

HOME GROUP
— REALTY INC —
BROKERAGE

MARKET REPORT

JULY
2022

CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE



MARKET REPORT

GUELPH HOMES

JULY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

23 DAYS ON MARKET

\$710,000

▲4.4% vs. JULY 2021
▼8.4% vs. JUNE 2022

\$414

▼6.3% vs. JULY 2021
▼4.2% vs. JUNE 2022

306

▲19.5% vs. JULY 2021
▼27.1% vs. JUNE 2022

153

▼35.2% vs. JULY 2021
▼26.8% vs. JUNE 2022

DETACHED HOMES

29 DAYS ON MARKET

\$827,500

▲0.3% vs. JULY 2021
▼4.8% vs. JUNE 2022

\$437

▲7.0% vs. JULY 2021
▲11.0% vs. JUNE 2022

147

▲24.6% vs. JULY 2021
▼33.5% vs. JUNE 2022

78

▼32.8% vs. JULY 2021
▼25.0% vs. JUNE 2022

SEMI-DETACHED & TOWNHOMES

20 DAYS ON MARKET

\$650,000

▲1.8% vs. JULY 2021
▼6.1% vs. JUNE 2022

\$410

▲4.3% vs. JULY 2021
▲25.4% vs. JUNE 2022

91

▲18.2% vs. JULY 2021
▼18.8% vs. JUNE 2022

46

▼34.3% vs. JULY 2021
▼24.6% vs. JUNE 2022

CONDO APARTMENTS

22 DAYS ON MARKET

\$497,500

▲8.2% vs. JULY 2021
▼11.6% vs. JUNE 2022

\$334

▼26.1% vs. JULY 2021
▼21.0% vs. JUNE 2022

68

▲13.3% vs. JULY 2021
▼21.8% vs. JUNE 2022

29

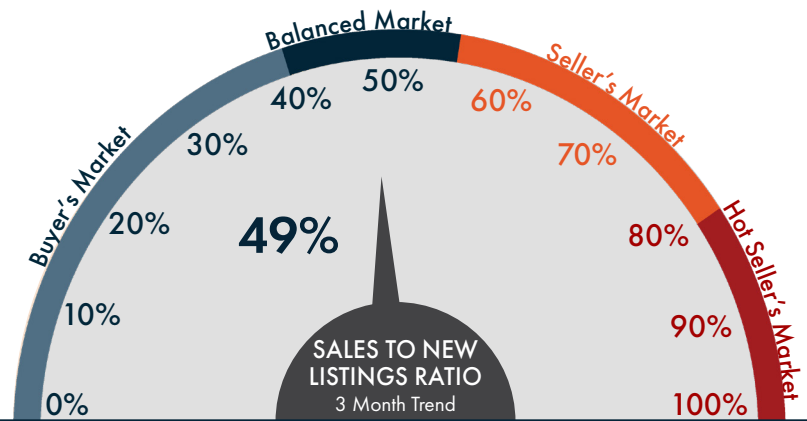
▼42.0% vs. JULY 2021
▼32.6% vs. JUNE 2022

CURRENT MARKET CONDITIONS

Balanced Market

Relatively equal supply and demand signify the return of conditional offers and stabilizing home values.

ALL HOMES	49%
DETACHED	51%
SEMIS & TOWNS	49%
CONDOS	42%



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

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 15 DAYS ON MARKET	\$925,000 ▲21.1% vs. JULY 2021 ▼2.1% vs. JUNE 2022	\$488 ▲8.9% vs. JULY 2021 ▼5.1% vs. JUNE 2022	234 ▲2.2% vs. JULY 2021 ▼15.8% vs. JUNE 2022	125 ▼34.2% vs. JULY 2021 ▼14.4% vs. JUNE 2022
GUELPH/ERAMOSA 15 DAYS ON MARKET	\$1,122,500 ▲0.2% vs. JULY 2021 ▲1.4% vs. JUNE 2022	\$577 ▲7.9% vs. JULY 2021 ▲2.3% vs. JUNE 2022	91 ▲11.0% vs. JULY 2021 ▶0% vs. JUNE 2022	26 ▼54.4% vs. JULY 2021 ▼33.3% vs. JUNE 2022
PUSLINCH 19 DAYS ON MARKET	\$1,312,500 ▲5.0% vs. JULY 2021 ▼3.5% vs. JUNE 2022	\$581 ▲30.0% vs. JULY 2021 ▼5.2% vs. JUNE 2022	79 ▲11.3% vs. JULY 2021 ▼2.5% vs. JUNE 2022	26 ▼50.9% vs. JULY 2021 ▼3.7% vs. JUNE 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 May 1st, 2021 to July 31st, 2022. Data not independently verified.

For information purposes only. Compiled August 2022.

