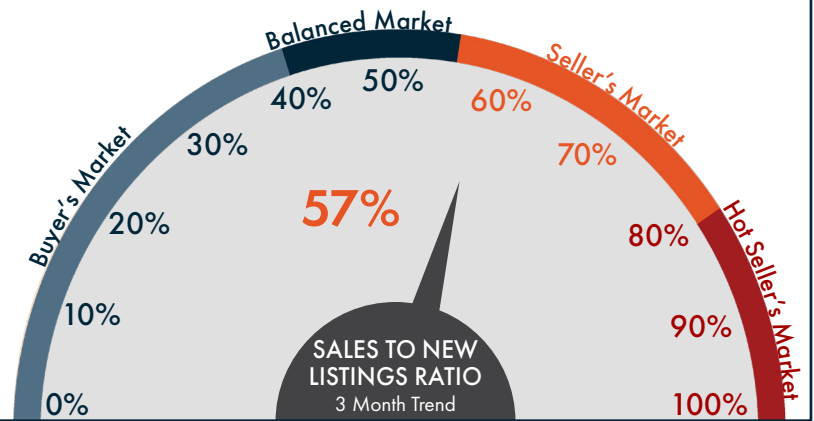
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CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	57%
DETACHED	56%
SEMIS & TOWNS	55%
CONDOS	66%



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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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