

# Local Market Update – September 2024

A Research Tool Provided by ITSO.



## City of Guelph

Area

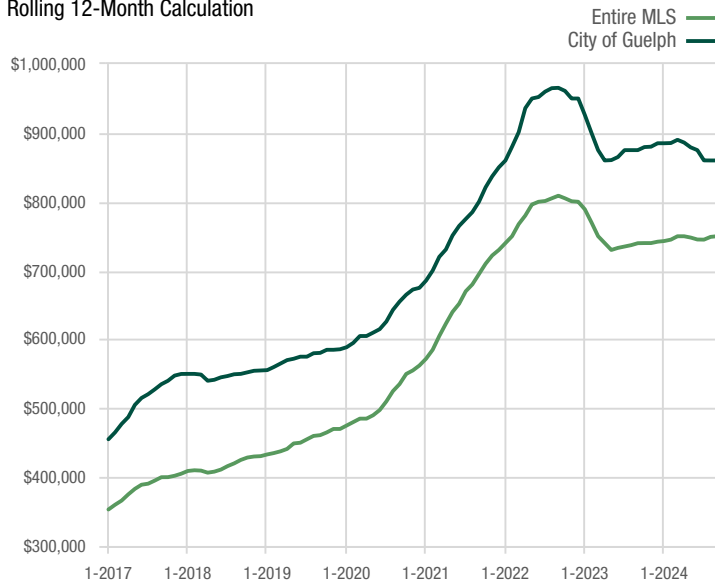
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	168	<b>191</b>	+ 13.7%	1,152	<b>1,416</b>	+ 22.9%
Sales	57	<b>77</b>	+ 35.1%	705	<b>737</b>	+ 4.5%
Days on Market Until Sale	18	<b>27</b>	+ 50.0%	17	<b>22</b>	+ 29.4%
Median Sales Price*	\$865,000	<b>\$866,500</b>	+ 0.2%	\$899,000	<b>\$865,000</b>	- 3.8%
Average Sales Price*	\$934,542	<b>\$917,579</b>	- 1.8%	\$956,372	<b>\$916,378</b>	- 4.2%
Percent of List Price Received*	99.4%	<b>98.4%</b>	- 1.0%	101.5%	<b>99.9%</b>	- 1.6%
Inventory of Homes for Sale	161	<b>238</b>	+ 47.8%	—	—	—
Months Supply of Inventory	2.2	<b>3.2</b>	+ 45.5%	—	—	—

Townhouse/Condo	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	143	<b>142</b>	- 0.7%	1,049	<b>1,217</b>	+ 16.0%
Sales	47	<b>52</b>	+ 10.6%	674	<b>640</b>	- 5.0%
Days on Market Until Sale	24	<b>39</b>	+ 62.5%	20	<b>30</b>	+ 50.0%
Median Sales Price*	\$630,000	<b>\$646,000</b>	+ 2.5%	\$660,000	<b>\$640,000</b>	- 3.0%
Average Sales Price*	\$664,613	<b>\$657,477</b>	- 1.1%	\$660,994	<b>\$653,862</b>	- 1.1%
Percent of List Price Received*	99.1%	<b>97.6%</b>	- 1.5%	100.1%	<b>99.5%</b>	- 0.6%
Inventory of Homes for Sale	161	<b>207</b>	+ 28.6%	—	—	—
Months Supply of Inventory	2.3	<b>3.2</b>	+ 39.1%	—	—	—

\* 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.

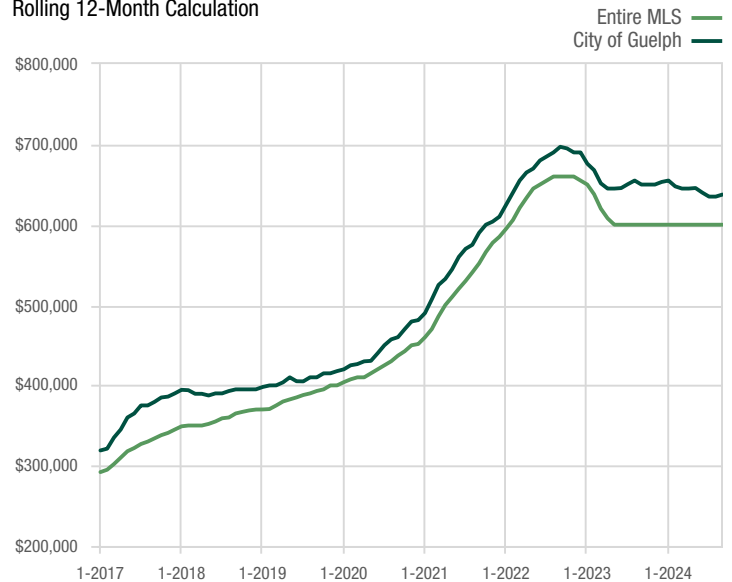
### Median Sales Price - Single-Family

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.