

kwHOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS
INDEPENDENTLY OWNED & OPERATED

MARKET REPORT

NOVEMBER 2022


CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

NOVEMBER 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

\$732,950

\$463

172

106

21 DAYS ON MARKET

▼ 10.6% vs. NOV 2021 ▲ 0.7% vs. OCT 2022

▼ 12.1% vs. NOV 2021 ▼ 3.3% vs. OCT 2022

▶ 0% vs. NOV 2021 ▼ 11.3% vs. OCT 2022

▼ 42.4% vs. NOV 2021 ▼ 29.8% vs. OCT 2022

DETACHED HOMES

\$800,000

\$463

92

64

21 DAYS ON MARKET

▼ 13.5% vs. NOV 2021 ▼ 2.4% vs. OCT 2022

▼ 12.6% vs. NOV 2021 ▼ 1.9% vs. OCT 2022

▼ 2.1% vs. NOV 2021 ▼ 22.7% vs. OCT 2022

▼ 32.6% vs. NOV 2021 ▼ 12.3% vs. OCT 2022

SEMI-DETACHED & TOWNHOMES

\$655,000

\$458

38

27

15 DAYS ON MARKET

▼ 13.9% vs. NOV 2021 ▼ 6.4% vs. OCT 2022

▼ 5.6% vs. NOV 2021 ▲ 3.8% vs. OCT 2022

▼ 13.6% vs. NOV 2021 ▼ 7.3% vs. OCT 2022

▼ 44.9% vs. NOV 2021 ▼ 37.2% vs. OCT 2022

CONDO APARTMENTS

\$465,000

\$470

42

15

25 DAYS ON MARKET

▼ 10.3% vs. NOV 2021 ▼ 8% vs. OCT 2022

▼ 17.7% vs. NOV 2021 ▼ 13% vs. OCT 2022

▲ 23.5% vs. NOV 2021 ▲ 23.5% vs. OCT 2022

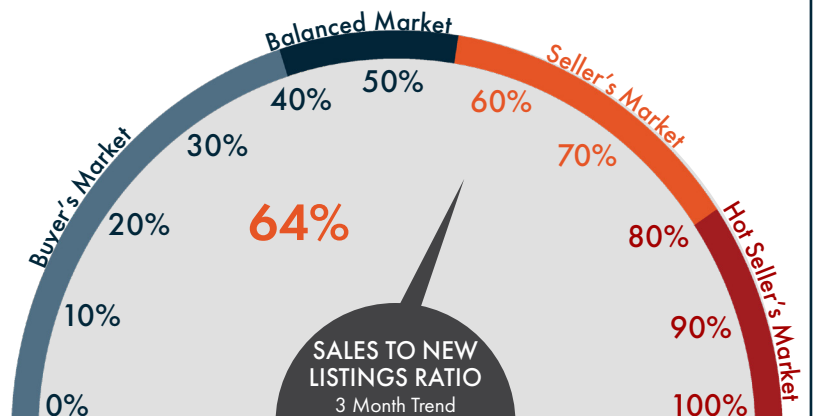
▼ 62.5% vs. NOV 2021 ▼ 55.9% vs. OCT 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	64%
DETACHED	58%
SEMIS & TOWNS	83%
CONDOS	59%



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 November 1st, to November 30th, 2022. Data not independently verified. For information purposes only. Compiled December 7th, 2022.

