



2025 JUNE

CENTRE WELLINGTON

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there June be occasional discrepancies or errors in the data.

OVERVIEW

BALANCED MARKET

Centre Wellington's real estate market edged closer to balanced conditions in June, though it remained slightly in favour of buyers. The median sale price dropped 11.27% to \$727,500, while the average fell 9.34% to \$786,548. Despite softer pricing, unit sales rose 10% to 44 transactions, and overall sales volume held steady with a slight 0.28% dip. New listings increased 29.41%, expanding inventory, while expired listings rose 66.67%, indicating longer selling times. With a unit sales-to-listings ratio of 40%, the market sits just on the cusp of balanced.

June year-over-year sales volume of \$34,608,100

Down 0.28% from 2024's \$34,704,295 with unit sales of 44 up 10% from last June's 40. New listings of 110 are up 29.41% from a year ago, with the sales/listing ratio of 40% down 7.06%.

Year-to-date sales volume of \$182,129,999

Down 21.85% from 2024's \$233,064,295 with unit sales of 221 down by 15.65% from last year's 262. New listings of 605 are up 14.37% from a year ago, with the sales/listing ratio of 36.53% down 13%.

Year-to-date average sale price of \$822,825

Down from \$882,395 one year ago with median sale price of \$788,125 down from \$806,000 one year ago. Average days-on-market of 40 is up 5 days from last year.

JUNE NUMBERS

Median Sale Price

\$727,500

-11.27%

Average Sale Price

\$786,548

-9.34%

Sales Volume

\$34,608,100

-0.28%

Unit Sales

44

+10%

New Listings

110

+29.41%

Expired Listings

15

+66.67%

Unit Sales/Listings Ratio

40%

-7.06%

*Year-over-year comparison
(June 2024 vs. June 2025)*

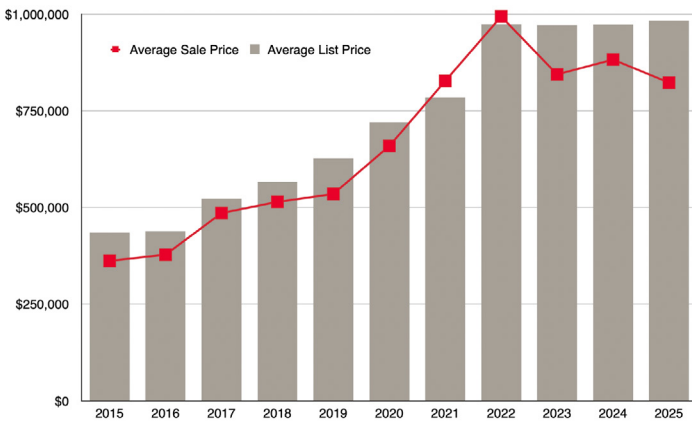


THE MARKET IN DETAIL

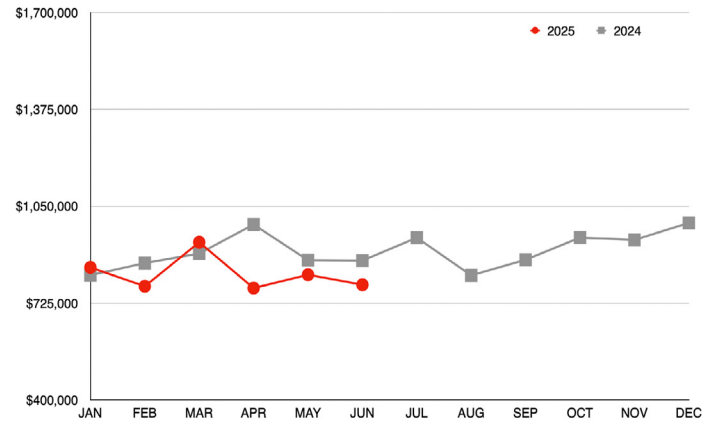
	2023	2024	2025	2024-2025
YTD Volume Sales	\$225,243,993	\$233,064,295	\$182,129,999	-21.85%
YTD Unit Sales	263	262	221	-15.65%
YTD New Listings	399	529	605	+14.37%
YTD Sales/Listings Ratio	65.91%	49.53%	36.53%	-13%
YTD Expired Listings	30	50	67	+34%
Monthly Volume Sales	\$61,392,500	\$34,704,295	\$34,608,100	-0.28%
Monthly Unit Sales	66	40	44	+10%
Monthly New Listings	88	85	110	+29.41%
Monthly Sales/Listings Ratio	75.00%	47.06%	40.00%	-7.06%
Monthly Expired Listings	3	9	15	+66.67%
YTD Sales: \$0-\$199K	4	2	2	No Change
YTD Sales: \$200k-349K	2	1	6	+500%
YTD Sales: \$350K-\$549K	18	26	18	-30.77%
YTD Sales: \$550K-\$749K	85	77	72	-6.49%
YTD Sales: \$750K-\$999K	97	84	84	No Change
YTD Sales: \$1M-\$2M	54	71	36	-49.3%
YTD Sales: \$2M+	3	4	4	No Change
YTD Average Days-On-Market	28.67	34.67	40.33	+16.35%
YTD Average Sale Price	\$844,051	\$882,395	\$822,825	-6.75%
YTD Median Sale Price	\$782,500	\$806,000	\$788,125	-2.22%

