

MARKET REPORT

FEBRUARY 2024


CHRISTIANNE CHILD
THE RIGHT REALTOR® DOES MAKE A DIFFERENCE

MARKET REPORT

GUELPH HOMES

FEBRUARY 2024

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

15 DAYS ON MARKET

\$780,000

▲ 5.8% vs. FEB 2023 ▲ 5.1% vs. JAN 2024

▲ 60.8% vs. FEB 2019

\$515

▲ 1% vs. FEB 2023 ▲ 2.4% vs. JAN 2024

▲ 38.4% vs. FEB 2019

224

▲ 6.7% vs. FEB 2023 ▲ 23.8% vs. JAN 2024

▲ 12% vs. FEB 2019

147

▲ 6.5% vs. FEB 2023 ▲ 53.1% vs. JAN 2024

▲ 7.3% vs. FEB 2019

DETACHED HOMES

15 DAYS ON MARKET

\$887,500

▲ 3.2% vs. FEB 2023 ▲ 5.7% vs. JAN 2024

▲ 51.7% vs. FEB 2019

\$523

▲ 1.8% vs. FEB 2023 ▲ 6.1% vs. JAN 2024

▲ 33.4% vs. FEB 2019

111

▲ 4.7% vs. FEB 2023 ▲ 33.7% vs. JAN 2024

▼ 1.8% vs. FEB 2019

82

▲ 36.7% vs. FEB 2023 ▲ 74.5% vs. JAN 2024

▲ 22.4% vs. FEB 2019

SEMI-DETACHED & TOWNHOMES

15 DAYS ON MARKET

\$675,000

▼ 6.6% vs. FEB 2023 ▼ 3.2% vs. JAN 2024

▲ 58.8% vs. FEB 2019

\$476

▲ 3.3% vs. FEB 2023 ▲ 4.4% vs. JAN 2024

▲ 43.8% vs. FEB 2019

51

▼ 12.1% vs. FEB 2023 ▲ 37.8% vs. JAN 2024

▼ 10.5% vs. FEB 2019

39

▼ 20.4% vs. FEB 2023 ▲ 30% vs. JAN 2024

▼ 13.3% vs. FEB 2019

CONDO APARTMENTS

23 DAYS ON MARKET

\$514,500

▼ 4.7% vs. FEB 2023 ▼ 5.2% vs. JAN 2024

▲ 49.6% vs. FEB 2019

\$549

▼ 5.8% vs. FEB 2023 ▼ 8.8% vs. JAN 2024

▲ 43.7% vs. FEB 2019

62

▲ 34.8% vs. FEB 2023 ▲ 1.6% vs. JAN 2024

▲ 107% vs. FEB 2019

26

▼ 10.3% vs. FEB 2023 ▲ 36.8% vs. JAN 2024

▲ 4% vs. FEB 2019

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	65%
DETACHED	71%
SEMIS & TOWNS	85%
CONDOS	39%



Christianne Child REAL ESTATE BROKER

KW HOME GROUP
REALTY BROKERAGE
KELLER WILLIAMS®
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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 February 1st, 2019 to February 29th, 2024. Data not independently verified. For information purposes only. Compiled March 8th, 2024.

