

kwHOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS®
INDEPENDENTLY OWNED & OPERATED

MARKET REPORT

JULY
2023

CC
CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

JULY 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

13 DAYS ON MARKET

\$789,950

▲9% vs. JULY 2022
▼3.6% vs. JUNE 2023

\$542

▲14.8% vs. JULY 2022
▲0.7% vs. JUNE 2023

261

▼7.4% vs. JULY 2022
▼15.3% vs. JUNE 2023

158

▲22.5% vs. JULY 2022
▼16.8% vs. JUNE 2023

DETACHED HOMES

11 DAYS ON MARKET

\$935,500

▲12.4% vs. JULY 2022
▼0.7% vs. JUNE 2023

\$559

▲16.9% vs. JULY 2022
▲2.8% vs. JUNE 2023

120

▼13.7% vs. JULY 2022
▼24% vs. JUNE 2023

82

▲20.6% vs. JULY 2022
▼26.8% vs. JUNE 2023

SEMI-DETACHED & TOWNHOMES

14 DAYS ON MARKET

\$759,950

▲12.2% vs. JULY 2022
▲1.6% vs. JUNE 2023

\$477

▲11.2% vs. JULY 2022
▲0.8% vs. JUNE 2023

79

▼9.2% vs. JULY 2022
▼13.2% vs. JUNE 2023

42

▲10.5% vs. JULY 2022
▼12.5% vs. JUNE 2023

CONDO APARTMENTS

18 DAYS ON MARKET

\$511,000

▼6.5% vs. JULY 2022
▼6.8% vs. JUNE 2023

\$580

▲10.5% vs. JULY 2022
▼6.5% vs. JUNE 2023

62

▲10.7% vs. JULY 2022
▲5.1% vs. JUNE 2023

34

▲47.8% vs. JULY 2022
▲13.3% vs. JUNE 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	65%
DETACHED	70%
SEMIS & TOWNS	60%
CONDOS	57%



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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 July 1st, 2022 to July 31st, 2023. Data not independently verified. For information purposes only. Compiled August 2nd, 2023.

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MARKET REPORT

LOCAL TOWNSHIPS

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

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 16 DAYS ON MARKET	\$830,000 ▼ 10.3% vs. JULY 2022 ▲ 1.5% vs. JUNE 2023	\$497 ▼ 2.5% vs. JULY 2022 ▲ 4% vs. JUNE 2023	237 ▲ 6.8% vs. JULY 2022 ▲ 1.7% vs. JUNE 2023	145 ▲ 18.9% vs. JULY 2022 ▼ 12.6% vs. JUNE 2023
GUELPH/ERAMOSA 18 DAYS ON MARKET	\$1,000,000 ▼ 9.9% vs. JULY 2022 ▼ 2.9% vs. JUNE 2023	\$518 ▼ 6% vs. JULY 2022 ▼ 2.1% vs. JUNE 2023	89 ▲ 4.7% vs. JULY 2022 ▲ 8.5% vs. JUNE 2023	43 ▲ 72% vs. JULY 2022 ▼ 6.5% vs. JUNE 2023
PUSLINCH 36 DAYS ON MARKET	\$822,500 ▼ 37.3% vs. JULY 2022 ▲ 0.9% vs. JUNE 2023	\$583 ▼ 2.5% vs. JULY 2022 ▼ 3% vs. JUNE 2023	72 ▼ 2.7% vs. JULY 2022 ► 0% vs. JUNE 2023	33 ▲ 26.9% vs. JULY 2022 ► 0% vs. JUNE 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