Centre Wellington MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

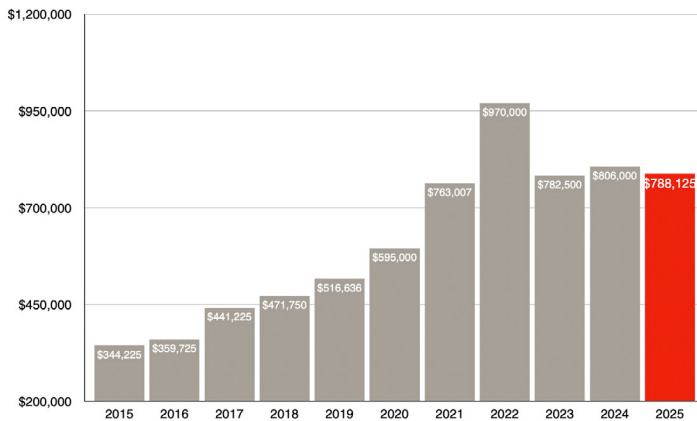


Year-Over-Year

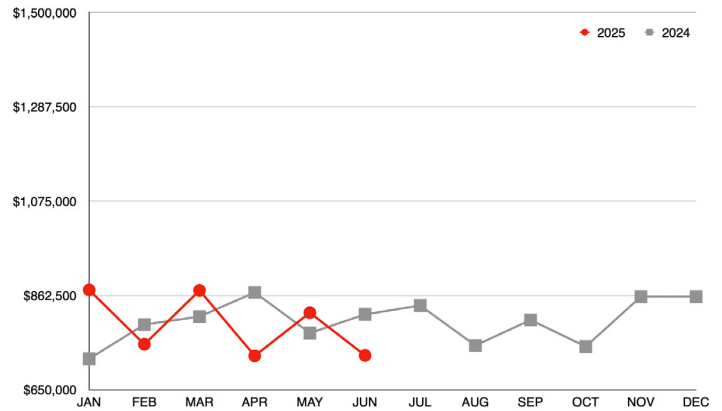


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



