

kwHOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS
INDEPENDENTLY OWNED & OPERATED

MARKET REPORT

AUGUST 2023

CC
CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

AUGUST 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

14 DAYS ON MARKET

\$762,000

▲ 5.1% vs. AUG 2022
▼ 3.5% vs. JULY 2023
▲ 59.6% vs. AUG 2018

\$484

▼ 0.8% vs. AUG 2022
▼ 10.5% vs. JULY 2023
▲ 33.3% vs. AUG 2018

198

▼ 1% vs. AUG 2022
▼ 24.7% vs. JULY 2023
▼ 17.8% vs. AUG 2018

118

▲ 4.4% vs. AUG 2022
▼ 26.7% vs. JULY 2023
▼ 36.9% vs. AUG 2018

DETACHED HOMES

10 DAYS ON MARKET

\$860,000

▼ 4.4% vs. AUG 2022
▼ 7.8% vs. JULY 2023
▲ 57% vs. AUG 2018

\$481

▲ 0.8% vs. AUG 2022
▼ 13.9% vs. JULY 2023
▲ 25.3% vs. AUG 2018

112

▼ 3.4% vs. AUG 2022
▼ 7.4% vs. JULY 2023
▼ 7.4% vs. AUG 2018

57

▲ 5.6% vs. AUG 2022
▼ 32.1% vs. JULY 2023
▼ 47.2% vs. AUG 2018

SEMI-DETACHED & TOWNHOMES

20 DAYS ON MARKET

\$730,000

▲ 2.5% vs. AUG 2022
▼ 3.9% vs. JULY 2023
▲ 88.6% vs. AUG 2018

\$464

▲ 8.4% vs. AUG 2022
▼ 2.3% vs. JULY 2023
▲ 45% vs. AUG 2018

40

▼ 25.9% vs. AUG 2022
▼ 50% vs. JULY 2023
▼ 45.9% vs. AUG 2018

43

▲ 19.4% vs. AUG 2022
▶ 0% vs. JULY 2023
▼ 29.5% vs. AUG 2018

CONDO APARTMENTS

16 DAYS ON MARKET

\$540,500

▲ 10.3% vs. AUG 2022
▲ 5.8% vs. JULY 2023
▲ 67.6% vs. AUG 2018

\$542

▼ 11.1% vs. AUG 2022
▼ 6.6% vs. JULY 2023
▲ 40.1% vs. AUG 2018

46

▲ 53.3% vs. AUG 2022
▼ 25.8% vs. JULY 2023
▶ 0% vs. AUG 2018

18

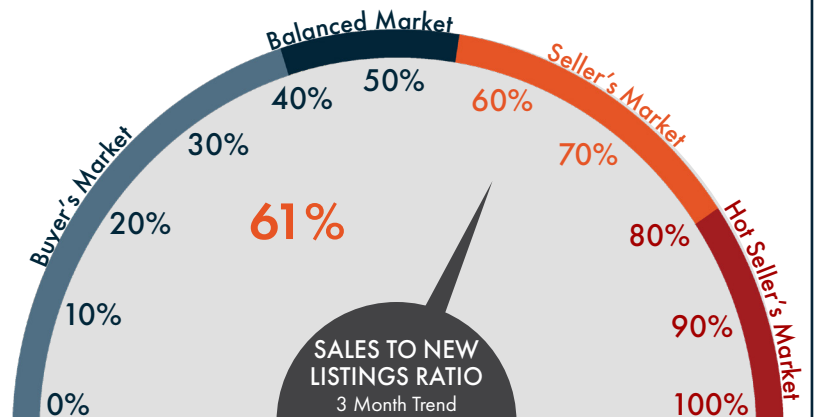
▼ 21.7% vs. AUG 2022
▼ 47.1% vs. JULY 2023
▶ 0% vs. AUG 2018

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	64%
CONDOS	49%



Christianne Child REAL ESTATE BROKER

KW HOME GROUP
REALTY BROKERAGE
KELLER WILLIAMS
INDEPENDENTLY OWNED & OPERATED

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 August 1st, 2018 to August 31st, 2023. Data not independently verified. For information purposes only. Compiled September 7th, 2023.

