

HOME GROUP  
— REALTY INC —  
BROKERAGE

# MARKET REPORT

AUGUST  
2022

  
CHRISTIANNE CHILD  
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

# MARKET REPORT

## GUELPH HOMES

# AUGUST 2022

MEDIAN  
Sale Price

AVERAGE SALE  
Price per Sqft

NUMBER OF  
Listings

NUMBER OF  
Sales

### ALL HOMES

26 DAYS ON MARKET

**\$665,000**

▼8.3% vs. AUGUST 2021  
▼5% vs. JULY 2022

**\$364**

▼19.3% vs. AUGUST 2021  
▼11.4% vs. JULY 2022

**228**

▼3.4% vs. AUGUST 2021  
▼25.5% vs. JULY 2022

**140**

▼29.3% vs. AUGUST 2021  
▼9.7% vs. JULY 2022

### DETACHED HOMES

34 DAYS ON MARKET

**\$850,000**

▲2.8% vs. AUGUST 2021  
▲3% vs. JULY 2022

**\$440**

▼10.4% vs. AUGUST 2021  
▲0.5% vs. JULY 2022

**125**

▶0% vs. AUGUST 2021  
▼14.4% vs. JULY 2022

**60**

▼40% vs. AUGUST 2021  
▼22.1% vs. JULY 2022

### SEMI-DETACHED & TOWNHOMES

23 DAYS ON MARKET

**\$667,500**

▲2.7% vs. AUGUST 2021  
▲4.3% vs. JULY 2022

**\$358**

▼11.2% vs. AUGUST 2021  
▼5.8% vs. JULY 2022

**61**

▲5.2% vs. AUGUST 2021  
▼33.7% vs. JULY 2022

**40**

▼21.6% vs. AUGUST 2021  
▼18.4% vs. JULY 2022

### CONDO APARTMENTS

23 DAYS ON MARKET

**\$430,000**

▼10.9% vs. AUGUST 2021  
▼13.6% vs. JULY 2022

**\$185**

▼54.3% vs. AUGUST 2021  
▼53.8% vs. JULY 2022

**41**

▼21.2% vs. AUGUST 2021  
▼39.7% vs. JULY 2022

**40**

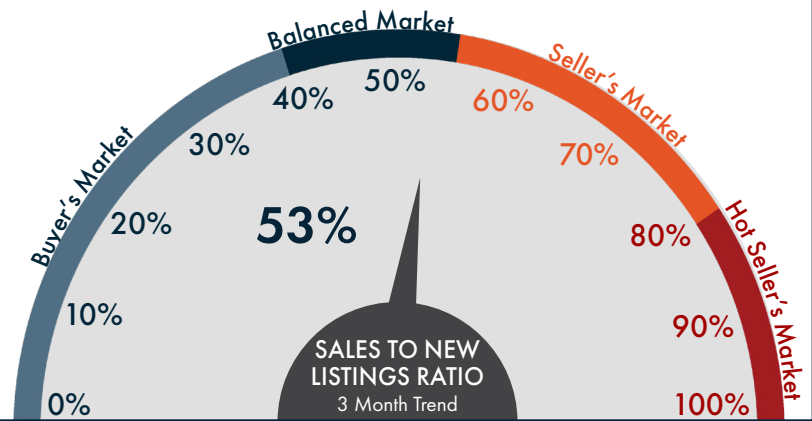
▼11.1% vs. AUGUST 2021  
▲37.9% vs. JULY 2022

### CURRENT MARKET CONDITIONS

## Balanced Market

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

ALL HOMES	53%
DETACHED	49%
SEMIS & TOWNS	57%
CONDOS	57%



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

[homegrouprealty.ca](http://homegrouprealty.ca)

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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 **AUGUST 2022** (June 2022 through August 2022), compared to the same time period last year **AUGUST 2021** (June 2021 through August 2021) and the previous time period **JULY 2022** (May 2022 through July 2022).