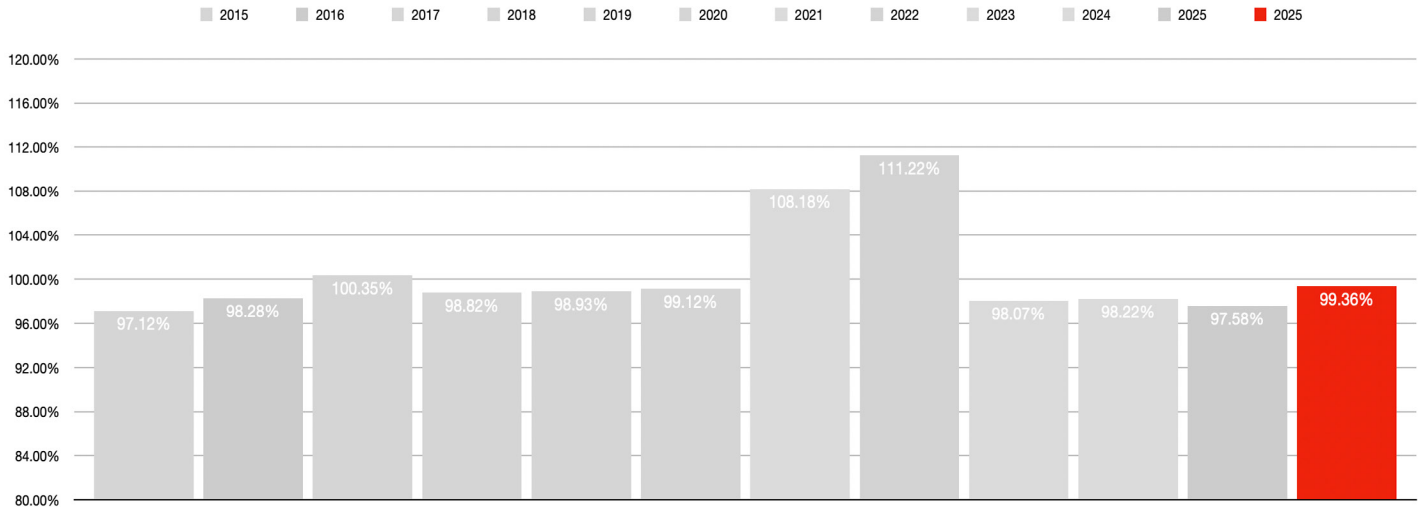
Year-Over-Year



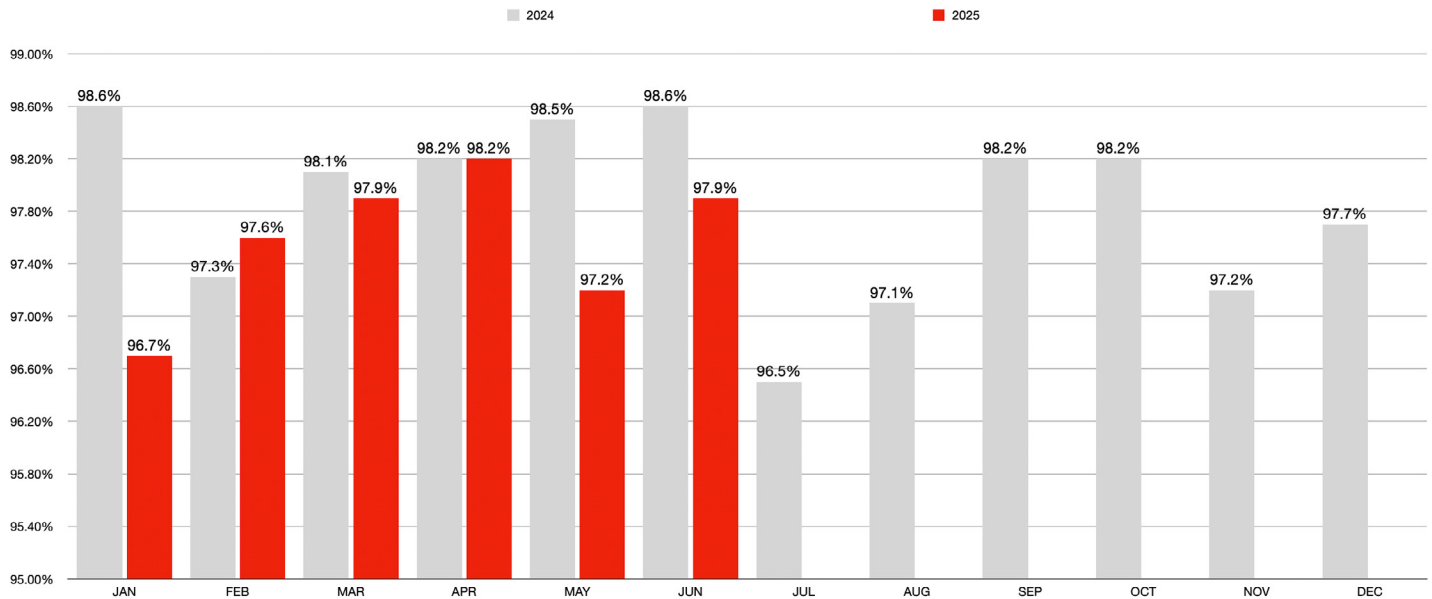
Month-Over-Month 2024 vs. 2025

* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

