

kwHOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS
INDEPENDENTLY OWNED & OPERATED

MARKET REPORT

JANUARY 2023

CC
CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

JANUARY 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

16 DAYS ON MARKET

\$727,500

▼ 23.5% vs. JAN 2022 ▲ 3.2% vs. DEC 2022

\$503

▼ 18.1% vs. JAN 2022 ▲ 3.5% vs. DEC 2022

157

▼ 21.9% vs. JAN 2022 ▲ 118.1% vs. DEC 2022

98

▼ 34.7% vs. JAN 2022 ▲ 30.6% vs. DEC 2022

DETACHED HOMES

13 DAYS ON MARKET

\$823,750

▼ 22.1% vs. JAN 2022 ▲ 9.8% vs. DEC 2022

\$515

▼ 15.8% vs. JAN 2022 ▲ 6.4% vs. DEC 2022

74

▼ 22.1% vs. JAN 2022 ▲ 146.7% vs. DEC 2022

44

▼ 38.9% vs. JAN 2022 ▲ 2.3% vs. DEC 2022

SEMI-DETACHED & TOWNHOMES

11 DAYS ON MARKET

\$700,000

▼ 20.2% vs. JAN 2022 ▲ 3.2% vs. DEC 2022

\$482

▼ 19.7% vs. JAN 2022 ▲ 8.6% vs. DEC 2022

48

▼ 25% vs. JAN 2022 ▲ 108.7% vs. DEC 2022

31

▼ 35.4% vs. JAN 2022 ▲ 47.6% vs. DEC 2022

CONDO APARTMENTS

24 DAYS ON MARKET

\$524,000

▼ 17.6% vs. JAN 2022 ▼ 1.1% vs. DEC 2022

\$509

▼ 20.3% vs. JAN 2022 ▼ 11.8% vs. DEC 2022

35

▼ 16.7% vs. JAN 2022 ▲ 84.2% vs. DEC 2022

23

▼ 23.3% vs. JAN 2022 ▲ 109% vs. DEC 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	70%
DETACHED	78%
SEMIS & TOWNS	72%
CONDOS	52%



MARKET STATISTICS AND ANALYSIS COMPILED BY
KELLER WILLIAMS HOME GROUP REALTY BROKERAGE

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Guelph, from January 1st 2022, to January 31st, 2023. Data not independently verified. For information purposes only. Compiled February 7th, 2023.

Christianne Child REAL ESTATE BROKER

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MARKET REPORT

LOCAL TOWNSHIPS

JANUARY 2023

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 **JANUARY 2023** (November 2022 through January 2023), compared to the same time period last year **JANUARY 2022** (November 2021 through January 2022) and the previous time period **DECEMBER 2022** (October 2022 through December 2022).

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 36 DAYS ON MARKET	\$755,000 ▼6.8% vs. JAN 2022 ▼2.6% vs. DEC 2022	\$435 ▼17.8% vs. JAN 2022 ▼0.9% vs. DEC 2022	114 ▲42.5% vs. JAN 2022 ▼10.9% vs. DEC 2022	68 ▼12.8% vs. JAN 2022 ▼10.5% vs. DEC 2022
GUELPH/ERAMOSA 32 DAYS ON MARKET	\$860,000 ▼32.5% vs. JAN 2022 ▼8.3% vs. DEC 2022	\$433 ▼27% vs. JAN 2022 ▼2% vs. DEC 2022	28 ▼15.2% vs. JAN 2022 ▼30% vs. DEC 2022	22 ▼29% vs. JAN 2022 ▼21.4% vs. DEC 2022
PUSLINCH 59 DAYS ON MARKET	\$1,730,000 ▲3.3% vs. JAN 2022 ▼10.1% vs. DEC 2022	\$667 ▼3.6% vs. JAN 2022 ▼1% vs. DEC 2022	26 ▲4% vs. JAN 2022 ▼10.3% vs. DEC 2022	12 ▼29.4% vs. JAN 2022 ►0% vs. DEC 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.



MARKET STATISTICS AND ANALYSIS COMPILED BY
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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 January 1st 2022, to January 31st, 2023. Data not independently verified. For information purposes only. Compiled February 7th, 2023.

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MARKET REPORT

KITCHENER HOMES

JANUARY 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

13 DAYS ON MARKET

\$680,000

▼23.2% vs. JAN 2022
▼1.1% vs. DEC 2022

\$452

▼22.7% vs. JAN 2022
▲0.9% vs. DEC 2022

255

▼25.7% vs. JAN 2022
▲91.7% vs. DEC 2022

131

▼50.2% vs. JAN 2022
▼2.2% vs. DEC 2022

DETACHED HOMES

11 DAYS ON MARKET

\$781,000

▼25.7% vs. JAN 2022
▲3.1% vs. DEC 2022

\$445

▼20.7% vs. JAN 2022
▲4.5% vs. DEC 2022

114

▼34.5% vs. JAN 2022
▲103.6% vs. DEC 2022

61

▼53.8% vs. JAN 2022
▼17.6% vs. DEC 2022

SEMI-DETACHED & TOWNHOMES

13 DAYS ON MARKET

\$605,000

▼28% vs. JAN 2022
▼1.6% vs. DEC 2022

\$447

▼22.9% vs. JAN 2022
▲1.8% vs. DEC 2022

74

▼30.8% vs. JAN 2022
▲57.4% vs. DEC 2022

53

▼32.9% vs. JAN 2022
▲23.3% vs. DEC 2022

CONDO APARTMENTS

27 DAYS ON MARKET

\$430,000

▼19.7% vs. JAN 2022
▼9.5% vs. DEC 2022

\$493

▼24.5% vs. JAN 2022
▼13.7% vs. DEC 2022

67

▲8.1% vs. JAN 2022
▲123% vs. DEC 2022

17

▼67.3% vs. JAN 2022
▶0% vs. DEC 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	63%
DETACHED	69%
SEMIS & TOWNS	73%
CONDOS	35%



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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 January 1st 2022, to January 31st, 2023. Data not independently verified. For information purposes only. Compiled February 7th, 2023.

