

# Local Market Update – July 2023

A Research Tool Provided by ITSO.



## City of Guelph

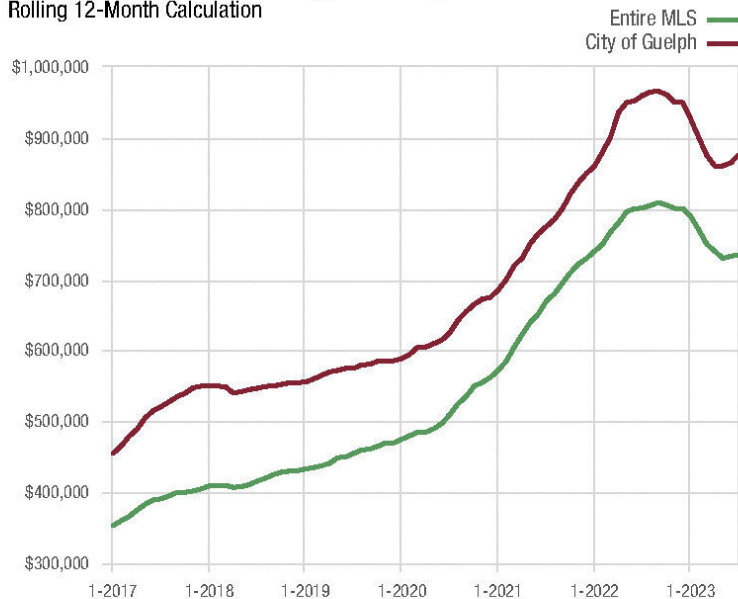
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
<b>Key Metrics</b>						
New Listings	139	120	- 13.7%	1,236	871	- 29.5%
Sales	68	82	+ 20.6%	725	588	- 18.9%
Days on Market Until Sale	21	20	- 4.8%	10	16	+ 60.0%
Median Sales Price*	\$832,500	<b>\$935,500</b>	+ 12.4%	\$999,000	<b>\$900,000</b>	- 9.9%
Average Sales Price*	\$899,388	<b>\$986,325</b>	+ 9.7%	\$1,080,832	<b>\$964,915</b>	- 10.7%
Percent of List Price Received*	97.0%	<b>102.5%</b>	+ 5.7%	110.2%	<b>101.6%</b>	- 7.8%
Inventory of Homes for Sale	170	111	- 34.7%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
<b>Key Metrics</b>						
New Listings	143	141	- 1.4%	1,139	819	- 28.1%
Sales	61	76	+ 24.6%	627	563	- 10.2%
Days on Market Until Sale	20	18	- 10.0%	11	20	+ 81.8%
Median Sales Price*	\$600,000	<b>\$674,950</b>	+ 12.5%	\$721,101	<b>\$665,000</b>	- 7.8%
Average Sales Price*	\$625,724	<b>\$657,514</b>	+ 5.1%	\$745,659	<b>\$660,440</b>	- 11.4%
Percent of List Price Received*	98.8%	<b>101.0%</b>	+ 2.2%	110.2%	<b>100.3%</b>	- 9.0%
Inventory of Homes for Sale	164	135	- 17.7%	—	—	—
Months Supply of Inventory	1.9	1.9	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.

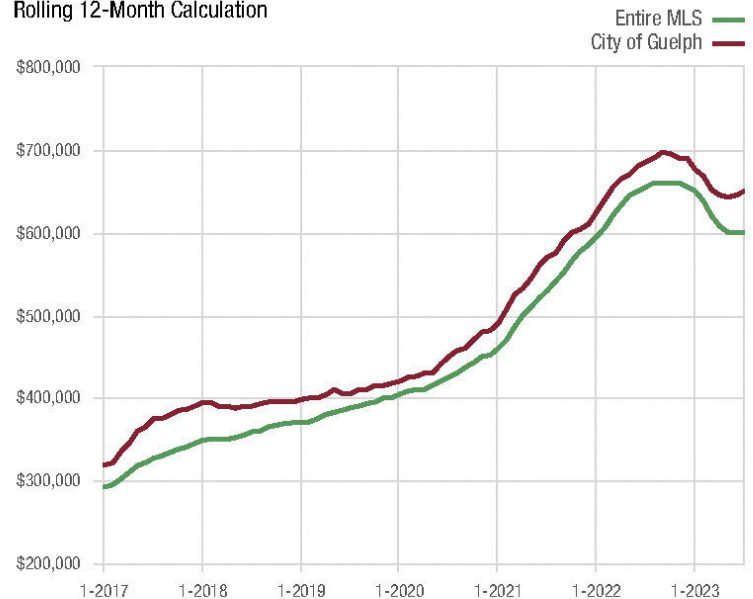
### Median Sales Price - Single-Family

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.