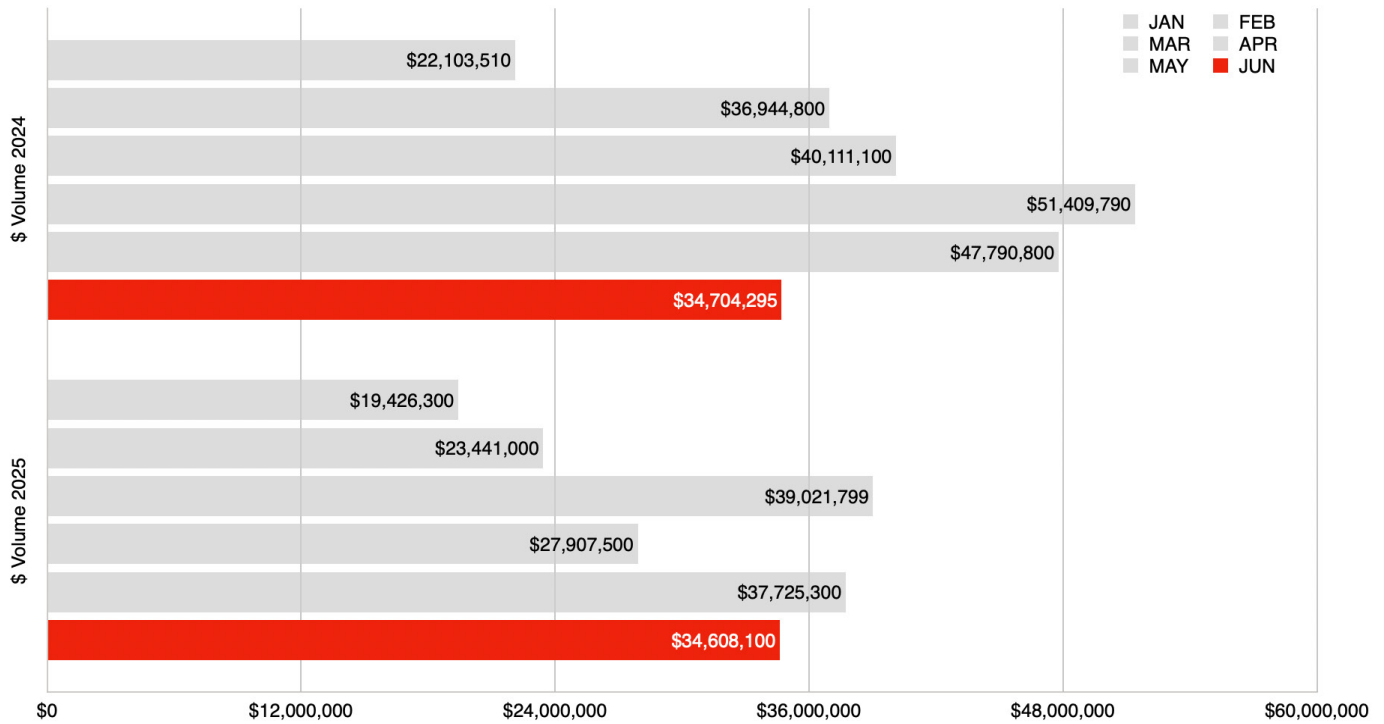


Year-Over-Year

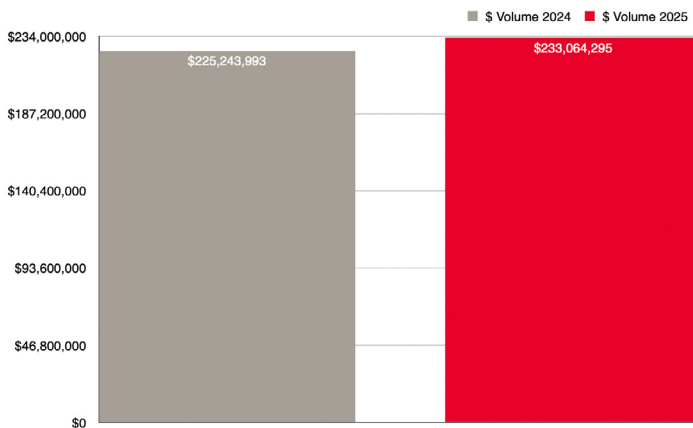


Month-Over-Month 2024 vs. 2025

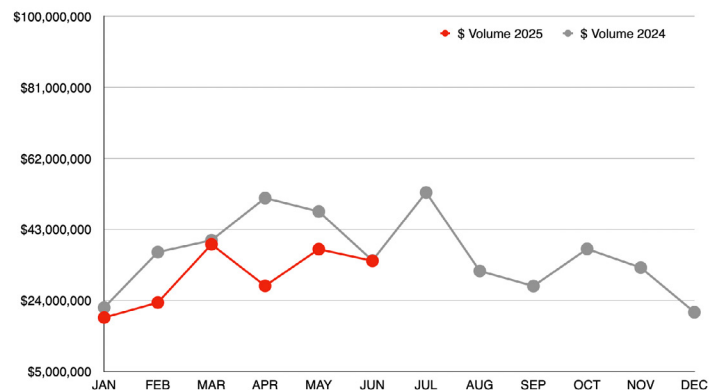
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

