

Local Market Update – December 2023

A Research Tool Provided by ITSO.



City of Guelph

Area

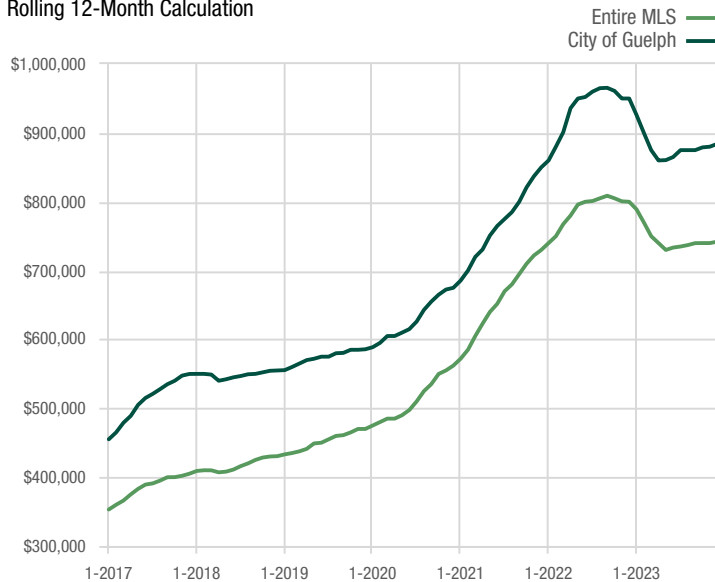
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	30	34	+ 13.3%	1,741	1,437	- 17.5%
Sales	43	33	- 23.3%	1,032	850	- 17.6%
Days on Market Until Sale	31	37	+ 19.4%	15	18	+ 20.0%
Median Sales Price*	\$750,500	\$775,000	+ 3.3%	\$950,000	\$884,000	- 6.9%
Average Sales Price*	\$821,146	\$843,467	+ 2.7%	\$1,019,962	\$942,856	- 7.6%
Percent of List Price Received*	97.2%	97.3%	+ 0.1%	106.3%	100.9%	- 5.1%
Inventory of Homes for Sale	68	97	+ 42.6%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	42	35	- 16.7%	1,525	1,303	- 14.6%
Sales	32	30	- 6.3%	908	804	- 11.5%
Days on Market Until Sale	25	36	+ 44.0%	17	22	+ 29.4%
Median Sales Price*	\$602,000	\$650,000	+ 8.0%	\$690,000	\$655,000	- 5.1%
Average Sales Price*	\$618,406	\$637,967	+ 3.2%	\$707,619	\$657,964	- 7.0%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	106.5%	99.9%	- 6.2%
Inventory of Homes for Sale	73	104	+ 42.5%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

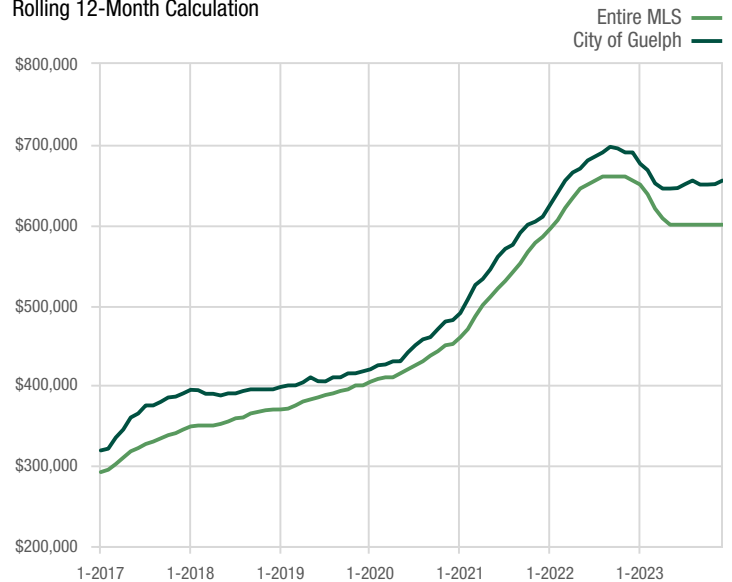
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.