kwhomegrouprealty.ca

MARKET REPORT

LOCAL TOWNSHIPS

AUGUST 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 **AUGUST 2023** (JUNE 2023 through AUGUST 2023), compared to the same time period last year **AUGUST 2022** (JUNE 2022 through AUGUST 2022) and the previous time period **JULY 2023** (MAY 2023 through JULY 2023). To bring a greater understanding to the market's current trends, we have now introduced a rolling 3 month look from five years ago with the time period **AUGUST 2018** (JUNE 2018 through AUGUST 2018).

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 15 DAYS ON MARKET	\$801,500 ▼5.7% vs. AUG 2022 ▼3.4% vs. JULY 2023 ▲73.7% vs. AUG 2018	\$490 ▲1% vs. AUG 2022 ▼1.4% vs. JULY 2023 ▲47.1% vs. AUG 2018	238 ▲33.7% vs. AUG 2022 ▲0.8% vs. JULY 2023 ▲40% vs. AUG 2018	134 ▲52.3% vs. AUG 2022 ▼7.6% vs. JULY 2023 ▲9.8% vs. AUG 2018
GUELPH/ERAMOSA 18 DAYS ON MARKET	\$1,000,000 ▼8.3% vs. AUG 2022 ▶0% vs. JULY 2023 ▲37.1% vs. AUG 2018	\$505 ▼6% vs. AUG 2022 ▼2.5% vs. JULY 2023 ▲41.5% vs. AUG 2018	90 ▲30.4% vs. AUG 2022 ▶0% vs. JULY 2023 ▲20% vs. AUG 2018	39 ▲85.7% vs. AUG 2022 ▼9.3% vs. JULY 2023 ▼18.8% vs. AUG 2018
PUSLINCH 36 DAYS ON MARKET	\$822,500 ▼46.3% vs. AUG 2022 ▶0% vs. JULY 2023 ▲20.2% vs. AUG 2018	\$587 ▼10.7% vs. AUG 2022 ▲0.7% vs. JULY 2023 ▲59.1% vs. AUG 2018	62 ▼6.1% vs. AUG 2022 ▼13.9% vs. JULY 2023 ▲21.6% vs. AUG 2018	27 ▲22.7% vs. AUG 2022 ▼18.2% vs. JULY 2023 ▼6.9% vs. AUG 2018

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.



NOTE: Statistics based on a significantly low number of properties may not be accurately representative of market trends.

Christianne Child REAL ESTATE BROKER

KWHOME GROUP
REALTY BROKERAGE
KELLER WILLIAMS
INDEPENDENTLY OWNED & OPERATED

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 and Municipalities of Centre Wellington, Guelph/Eramosa and Puslinch from June 1st 2018, to August 31st, 2023. Data not independently verified.
For information purposes only. Compiled September 7th, 2023.