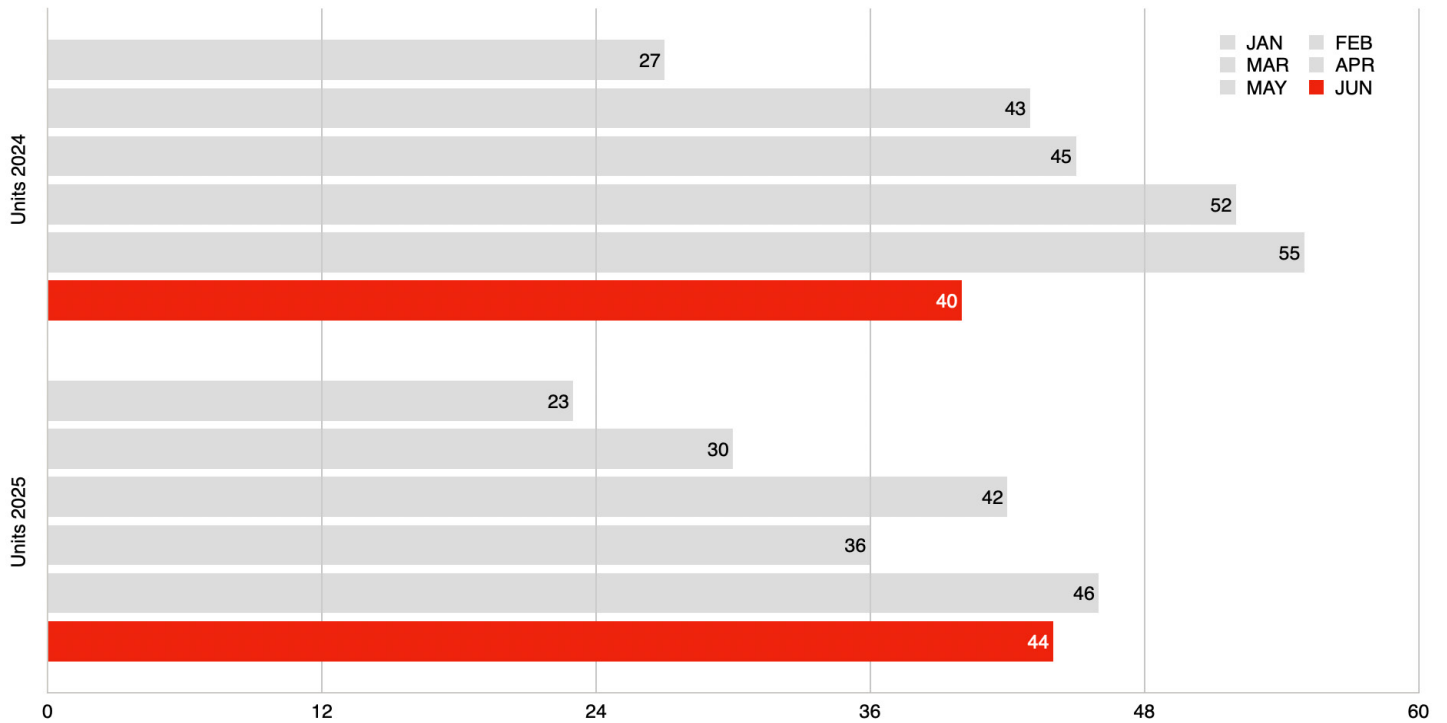


Yearly Totals 2024 vs. 2025

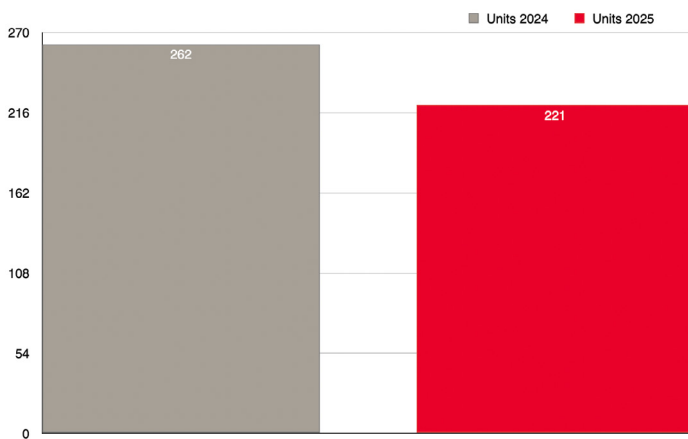


Month vs. Month 2024 vs. 2025

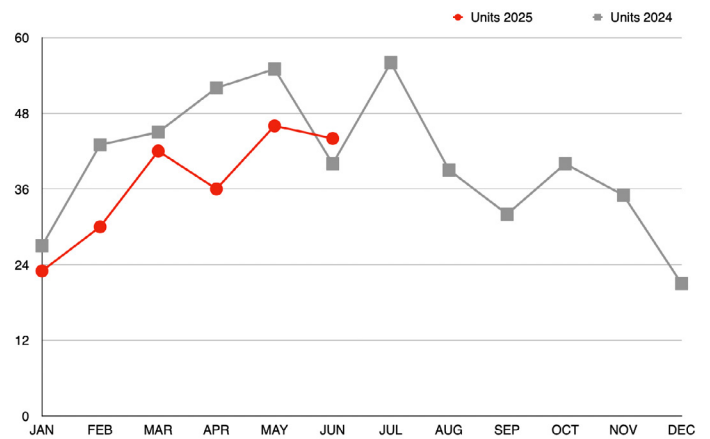
UNIT SALES



Monthly Comparison 2024 vs. 2025

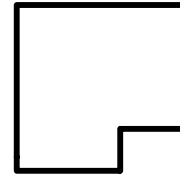

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