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
<b>CENTRE WELLINGTON</b> 27 DAYS ON MARKET	<b>\$849,900</b> ▲ 16.4% vs. AUGUST 2021 ▼ 8.1% vs. JULY 2022	<b>\$443</b> ▲ 8.9% vs. AUGUST 2021 ▼ 8.8% vs. JULY 2022	<b>189</b> ▼ 6% vs. AUGUST 2021 ▼ 19.2% vs. JULY 2022	<b>91</b> ▼ 47.4% vs. AUGUST 2021 ▼ 27.2% vs. JULY 2022
<b>GUELPH/ERAMOSA</b> 15 DAYS ON MARKET	<b>\$1,142,500</b> ▲ 2% vs. AUGUST 2021 ▲ 1.8% vs. JULY 2022	<b>\$459</b> ▼ 16.5% vs. AUGUST 2021 ▼ 15.3% vs. JULY 2022	<b>72</b> ▶ 0% vs. AUGUST 2021 ▼ 20.9% vs. JULY 2022	<b>23</b> ▼ 53.1% vs. AUGUST 2021 ▼ 11.5% vs. JULY 2022
<b>PUSLINCH</b> 27 DAYS ON MARKET	<b>\$1,622,500</b> ▲ 35.2% vs. AUGUST 2021 ▲ 23.6% vs. JULY 2022	<b>\$698</b> ▲ 52.4% vs. AUGUST 2021 ▲ 3.5% vs. JULY 2022	<b>72</b> ▲ 16.1% vs. AUGUST 2021 ▼ 8.9% vs. JULY 2022	<b>25</b> ▼ 44.4% vs. AUGUST 2021 ▼ 3.8% vs. JULY 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 June 1st, 2021 to August 31st, 2022. Data not independently verified.

For information purposes only. Compiled September 2022.

