

**kw**HOME GROUP  
REALTY BROKERAGE  
KELLERWILLIAMS  
INDEPENDENTLY OWNED & OPERATED

# MARKET REPORT

# SEPTEMBER 2022

CHRISTIANNE CHILD  
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE



# MARKET REPORT

## GUELPH HOMES

# SEPTEMBER 2022

MEDIAN  
Sale Price

AVERAGE SALE  
Price per Sqft

NUMBER OF  
Listings

NUMBER OF  
Sales

### ALL HOMES

21 DAYS ON MARKET

**\$745,000**

▼ 0.8% vs. SEPT 2021 ▲ 2.8% vs. AUGUST 2022

**\$480**

▼ 2% vs. SEPT 2021 ▲ 4.4% vs. AUGUST 2022

**253**

▲ 15.5% vs. SEPT 2021 ▲ 25.3% vs. AUGUST 2022

**143**

▼ 25.1% vs. SEPT 2021 ▲ 24.4% vs. AUGUST 2022

### DETACHED HOMES

19 DAYS ON MARKET

**\$865,000**

▲ 0.1% vs. SEPT 2021 ▼ 3.9% vs. AUGUST 2022

**\$479**

▼ 2.2% vs. SEPT 2021 ▲ 7.2% vs. AUGUST 2022

**147**

▲ 27.8% vs. SEPT 2021 ▲ 24.6% vs. AUGUST 2022

**74**

▼ 24.5% vs. SEPT 2021 ▲ 34.6% vs. AUGUST 2022

### SEMI-DETACHED & TOWNHOMES

17 DAYS ON MARKET

**\$692,750**

▲ 1% vs. SEPT 2021 ▼ 2.8% vs. AUGUST 2022

**\$459**

▼ 3% vs. SEPT 2021 ▲ 8.8% vs. AUGUST 2022

**66**

▲ 8.2% vs. SEPT 2021 ▲ 22.2% vs. AUGUST 2022

**50**

▶ 0% vs. SEPT 2021 ▲ 35.14% vs. AUGUST 2022

### CONDO APARTMENTS

38 DAYS ON MARKET

**\$472,000**

▼ 2.9% vs. SEPT 2021 ▼ 3.7% vs. AUGUST 2022

**\$493**

▼ 15.7% vs. SEPT 2021 ▼ 20.6% vs. AUGUST 2022

**39**

▼ 9.3% vs. SEPT 2021 ▲ 30% vs. AUGUST 2022

**19**

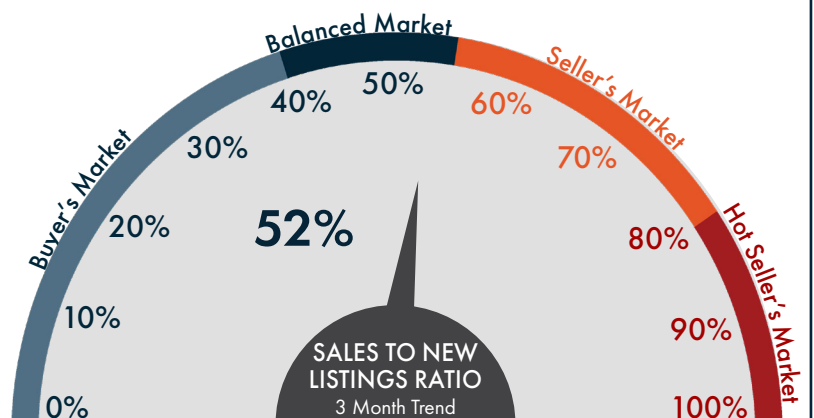
▼ 55.8% vs. SEPT 2021 ▼ 17.4% vs. AUGUST 2022

### CURRENT MARKET CONDITIONS

## Balanced Market

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

ALL HOMES	52%
DETACHED	59%
SEMIS & TOWNS	60%
CONDOS	52%



Christianne Child REAL ESTATE BROKER

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MARKET STATISTICS AND ANALYSIS COMPILED BY  
KELLER WILLIAMS 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 September 1st, to September 30th, 2022. Data not independently verified. For information purposes only. Compiled October 5th, 2022.