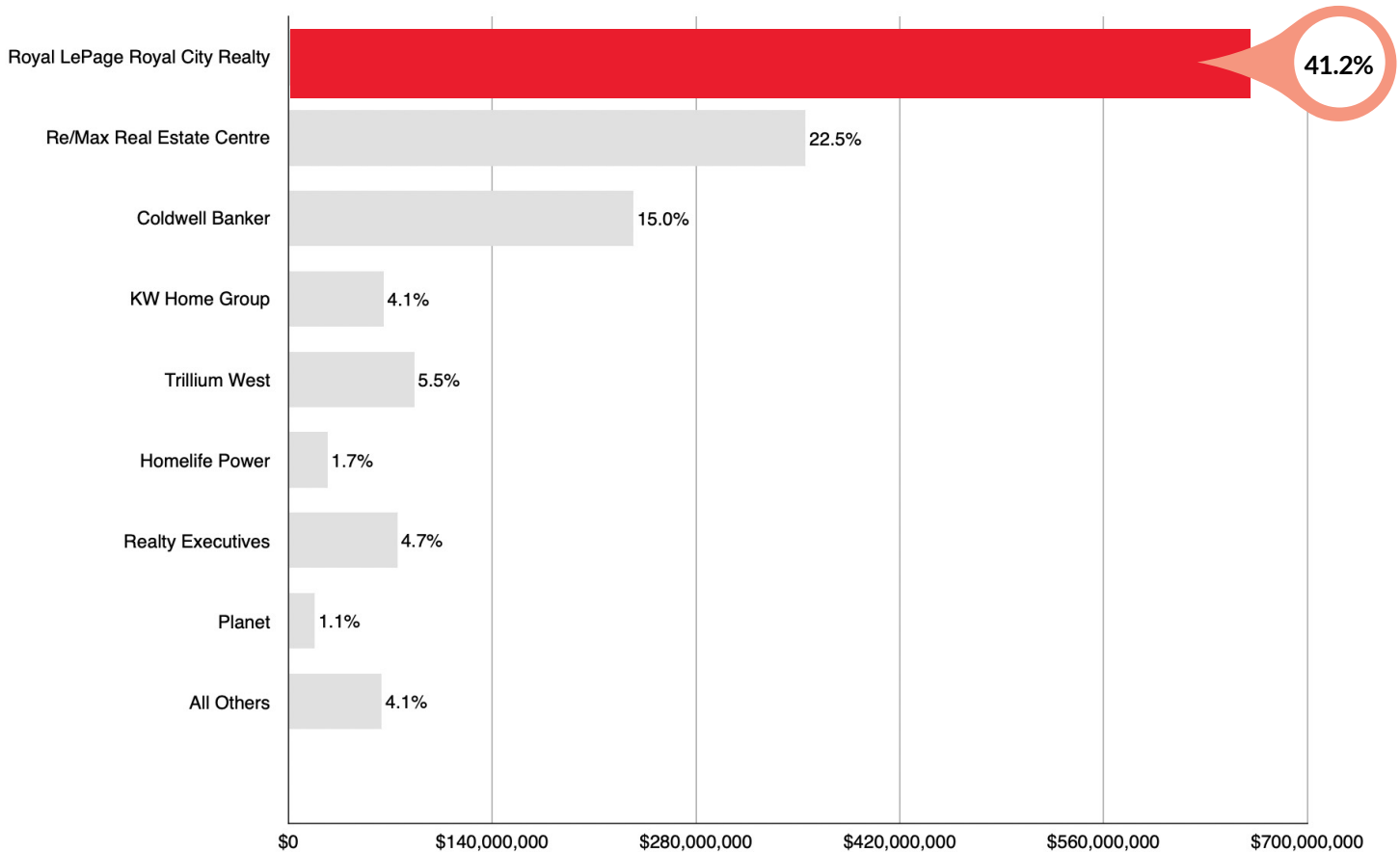
	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$162,969,099 -18.05%	 \$19,160,900 -19.81%	 \$2,200,000 -80.56%
YTD Unit Sales	 191 -6.37%	 30 -23.08%	 4 -33.33%
YTD Average Sale Price	 \$853,241 -7.29%	 \$19,160,900 -19.81%	 \$550,000 +241.33%
June Sales Volume	 \$30,060,100 +5.67%	 \$4,548,000 +49.73%	 \$0 -100%
June Unit Sales	 36 +24.14%	 8 +60%	 0 -100%

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of July 1, 2025.

Year-Over-Year Comparison (2024 vs. 2025)

While deemed to be reliable, Royal LePage Royal City Realty assumes no responsibility for errors and omissions.

