

Local Market Update – August 2023

A Research Tool Provided by ITSO.



City of Guelph

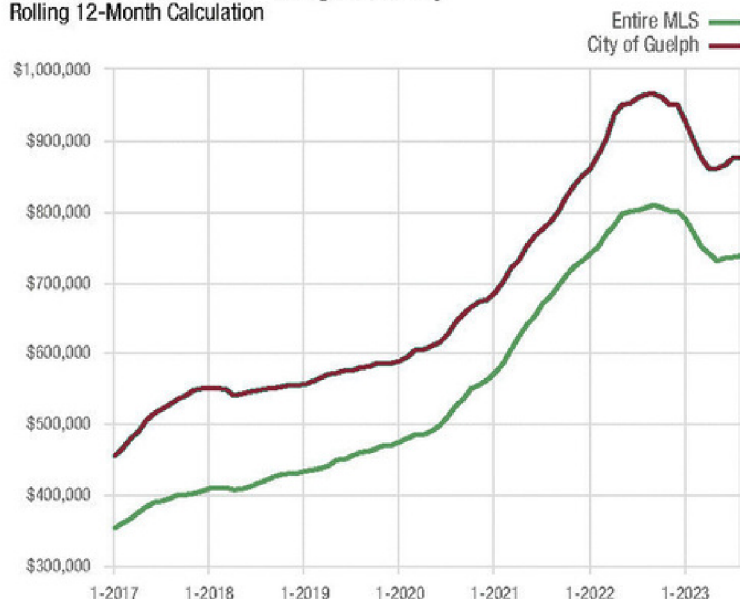
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	116	112	- 3.4%	1,352	984	- 27.2%
Sales	54	57	+ 5.6%	779	647	- 16.9%
Days on Market Until Sale	28	16	- 42.9%	12	16	+ 33.3%
Median Sales Price*	\$900,000	\$860,000	- 4.4%	\$982,500	\$899,000	- 8.5%
Average Sales Price*	\$929,982	\$888,484	- 4.5%	\$1,070,375	\$957,417	- 10.6%
Percent of List Price Received*	96.6%	102.0%	+ 5.6%	109.2%	101.6%	- 7.0%
Inventory of Homes for Sale	165	117	- 29.1%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	84	86	+ 2.4%	1,223	906	- 25.9%
Sales	59	61	+ 3.4%	686	626	- 8.7%
Days on Market Until Sale	27	23	- 14.8%	12	20	+ 66.7%
Median Sales Price*	\$630,000	\$650,000	+ 3.2%	\$715,000	\$660,000	- 7.7%
Average Sales Price*	\$612,487	\$661,311	+ 8.0%	\$734,206	\$660,883	- 10.0%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	109.2%	100.2%	- 8.2%
Inventory of Homes for Sale	143	118	- 17.5%	—	—	—
Months Supply of Inventory	1.7	1.7	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.

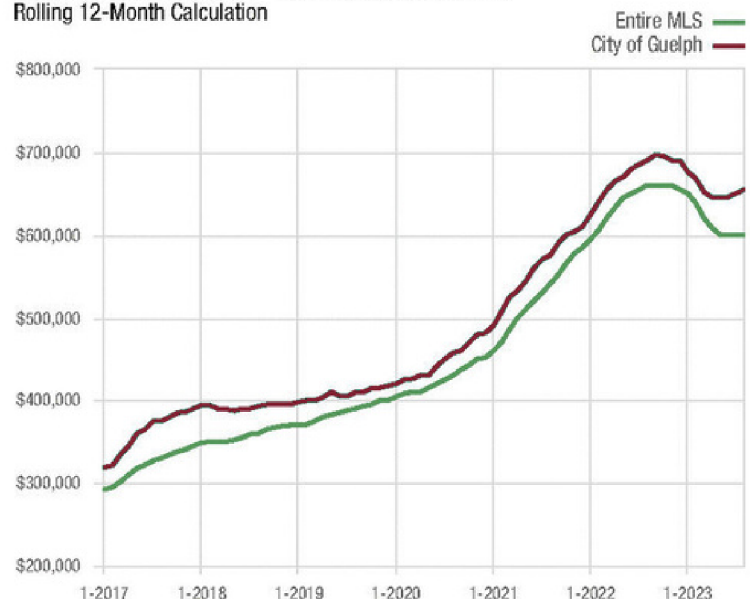
Median Sales Price - Single-Family

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.