

kwHOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS®
INDEPENDENTLY OWNED & OPERATED

MARKET REPORT

OCTOBER 2022

CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE



MARKET REPORT

GUELPH HOMES

OCTOBER 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

18 DAYS ON MARKET

\$725,000

▼13.4% vs. OCT 2021
▼2.7% vs. SEPT 2022

\$462

▼8.7% vs. OCT 2021
▼2.9% vs. SEPT 2022

193

▼4.4% vs. OCT 2021
▼23.7% vs. SEPT 2022

149

▼23.2% vs. OCT 2021
▲5% vs. SEPT 2022

DETACHED HOMES

15 DAYS ON MARKET

\$819,950

▼9.4% vs. OCT 2021
▼5.2% vs. SEPT 2022

\$436

▼15.7% vs. OCT 2021
▼7.6% vs. SEPT 2022

118

▲0.8% vs. OCT 2021
▼19.7% vs. SEPT 2022

72

▼37.4% vs. OCT 2021
▼1.4% vs. SEPT 2022

SEMI-DETACHED & TOWNHOMES

21 DAYS ON MARKET

\$690,000

▼4.3% vs. OCT 2021
▼0.4% vs. SEPT 2022

\$448

▼7% vs. OCT 2021
▼2.4% vs. SEPT 2022

41

▼19.6% vs. OCT 2021
▼37.9% vs. SEPT 2022

42

▼14.3% vs. OCT 2021
▼16% vs. SEPT 2022

CONDO APARTMENTS

19 DAYS ON MARKET

\$505,625

▼0.9% vs. OCT 2021
▲7.1% vs. SEPT 2022

\$534

▼2% vs. OCT 2021
▲8.3% vs. SEPT 2022

34

▶0% vs. OCT 2021
▼12.8% vs. SEPT 2022

34

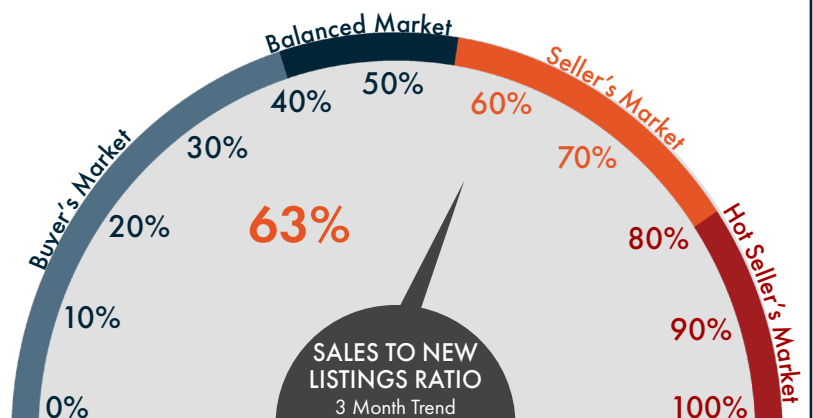
▲13.3% vs. OCT 2021
▲78.9% vs. SEPT 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	63%
DETACHED	52%
SEMIS & TOWNS	79%
CONDOS	74%



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 October 1st, to October 31st, 2022. Data not independently verified. For information purposes only. Compiled November 3rd, 2022.

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MARKET REPORT

LOCAL TOWNSHIPS

OCTOBER 2022

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 31 DAYS ON MARKET	\$827,500 ▼7.5% vs. OCT 2021 ▲4.7% vs. SEPT 2022	\$427 ▼11.4% vs. OCT 2021 ▲4.4% vs. SEPT 2022	59 ▲79% vs. OCT 2021 ▼17% vs. SEPT 2022	32 ▼15.8% vs. OCT 2021 ▲10.3% vs. SEPT 2022
GUELPH/ERAMOSA 18 DAYS ON MARKET	\$1,027,500 ▼11% vs. OCT 2021 ▲2.8% vs. SEPT 2022	\$398 ▼20.9% vs. OCT 2021 ▼26.2% vs. SEPT 2022	22 ▲15.8% vs. OCT 2021 ▼21.4% vs. SEPT 2022	10 ▼60% vs. OCT 2021 ▲11.1% vs. SEPT 2022
PUSLINCH 66 DAYS ON MARKET	\$1,218,750 ▲55.3% vs. OCT 2021 ▼38.4% vs. SEPT 2022	\$586 ▲18.4% vs. OCT 2021 ▼10.7% vs. SEPT 2022	17 ▲30.8% vs. OCT 2021 ▼10.5% vs. SEPT 2022	4 ▼55.5% vs. OCT 2021 ▼60% vs. SEPT 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.