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# MARKET REPORT

## LOCAL TOWNSHIPS

# SEPTEMBER 2022

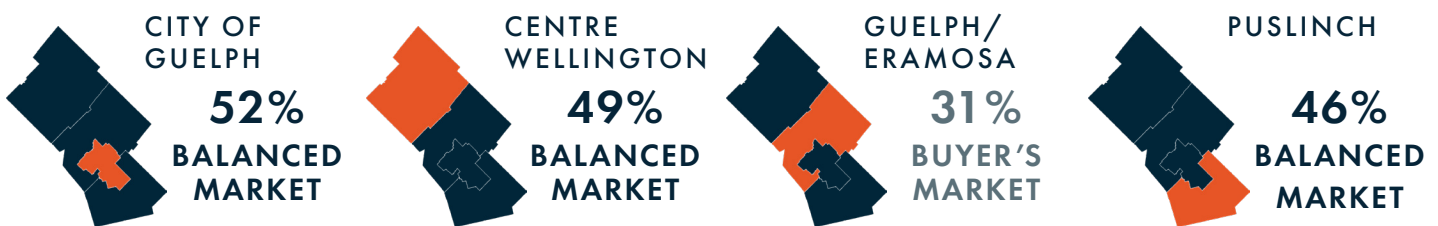
	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
<b>CENTRE WELLINGTON</b> 25 DAYS ON MARKET	<b>\$790,000</b> ▼ 1.4% vs. SEPT 2021 ▲ 3.3% vs. AUGUST 2022	<b>\$409</b> ▼ 6.8% vs. SEPT 2021 ▼ 4.7% vs. AUGUST 2022	<b>71</b> ▲ 73.2% vs. SEPT 2021 ▲ 54.4% vs. AUGUST 2022	<b>29</b> ▼ 21.6% vs. SEPT 2021 ▲ 16% vs. AUGUST 2022
<b>GUELPH/ERAMOSA</b> 28 DAYS ON MARKET	<b>\$1,000,000</b> ▼ 13.8% vs. SEPT 2021 ▼ 6.1% vs. AUGUST 2022	<b>\$539</b> ▲ 14% vs. SEPT 2021 ▲ 11.8% vs. AUGUST 2022	<b>28</b> ▲ 16.8% vs. SEPT 2021 ▲ 64.7% vs. AUGUST 2022	<b>9</b> ▼ 30.8% vs. SEPT 2021 ▲ 50% vs. AUGUST 2022
<b>PUSLINCH</b> 43 DAYS ON MARKET	<b>\$1,977,500</b> ▲ 188.7% vs. SEPT 2021 ▲ 17.7% vs. AUGUST 2022	<b>\$656</b> ▲ 50.1% vs. SEPT 2021 ▲ 16.7% vs. AUGUST 2022	<b>19</b> ▲ 35.7% vs. SEPT 2021 ► 0% vs. AUGUST 2022	<b>10</b> ▼ 33.3% vs. SEPT 2021 ▲ 100% vs. AUGUST 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.