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MARKET REPORT

LOCAL TOWNSHIPS

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

	MEDIAN Sale Price	AVERAGE SALE Price per Sqft	NUMBER OF Listings	NUMBER OF Sales
CENTRE WELLINGTON 33 DAYS ON MARKET	\$760,000 ▲ 0.7% vs. FEB 2023 ▲ 5.2% vs. JAN 2024 ▲ 52.8% vs. FEB 2019	\$445 ▲ 5.2% vs. FEB 2023 ▼ 2.2% vs. JAN 2024 ▲ 21.6% vs. FEB 2019	146 ▲ 28.1% vs. FEB 2023 ▼ 6.4% vs. JAN 2024 ▲ 58.7% vs. FEB 2019	91 ▲ 44.4% vs. FEB 2023 ▲ 26.4% vs. JAN 2024 ▲ 65.5% vs. FEB 2019
GUELPH/ERAMOSA 19 DAYS ON MARKET	\$1,020,000 ▼ 7.3% vs. FEB 2023 ► 0% vs. JAN 2024 ▲ 22.9% vs. FEB 2019	\$550 ▲ 25.9% vs. FEB 2023 ▼ 4.5% vs. JAN 2024 ▲ 37.1% vs. FEB 2019	32 ▲ 6.7% vs. FEB 2023 ▼ 13.5% vs. JAN 2024 ▼ 11.1% vs. FEB 2019	11 ▼ 47.6% vs. FEB 2023 ▼ 26.7% vs. JAN 2024 ▼ 38.9% vs. FEB 2019
PUSLINCH 21 DAYS ON MARKET	\$1,650,000 ▲ 80.8% vs. FEB 2023 ▲ 10.8% vs. JAN 2024 ▲ 32% vs. FEB 2019	\$518 ▼ 17.8% vs. FEB 2023 ▼ 12.5% vs. JAN 2024 ▲ 1.6% vs. FEB 2019	34 ▲ 3% vs. FEB 2023 ▲ 6.3% vs. JAN 2024 ▼ 17.1% vs. FEB 2019	7 ▼ 30% vs. FEB 2023 ▼ 12.5% vs. JAN 2024 ▼ 61.1% vs. FEB 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.



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MARKET STATISTICS AND ANALYSIS COMPILED BY
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MARKET REPORT