JULY 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

11 DAYS ON MARKET

\$730,000

▲ 3.5% vs. JULY 2022
▼ 3.9% vs. JUNE 2023

\$467

▲ 5.4% vs. JULY 2022
▼ 0.8% vs. JUNE 2023

566

▲ 5.2% vs. JULY 2022
▼ 4.9% vs. JUNE 2023

257

▲ 7.5% vs. JULY 2022
▼ 25.3% vs. JUNE 2023

DETACHED HOMES

8 DAYS ON MARKET

\$835,000

▲ 7.1% vs. JULY 2022
▼ 5.8% vs. JUNE 2023

\$456

▲ 6.3% vs. JULY 2022
▲ 0.7% vs. JUNE 2023

329

▲ 7.9% vs. JULY 2022
▼ 4.1% vs. JUNE 2023

147

▼ 3.9% vs. JULY 2022
▼ 21.8% vs. JUNE 2023

SEMI-DETACHED & TOWNHOMES

13 DAYS ON MARKET

\$650,500

▲ 4.9% vs. JULY 2022
▼ 0.8% vs. JUNE 2023

\$443

▲ 0.9% vs. JULY 2022
▼ 6.1% vs. JUNE 2023

143

▼ 6.5% vs. JULY 2022
▼ 1.4% vs. JUNE 2023

76

▲ 16.9% vs. JULY 2022
▼ 18.3% vs. JUNE 2023

CONDO APARTMENTS

19 DAYS ON MARKET

\$464,995

▼ 5.1% vs. JULY 2022
▲ 5.7% vs. JUNE 2023

\$573

▲ 2.9% vs. JULY 2022
▲ 9.8% vs. JUNE 2023

94

▲ 17.5% vs. JULY 2022
▼ 12.1% vs. JUNE 2023

34

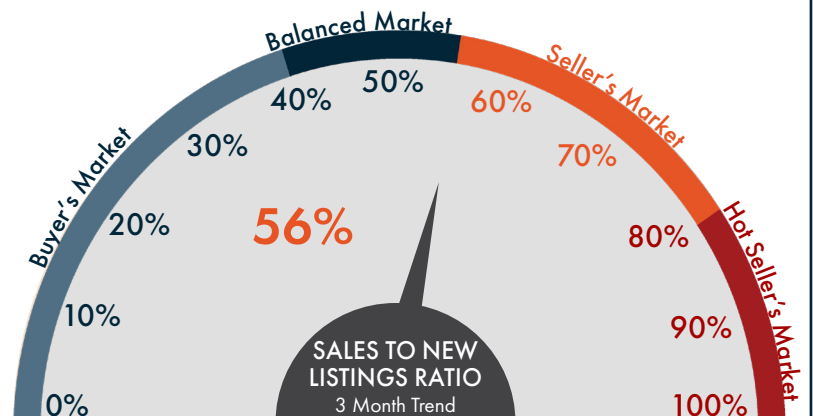
▲ 61.9% vs. JULY 2022
▼ 46% vs. JUNE 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	56%
DETACHED	56%
SEMIS & TOWNS	58%
CONDOS	54%



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MARKET REPORT

WATERLOO HOMES

JULY 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

11 DAYS ON MARKET

\$770,000

▲ 9.8% vs. JULY 2022
▼ 0.6% vs. JUNE 2023

\$493

▶ 0% vs. JULY 2022
▲ 2.1% vs. JUNE 2023

223

▲ 2.3% vs. JULY 2022
▼ 16.5% vs. JUNE 2023

111

▼ 9.8% vs. JULY 2022
▼ 36.9% vs. JUNE 2023

DETACHED HOMES

8 DAYS ON MARKET

\$923,500

▲ 9.8% vs. JULY 2022
▼ 0.7% vs. JUNE 2023

\$446

▼ 0.2% vs. JULY 2022
▼ 0.4% vs. JUNE 2023

106

▼ 3.6% vs. JULY 2022
▼ 24.3% vs. JUNE 2023

56

▲ 12% vs. JULY 2022
▼ 37.1% vs. JUNE 2023

SEMI-DETACHED & TOWNHOMES

11 DAYS ON MARKET

\$647,500

▲ 1.2% vs. JULY 2022
▼ 4.8% vs. JUNE 2023

\$442

▲ 6.3% vs. JULY 2022
▲ 2.3% vs. JUNE 2023

48

▼ 4% vs. JULY 2022
▼ 18.6% vs. JUNE 2023

29

▼ 17.1% vs. JULY 2022
▼ 32.6% vs. JUNE 2023

CONDO APARTMENTS

26 DAYS ON MARKET

\$478,000

▼ 6.6% vs. JULY 2022
▲ 1.7% vs. JUNE 2023

\$687

▲ 5.2% vs. JULY 2022
▲ 13.5% vs. JUNE 2023

62

▲ 14.8% vs. JULY 2022
▼ 1.6% vs. JUNE 2023

26

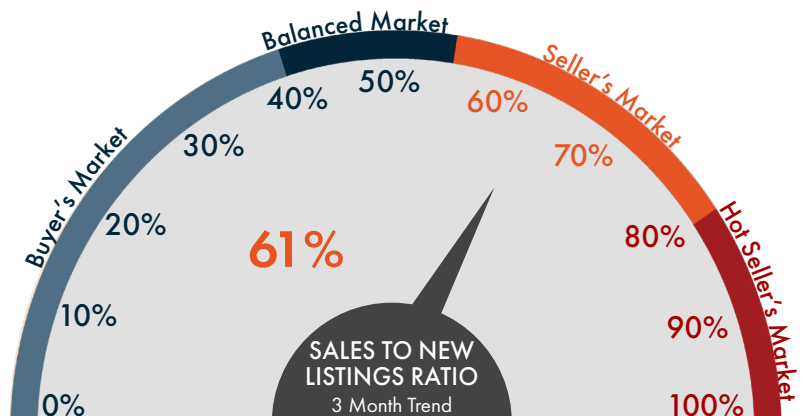
▼ 27.8% vs. JULY 2022
▼ 39.5% vs. JUNE 2023