# MARKET REPORT

## KITCHENER HOMES

# SEPTEMBER 2022

MEDIAN  
Sale Price

AVERAGE SALE  
Price per Sqft

NUMBER OF  
Listings

NUMBER OF  
Sales

### ALL HOMES

14 DAYS ON MARKET

**\$710,000**

▼2.2% vs. SEPT 2021 ▲2.2% vs. AUGUST 2022

**\$428**

▼4% vs. SEPT 2021 ▲4.4% vs. AUGUST 2022

**419**

▼1.2% vs. SEPT 2021 ▼2.5% vs. AUGUST 2022

**219**

▼28.9% vs. SEPT 2021 ▼25.3% vs. AUGUST 2022

### DETACHED HOMES

13 DAYS ON MARKET

**\$790,000**

▼2.6% vs. SEPT 2021 ▲1.7% vs. AUGUST 2022

**\$417**

▼4.8% vs. SEPT 2021 ▲5.8% vs. AUGUST 2022

**234**

▲6.4% vs. SEPT 2021 ▼11% vs. AUGUST 2022

**124**

▼20.5% vs. SEPT 2021 ▼29.9% vs. AUGUST 2022

### SEMI-DETACHED & TOWNHOMES

14 DAYS ON MARKET

**\$630,000**

▼3.4% vs. SEPT 2021 ▼3.1% vs. AUGUST 2022

**\$434**

▼3.1% vs. SEPT 2021 ▼0.5% vs. AUGUST 2022

**110**

▼16% vs. SEPT 2021 ▼0.9% vs. AUGUST 2022

**67**

▼33.7% vs. SEPT 2021 ▼23% vs. AUGUST 2022

### CONDO APARTMENTS

17 DAYS ON MARKET

**\$402,500**

▼17% vs. SEPT 2021 ▼13% vs. AUGUST 2022

**\$448**

▼5.3% vs. SEPT 2021 ▼11.6% vs. AUGUST 2022

**75**

▲2.7% vs. SEPT 2021 ▲33.9% vs. AUGUST 2022

**28**

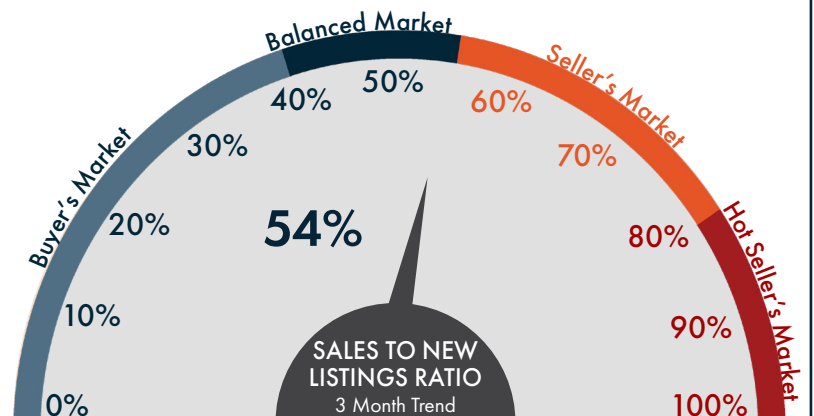
▼45.1% vs. SEPT 2021 ▼6.7% vs. AUGUST 2022

### CURRENT MARKET CONDITIONS

## Balanced Market

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

ALL HOMES	54%
DETACHED	56%
SEMIS & TOWNS	59%
CONDOS	37%



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**KW** HOME GROUP

REALTY BROKERAGE

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homegrouprealty.ca

# MARKET REPORT

## WATERLOO HOMES

# SEPTEMBER 2022

MEDIAN  
Sale Price

AVERAGE SALE  
Price per Sqft

NUMBER OF  
Listings

NUMBER OF  
Sales

### ALL HOMES

14 DAYS ON MARKET

**\$701,000**

▼ 6.9% vs. SEPT 2021  
▼ 0.6% vs. AUGUST 2022

**\$429**

▼ 6.3% vs. SEPT 2021  
▼ 3.2% vs. AUGUST 2022

**174**

▼ 12.1% vs. SEPT 2021  
▲ 21.6% vs. AUGUST 2022

**97**

▼ 31.7% vs. SEPT 2021  
▼ 19.2% vs. AUGUST 2022

### DETACHED HOMES

10 DAYS ON MARKET

**\$833,809**

▼ 17.4% vs. SEPT 2021  
▲ 2.3% vs. AUGUST 2022

**\$419**

▼ 8.9% vs. SEPT 2021  
▲ 2.7% vs. AUGUST 2022

**97**

▼ 10.2% vs. SEPT 2021  
▲ 32.9% vs. AUGUST 2022

**50**

▼ 26.5% vs. SEPT 2021  
▼ 12.3% vs. AUGUST 2022

### SEMI-DETACHED & TOWNHOMES

16 DAYS ON MARKET

**\$650,000**

▲ 2.4% vs. SEPT 2021  
▲ 7% vs. AUGUST 2022

**\$389**

▼ 6.9% vs. SEPT 2021  
▼ 5.3% vs. AUGUST 2022

**36**

▼ 30.8% vs. SEPT 2021  
▲ 16.1% vs. AUGUST 2022

**25**

▼ 41.9% vs. SEPT 2021  
▼ 21.8% vs. AUGUST 2022

### CONDO APARTMENTS

34 DAYS ON MARKET

**\$464,750**

▲ 1% vs. SEPT 2021  
▼ 0.2% vs. AUGUST 2022

**\$606**

▲ 32.6% vs. SEPT 2021  
▼ 7.2% vs. AUGUST 2022

**41**

▲ 10.8% vs. SEPT 2021  
▲ 5.1% vs. AUGUST 2022

**22**

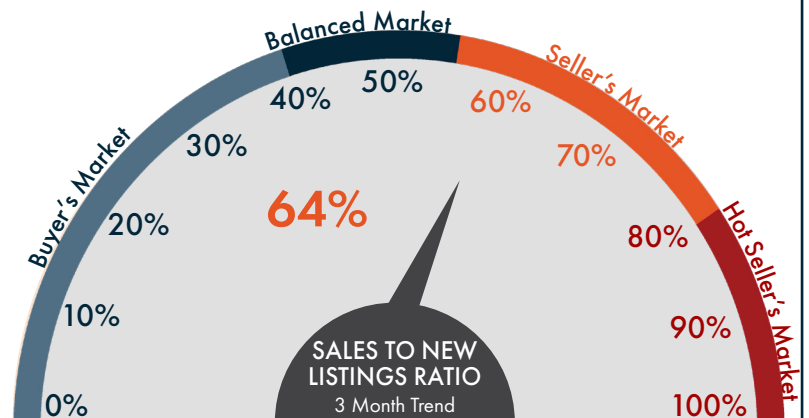
▼ 29% vs. SEPT 2021  
▼ 29% vs. AUGUST 2022