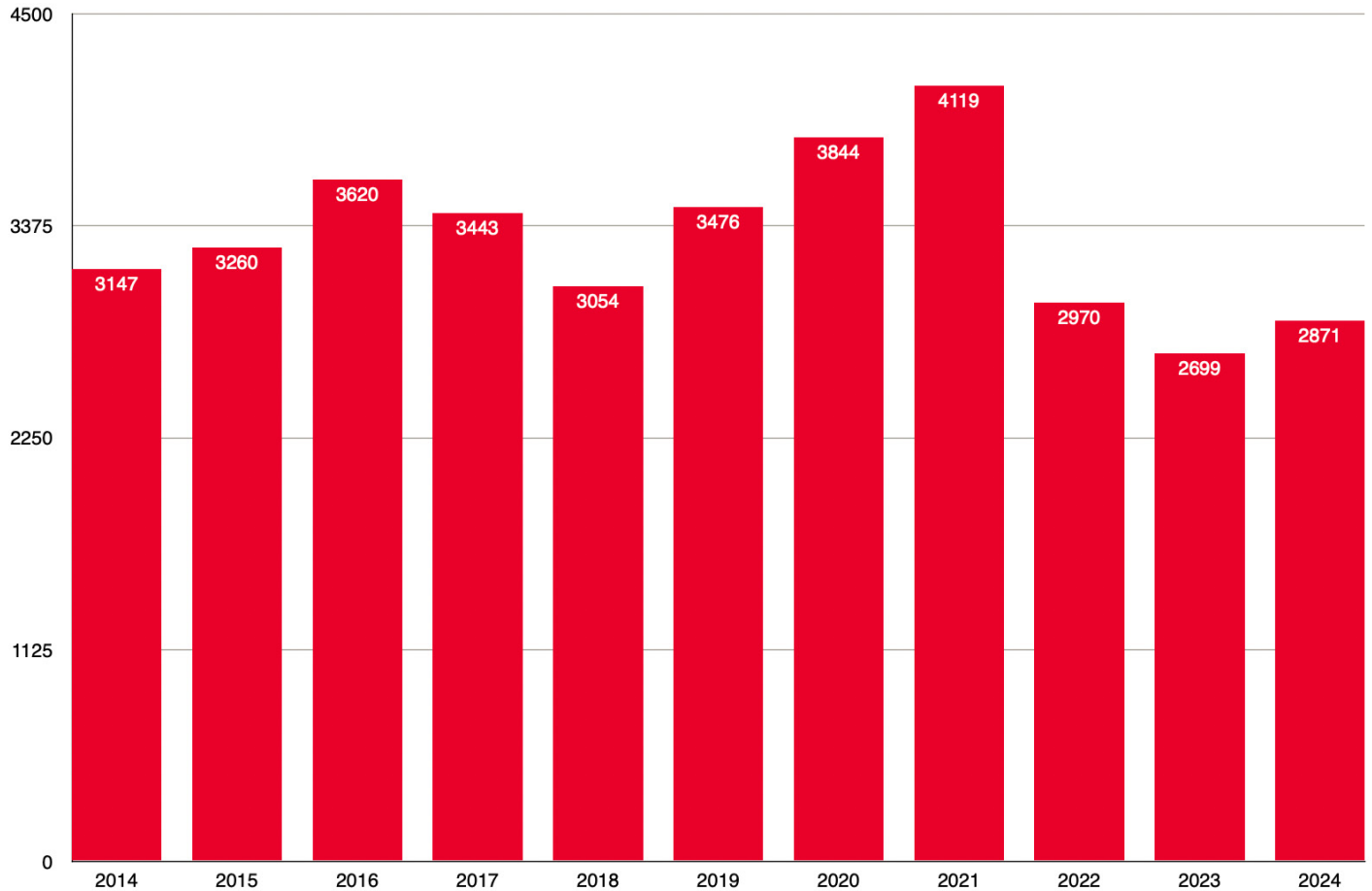
MARKET DOMINANCE



Market Share by Dollar Volume Within Wellington County
Listing Selling Ends Combined for Guelph Based Companies
November 2024



10 YEAR MARKET ANALYSIS



Units Sold

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OUR LOCATIONS



ELORA

519-846-1365
9 Mill Street E., Elora



FERGUS

519-843-1365
162 St. Andrew Street E., Fergus



GUELPH

519-824-9050
30 Edinburgh Road N., Guelph



ROCKWOOD

519-856-9922
118 Main Street S., Rockwood



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