

kwHOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS®
INDEPENDENTLY OWNED & OPERATED

MARKET REPORT

JANUARY 2024

CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE



MARKET REPORT

GUELPH HOMES

JANUARY 2024

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

\$742,000

\$500

181

95

24 DAYS ON MARKET

▲ 2.8% vs. JAN 2023 ▲ 2% vs. DEC 2023

▼ 1% vs. JAN 2023 ▲ 2.5% vs. DEC 2023

▲ 15.3% vs. JAN 2023 ▲ 159% vs. DEC 2023

▼ 3.1% vs. JAN 2023 ▲ 48.4% vs. DEC 2023

▲ 55.1% vs. JAN 2019

▲ 39.3% vs. JAN 2019

▼ 32% vs. JAN 2019

▼ 24% vs. JAN 2019

DETACHED HOMES

\$840,000

\$493

83

47

20 DAYS ON MARKET

▲ 2.8% vs. JAN 2023 ▲ 8.4% vs. DEC 2023

▼ 4.8% vs. JAN 2023 ▲ 4.2% vs. DEC 2023

▲ 12.2% vs. JAN 2023 ▲ 144.1% vs. DEC 2023

▲ 9.3% vs. JAN 2023 ▲ 42.4% vs. DEC 2023

▲ 51.6% vs. JAN 2019

▲ 33.2% vs. JAN 2019

▼ 31.4% vs. JAN 2019

▼ 20.3% vs. JAN 2019

SEMI-DETACHED & TOWNHOMES

\$697,000

\$456

37

30

29 DAYS ON MARKET

▼ 0.4% vs. JAN 2023 ▼ 3.9% vs. DEC 2023

▼ 5.4% vs. JAN 2023 ▲ 3.2% vs. DEC 2023

▼ 21.3% vs. JAN 2023 ▲ 94.7% vs. DEC 2023

▼ 3.2% vs. JAN 2023 ▲ 36.4% vs. DEC 2023

▲ 52.7% vs. JAN 2019

▲ 39.9% vs. JAN 2019

▼ 56.5% vs. JAN 2019

▼ 34.8% vs. JAN 2019

CONDO APARTMENTS

\$545,250

\$591

61

18

39 DAYS ON MARKET

▲ 3% vs. JAN 2023 ▲ 13.6% vs. DEC 2023

▲ 15.9% vs. JAN 2023 ▼ 9.8% vs. DEC 2023

▲ 69.4% vs. JAN 2023 ▲ 258.8% vs. DEC 2023

▼ 25% vs. JAN 2023 ▲ 100% vs. DEC 2023

▲ 63% vs. JAN 2019

▲ 48.9% vs. JAN 2019

▲ 1.7% vs. JAN 2019

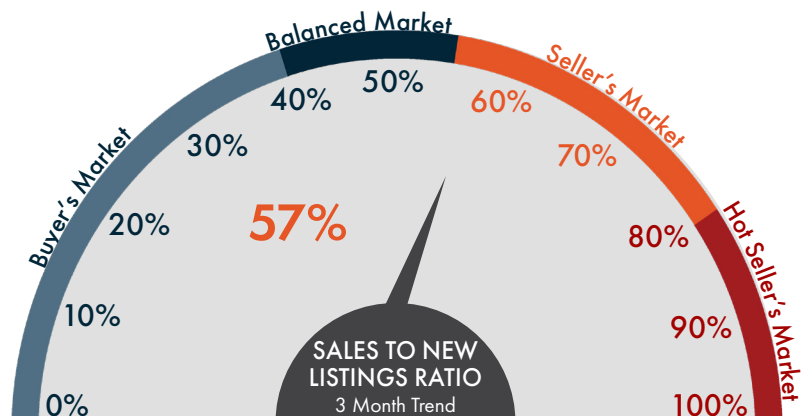
▼ 10% vs. JAN 2019

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	72%
CONDOS	39%



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

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Guelph, from January 1st, 2019 to January 31st, 2024. Data not independently verified. For information purposes only. Compiled February 6th, 2024.

kwhomegrouprealty.ca

MARKET REPORT

LOCAL TOWNSHIPS

JANUARY 2024

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 2024** (NOVEMBER 2023 through JANUARY 2024), compared to the same time period last year **JANUARY 2023** (NOVEMBER 2022 through JANUARY 2023) and the previous time period **DECEMBER 2023** (OCTOBER 2023 through DECEMBER 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 **JANUARY 2019** (NOVEMBER 2018 through JANUARY 2019).

