

Local Market Update – February 2024

A Research Tool Provided by ITSO.



City of Guelph

Area

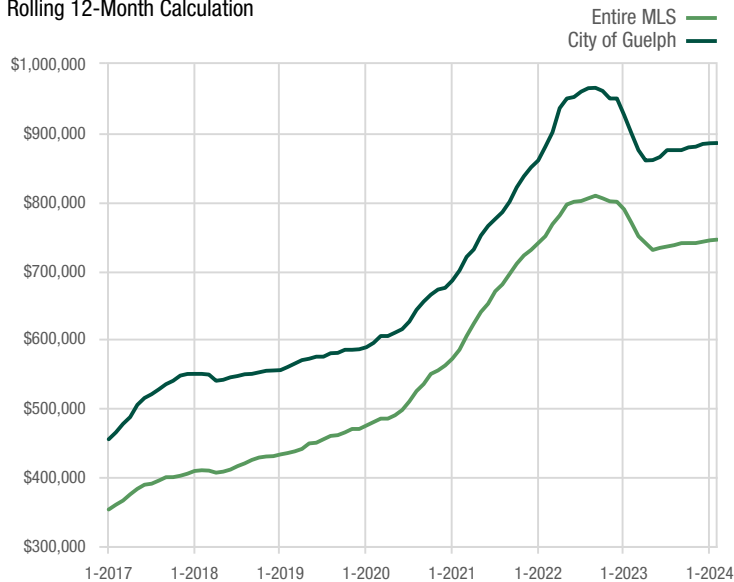
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	106	112	+ 5.7%	180	195	+ 8.3%
Sales	60	82	+ 36.7%	103	129	+ 25.2%
Days on Market Until Sale	16	27	+ 68.8%	22	28	+ 27.3%
Median Sales Price*	\$860,000	\$887,500	+ 3.2%	\$835,000	\$875,000	+ 4.8%
Average Sales Price*	\$889,972	\$943,156	+ 6.0%	\$875,418	\$923,869	+ 5.5%
Percent of List Price Received*	100.7%	100.0%	- 0.7%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	94	100	+ 6.4%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Townhouse/Condo	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	104	112	+ 7.7%	187	210	+ 12.3%
Sales	78	63	- 19.2%	133	112	- 15.8%
Days on Market Until Sale	21	29	+ 38.1%	23	33	+ 43.5%
Median Sales Price*	\$685,000	\$625,000	- 8.8%	\$675,000	\$640,000	- 5.2%
Average Sales Price*	\$673,887	\$617,294	- 8.4%	\$649,958	\$629,877	- 3.1%
Percent of List Price Received*	100.1%	100.2%	+ 0.1%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	85	146	+ 71.8%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

* 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.

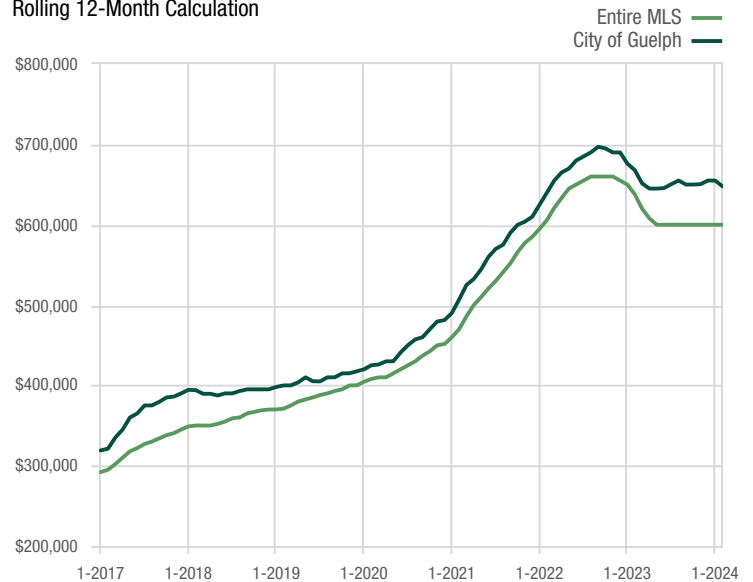
Median Sales Price - Single-Family

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.