kwhomegrouprealty.ca

MARKET REPORT

KITCHENER HOMES

AUGUST 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

13 DAYS ON MARKET

\$720,000

▲ 4% vs. AUG 2022 ▼ 2.7% vs. JULY 2023
▲ 65.5% vs. AUG 2018

\$456

▲ 5.8% vs. AUG 2022 ▼ 2.6% vs. JULY 2023
▲ 39% vs. AUG 2018

483

▲ 12.3% vs. AUG 2022 ▼ 15.3% vs. JULY 2023
▲ 18.1% vs. AUG 2018

256

▼ 12.9% vs. AUG 2022 ▼ 1.9% vs. JULY 2023
▼ 15.5% vs. AUG 2018

DETACHED HOMES

10 DAYS ON MARKET

\$780,669

▲ 0.5% vs. AUG 2022 ▼ 6.5% vs. JULY 2023
▲ 53.1% vs. AUG 2018

\$446

▲ 5.9% vs. AUG 2022 ▼ 2.4% vs. JULY 2023
▲ 38.9% vs. AUG 2018

249

▼ 4.6% vs. AUG 2022 ▼ 24.8% vs. JULY 2023
▲ 3.8% vs. AUG 2018

136

▼ 23.2% vs. AUG 2022 ▼ 9.3% vs. JULY 2023
▼ 20.5% vs. AUG 2018

SEMI-DETACHED & TOWNHOMES

13 DAYS ON MARKET

\$650,000

▶ 0% vs. AUG 2022 ▼ 0.2% vs. JULY 2023
▲ 72% vs. AUG 2018

\$432

▼ 0.5% vs. AUG 2022 ▼ 2.7% vs. JULY 2023
▲ 37.1% vs. AUG 2018

153

▲ 37.8% vs. AUG 2022 ▲ 7% vs. JULY 2023
▲ 27.5% vs. AUG 2018

85

▼ 2.3% vs. AUG 2022 ▲ 10.4% vs. JULY 2023
▼ 8.6% vs. AUG 2018

CONDO APARTMENTS

19 DAYS ON MARKET

\$435,000

▼ 5.9% vs. AUG 2022 ▼ 6.5% vs. JULY 2023
▲ 58.2% vs. AUG 2018

\$551

▲ 14.1% vs. AUG 2022 ▼ 4.3% vs. JULY 2023
▲ 48.1% vs. AUG 2018

81

▲ 44.6% vs. AUG 2022 ▼ 15.6% vs. JULY 2023
▲ 65.3% vs. AUG 2018

35

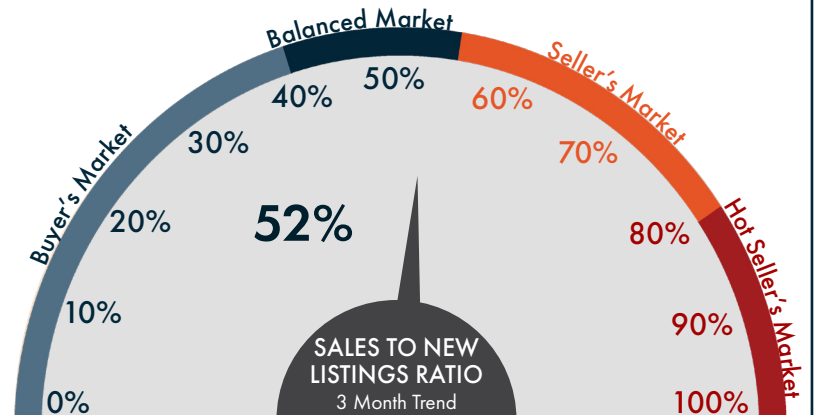
▲ 16.7% vs. AUG 2022 ▲ 2.9% vs. JULY 2023
▲ 10.3% vs. AUG 2018

CURRENT MARKET CONDITIONS

Balanced Market

Relatively equal supply and demand signify the return of conditional offers and stabilizing home values.

ALL HOMES	52%
DETACHED	51%
SEMIS & TOWNS	58%
CONDOS	47%



Christianne Child REAL ESTATE BROKER

KW HOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS
INDEPENDENTLY OWNED & OPERATED

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 Kitchener, from August 1st, 2018 to August 31st, 2023. Data not independently verified. For information purposes only. Compiled September 7th, 2023.