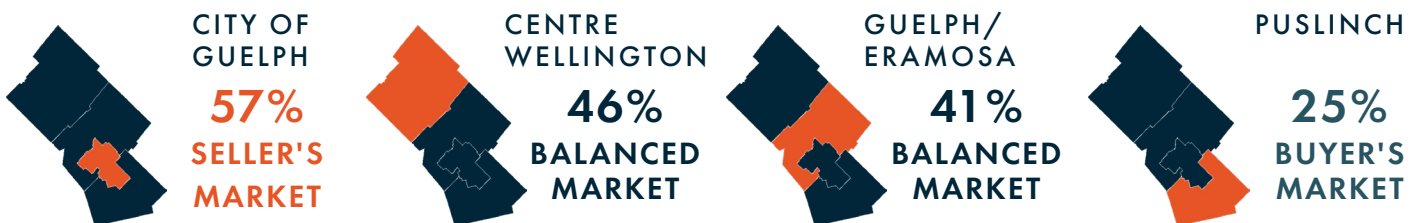
	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 33 DAYS ON MARKET	\$722,500 ▼4.3% vs. JAN 2023 ▲5.9% vs. DEC 2023 ▲46.3% vs. JAN 2019	\$455 ▲4.6% vs. JAN 2023 ▼2.6% vs. DEC 2023 ▲20.4% vs. JAN 2019	156 ▲36.8% vs. JAN 2023 ▲0.6% vs. DEC 2023 ▲110.8% vs. JAN 2019	72 ▲5.9% vs. JAN 2023 ►0% vs. DEC 2023 ▲22% vs. JAN 2019
GUELPH/ERAMOSA 18 DAYS ON MARKET	\$1,020,000 ▲18.6% vs. JAN 2023 ▲12.9% vs. DEC 2023 ▲40% vs. JAN 2019	\$576 ▲33% vs. JAN 2023 ▲8.5% vs. DEC 2023 ▲59.1% vs. JAN 2019	37 ▲32.1% vs. JAN 2023 ▼26% vs. DEC 2023 ▲8.8% vs. JAN 2019	15 ▼31.8% vs. JAN 2023 ▼25% vs. DEC 2023 ▼21% vs. JAN 2019
PUSLINCH 44 DAYS ON MARKET	\$1,489,250 ▼13.9% vs. JAN 2023 ▼9.7% vs. DEC 2023 ▲35.4% vs. JAN 2019	\$592 ▼11.2% vs. JAN 2023 ▼0.5% vs. DEC 2023 ▲31.6% vs. JAN 2019	32 ▲18.5% vs. JAN 2023 ▼23.8% vs. DEC 2023 ▼3% vs. JAN 2019	8 ▼33.3% vs. JAN 2023 ▼46.7% vs. DEC 2023 ▼50% vs. JAN 2019

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



MARKET STATISTICS AND ANALYSIS COMPILED BY
KELLER WILLIAMS HOME GROUP REALTY

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 November 1st, 2018 to January 31st, 2024. Data not independently verified. For information purposes only. Compiled February 6th, 2024