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MARKET REPORT

KITCHENER HOMES

OCTOBER 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

14 DAYS ON MARKET

\$675,000

▼12.5% vs. OCT 2021
▼3.6% vs. SEPT 2022

\$412

▼12.7% vs. OCT 2021
▼4% vs. SEPT 2022

335

▼9.5% vs. OCT 2021
▼20.2% vs. SEPT 2022

211

▼42% vs. OCT 2021
▼5.4% vs. SEPT 2022

DETACHED HOMES

14 DAYS ON MARKET

\$785,000

▼10.8% vs. OCT 2021
▼0.6% vs. SEPT 2022

\$405

▼11.8% vs. OCT 2021
▼2.9% vs. SEPT 2022

185

▼7.9% vs. OCT 2021
▼20.9% vs. SEPT 2022

129

▼36% vs. OCT 2021
▲3.2% vs. SEPT 2022

SEMI-DETACHED & TOWNHOMES

12 DAYS ON MARKET

\$602,500

▼12% vs. OCT 2021
▼4.4% vs. SEPT 2022

\$401

▼16.3% vs. OCT 2021
▼7.8% vs. SEPT 2022

91

▼20.2% vs. OCT 2021
▼18% vs. SEPT 2022

54

▼53% vs. OCT 2021
▼20.6% vs. SEPT 2022

CONDO APARTMENTS

29 DAYS ON MARKET

\$395,000

▼7% vs. OCT 2021
▼4.5% vs. SEPT 2022

\$463

▼7% vs. OCT 2021
▲2% vs. SEPT 2022

59

▲7.3% vs. OCT 2021
▼21.3% vs. SEPT 2022

28

▼41.7% vs. OCT 2021
▼6.7% vs. SEPT 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	61%
DETACHED	63%
SEMIS & TOWNS	67%
CONDOS	46%



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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 Kitchener, from October 1st, to October 31st, 2022. Data not independently verified. For information purposes only. Compiled November 3rd, 2022.

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MARKET REPORT

WATERLOO HOMES

OCTOBER 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

12 DAYS ON MARKET

\$740,000

▼ 9% vs. OCT 2021 ▲ 5.6% vs. SEPT 2022

\$417

▼ 10.3% vs. OCT 2021 ▼ 3.2% vs. SEPT 2022

170

▼ 8.1% vs. OCT 2021 ▼ 2.3% vs. SEPT 2022

103

▼ 38% vs. OCT 2021 ▲ 5.1% vs. SEPT 2022

DETACHED HOMES

12 DAYS ON MARKET

\$870,000

▼ 7.7% vs. OCT 2021 ▲ 6.5% vs. SEPT 2022

\$387

▼ 10.4% vs. OCT 2021 ▼ 8.1% vs. SEPT 2022

84

▼ 14.3% vs. OCT 2021 ▼ 13.4% vs. SEPT 2022

67

▼ 28.7% vs. OCT 2021 ▲ 31.4% vs. SEPT 2022

SEMI-DETACHED & TOWNHOMES

11 DAYS ON MARKET

\$627,500

▼ 16.9% vs. OCT 2021 ▼ 3.5% vs. SEPT 2022

\$417

▼ 4.1% vs. OCT 2021 ▲ 7.2% vs. SEPT 2022

32

▼ 3% vs. OCT 2021 ▼ 11.1% vs. SEPT 2022

15

▼ 54.5% vs. OCT 2021 ▼ 40% vs. SEPT 2022

CONDO APARTMENTS

16 DAYS ON MARKET

\$530,000

▲ 12.8% vs. OCT 2021 ▲ 14% vs. SEPT 2022

\$488

▼ 26.5% vs. OCT 2021 ▼ 19.5% vs. SEPT 2022

54

▶ 0% vs. OCT 2021 ▲ 31.7% vs. SEPT 2022

21

▼ 46.1% vs. OCT 2021 ▼ 4.5% vs. SEPT 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	66%
DETACHED	69%
SEMIS & TOWNS	73%
CONDOS	55%