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MARKET REPORT

WATERLOO HOMES

JANUARY 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

12 DAYS ON MARKET

\$732,500

▼ 20.8% vs. JAN 2022 ▲ 9.7% vs. DEC 2022

\$453

▼ 20% vs. JAN 2022 ▲ 2.5% vs. DEC 2022

130

▲ 1.6% vs. JAN 2022 ▲ 160% vs. DEC 2022

64

▼ 36.6% vs. JAN 2022 ▲ 23.1% vs. DEC 2022

DETACHED HOMES

8 DAYS ON MARKET

\$835,500

▼ 27.3% vs. JAN 2022 ▲ 3.1% vs. DEC 2022

\$427

▼ 20.5% vs. JAN 2022 ▼ 0.7% vs. DEC 2022

59

▼ 10.6% vs. JAN 2022 ▲ 269% vs. DEC 2022

33

▼ 35.3% vs. JAN 2022 ▲ 43.5% vs. DEC 2022

SEMI-DETACHED & TOWNHOMES

12 DAYS ON MARKET

\$685,000

▼ 23.5% vs. JAN 2022 ▲ 12.3% vs. DEC 2022

\$388

▼ 24.2% vs. JAN 2022 ▲ 0.3% vs. DEC 2022

27

▼ 12.9% vs. JAN 2022 ▲ 80% vs. DEC 2022

7

▼ 75% vs. JAN 2022 ▼ 53.3% vs. DEC 2022

CONDO APARTMENTS

25 DAYS ON MARKET

\$483,500

▼ 12.6% vs. JAN 2022 ▲ 9.3% vs. DEC 2022

\$509

▼ 27.7% vs. JAN 2022 ▼ 1.9% vs. DEC 2022

44

▲ 41.9% vs. JAN 2022 ▲ 132% vs. DEC 2022

24

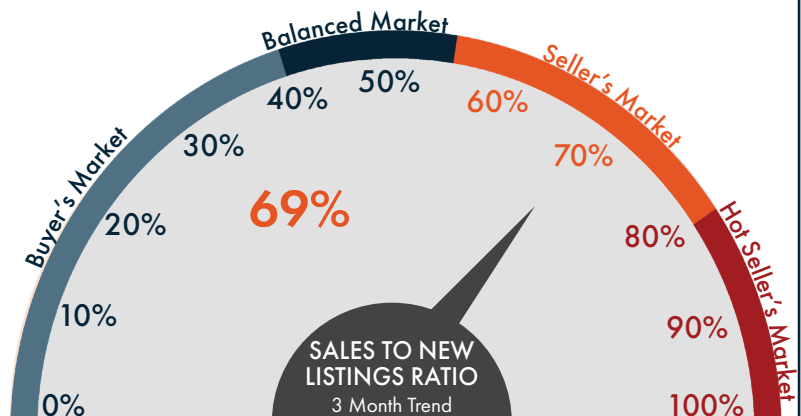
▲ 9.1% vs. JAN 2022 ▲ 71.4% vs. DEC 2022

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	69%
DETACHED	72%
SEMIS & TOWNS	60%
CONDOS	72%



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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 January 1st 2022, to January 31st, 2023. Data not independently verified. For information purposes only. Compiled February 7th, 2023.

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MARKET REPORT

CAMBRIDGE HOMES

JANUARY 2023

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

ALL HOMES

17 DAYS ON MARKET

\$755,000

▼13% vs. JAN 2022 ▲11.2% vs. DEC 2022

\$447

▼23.3% vs. JAN 2022 ▲4.4% vs. DEC 2022

140

▼1.4% vs. JAN 2022 ▲59% vs. DEC 2022

73

▼25.5% vs. JAN 2022 ▲1.4% vs. DEC 2022

DETACHED HOMES

16 DAYS ON MARKET

\$803,051

▼15% vs. JAN 2022 ▲5.5% vs. DEC 2022

\$440

▼24.1% vs. JAN 2022 ▲5.8% vs. DEC 2022

75

▼21.1% vs. JAN 2022 ▲17.2% vs. DEC 2022

56

▼13.8% vs. JAN 2022 ▲19.1% vs. DEC 2022

SEMI-DETACHED & TOWNHOMES

17 DAYS ON MARKET

\$655,000

▼22.9% vs. JAN 2022 ▲15.9% vs. DEC 2022

\$458

▼22.8% vs. JAN 2022 ▲4.8% vs. DEC 2022

53

▲29.3% vs. JAN 2022 ▲212% vs. DEC 2022

15

▼44.4% vs. JAN 2022 ▼31.8% vs. DEC 2022

CONDO APARTMENTS

70 DAYS ON MARKET

\$435,000

▼27.1% vs. JAN 2022 ▲0.7% vs. DEC 2022

\$538

▼6.4% vs. JAN 2022 ▼1.5% vs. DEC 2022

12

▲100% vs. JAN 2022 ▲71.4% vs. DEC 2022

2

▼66.7% vs. JAN 2022 ▼33.3% vs. DEC 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	63%
DETACHED	74%
SEMIS & TOWNS	47%
CONDOS	40%



MARKET STATISTICS AND ANALYSIS COMPILED BY
KELLER WILLIAMS HOME GROUP REALTY BROKERAGE

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Cambridge, from January 1st 2022, to January 31st, 2023. Data not independently verified. For information purposes only. Compiled February 7th, 2023.

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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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