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MARKET REPORT

KITCHENER HOMES

JULY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

19 DAYS ON MARKET

\$632,500

▼4.3% vs. JULY 2021
▼9.6% vs. JUNE 2022

\$285

▼19.5% vs. JULY 2021
▼26.0% vs. JUNE 2022

688

▲21.8% vs. JULY 2021
▼26.2% vs. JUNE 2022

336

▼25.2% vs. JULY 2021
▼24.5% vs. JUNE 2022

DETACHED HOMES

20 DAYS ON MARKET

\$750,100

▼3.8% vs. JULY 2021
▼6.8% vs. JUNE 2022

\$351

▼12.7% vs. JULY 2021
▼13.5% vs. JUNE 2022

359

▲28.7% vs. JULY 2021
▼37.5% vs. JUNE 2022

186

▼13.5% vs. JULY 2021
▼21.5% vs. JUNE 2022

SEMI-DETACHED & TOWNHOMES

16 DAYS ON MARKET

\$535,000

▼7.8% vs. JULY 2021
▼17.7% vs. JUNE 2022

\$234

▼29.7% vs. JULY 2021
▼33.5% vs. JUNE 2022

214

▲18.9% vs. JULY 2021
▼9.3% vs. JUNE 2022

102

▼32.5% vs. JULY 2021
▼24.4% vs. JUNE 2022

CONDO APARTMENTS

15 DAYS ON MARKET

\$339,250

▼16.5% vs. JULY 2021
▼21.1% vs. JUNE 2022

\$203

▼24.5% vs. JULY 2021
▼43.8% vs. JUNE 2022

107

▲3.9% vs. JULY 2021
▼10.1% vs. JUNE 2022

48

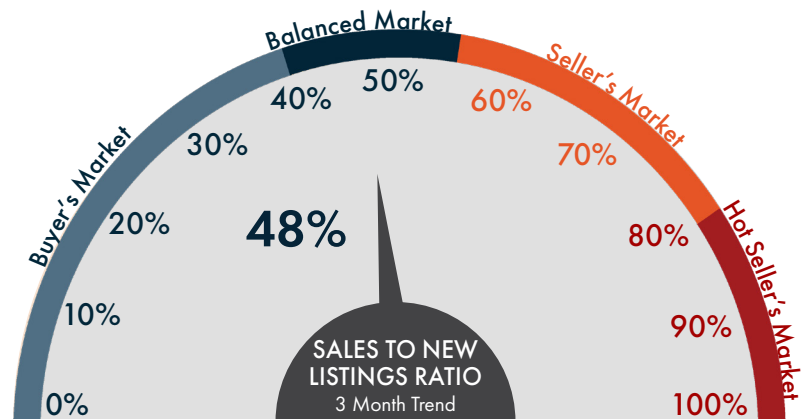
▼41.5% vs. JULY 2021
▼32.4% vs. JUNE 2022

CURRENT MARKET CONDITIONS

Balanced Market

Relatively equal supply and demand signify the return of conditional offers and stabilizing home values.

ALL HOMES	48%
DETACHED	45%
SEMIS & TOWNS	52%
CONDOS	54%



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 Kitchener, from July 1st, 2021 to July 31st, 2022. Data not independently verified. For information purposes only. Compiled August 2022.

