

kwHOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS®
INDEPENDENTLY OWNED & OPERATED

MARKET REPORT

APRIL
2023


CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

APRIL 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

10 DAYS ON MARKET

\$795,000

▼ 13% vs. APR 2022 ▲ 7.1% vs. MAR 2023

\$530

▼ 5.4% vs. APR 2022 ▲ 3.7% vs. MAR 2023

221

▼ 47.1% vs. APR 2022 ▼ 11.6% vs. MAR 2023

180

▼ 12.6% vs. APR 2022 ▼ 2.7% vs. MAR 2023

DETACHED HOMES

9 DAYS ON MARKET

\$910,000

▼ 13.5% vs. APR 2022 ▲ 6.4% vs. MAR 2023

\$531

▼ 5.2% vs. APR 2022 ▲ 2.7% vs. MAR 2023

120

▼ 47.1% vs. APR 2022 ▼ 8.4% vs. MAR 2023

97

▼ 21.8% vs. APR 2022 ▲ 21.3% vs. MAR 2023

SEMI-DETACHED & TOWNHOMES

8 DAYS ON MARKET

\$714,900

▼ 13.3% vs. APR 2022 ▲ 2.9% vs. MAR 2023

\$459

▼ 11% vs. APR 2022 ▼ 0.2% vs. MAR 2023

55

▼ 58.3% vs. APR 2022 ▼ 21.4% vs. MAR 2023

45

▼ 11.8% vs. APR 2022 ▼ 26.2% vs. MAR 2023

CONDO APARTMENTS

15 DAYS ON MARKET

\$536,000

▼ 10.1% vs. APR 2022 ▲ 3.3% vs. MAR 2023

\$610

▼ 3% vs. APR 2022 ▲ 7% vs. MAR 2023

46

▼ 22% vs. APR 2022 ▼ 6.1% vs. MAR 2023

38

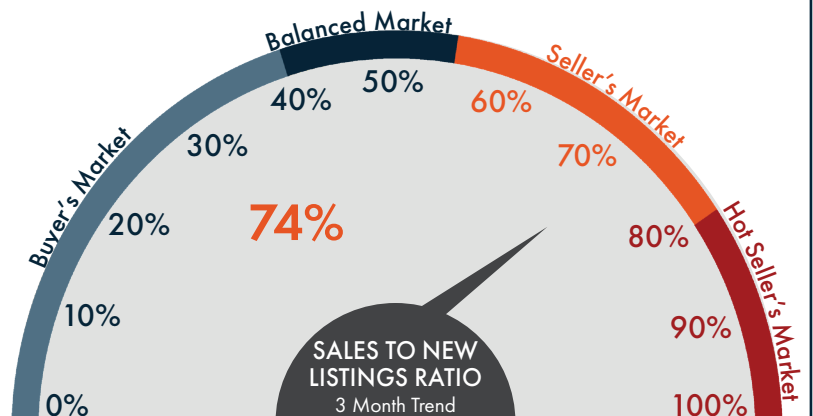
▲ 22.6% vs. APR 2022 ▼ 13.6% vs. MAR 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	74%
DETACHED	66%
SEMIS & TOWNS	85%
CONDOS	79%



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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 April 1st, 2022, to April 30th, 2023. Data not independently verified. For information purposes only. Compiled May 4th, 2023.

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MARKET REPORT

LOCAL TOWNSHIPS

APRIL 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 **APRIL 2023** (February 2023 through April 2023), compared to the same time period last year **APRIL 2022** (February 2022 through April 2022) and the previous time period **MARCH 2023** (January 2023 through March 2023).

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 16 DAYS ON MARKET	\$765,000 ▼ 22.5% vs. APR 2022 ▲ 3.4% vs. MAR 2023	\$449 ▼ 20.7% vs. APR 2022 ▲ 3.7% vs. MAR 2023	190 ▼ 20.8% vs. APR 2022 ▲ 12.4% vs. MAR 2023	123 ▼ 20.1% vs. APR 2022 ▲ 26.8% vs. MAR 2023
GUELPH/ERAMOSA 22 DAYS ON MARKET	\$1,090,000 ▼ 10.7% vs. APR 2022 ▼ 0.9% vs. MAR 2023	\$476 ▼ 24.1% vs. APR 2022 ▲ 9.2% vs. MAR 2023	57 ▼ 24% vs. APR 2022 ▲ 18.8% vs. MAR 2023	37 ▼ 27.5% vs. APR 2022 ▲ 37% vs. MAR 2023
PUSLINCH 29 DAYS ON MARKET	\$1,272,000 ▼ 37.1% vs. APR 2022 ▲ 30.5% vs. MAR 2023	\$612 ▼ 12.8% vs. APR 2022 ▲ 1.7% vs. MAR 2023	52 ▼ 1.9% vs. APR 2022 ▲ 15.6% vs. MAR 2023	27 ▼ 10% vs. APR 2022 ▲ 50% vs. MAR 2023

