

MARKET REPORT

JUNE
2023

CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE



MARKET REPORT

GUELPH HOMES

JUNE 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

8 DAYS ON MARKET

\$819,250

▲ 3.1% vs. JUNE 2022
▼ 2.3% vs. MAY 2023

\$538

▲ 0.2% vs. JUNE 2022
▲ 3% vs. MAY 2023

306

▼ 16.8% vs. JUNE 2022
▲ 8.5% vs. MAY 2023

188

▲ 8% vs. JUNE 2022
▼ 7.4% vs. MAY 2023

DETACHED HOMES

7 DAYS ON MARKET

\$942,500

▲ 8.6% vs. JUNE 2022
▼ 2.1% vs. MAY 2023

\$544

▲ 0.9% vs. JUNE 2022
▲ 0.7% vs. MAY 2023

158

▼ 21% vs. JUNE 2022
▼ 1.9% vs. MAY 2023

112

▲ 20.4% vs. JUNE 2022
▼ 2.6% vs. MAY 2023

SEMI-DETACHED & TOWNHOMES

9 DAYS ON MARKET

\$749,000

▲ 0.5% vs. JUNE 2022
▲ 0.5% vs. MAY 2023

\$474

▼ 2.1% vs. JUNE 2022
▼ 2.5% vs. MAY 2023

90

▼ 6.3% vs. JUNE 2022
▲ 23.3% vs. MAY 2023

47

▼ 7.8% vs. JUNE 2022
▼ 16.1% vs. MAY 2023

CONDO APARTMENTS

12 DAYS ON MARKET

\$546,500

▼ 5.8% vs. JUNE 2022
▲ 8.9% vs. MAY 2023

\$623

▲ 0.6% vs. JUNE 2022
▲ 19.6% vs. MAY 2023

58

▼ 19.4% vs. JUNE 2022
▲ 20.8% vs. MAY 2023

29

▼ 3.3% vs. JUNE 2022
▼ 9.4% vs. MAY 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	70%
DETACHED	74%
SEMIS & TOWNS	68%
CONDOS	65%



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 June 1st, 2022 to June 30th, 2023. Data not independently verified. For information purposes only. Compiled July 6th, 2023.

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MARKET REPORT

LOCAL TOWNSHIPS

JUNE 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 **JUNE 2023** (April 2023 through June 2023), compared to the same time period last year **JUNE 2022** (April 2022 through June 2022) and the previous time period **MAY 2023** (March 2023 through May 2023).

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 16 DAYS ON MARKET	\$817,500 ▼ 11.6% vs. JUNE 2022 ▲ 5.1% vs. MAY 2023	\$478 ▼ 10.8% vs. JUNE 2022 ▲ 3% vs. MAY 2023	233 ▼ 12.4% vs. JUNE 2022 ▲ 5.9% vs. MAY 2023	166 ▲ 17.7% vs. JUNE 2022 ▲ 12.9% vs. MAY 2023
GUELPH/ERAMOSA 16 DAYS ON MARKET	\$1,030,000 ▼ 7% vs. JUNE 2022 ▼ 0.1% vs. MAY 2023	\$529 ▼ 4.9% vs. JUNE 2022 ▲ 6.2% vs. MAY 2023	82 ▼ 1.2% vs. JUNE 2022 ▲ 28.1% vs. MAY 2023	46 ▲ 24.3% vs. JUNE 2022 ▲ 2.2% vs. MAY 2023
PUSLINCH 27 DAYS ON MARKET	\$815,000 ▼ 40.1% vs. JUNE 2022 ▼ 45.2% vs. MAY 2023	\$601 ▼ 8% vs. JUNE 2022 ▲ 0.8% vs. MAY 2023	72 ▼ 6.5% vs. JUNE 2022 ▲ 12.5% vs. MAY 2023	33 ▲ 22.2% vs. JUNE 2022 ▼ 2.9% vs. MAY 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.



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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 April 1st 2022, to June 30th, 2023. Data not independently verified. For information purposes only. Compiled July 6th, 2023.

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MARKET REPORT

KITCHENER HOMES

JUNE 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

8 DAYS ON MARKET

\$760,000

▲4.1% vs. JUNE 2022
▼2.9% vs. MAY 2023

\$472

▶0% vs. JUNE 2022
▼0.2% vs. MAY 2023

591

▼26.4% vs. JUNE 2022
▲6.3% vs. MAY 2023

340

▼5.3% vs. JUNE 2022
▼8.1% vs. MAY 2023

DETACHED HOMES

7 DAYS ON MARKET

\$882,801

▲8.9% vs. JUNE 2022
▲0.3% vs. MAY 2023

\$454

▼0.4% vs. JUNE 2022
▲1.8% vs. MAY 2023

342

▼33.6% vs. JUNE 2022
▲14.8% vs. MAY 2023

185

▼10.2% vs. JUNE 2022
▼12.3% vs. MAY 2023

SEMI-DETACHED & TOWNHOMES

8 DAYS ON MARKET

\$656,000

▼3.5% vs. JUNE 2022
▼6.4% vs. MAY 2023

\$472

▲3.1% vs. JUNE 2022
▼1.9% vs. MAY 2023

144

▼26.5% vs. JUNE 2022
▼12.7% vs. MAY 2023

93

▼12.3% vs. JUNE 2022
▼3.1% vs. MAY 2023

CONDO APARTMENTS

20 DAYS ON MARKET

\$439,950

▼6.4% vs. JUNE 2022
▼.01% vs. MAY 2023

\$524

▼9% vs. JUNE 2022
▼5.2% vs. MAY 2023

105

▲15.4% vs. JUNE 2022
▲12.9% vs. MAY 2023

62

▲31.9% vs. JUNE 2022
▼1.6% vs. MAY 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	65%
DETACHED	66%
SEMIS & TOWNS	67%
CONDOS	61%



