

# Local Market Update – April 2024

A Research Tool Provided by ITSO.



## City of Guelph

Area

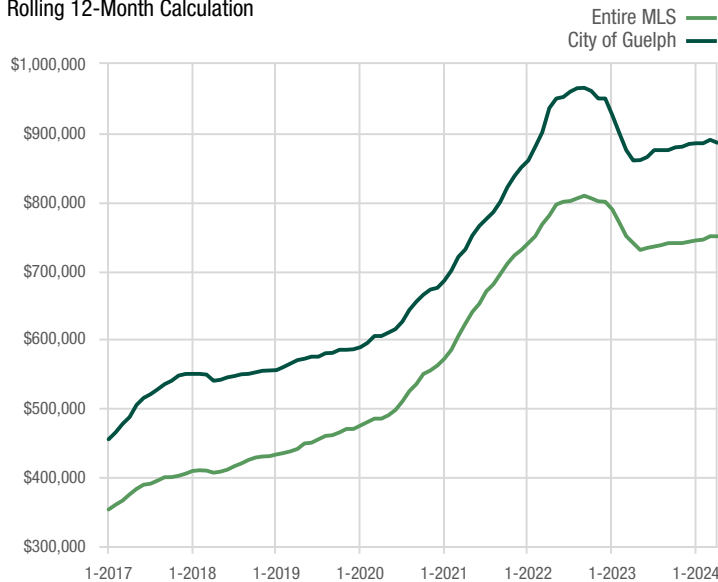
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	121	<b>183</b>	+ 51.2%	432	<b>508</b>	+ 17.6%
Sales	96	<b>95</b>	- 1.0%	279	<b>306</b>	+ 9.7%
Days on Market Until Sale	15	<b>16</b>	+ 6.7%	17	<b>21</b>	+ 23.5%
Median Sales Price*	\$910,000	<b>\$860,100</b>	- 5.5%	\$865,000	<b>\$870,000</b>	+ 0.6%
Average Sales Price*	\$956,864	<b>\$923,153</b>	- 3.5%	\$911,245	<b>\$921,160</b>	+ 1.1%
Percent of List Price Received*	101.9%	<b>101.9%</b>	0.0%	100.7%	<b>100.8%</b>	+ 0.1%
Inventory of Homes for Sale	103	<b>152</b>	+ 47.6%	—	—	—
Months Supply of Inventory	1.4	<b>2.1</b>	+ 50.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	101	<b>134</b>	+ 32.7%	407	<b>505</b>	+ 24.1%
Sales	84	<b>75</b>	- 10.7%	321	<b>278</b>	- 13.4%
Days on Market Until Sale	17	<b>27</b>	+ 58.8%	21	<b>30</b>	+ 42.9%
Median Sales Price*	\$630,850	<b>\$630,000</b>	- 0.1%	\$655,000	<b>\$631,000</b>	- 3.7%
Average Sales Price*	\$668,972	<b>\$653,744</b>	- 2.3%	\$654,653	<b>\$644,784</b>	- 1.5%
Percent of List Price Received*	100.7%	<b>100.2%</b>	- 0.5%	99.9%	<b>99.7%</b>	- 0.2%
Inventory of Homes for Sale	81	<b>172</b>	+ 112.3%	—	—	—
Months Supply of Inventory	1.2	<b>2.7</b>	+ 125.0%	—	—	—

\* 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.

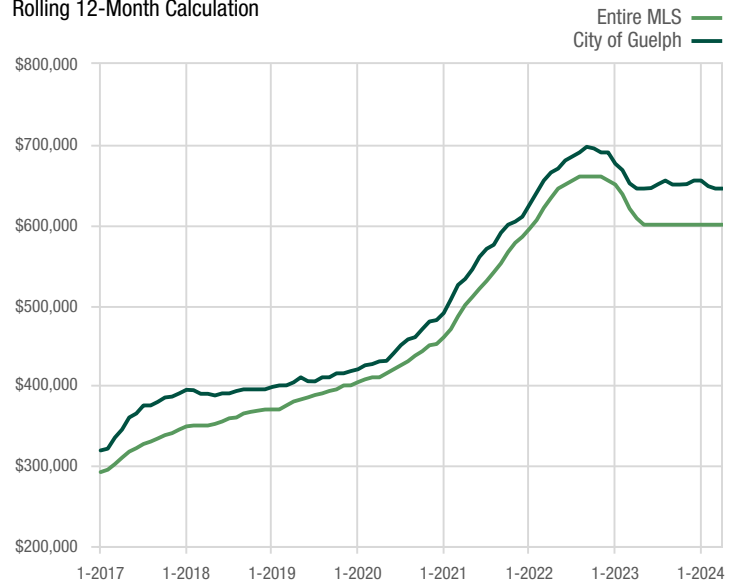
### Median Sales Price - Single-Family

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.