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 REPORT

KITCHENER HOMES

APRIL 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

8 DAYS ON MARKET

\$750,000

▼ 11.8% ▲ 2.7%
vs. APR 2022 vs. MAR 2023

\$483

▼ 10.1% ▲ 5.2%
vs. APR 2022 vs. MAR 2023

378

▼ 55.3% ▼ 3.6%
vs. APR 2022 vs. MAR 2023

288

▼ 29.4% ▲ 2.5%
vs. APR 2022 vs. MAR 2023

DETACHED HOMES

7 DAYS ON MARKET

\$850,000

▼ 10.5% ▲ 2.1%
vs. APR 2022 vs. MAR 2023

\$471

▼ 9.4% ▲ 4.7%
vs. APR 2022 vs. MAR 2023

217

▼ 54.8% ▼ 0.9%
vs. APR 2022 vs. MAR 2023

170

▼ 26.4% ▲ 3.7%
vs. APR 2022 vs. MAR 2023

SEMI-DETACHED & TOWNHOMES

7 DAYS ON MARKET

\$635,000

▼ 19.2% ▼ 1.2%
vs. APR 2022 vs. MAR 2023

\$469

▼ 6.2% ▲ 3.8%
vs. APR 2022 vs. MAR 2023

90

▼ 65.3% ▼ 11.8%
vs. APR 2022 vs. MAR 2023

79

▼ 33.1% ▼ 3.7%
vs. APR 2022 vs. MAR 2023

CONDO APARTMENTS

21 DAYS ON MARKET

\$439,000

▼ 18.3% ▲ 4.5%
vs. APR 2022 vs. MAR 2023

\$559

▼ 16.8% ▲ 8.1%
vs. APR 2022 vs. MAR 2023

71

▼ 33% ► 0%
vs. APR 2022 vs. MAR 2023

39

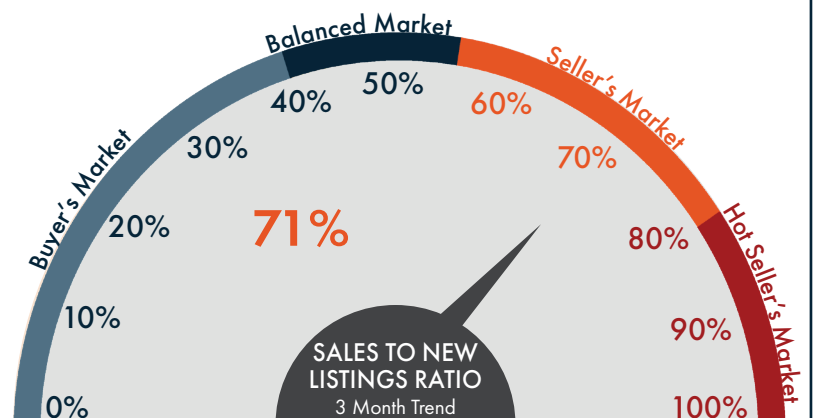
▼ 33.9% ▲ 11.4%
vs. APR 2022 vs. MAR 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	71%
DETACHED	72%
SEMIS & TOWNS	84%
CONDOS	52%



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MARKET REPORT

WATERLOO HOMES

APRIL 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

9 DAYS ON MARKET

\$786,500

▼ 3.6% vs. APR 2022 ▲ 5.8% vs. MAR 2023

\$473

▼ 16.1% vs. APR 2022 ▼ 0.8% vs. MAR 2023

182

▼ 39.9% vs. APR 2022 ▲ 2.8% vs. MAR 2023

134

▼ 6.3% vs. APR 2022 ▲ 15.5% vs. MAR 2023

DETACHED HOMES

6 DAYS ON MARKET

\$930,000

▼ 13.5% vs. APR 2022 ▲ 4.8% vs. MAR 2023

\$438

▼ 14.6% vs. APR 2022 ▲ 3.3% vs. MAR 2023

93

▼ 36.3% vs. APR 2022 ▲ 34.8% vs. MAR 2023

67

► 0% vs. APR 2022 ▲ 24.1% vs. MAR 2023

SEMI-DETACHED & TOWNHOMES

8 DAYS ON MARKET

\$640,000

▼ 12.6% vs. APR 2022 ▲ 10.3% vs. MAR 2023

\$464

▼ 12.1% vs. APR 2022 ▲ 3.8% vs. MAR 2023

37

▼ 43.9% vs. APR 2022 ▼ 21.3% vs. MAR 2023

29

▲ 3.6% vs. APR 2022 ▼ 17.1% vs. MAR 2023

CONDO APARTMENTS

20 DAYS ON MARKET

\$469,000

▼ 23.4% vs. APR 2022 ▼ 3.7% vs. MAR 2023

\$552

▼ 18.1% vs. APR 2022 ▼ 10.8% vs. MAR 2023

51

▼ 43.3% vs. APR 2022 ▼ 8.9% vs. MAR 2023

37

▼ 19.6% vs. APR 2022 ▲ 37% vs. MAR 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	70%
DETACHED	76%
SEMIS & TOWNS	77%
CONDOS	57%