kwhomegrouprealty.ca

MARKET REPORT

KITCHENER HOMES

JANUARY 2024

**MEDIAN
Sale Price**

**AVERAGE SALE
Price per Sqft**

**NUMBER OF
Listings**

**NUMBER OF
Sales**

ALL HOMES

19 DAYS ON MARKET

\$717,500

▲ 5.5% vs. JAN 2023 ▲ 6.1% vs. DEC 2023

▲ 61.2% vs. JAN 2019

\$442

▼ 2.2% vs. JAN 2023 ▲ 0.5% vs. DEC 2023

▲ 32.3% vs. JAN 2019

342

▲ 33.6% vs. JAN 2023 ▲ 149.6% vs. DEC 2023

▲ 0.6% vs. JAN 2019

159

▲ 21.4% vs. JAN 2023 ▲ 27.2% vs. DEC 2023

▼ 17.6% vs. JAN 2019

DETACHED HOMES

15 DAYS ON MARKET

\$820,000

▲ 5% vs. JAN 2023 ▲ 7.2% vs. DEC 2023

▲ 64.2% vs. JAN 2019

\$438

▼ 1.6% vs. JAN 2023 ▼ 0.9% vs. DEC 2023

▲ 26.6% vs. JAN 2019

150

▲ 31.6% vs. JAN 2023 ▲ 123.9% vs. DEC 2023

▼ 23.5% vs. JAN 2019

83

▲ 36.1% vs. JAN 2023 ▲ 13.7% vs. DEC 2023

▼ 25.9% vs. JAN 2019

SEMI-DETACHED & TOWNHOMES

15 DAYS ON MARKET

\$600,000

▼ 0.8% vs. JAN 2023 ▼ 3.2% vs. DEC 2023

▲ 55% vs. JAN 2019

\$424

▼ 5.1% vs. JAN 2023 ▲ 4.4% vs. DEC 2023

▲ 37.2% vs. JAN 2019

137

▲ 82.7% vs. JAN 2023 ▲ 407.4% vs. DEC 2023

▲ 42.7% vs. JAN 2019

47

▼ 11.3% vs. JAN 2023 ▲ 14.6% vs. DEC 2023

▼ 25.4% vs. JAN 2019

CONDO APARTMENTS

45 DAYS ON MARKET

\$410,000

▼ 4.7% vs. JAN 2023 ▲ 5.1% vs. DEC 2023

▲ 41.4% vs. JAN 2019

\$485

▼ 1.6% vs. JAN 2023 ▼ 13.1% vs. DEC 2023

▲ 38.2% vs. JAN 2019

55

▼ 17.9% vs. JAN 2023 ▲ 27.9% vs. DEC 2023

▲ 14.6% vs. JAN 2019

29

▲ 70.6% vs. JAN 2023 ▲ 163.6% vs. DEC 2023

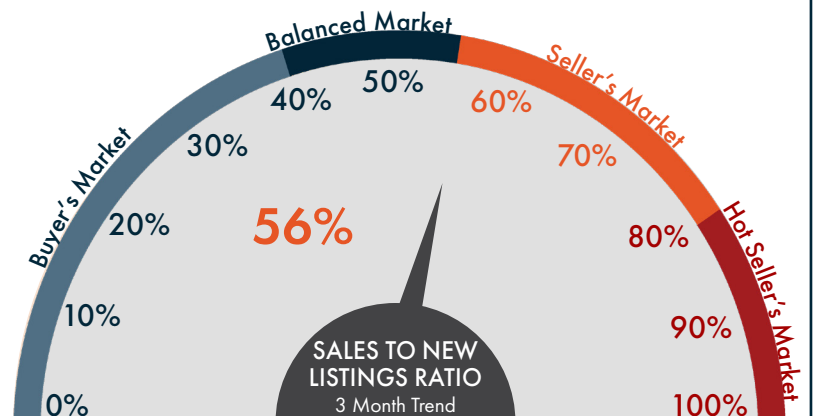
▲ 61.1% vs. JAN 2019

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	56%
DETACHED	63%
SEMIS & TOWNS	54%
CONDOS	41%



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

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Kitchener, from January 1st, 2019 to January 31st, 2024. Data not independently verified. For information purposes only. Compiled February 6th, 2024.