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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 June 1st, 2022 to June 30th, 2023. Data not independently verified. For information purposes only. Compiled July 6th, 2023.

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MARKET REPORT

WATERLOO HOMES

JUNE 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

9 DAYS ON MARKET

\$775,000

▲ 6% vs. JUNE 2022 ▼ 1.8% vs. MAY 2023

\$482

▶ 0% vs. JUNE 2022 ▼ 6.8% vs. MAY 2023

266

▼ 22.2% vs. JUNE 2022 ▼ 6.3% vs. MAY 2023

175

▲ 13.6% vs. JUNE 2022 ▼ 2.8% vs. MAY 2023

DETACHED HOMES

8 DAYS ON MARKET

\$927,500

▲ 0.3% vs. JUNE 2022 ▼ 4.9% vs. MAY 2023

\$446

▼ 3% vs. JUNE 2022 ▼ 10.8% vs. MAY 2023

139

▼ 15.8% vs. JUNE 2022 ▼ 1.4% vs. MAY 2023

88

▲ 14.3% vs. JUNE 2022 ▲ 1.1% vs. MAY 2023

SEMI-DETACHED & TOWNHOMES

8 DAYS ON MARKET

\$680,000

▲ 4.6% vs. JUNE 2022 ▼ 2.9% vs. MAY 2023

\$432

▲ 4.3% vs. JUNE 2022 ▼ 3.8% vs. MAY 2023

59

▼ 23.4% vs. JUNE 2022 ▲ 3.5% vs. MAY 2023

43

▲ 22.9% vs. JUNE 2022 ▶ 0% vs. MAY 2023

CONDO APARTMENTS

23 DAYS ON MARKET

\$466,450

▼ 11.2% vs. JUNE 2022 ▼ 6.8% vs. MAY 2023

\$605

▼ 2.7% vs. JUNE 2022 ▼ 2.6% vs. MAY 2023

63

▼ 35.1% vs. JUNE 2022 ▼ 21.3% vs. MAY 2023

43

▲ 13.2% vs. JUNE 2022 ▼ 10.4% vs. MAY 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES **67%**
DETACHED **65%**
SEMIS & TOWNS **75%**
CONDOS **66%**



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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 June 1st, 2022 to June 30th, 2023. Data not independently verified. For information purposes only. Compiled July 6th, 2023.

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MARKET REPORT

CAMBRIDGE HOMES

JUNE 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

8 DAYS ON MARKET

\$785,005

▲ 7.5% vs. JUNE 2022
▲ 2.6% vs. MAY 2023

\$473

▲ 1.9% vs. JUNE 2022
▼ 0.4% vs. MAY 2023

337

▼ 12% vs. JUNE 2022
▲ 3% vs. MAY 2023

182

▲ 4.6% vs. JUNE 2022
▼ 6.2% vs. MAY 2023

DETACHED HOMES

8 DAYS ON MARKET

\$875,000

▲ 13.8% vs. JUNE 2022
▲ 6.1% vs. MAY 2023

\$467

▲ 1.3% vs. JUNE 2022
▼ 3.1% vs. MAY 2023

217

▼ 18.4% vs. JUNE 2022
▲ 0.9% vs. MAY 2023

129

▲ 15.2% vs. JUNE 2022
▲ 2.4% vs. MAY 2023

SEMI-DETACHED & TOWNHOMES

7 DAYS ON MARKET

\$667,500

▼ 0.5% vs. JUNE 2022
▼ 1.9% vs. MAY 2023

\$468

▲ 2.2% vs. JUNE 2022
▲ 5.6% vs. MAY 2023

90

▼ 8.2% vs. JUNE 2022
▲ 3.4% vs. MAY 2023

40

▼ 21.6% vs. JUNE 2022
▼ 25.9% vs. MAY 2023

CONDO APARTMENTS

11 DAYS ON MARKET

\$500,000

▼ 2% vs. JUNE 2022
▼ 5.1% vs. MAY 2023

\$542

▲ 3.6% vs. JUNE 2022
▲ 1.3% vs. MAY 2023

30

▲ 57.9% vs. JUNE 2022
▲ 25% vs. MAY 2023

13

▲ 18.2% vs. JUNE 2022
▶ 0% vs. MAY 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	62%
DETACHED	64%
SEMIS & TOWNS	58%
CONDOS	55%



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 June 1st, 2022 to June 30th, 2023. Data not independently verified. For information purposes only. Compiled July 6th, 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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