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MARKET STATISTICS AND ANALYSIS COMPILED BY
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MARKET REPORT

CAMBRIDGE HOMES

APRIL 2023

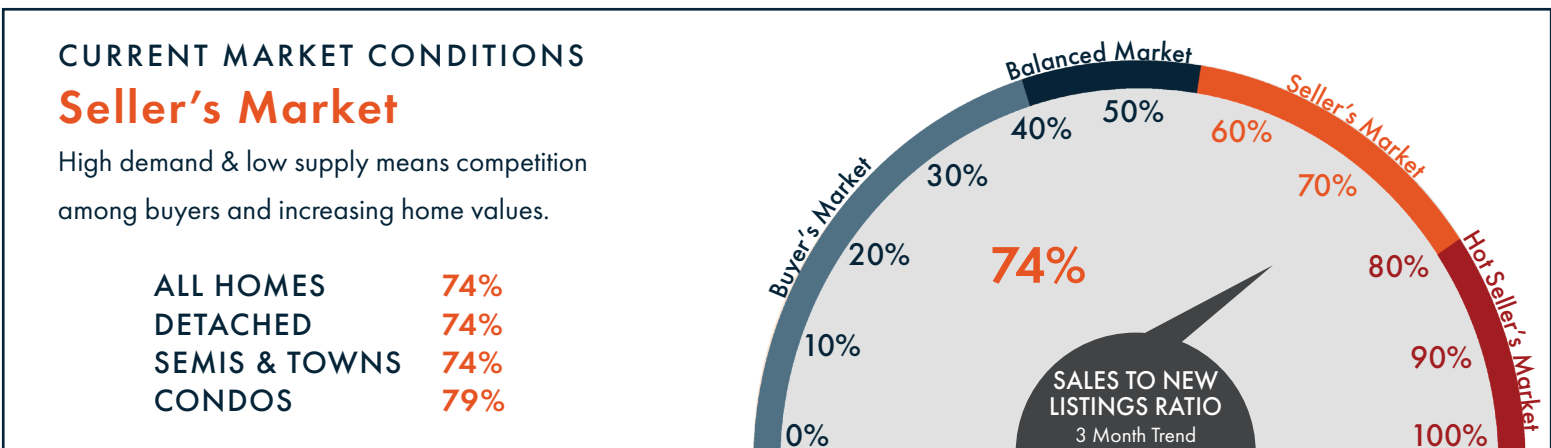
MEDIAN **Sale Price** AVERAGE SALE **Price per Sqft** NUMBER OF **Listings** NUMBER OF **Sales**

ALL HOMES 8 DAYS ON MARKET	\$740,000 ▼ 10.4% vs. APR 2022 ▲ 7.9% vs. MAR 2023	\$475 ▼ 7.9% vs. APR 2022 ▲ 1.3% vs. MAR 2023	229 ▼ 44.3% vs. APR 2022 ▲ 20.5% vs. MAR 2023	175 ▼ 16.7% vs. APR 2022 ▲ 12.2% vs. MAR 2023
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DETACHED HOMES 7 DAYS ON MARKET	\$821,000 ▼ 8.3% vs. APR 2022 ▲ 6.3% vs. MAR 2023	\$474 ▼ 7.6% vs. APR 2022 ▲ 4.2% vs. MAR 2023	138 ▼ 50% vs. APR 2022 ▲ 16.9% vs. MAR 2023	111 ▼ 24.5% vs. APR 2022 ▲ 22% vs. MAR 2023
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SEMI-DETACHED & TOWNHOMES 8 DAYS ON MARKET	\$680,000 ▼ 10.5% vs. APR 2022 ▲ 2.3% vs. MAR 2023	\$450 ▼ 11.2% vs. APR 2022 ▼ 2.8% vs. MAR 2023	69 ▼ 42% vs. APR 2022 ▲ 35.3% vs. MAR 2023	48 ▼ 9.4% vs. APR 2022 ▲ 17.1% vs. MAR 2023
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CONDO APARTMENTS 16 DAYS ON MARKET	\$470,500 ▼ 14% vs. APR 2022 ▼ 5.9% vs. MAR 2023	\$552 ▼ 7.8% vs. APR 2022 ▲ 1.7% vs. MAR 2023	22 ▲ 37.5% vs. APR 2022 ▲ 4.8% vs. MAR 2023	16 ▲ 60% vs. APR 2022 ▼ 30.4% vs. MAR 2023
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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 Cambridge from April 1st, 2022, to April 30th, 2023. Data not independently verified. For information purposes only. Compiled May 4th, 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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