KITCHENER HOMES

FEBRUARY 2024

MEDIAN
Sale Price

AVERAGE SALE
Price per Sqft

NUMBER OF
Listings

NUMBER OF
Sales

ALL HOMES

11 DAYS ON MARKET

\$701,133

▲0.2% vs. FEB 2023 ▼1.9% vs. JAN 2024

▲54.1% vs. FEB 2019

\$461

▲3.1% vs. FEB 2023 ▲4.1% vs. JAN 2024

▲36.4% vs. FEB 2019

362

▲24% vs. FEB 2023 ▲5.5% vs. JAN 2024

▲4.6% vs. FEB 2019

221

▲16.9% vs. FEB 2023 ▲38.1% vs. JAN 2024

▲0.9% vs. FEB 2019

DETACHED HOMES

9 DAYS ON MARKET

\$811,000

▲1.4% vs. FEB 2023 ▼1.1% vs. JAN 2024

▲58.8% vs. FEB 2019

\$438

▼0.7% vs. FEB 2023 ►0% vs. JAN 2024

▲20% vs. FEB 2019

204

▲21.4% vs. FEB 2023 ▲36% vs. JAN 2024

▲6.3% vs. FEB 2019

115

▲11.7% vs. FEB 2023 ▲38.6% vs. JAN 2024

▲10.6% vs. FEB 2019

SEMI-DETACHED & TOWNHOMES

13 DAYS ON MARKET

\$607,500

▼2% vs. FEB 2023 ▼3.2% vs. JAN 2024

▲55% vs. FEB 2019

\$424

▼5.1% vs. FEB 2023 ▲4.4% vs. JAN 2024

▲37.2% vs. FEB 2019

137

▲82.7% vs. FEB 2023 ▲407.4% vs. JAN 2024

▲42.7% vs. FEB 2019

47

▼11.3% vs. FEB 2023 ▲14.6% vs. JAN 2024

▼25.4% vs. FEB 2019

CONDO APARTMENTS

45 DAYS ON MARKET

\$410,000

▼4.7% vs. FEB 2023 ▲5.1% vs. JAN 2024

▲41.4% vs. FEB 2019

\$485

▼1.6% vs. FEB 2023 ▼13.1% vs. JAN 2024

▲38.2% vs. FEB 2019

55

▼17.9% vs. FEB 2023 ▲27.9% vs. JAN 2024

▲14.6% vs. FEB 2019

29

▲70.6% vs. FEB 2023 ▲163.6% vs. JAN 2024

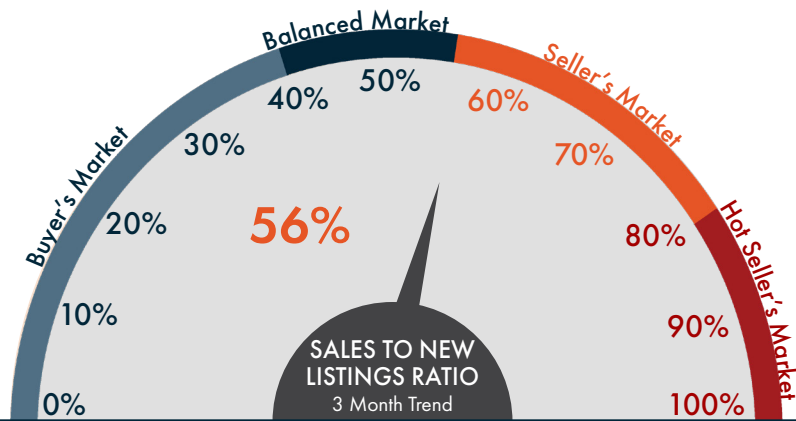
▲61.1% vs. FEB 2019

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%



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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 February 1st, 2019 to February 29th, 2024. Data not independently verified. For information purposes only. Compiled March 8th, 2024.

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MARKET REPORT

WATERLOO HOMES

FEBRUARY 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. FEB 2023 ▲ 6.3% vs. JAN 2024
▲ 56.5% vs. FEB 2019

\$443

▼ 2.2% vs. FEB 2023 ▲ 0.9% vs. JAN 2024
▲ 16.6% vs. FEB 2019

129

▶ 0% vs. FEB 2023 ▲ 101.6% vs. JAN 2024
▼ 31.7% vs. FEB 2019

77

▲ 20.3% vs. FEB 2023 ▲ 13.2% vs. JAN 2024
▼ 1.3% vs. FEB 2019

DETACHED HOMES

25 DAYS ON MARKET

\$943,000

▲ 12.9% vs. FEB 2023 ▲ 14.9% vs. JAN 2024
▲ 67.3% vs. FEB 2019

\$420

▼ 1.6% vs. FEB 2023 ▲ 8.5% vs. JAN 2024
▲ 22.1% vs. FEB 2019

52

▼ 10.3% vs. FEB 2023 ▲ 85.7% vs. JAN 2024
▼ 55.9% vs. FEB 2019

39

▲ 18.2% vs. FEB 2023 ▲ 14.7% vs. JAN 2024
▼ 18.8% vs. FEB 2019

SEMI-DETACHED & TOWNHOMES

19 DAYS ON MARKET

\$558,500

▼ 18.5% vs. FEB 2023 ▼ 17% vs. JAN 2024
▲ 61.9% vs. FEB 2019

\$402

▲ 3.6% vs. FEB 2023 ▼ 3.8% vs. JAN 2024
▲ 9.2% vs. FEB 2019

23

▼ 11.5% vs. FEB 2023 ▲ 76.9% vs. JAN 2024
▼ 23.3% vs. FEB 2019

18

▲ 157.1% vs. FEB 2023 ▲ 63.6% vs. JAN 2024
▲ 20% vs. FEB 2019

CONDO APARTMENTS

45 DAYS ON MARKET

\$459,500

▼ 5% vs. FEB 2023 ▼ 9.9% vs. JAN 2024
▲ 61.2% vs. FEB 2019

\$525

▲ 3.1% vs. FEB 2023 ▼ 0.2% vs. JAN 2024
▲ 10% vs. FEB 2019

53

▲ 20.5% vs. FEB 2023 ▲ 141% vs. JAN 2024
▲ 29.3% vs. FEB 2019

20

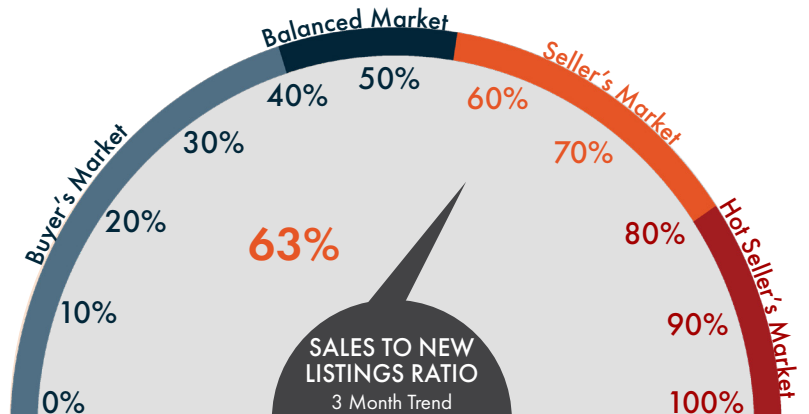
▼ 16.7% vs. FEB 2023 ▼ 13% vs. JAN 2024
▲ 33.3% vs. FEB 2019