kwhomegrouprealty.ca

MARKET REPORT

WATERLOO HOMES

AUGUST 2023

**MEDIAN
Sale Price**

**AVERAGE SALE
Price per Sqft**

**NUMBER OF
Listings**

**NUMBER OF
Sales**

ALL HOMES

13 DAYS ON MARKET

\$730,000

▲ 3.5% vs. AUG 2022 ▼ 4.9% vs. JULY 2023

▲ 49% vs. AUG 2018

\$473

▼ 2.5% vs. AUG 2022 ▼ 4% vs. JULY 2023

▲ 52.6% vs. AUG 2018

195

▲ 36.4% vs. AUG 2022 ▼ 13.3% vs. JULY 2023

▲ 4.3% vs. AUG 2018

104

▼ 13.3% vs. AUG 2022 ▼ 8.8% vs. JULY 2023

▼ 33.8% vs. AUG 2018

DETACHED HOMES

10 DAYS ON MARKET

\$858,000

▲ 5.3% vs. AUG 2022 ▼ 7.1% vs. JULY 2023

▲ 53.2% vs. AUG 2018

\$446

▲ 2.3% vs. AUG 2022 ► 0% vs. JULY 2023

▲ 46.7% vs. AUG 2018

92

▲ 31.4% vs. AUG 2022 ▼ 14% vs. JULY 2023

▼ 14.8% vs. AUG 2018

48

▼ 15.8% vs. AUG 2022 ▼ 14.3% vs. JULY 2023

▼ 48.4% vs. AUG 2018

SEMI-DETACHED & TOWNHOMES

10 DAYS ON MARKET

\$625,000

▲ 2.9% vs. AUG 2022 ▼ 3.5% vs. JULY 2023

▲ 72.9% vs. AUG 2018

\$425

▲ 1.9% vs. AUG 2022 ▼ 3.8% vs. JULY 2023

▲ 57.4% vs. AUG 2018

37

▲ 19.4% vs. AUG 2022 ▼ 22.9% vs. JULY 2023

▼ 7.5% vs. AUG 2018

27

▼ 15.6% vs. AUG 2022 ▼ 6.9% vs. JULY 2023

▼ 29% vs. AUG 2018

CONDO APARTMENTS

21 DAYS ON MARKET

\$519,250

▲ 11.4% vs. AUG 2022 ▲ 8.6% vs. JULY 2023

▲ 35.1% vs. AUG 2018

\$575

▼ 10.9% vs. AUG 2022 ▼ 16.3% vs. JULY 2023

▲ 47.1% vs. AUG 2018

61

▲ 56.4% vs. AUG 2022 ▼ 3.2% vs. JULY 2023

▲ 69.4% vs. AUG 2018

28

▼ 9.7% vs. AUG 2022 ▲ 7.7% vs. JULY 2023

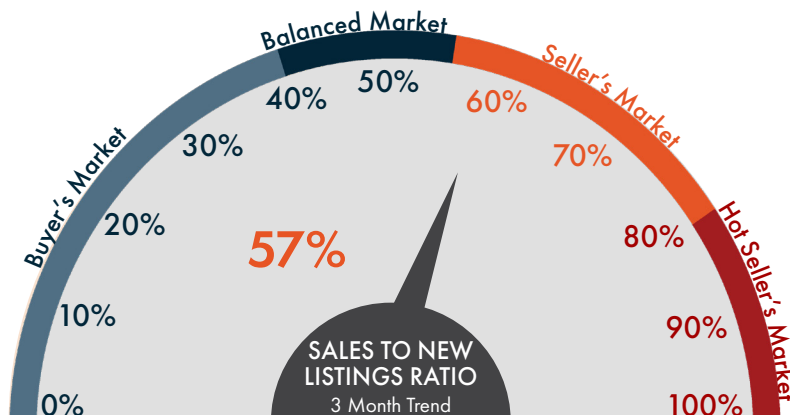
▲ 7.7% vs. AUG 2018

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	57%
DETACHED	57%
SEMIS & TOWNS	68%
CONDOS	52%



Christianne Child REAL ESTATE BROKER

KW HOME GROUP
REALTY BROKERAGE
KELLER WILLIAMS
INDEPENDENTLY OWNED & OPERATED

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 Waterloo, from August 1st, 2018 to August 31st, 2023. Data not independently verified. For information purposes only. Compiled September 7th, 2023.