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# MARKET REPORT

## KITCHENER HOMES

# AUGUST 2022

MEDIAN  
Sale Price

AVERAGE SALE  
Price per Sqft

NUMBER OF  
Listings

NUMBER OF  
Sales

### ALL HOMES

22 DAYS ON MARKET

**\$650,000**

▼ 2.7% ▲ 2.8%  
vs. AUGUST 2021 vs. JULY 2022

**\$308**

▼ 19.8% ▲ 1.3%  
vs. AUGUST 2021 vs. JULY 2022

**557**

▲ 19.5% ▼ 19.3%  
vs. AUGUST 2021 vs. JULY 2022

**406**

▼ 4.5% ▲ 19.4%  
vs. AUGUST 2021 vs. JULY 2022

### DETACHED HOMES

27 DAYS ON MARKET

**\$755,000**

▼ 2.8% ▲ 0.7%  
vs. AUGUST 2021 vs. JULY 2022

**\$361**

▼ 11.3% ▲ 0.3%  
vs. AUGUST 2021 vs. JULY 2022

**316**

▲ 49.8% ▼ 12%  
vs. AUGUST 2021 vs. JULY 2022

**208**

▼ 1.9% ▲ 10.6%  
vs. AUGUST 2021 vs. JULY 2022

### SEMI-DETACHED & TOWNHOMES

21 DAYS ON MARKET

**\$557,500**

▼ 4.5% ▲ 4.2%  
vs. AUGUST 2021 vs. JULY 2022

**\$322**

▼ 15.5% ▲ 26.8%  
vs. AUGUST 2021 vs. JULY 2022

**138**

▼ 6.1% ▼ 35.8%  
vs. AUGUST 2021 vs. JULY 2022

**128**

▼ 7.9% ▲ 23.1%  
vs. AUGUST 2021 vs. JULY 2022

### CONDO APARTMENTS

12 DAYS ON MARKET

**\$171,925**

▼ 58% ▼ 49.3%  
vs. AUGUST 2021 vs. JULY 2022

**\$138**

▼ 58.2% ▼ 42%  
vs. AUGUST 2021 vs. JULY 2022

**97**

▼ 8.5% ▼ 10.2%  
vs. AUGUST 2021 vs. JULY 2022

**68**

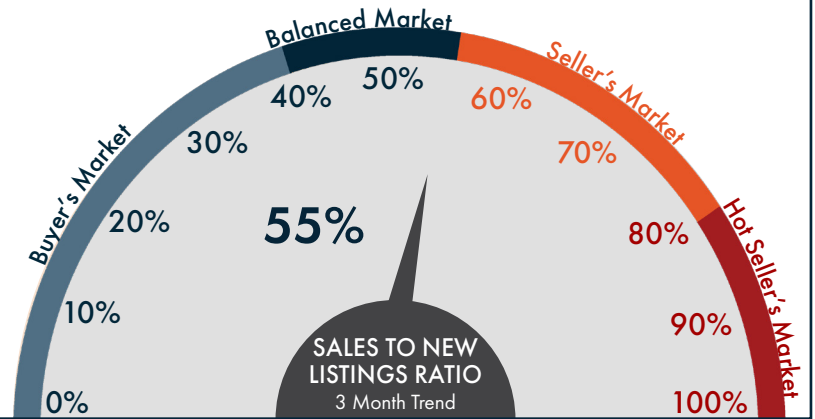
▼ 6.8% ▲ 41.7%  
vs. AUGUST 2021 vs. JULY 2022

### CURRENT MARKET CONDITIONS

## Balanced Market

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

ALL HOMES	55%
DETACHED	51%
SEMIS & TOWNS	62%
CONDOS	58%



MARKET STATISTICS AND ANALYSIS COMPILED BY HOME GROUP REALTY

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# MARKET REPORT

## WATERLOO HOMES

# AUGUST 2022

MEDIAN  
Sale Price

AVERAGE SALE  
Price per Sqft

NUMBER OF  
Listings

NUMBER OF  
Sales

### ALL HOMES

17 DAYS ON MARKET

**\$565,000**

▼17.8% vs. AUGUST 2021  
▼3.8% vs. JULY 2022

**\$290**

▼19.7% vs. AUGUST 2021  
▼9.9% vs. JULY 2022

**210**

▼4.5% vs. AUGUST 2021  
▼26.6% vs. JULY 2022

**174**

▼14.7% vs. AUGUST 2021  
▼2.8% vs. JULY 2022

### DETACHED HOMES

17 DAYS ON MARKET

**\$760,500**

▼12.8% vs. AUGUST 2021  
▼4.9% vs. JULY 2022

**\$299**

▼21.5% vs. AUGUST 2021  
▼9.7% vs. JULY 2022

**110**

▲0.9% vs. AUGUST 2021  
▼19.7% vs. JULY 2022

**84**

▼12.5% vs. AUGUST 2021  
▲16.7% vs. JULY 2022

### SEMI-DETACHED & TOWNHOMES

17 DAYS ON MARKET

**\$570,000**

▼8.8% vs. AUGUST 2021  
▼0.9% vs. JULY 2022

**\$330**

▼11.8% vs. AUGUST 2021  
▲19.1% vs. JULY 2022

**38**

▼20.8% vs. AUGUST 2021  
▼43.3% vs. JULY 2022

**40**

▼9.1% vs. AUGUST 2021  
▼14.9% vs. JULY 2022

### CONDO APARTMENTS

17 DAYS ON MARKET

**\$427,450**

▲9.6% vs. AUGUST 2021  
▲0.6% vs. JULY 2022

**\$240**

▼24.5% vs. AUGUST 2021  
▼31.4% vs. JULY 2022

**61**

▼3.2% vs. AUGUST 2021  
▼23.8% vs. JULY 2022

**49**

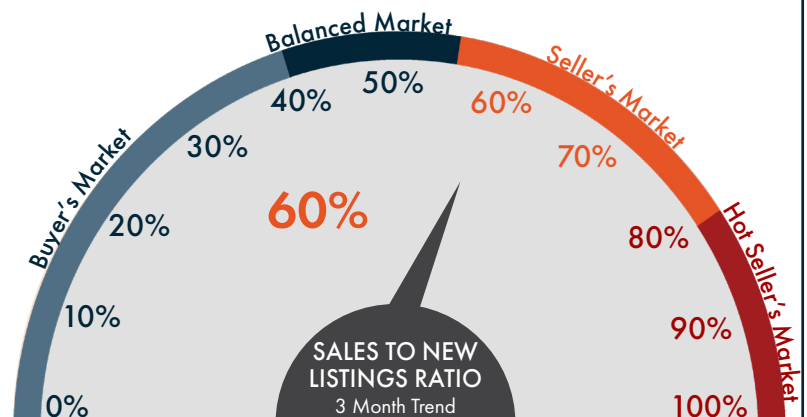
▼23.4% vs. AUGUST 2021  
▼18.3% vs. JULY 2022