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%**



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MARKET REPORT

CAMBRIDGE HOMES

FEBRUARY 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. FEB 2023 ▲ 0.6% vs. JAN 2024

▲ 60.8% vs. FEB 2019

\$460

▲ 2.9% vs. FEB 2023 ▲ 8.2% vs. JAN 2024

▲ 38.1% vs. FEB 2019

184

▲ 30.5% vs. FEB 2023 ▲ 170.6% vs. JAN 2024

▶ 0% vs. FEB 2019

109

▲ 49.3% vs. FEB 2023 ▲ 39.7% vs. JAN 2024

▲ 3.8% vs. FEB 2019

DETACHED HOMES

14 DAYS ON MARKET

\$775,000

▼ 3.5% vs. FEB 2023 ▲ 2% vs. JAN 2024

▲ 59.8% vs. FEB 2019

\$450

▲ 2.3% vs. FEB 2023 ▲ 7.9% vs. JAN 2024

▲ 29.7% vs. FEB 2019

107

▲ 40.8% vs. FEB 2023 ▲ 127.7% vs. JAN 2024

▼ 22.5% vs. FEB 2019

64

▲ 14.3% vs. FEB 2023 ▲ 28% vs. JAN 2024

▼ 12.3% vs. FEB 2019

SEMI-DETACHED & TOWNHOMES

38 DAYS ON MARKET

\$665,000

▲ 1.5% vs. FEB 2023 ▲ 5.6% vs. JAN 2024

▲ 66.3% vs. FEB 2019

\$458

▶ 0% vs. FEB 2023 ▲ 5.3% vs. JAN 2024

▲ 44.9% vs. FEB 2019

45

▼ 15.1% vs. FEB 2023 ▲ 200% vs. JAN 2024

▲ 55.2% vs. FEB 2019

38

▲ 153.3% vs. FEB 2023 ▲ 58.3% vs. JAN 2024

▲ 58.3% vs. FEB 2019

CONDO APARTMENTS

23 DAYS ON MARKET

\$469,900

▲ 8% vs. FEB 2023 ▼ 16.8% vs. JAN 2024

▲ 72.8% vs. FEB 2019

\$562

▲ 4.5% vs. FEB 2023 ▲ 21.1% vs. JAN 2024

▲ 80.1% vs. FEB 2019

32

▲ 166.7% vs. FEB 2023 ▲ 433.3% vs. JAN 2024

▲ 88.2% vs. FEB 2019

7

▲ 250% vs. FEB 2023 ▲ 75% vs. JAN 2024

▼ 12.5% vs. FEB 2019

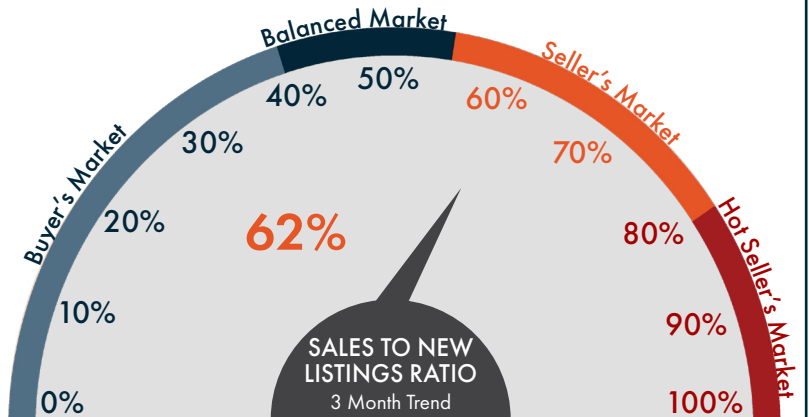
NOTE: Statistics based on a significantly low number of properties may not be accurately representative of market trends.

CURRENT MARKET CONDITIONS

Seller's Market

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

ALL HOMES	62%
DETACHED	63%
SEMIS & TOWNS	70%
CONDOS	34%



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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 February 1st, 2019 to February 29th, 2024. Data not independently verified. For information purposes only. Compiled March 8th, 2024.


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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.



 (519) 831-9999

 christiannechild@gmail.com

 chrischild.ca

 @christianne_child

 /realtorchristianne