kwhomegrouprealty.ca

MARKET REPORT

WATERLOO HOMES

JANUARY 2024

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

28 DAYS ON MARKET

\$720,000

▼ 1.7% vs. JAN 2023 ▲ 6.3% vs. DEC 2023
▲ 56.5% vs. JAN 2019

\$443

▼ 2.2% vs. JAN 2023 ▲ 0.9% vs. DEC 2023
▲ 16.6% vs. JAN 2019

129

▶ 0% vs. JAN 2023 ▲ 101.6% vs. DEC 2023
▼ 31.7% vs. JAN 2019

77

▲ 20.3% vs. JAN 2023 ▲ 13.2% vs. DEC 2023
▼ 1.3% vs. JAN 2019

DETACHED HOMES

25 DAYS ON MARKET

\$943,000

▲ 12.9% vs. JAN 2023 ▲ 14.9% vs. DEC 2023
▲ 67.3% vs. JAN 2019

\$420

▼ 1.6% vs. JAN 2023 ▲ 8.5% vs. DEC 2023
▲ 22.1% vs. JAN 2019

52

▼ 10.3% vs. JAN 2023 ▲ 85.7% vs. DEC 2023
▼ 55.9% vs. JAN 2019

39

▲ 18.2% vs. JAN 2023 ▲ 14.7% vs. DEC 2023
▼ 18.8% vs. JAN 2019

SEMI-DETACHED & TOWNHOMES

19 DAYS ON MARKET

\$558,500

▼ 18.5% vs. JAN 2023 ▼ 17% vs. DEC 2023
▲ 61.9% vs. JAN 2019

\$402

▲ 3.6% vs. JAN 2023 ▼ 3.8% vs. DEC 2023
▲ 9.2% vs. JAN 2019

23

▼ 11.5% vs. JAN 2023 ▲ 76.9% vs. DEC 2023
▼ 23.3% vs. JAN 2019

18

▲ 157.1% vs. JAN 2023 ▲ 63.6% vs. DEC 2023
▲ 20% vs. JAN 2019

CONDO APARTMENTS

45 DAYS ON MARKET

\$459,500

▼ 5% vs. JAN 2023 ▼ 9.9% vs. DEC 2023
▲ 61.2% vs. JAN 2019

\$525

▲ 3.1% vs. JAN 2023 ▼ 0.2% vs. DEC 2023
▲ 10% vs. JAN 2019

53

▲ 20.5% vs. JAN 2023 ▲ 141% vs. DEC 2023
▲ 29.3% vs. JAN 2019

20

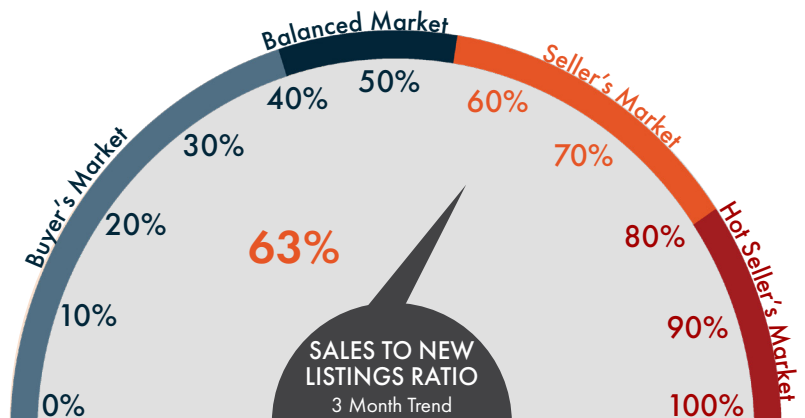
▼ 16.7% vs. JAN 2023 ▼ 13% vs. DEC 2023
▲ 33.3% vs. JAN 2019

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	63%
DETACHED	71%
SEMIS & TOWNS	71%
CONDOS	50%



Christianne Child REAL ESTATE BROKER

kwhomegroup
REALTY BROKERAGE
KELLERWILLIAMS
INDEPENDENTLY OWNED & OPERATED

MARKET STATISTICS AND ANALYSIS COMPILED BY
KELLER WILLIAMS HOME GROUP REALTY

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Waterloo, from January 1st, 2019 to January 31st, 2024. Data not independently verified. For information purposes only. Compiled February 6th, 2024.