### CURRENT MARKET CONDITIONS

## Seller's Market

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

ALL HOMES	60%
DETACHED	56%
SEMIS & TOWNS	66%
CONDOS	63%



MARKET STATISTICS AND ANALYSIS COMPILED BY HOME GROUP REALTY

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# MARKET REPORT

## CAMBRIDGE HOMES

# AUGUST 2022

MEDIAN  
Sale Price

AVERAGE SALE  
Price per Sqft

NUMBER OF  
Listings

NUMBER OF  
Sales

### ALL HOMES

24 DAYS ON MARKET

**\$663,500**

▼ 8.2% ▲ 3.7%  
vs. AUGUST 2021 vs. JULY 2022

**\$323**

▼ 22.4% ▼ 8%  
vs. AUGUST 2021 vs. JULY 2022

**332**

▲ 57.3% ▼ 13.5%  
vs. AUGUST 2021 vs. JULY 2022

**235**

▲ 25.7% ▲ 39.9%  
vs. AUGUST 2021 vs. JULY 2022

### DETACHED HOMES

24 DAYS ON MARKET

**\$740,000**

▼ 1.5% ▲ 9.6%  
vs. AUGUST 2021 vs. JULY 2022

**\$375**

▼ 13.8% ▼ 0.5%  
vs. AUGUST 2021 vs. JULY 2022

**204**

▲ 63.2% ▼ 20%  
vs. AUGUST 2021 vs. JULY 2022

**145**

▲ 22.9% ▲ 36.8%  
vs. AUGUST 2021 vs. JULY 2022

### SEMI-DETACHED & TOWNHOMES

26 DAYS ON MARKET

**\$550,000**

▼ 12% ▼ 9.5%  
vs. AUGUST 2021 vs. JULY 2022

**\$319**

▼ 16.9% ▼ 3%  
vs. AUGUST 2021 vs. JULY 2022

**88**

▲ 18.9% ▼ 12%  
vs. AUGUST 2021 vs. JULY 2022

**67**

▲ 13.6% ▲ 36.7%  
vs. AUGUST 2021 vs. JULY 2022

### CONDO APARTMENTS

16 DAYS ON MARKET

**\$400,000**

▼ 8.4% ▼ 17.1%  
vs. AUGUST 2021 vs. JULY 2022

**\$538**

▼ 10.3% ▲ 11.4%  
vs. AUGUST 2021 vs. JULY 2022

**40**

▲ 400% ▲ 48.1%  
vs. AUGUST 2021 vs. JULY 2022

**23**

▼ 230% ▲ 76.9%  
vs. AUGUST 2021 vs. JULY 2022

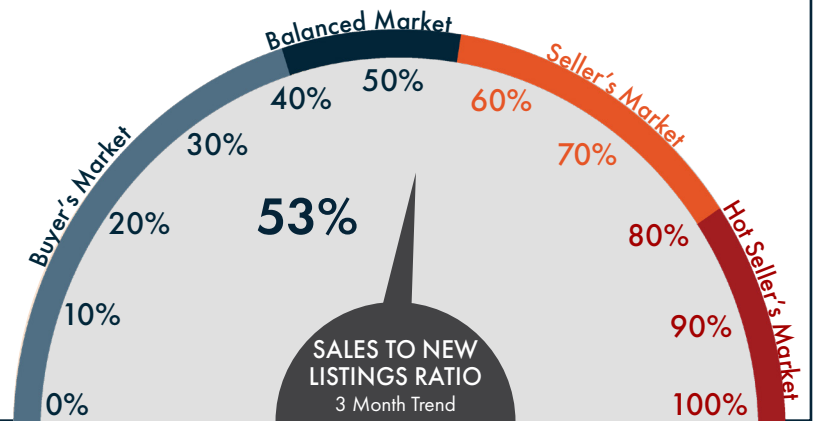
NOTE: Statistics based a significantly low number of properties may not be accurately representative of market trends.

### CURRENT MARKET CONDITIONS

## Balanced Market

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

ALL HOMES	53%
DETACHED	51%
SEMIS & TOWNS	58%
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 Cambridge, from August 1st, 2021 to August 31st, 2022. Data not independently verified. For information purposes only. Compiled September 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.**



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