kwhomegrouprealty.ca

MARKET REPORT

CAMBRIDGE HOMES

AUGUST 2023

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

14 DAYS ON MARKET

\$735,000

▲ 5.2% vs. AUG 2022 ▼ 2% vs. JULY 2023

▲ 67.4% vs. AUG 2018

\$450

▲ 7.9% vs. AUG 2022 ▼ 1.5% vs. JULY 2023

▲ 35.5% vs. AUG 2018

254

▼ 8% vs. AUG 2022 ▼ 20.1% vs. JULY 2023

▲ 7.6% vs. AUG 2018

159

▼ 14.1% vs. AUG 2022 ▼ 10.7% vs. JULY 2023

▼ 5.9% vs. AUG 2018

DETACHED HOMES

9 DAYS ON MARKET

\$850,000

▲ 13.5% vs. AUG 2022 ▲ 5.6% vs. JULY 2023

▲ 75.7% vs. AUG 2018

\$438

▲ 5.8% vs. AUG 2022 ▼ 1.1% vs. JULY 2023

▲ 28.4% vs. AUG 2018

163

▼ 8.9% vs. AUG 2022 ▼ 15.1% vs. JULY 2023

▼ 2.4% vs. AUG 2018

94

▼ 28.2% vs. AUG 2022 ▼ 18.3% vs. JULY 2023

▼ 14.5% vs. AUG 2018

SEMI-DETACHED & TOWNHOMES

11 DAYS ON MARKET

\$673,200

▲ 10.6% vs. AUG 2022 ▲ 1.2% vs. JULY 2023

▲ 78.1% vs. AUG 2018

\$456

▲ 9.4% vs. AUG 2022 ▲ 0.2% vs. JULY 2023

▲ 54.6% vs. AUG 2018

79

▲ 6.8% vs. AUG 2022 ▼ 24.8% vs. JULY 2023

▲ 38.6% vs. AUG 2018

55

▲ 14.6% vs. AUG 2022 ▲ 12.2% vs. JULY 2023

▲ 22.2% vs. AUG 2018

CONDO APARTMENTS

28 DAYS ON MARKET

\$527,500

▲ 29.1% vs. AUG 2022 ▲ 10.2% vs. JULY 2023

▲ 99.2% vs. AUG 2018

\$524

▲ 7.6% vs. AUG 2022 ▼ 9% vs. JULY 2023

▲ 47.2% vs. AUG 2018

12

▼ 47.8% vs. AUG 2022 ▼ 42.9% vs. JULY 2023

▶ 0% vs. AUG 2018

10

▲ 66.7% vs. AUG 2022 ▼ 28.6% vs. JULY 2023

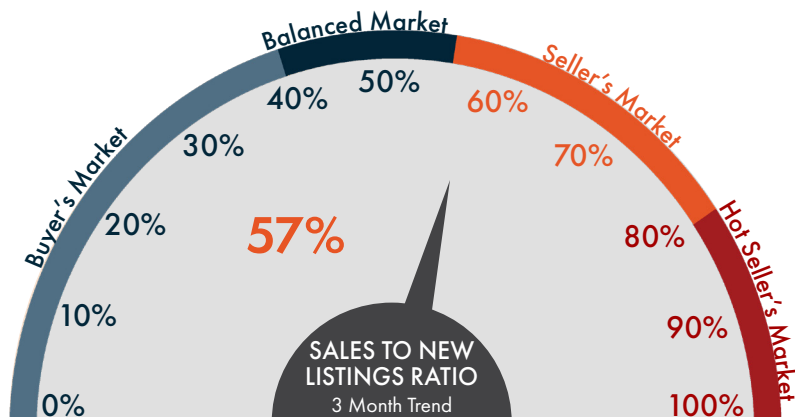
▼ 28.6% vs. AUG 2018

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	57%
DETACHED	59%
SEMIS & TOWNS	53%
CONDOS	58%



Christianne Child REAL ESTATE BROKER

KW HOME GROUP
REALTY BROKERAGE
KELLER WILLIAMS
INDEPENDENTLY OWNED & OPERATED

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 August 1st, 2018 to August 31st, 2023. Data not independently verified. For information purposes only. Compiled September 7th, 2023.


kwhomegrouprealty.ca

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.



 (519) 831-9999

 christiannechild@gmail.com

 chrischild.ca

 @christianne_child

 /realtorchristianne