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MARKET REPORT

WATERLOO HOMES

JULY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

15 DAYS ON MARKET

\$585,000

▼ 15.2% vs. JULY 2021
▼ 15.2% vs. JUNE 2022

\$280

▼ 30.9% vs. JULY 2021
▼ 32.0% vs. JUNE 2022

286

▲ 26.5% vs. JULY 2021
▼ 28.5% vs. JUNE 2022

180

▼ 12.6% vs. JULY 2021
▼ 2.7% vs. JUNE 2022

DETACHED HOMES

16 DAYS ON MARKET

\$799,900

▼ 3.0% vs. JULY 2021
▼ 7.4% vs. JUNE 2022

\$338

▼ 22.1% vs. JULY 2021
▼ 9.1% vs. JUNE 2022

137

▲ 11.4% vs. JULY 2021
▼ 31.8% vs. JUNE 2022

72

▼ 28.7% vs. JULY 2021
▼ 25.0% vs. JUNE 2022

SEMI-DETACHED & TOWNHOMES

15 DAYS ON MARKET

\$575,000

▼ 4.2% vs. JULY 2021
▼ 7.6% vs. JUNE 2022

\$279

▼ 27.0% vs. JULY 2021
▼ 33.1% vs. JUNE 2022

67

▲ 48.9% vs. JULY 2021
▼ 21.2% vs. JUNE 2022

47

▶ 0% vs. JULY 2021
▲ 20.5% vs. JUNE 2022

CONDO APARTMENTS

12 DAYS ON MARKET

\$425,000

▲ 3.4% vs. JULY 2021
▼ 13.5% vs. JUNE 2022

\$212

▼ 41.8% vs. JULY 2021
▼ 55.3% vs. JUNE 2022

80

▲ 42.9% vs. JULY 2021
▼ 28.6% vs. JUNE 2022

61

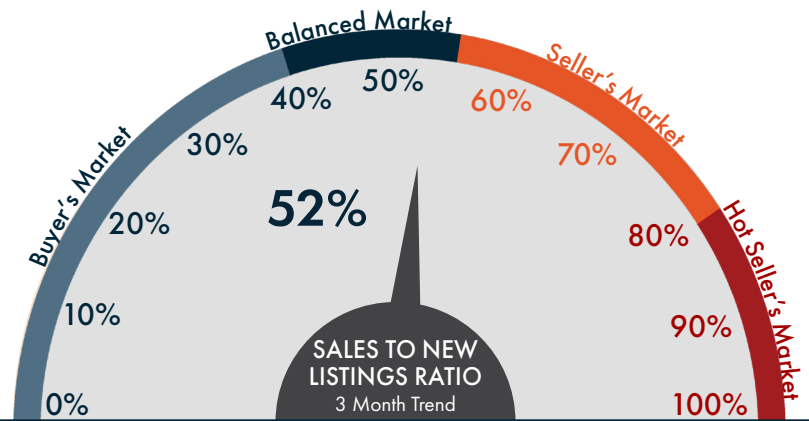
▲ 7.0% vs. JULY 2021
▲ 19.6% vs. JUNE 2022

CURRENT MARKET CONDITIONS

Balanced Market

Relatively equal supply and demand signify the return of conditional offers and stabilizing home values.

ALL HOMES	52%
DETACHED	51%
SEMIS & TOWNS	53%
CONDOS	56%



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 Waterloo, from July 1st, 2021 to July 31st, 2022. Data not independently verified. For information purposes only. Compiled August 2022.

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MARKET REPORT

CAMBRIDGE HOMES

JULY 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

18 DAYS ON MARKET

\$640,000

▼11.3% vs. JULY 2021
▼7.2% vs. JUNE 2022

\$371

▼7.7% vs. JULY 2021
▼4.1% vs. JUNE 2022

383

▲70.2% vs. JULY 2021
▼12.0% vs. JUNE 2022

168

▼24.7% vs. JULY 2021
▼18.4% vs. JUNE 2022

DETACHED HOMES

16 DAYS ON MARKET

\$675,000

▼16.1% vs. JULY 2021
▼10.1% vs. JUNE 2022

\$374

▼9.4% vs. JULY 2021
▼11.8% vs. JUNE 2022

255

▲77.1% vs. JULY 2021
▼10.8% vs. JUNE 2022

106

▼23.3% vs. JULY 2021
▼16.5% vs. JUNE 2022

SEMI-DETACHED & TOWNHOMES

18 DAYS ON MARKET

\$607,500

▲1.1% vs. JULY 2021
▼3.0% vs. JUNE 2022

\$410

▲10.2% vs. JULY 2021
▲29.7% vs. JUNE 2022

99

▲67.8% vs. JULY 2021
▼19.5% vs. JUNE 2022

49

▼10.9% vs. JULY 2021
▼24.6% vs. JUNE 2022

CONDO APARTMENTS

11 DAYS ON MARKET

\$482,500

▲14.9% vs. JULY 2021
▼5.4% vs. JUNE 2022

\$255

▼37.7% vs. JULY 2021
▼29.6% vs. JUNE 2022

27

▲28.6% vs. JULY 2021
▲8.0% vs. JUNE 2022

13

▼27.8% vs. JULY 2021
▼7.1% vs. JUNE 2022

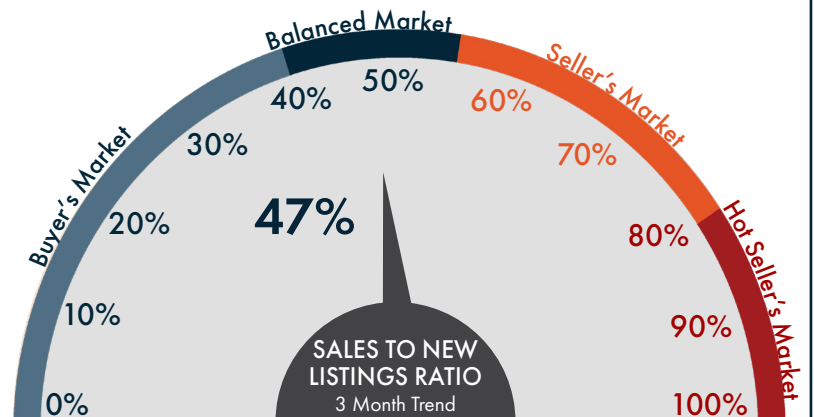
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CURRENT MARKET CONDITIONS

Balanced Market

Relatively equal supply and demand signify the return of conditional offers and stabilizing home values.

ALL HOMES	47%
DETACHED	46%
SEMIS & TOWNS	49%
CONDOS	39%



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 Cambridge, from July 1st, 2021 to July 31st, 2022. Data not independently verified. For information purposes only. Compiled August 2022.

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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.



 (519) 831 9999

 christiannechild@gmail.com

 chrischild.ca

 @christianne_child

 /realtorchristianne

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