

Local Market Update – June 2023

A Research Tool Provided by ITSO.



City of Guelph

Area

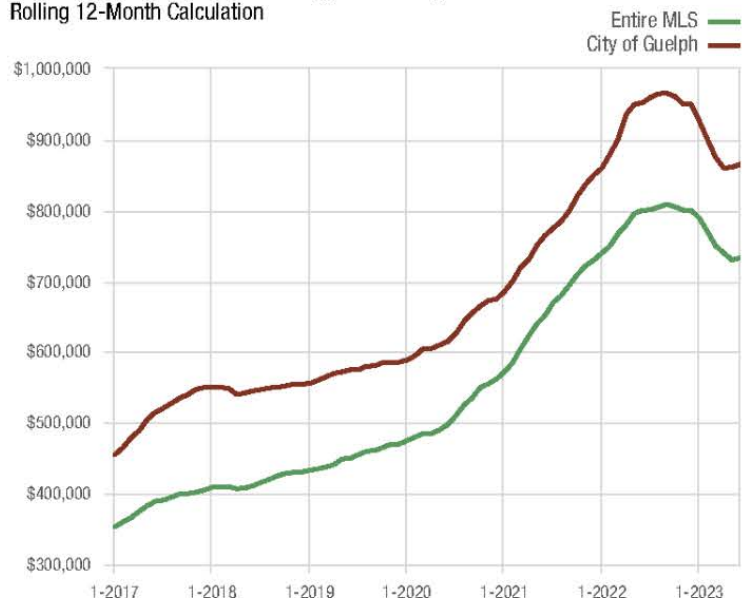
Single Family	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	200	158	- 21.0%	1,097	751	- 31.5%
Sales	93	111	+ 19.4%	657	506	- 23.0%
Days on Market Until Sale	15	13	- 13.3%	9	16	+ 77.8%
Median Sales Price*	\$868,000	\$945,000	+ 8.9%	\$1,018,000	\$900,000	- 11.6%
Average Sales Price*	\$967,080	\$1,007,190	+ 4.1%	\$1,099,612	\$962,392	- 12.5%
Percent of List Price Received*	100.0%	103.1%	+ 3.1%	111.5%	101.4%	- 9.1%
Inventory of Homes for Sale	164	112	- 31.7%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Townhouse/Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
Key Metrics						
New Listings	168	148	- 11.9%	996	676	- 32.1%
Sales	81	76	- 6.2%	566	485	- 14.3%
Days on Market Until Sale	17	15	- 11.8%	10	20	+ 100.0%
Median Sales Price*	\$660,000	\$705,000	+ 6.8%	\$745,000	\$659,700	- 11.4%
Average Sales Price*	\$674,078	\$687,344	+ 2.0%	\$758,585	\$660,364	- 12.9%
Percent of List Price Received*	99.5%	100.6%	+ 1.1%	111.4%	100.2%	- 10.1%
Inventory of Homes for Sale	161	122	- 24.2%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

* 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.

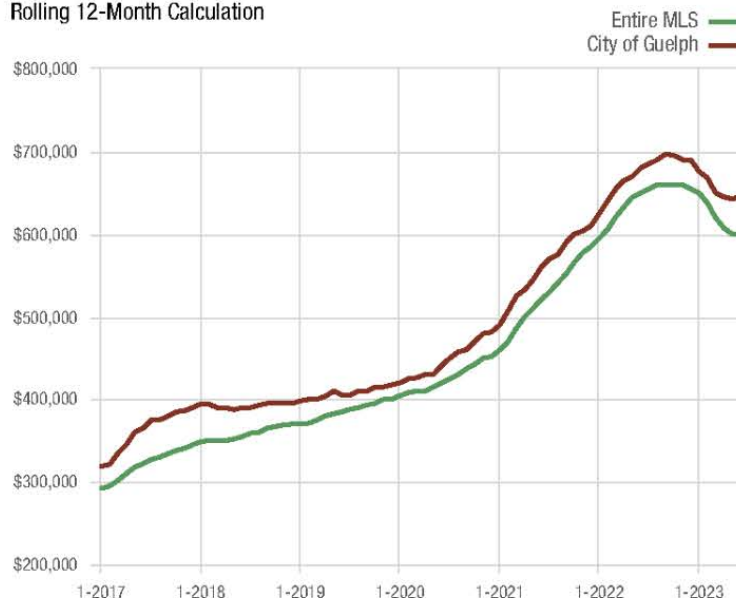
Median Sales Price - Single-Family

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.