kwhomegrouprealty.ca

MARKET REPORT

LOCAL TOWNSHIPS

NOVEMBER 2022

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

CENTRE WELLINGTON
26 DAYS ON MARKET

\$739,900
▲ 1.4% vs. NOV 2021 ▼ 10.6% vs. OCT 2022

\$456
▼ 6.9% vs. NOV 2021 ▲ 4.3% vs. OCT 2022

49
▲ 53.1% vs. NOV 2021 ▼ 16.9% vs. OCT 2022

31
▶ 0% vs. NOV 2021 ▼ 3.1% vs. OCT 2022

GUELPH/ERAMOSA
27 DAYS ON MARKET

\$835,000
▼ 34.1% vs. NOV 2021 ▼ 18.7% vs. OCT 2022

\$451
▼ 6.4% vs. NOV 2021 ▲ 2.7% vs. OCT 2022

17
▼ 5.6% vs. NOV 2021 ▼ 22.7% vs. OCT 2022

10
▼ 44.4% vs. NOV 2021 ▶ 0% vs. OCT 2022

PUSLINCH
59 DAYS ON MARKET

\$1,895,000
▲ 27% vs. NOV 2021 ▲ 55.5% vs. OCT 2022

\$749
▲ 11.5% vs. NOV 2021 ▲ 25.5% vs. OCT 2022

10
▼ 16.7% vs. NOV 2021 ▼ 41.2% vs. OCT 2022

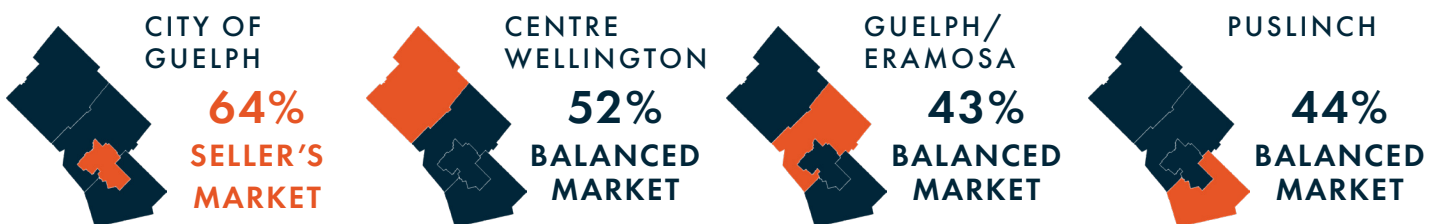
6
▼ 40% vs. NOV 2021 ▲ 50% vs. OCT 2022

NOTE: Statistics based on 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

NOVEMBER 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

14 DAYS ON MARKET

\$680,000

▼ 11.7% vs. NOV 2021 ▲ 0.3% vs. OCT 2022

\$435

▼ 14.4% vs. NOV 2021 ▼ 0.9% vs. OCT 2022

345

▼ 15.2% vs. NOV 2021 ▲ 2.7% vs. OCT 2022

197

▼ 50.1% vs. NOV 2021 ▼ 7% vs. OCT 2022

DETACHED HOMES

11 DAYS ON MARKET

\$738,750

▼ 15.6% vs. NOV 2021 ▼ 8.2% vs. OCT 2022

\$426

▼ 13.6% vs. NOV 2021 ▼ 2% vs. OCT 2022

186

▼ 11.8% vs. NOV 2021 ► 0% vs. OCT 2022

112

▼ 45.4% vs. NOV 2021 ▼ 13.8% vs. OCT 2022

SEMI-DETACHED & TOWNHOMES

15 DAYS ON MARKET

\$645,000

▼ 8.5% vs. NOV 2021 ▲ 7% vs. OCT 2022

\$428

▼ 14.7% vs. NOV 2021 ▲ 3.6% vs. OCT 2022

89

▼ 35.5% vs. NOV 2021 ▼ 3.2% vs. OCT 2022

61

▼ 51.6% vs. NOV 2021 ▲ 12.9% vs. OCT 2022

CONDO APARTMENTS

22 DAYS ON MARKET

\$437,500

▼ 4.9% vs. NOV 2021 ▲ 10.7% vs. OCT 2022

\$490

▼ 13.3% vs. NOV 2021 ▼ 3.9% vs. OCT 2022

70

▲ 20.7% vs. NOV 2021 ▲ 20.7% vs. OCT 2022

24

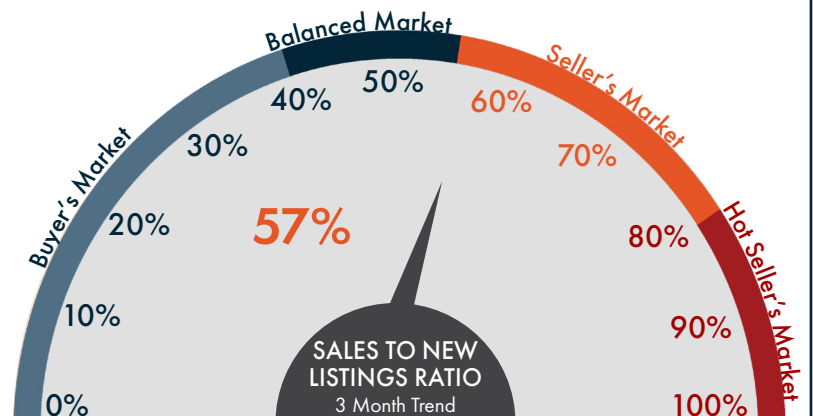
▼ 62.5% vs. NOV 2021 ▼ 14.3% vs. OCT 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	57%
DETACHED	61%
SEMIS & TOWNS	63%
CONDOS	40%



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Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Kitchener, from November 1st, to November 30th, 2022. Data not independently verified. For information purposes only. Compiled December 7th, 2022.