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	61%
DETACHED	60%
SEMIS & TOWNS	70%
CONDOS	57%



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MARKET REPORT

CAMBRIDGE HOMES

JULY 2023

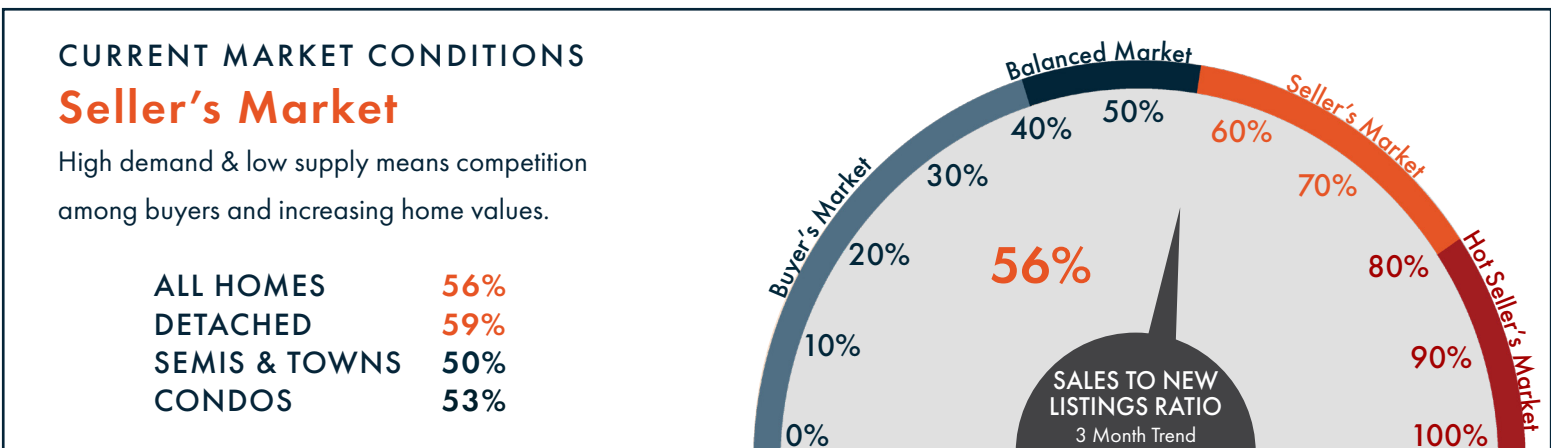
MEDIAN **Sale Price** AVERAGE SALE **Price per Sqft** NUMBER OF **Listings** NUMBER OF **Sales**

ALL HOMES 10 DAYS ON MARKET	\$750,000 ▲ 14.5% vs. JULY 2022 ▼ 4.5% vs. JUNE 2023	\$456 ▲ 4.6% vs. JULY 2022 ▼ 3.6% vs. JUNE 2023	313 ▼ 4% vs. JULY 2022 ▼ 8.2% vs. JUNE 2023	170 ▲ 23.2% vs. JULY 2022 ▼ 6.6% vs. JUNE 2023
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DETACHED HOMES 9 DAYS ON MARKET	\$807,500 ▲ 14.5% vs. JULY 2022 ▼ 8% vs. JUNE 2023	\$441 ▲ 2.6% vs. JULY 2022 ▼ 5.8% vs. JUNE 2023	188 ▼ 16.8% vs. JULY 2022 ▼ 14.2% vs. JUNE 2023	114 ▲ 23.9% vs. JULY 2022 ▼ 10.9% vs. JUNE 2023
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SEMI-DETACHED & TOWNHOMES 11 DAYS ON MARKET	\$660,000 ▲ 5.6% vs. JULY 2022 ▼ 2.2% vs. JUNE 2023	\$456 ▲ 3.9% vs. JULY 2022 ▼ 2.8% vs. JUNE 2023	104 ▲ 28.4% vs. JULY 2022 ▲ 14.3% vs. JUNE 2023	47 ▲ 20.5% vs. JULY 2022 ▲ 14.6% vs. JUNE 2023
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CONDO APARTMENTS 23 DAYS ON MARKET	\$478,500 ▼ 4.3% vs. JULY 2022 ▼ 4.3% vs. JUNE 2023	\$576 ▲ 15.4% vs. JULY 2022 ▲ 6.3% vs. JUNE 2023	21 ▲ 10.5% vs. JULY 2022 ▼ 32.3% vs. JUNE 2023	14 ▲ 100% vs. JULY 2022 ▲ 7.7% vs. JUNE 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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