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Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Waterloo, from October 1st, to October 31st, 2022. Data not independently verified. For information purposes only. Compiled November 3rd, 2022.

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MARKET REPORT

CAMBRIDGE HOMES

OCTOBER 2022

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

ALL HOMES

14 DAYS ON MARKET

\$678,750

▼ 12.6% vs. OCT 2021 ▼ 3.7% vs. SEPT 2022

\$419

▼ 13.3% vs. OCT 2021 ► 0% vs. SEPT 2022

237

▲ 5.8% vs. OCT 2021 ▲ 6.7% vs. SEPT 2022

130

▼ 40% vs. OCT 2021 ▼ 15% vs. SEPT 2022

DETACHED HOMES

13 DAYS ON MARKET

\$710,000

▼ 13.4% vs. OCT 2021 ▼ 6.6% vs. SEPT 2022

\$402

▼ 16.3% vs. OCT 2021 ▼ 1.7% vs. SEPT 2022

151

▼ 7.9% vs. OCT 2021 ▲ 5.6% vs. SEPT 2022

82

▼ 47% vs. OCT 2021 ▼ 18% vs. SEPT 2022

SEMI-DETACHED & TOWNHOMES

16 DAYS ON MARKET

\$642,550

▼ 8.2% vs. OCT 2021 ▲ 2% vs. SEPT 2022

\$452

▼ 5.8% vs. OCT 2021 ▲ 4.4% vs. SEPT 2022

57

▲ 26.7% vs. OCT 2021 ▼ 5% vs. SEPT 2022

36

▼ 26.5% vs. OCT 2021 ▼ 16.3% vs. SEPT 2022

CONDO APARTMENTS

17 DAYS ON MARKET

\$425,500

▼ 10.8% vs. OCT 2021 ▼ 4.3% vs. SEPT 2022

\$627

▲ 23.7% vs. OCT 2021 ▲ 0.3% vs. SEPT 2022

29

▲ 93% vs. OCT 2021 ▲ 52.6% vs. SEPT 2022

12

▼ 7.7% vs. OCT 2021 ▲ 20% vs. SEPT 2022

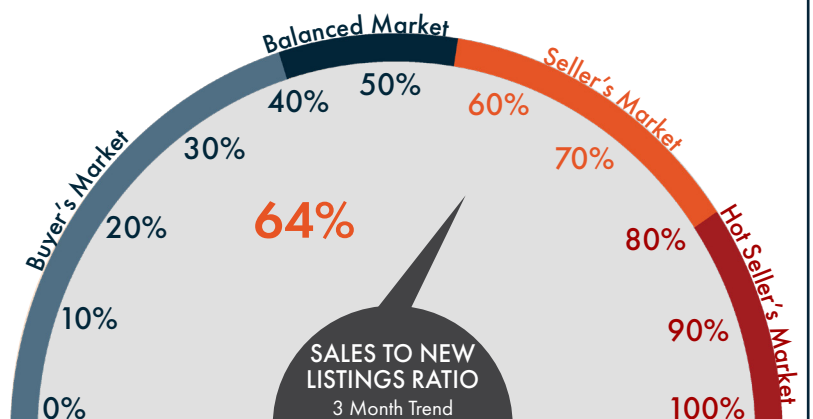
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CURRENT MARKET CONDITIONS

Seller's Market

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


ALL HOMES	64%
DETACHED	66%
SEMIS & TOWNS	66%
CONDOS	39%



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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