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MARKET REPORT

WATERLOO HOMES

NOVEMBER 2022

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

17 DAYS ON MARKET

\$739,000

▼7.7% vs. NOV 2021 ▲0.1% vs. OCT 2022

\$424

▼14.5% vs. NOV 2021 ▼2.7% vs. OCT 2022

121

▼14.2% vs. NOV 2021 ▼29.6% vs. OCT 2022

90

▼39.6% vs. NOV 2021 ▼15.1% vs. OCT 2022

DETACHED HOMES

18 DAYS ON MARKET

\$901,000

▼4.5% vs. NOV 2021 ▲3.6% vs. OCT 2022

\$420

▼9.7% vs. NOV 2021 ▲3.2% vs. OCT 2022

62

▼22.5% vs. NOV 2021 ▼26.2% vs. OCT 2022

43

▼41.9% vs. NOV 2021 ▼35.8% vs. OCT 2022

SEMI-DETACHED & TOWNHOMES

12 DAYS ON MARKET

\$651,000

▼3.6% vs. NOV 2021 ▲2.1% vs. OCT 2022

\$382

▼19.9% vs. NOV 2021 ▼10.9% vs. OCT 2022

32

▲18.5% vs. NOV 2021 ▼3% vs. OCT 2022

21

▼36.4% vs. NOV 2021 ▲31.3% vs. OCT 2022

CONDO APARTMENTS

20 DAYS ON MARKET

\$430,000

▼21.5% vs. NOV 2021 ▼18.4% vs. OCT 2022

\$466

▼17.8% vs. NOV 2021 ▼11.6% vs. OCT 2022

27

▼20.6% vs. NOV 2021 ▼50.9% vs. OCT 2022

26

▼36.6% vs. NOV 2021 ▲13% vs. OCT 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	63%
DETACHED	66%
SEMIS & TOWNS	61%
CONDOS	58%



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MARKET REPORT

CAMBRIDGE HOMES

NOVEMBER 2022

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

ALL HOMES

14 DAYS ON MARKET

\$697,500

▼ 10% vs. NOV 2021 ▲ 2.7% vs. OCT 2022

\$416

▼ 17.8% vs. NOV 2021 ▼ 6.1% vs. OCT 2022

212

▲ 14% vs. NOV 2021 ▼ 10.5% vs. OCT 2022

128

▼ 34% vs. NOV 2021 ▼ 1.5% vs. OCT 2022

DETACHED HOMES

14 DAYS ON MARKET

\$730,000

▼ 12.3% vs. NOV 2021 ▲ 2.8% vs. OCT 2022

\$415

▼ 17.8% vs. NOV 2021 ▼ 2.1% vs. OCT 2022

132

▲ 13.8% vs. NOV 2021 ▼ 12.6% vs. OCT 2022

95

▼ 19.5% vs. NOV 2021 ▲ 15.8% vs. OCT 2022

SEMI-DETACHED & TOWNHOMES

12 DAYS ON MARKET

\$635,000

▼ 10.6% vs. NOV 2021 ▼ 1.2% vs. OCT 2022

\$401

▼ 20.3% vs. NOV 2021 ▼ 10.3% vs. OCT 2022

69

▲ 9.5% vs. NOV 2021 ▲ 21.1% vs. OCT 2022

26

▼ 61.2% vs. NOV 2021 ▼ 27.8% vs. OCT 2022

CONDO APARTMENTS

35 DAYS ON MARKET

\$498,000

▼ 11.9% vs. NOV 2021 ▲ 17% vs. OCT 2022

\$491

▼ 9.9% vs. NOV 2021 ▼ 12.5% vs. OCT 2022

11

▲ 57.1% vs. NOV 2021 ▼ 62% vs. OCT 2022

7

▼ 22.2% vs. NOV 2021 ▼ 41.7% vs. OCT 2022

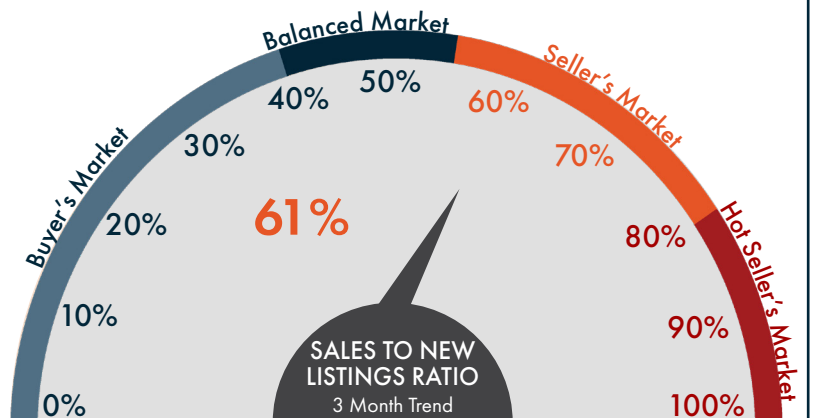
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CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	61%
DETACHED	65%
SEMIS & TOWNS	56%
CONDOS	49%



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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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