kwhomegrouprealty.ca

MARKET REPORT

CAMBRIDGE HOMES

JANUARY 2024

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

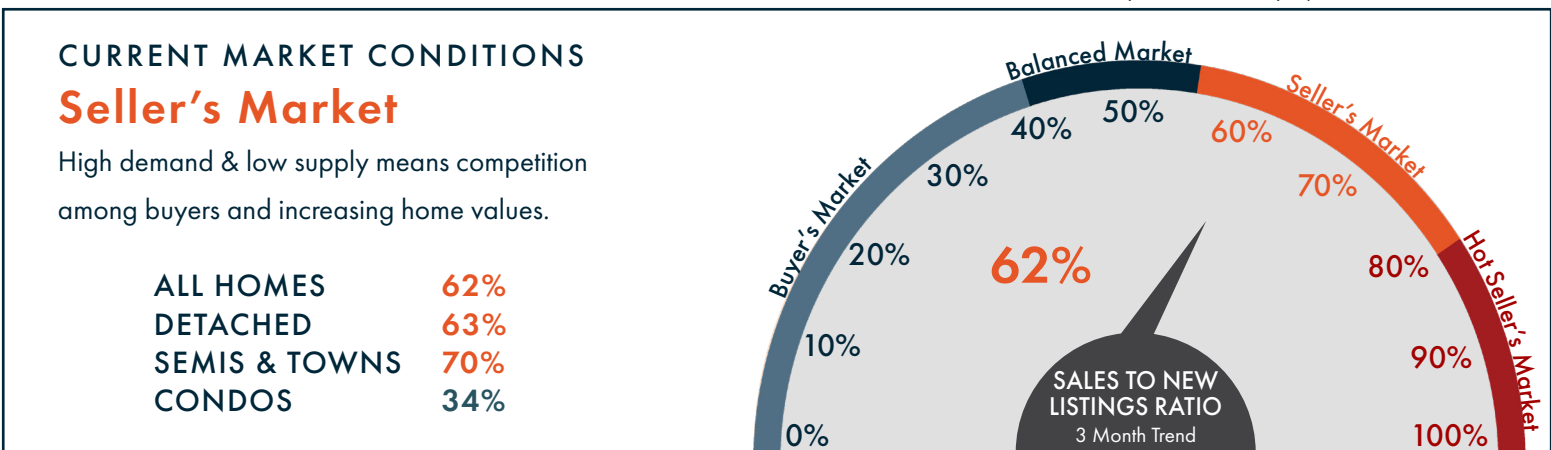
ALL HOMES 21 DAYS ON MARKET	\$714,000 ▼ 5.4% vs. JAN 2023 ▲ 0.6% vs. DEC 2023 ▲ 60.8% vs. JAN 2019	\$460 ▲ 2.9% vs. JAN 2023 ▲ 8.2% vs. DEC 2023 ▲ 38.1% vs. JAN 2019	184 ▲ 30.5% vs. JAN 2023 ▲ 170.6% vs. DEC 2023 ▶ 0% vs. JAN 2019	109 ▲ 49.3% vs. JAN 2023 ▲ 39.7% vs. DEC 2023 ▲ 3.8% vs. JAN 2019
---------------------------------------	---	---	---	--

DETACHED HOMES 14 DAYS ON MARKET	\$775,000 ▼ 3.5% vs. JAN 2023 ▲ 2% vs. DEC 2023 ▲ 59.8% vs. JAN 2019	\$450 ▲ 2.3% vs. JAN 2023 ▲ 7.9% vs. DEC 2023 ▲ 29.7% vs. JAN 2019	107 ▲ 40.8% vs. JAN 2023 ▲ 127.7% vs. DEC 2023 ▼ 22.5% vs. JAN 2019	64 ▲ 14.3% vs. JAN 2023 ▲ 28% vs. DEC 2023 ▼ 12.3% vs. JAN 2019
--	---	---	--	--

SEMI-DETACHED & TOWNHOMES 38 DAYS ON MARKET	\$665,000 ▲ 1.5% vs. JAN 2023 ▲ 5.6% vs. DEC 2023 ▲ 66.3% vs. JAN 2019	\$458 ▶ 0% vs. JAN 2023 ▲ 5.3% vs. DEC 2023 ▲ 44.9% vs. JAN 2019	45 ▼ 15.1% vs. JAN 2023 ▲ 200% vs. DEC 2023 ▲ 55.2% vs. JAN 2019	38 ▲ 153.3% vs. JAN 2023 ▲ 58.3% vs. DEC 2023 ▲ 58.3% vs. JAN 2019
---	---	---	---	---

CONDO APARTMENTS 23 DAYS ON MARKET	\$469,900 ▲ 8% vs. JAN 2023 ▼ 16.8% vs. DEC 2023 ▲ 72.8% vs. JAN 2019	\$562 ▲ 4.5% vs. JAN 2023 ▲ 21.1% vs. DEC 2023 ▲ 80.1% vs. JAN 2019	32 ▲ 166.7% vs. JAN 2023 ▲ 433.3% vs. DEC 2023 ▲ 88.2% vs. JAN 2019	7 ▲ 250% vs. JAN 2023 ▲ 75% vs. DEC 2023 ▼ 12.5% vs. JAN 2019
--	--	--	--	--

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



Christianne Child REAL ESTATE BROKER



MARKET STATISTICS AND ANALYSIS COMPILED BY
KELLER WILLIAMS HOME GROUP REALTY

Based on sales data from Ontario Regional Technology and Information Services MLS® for all residential properties in the City of Cambridge from January 1st, 2019 to January 31st, 2024. Data not independently verified. For information purposes only. Compiled February 6th, 2024.


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