### CURRENT MARKET CONDITIONS

## Seller's Market

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

ALL HOMES	64%
DETACHED	56%
SEMIS & TOWNS	78%
CONDOS	67%



# MARKET REPORT

## CAMBRIDGE HOMES

# SEPTEMBER 2022

MEDIAN Sale Price      AVERAGE SALE Price per Sqft      NUMBER OF Listings      NUMBER OF Sales

### ALL HOMES

16 DAYS ON MARKET

**\$705,000**

▼ 5.1% vs. SEPT 2021    ▲ 0.8% vs. AUGUST 2022

**\$418**

▼ 6.5% vs. SEPT 2021    ▲ 5.5% vs. AUGUST 2022

**222**

▼ 7.5% vs. SEPT 2021    ▼ 19.5% vs. AUGUST 2022

**152**

▼ 15.6% vs. SEPT 2021    ▼ 17.8% vs. AUGUST 2022

### DETACHED HOMES

16 DAYS ON MARKET

**\$760,500**

▼ 5.1% vs. SEPT 2021    ▲ 1.5% vs. AUGUST 2022

**\$409**

▼ 6.4% vs. SEPT 2021    ▲ 5.6% vs. AUGUST 2022

**143**

▼ 7.7% vs. SEPT 2021    ▼ 20.1% vs. AUGUST 2022

**100**

▼ 12.3% vs. SEPT 2021    ▼ 23.6% vs. AUGUST 2022

### SEMI-DETACHED & TOWNHOMES

15 DAYS ON MARKET

**\$628,250**

▼ 7.4% vs. SEPT 2021    ▲ 3.2% vs. AUGUST 2022

**\$430**

▼ 6.7% vs. SEPT 2021    ▲ 3.8% vs. AUGUST 2022

**60**

▼ 10.4% vs. SEPT 2021    ▼ 18.9% vs. AUGUST 2022

**42**

▼ 19.2% vs. SEPT 2021    ▼ 12.5% vs. AUGUST 2022

### CONDO APARTMENTS

24 DAYS ON MARKET

**\$444,550**

▼ 3.3% vs. SEPT 2021    ▲ 8.8% vs. AUGUST 2022

**\$625**

▲ 34.1% vs. SEPT 2021    ▲ 26.7% vs. AUGUST 2022

**19**

▲ 5.6% vs. SEPT 2021    ▼ 17.3% vs. AUGUST 2022

**10**

▼ 28.6% vs. SEPT 2021    ▲ 66.6% vs. AUGUST 2022

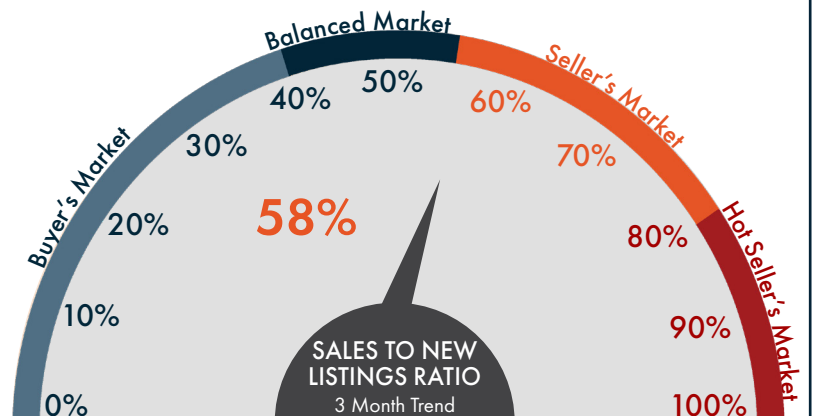
NOTE: Statistics based a significantly low number of properties may not be accurately representative of market trends.

### CURRENT MARKET CONDITIONS

## Seller's Market

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

ALL HOMES	<b>58%</b>
DETACHED	<b>59%</b>
SEMIS & TOWNS	<b>60%</b>
CONDOS	<b>38%</b>



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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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