



2026
APRIL

CENTRE WELLINGTON
Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

BUYER'S MARKET

Centre Wellington remained in buyer's market territory this period, as softer sales activity and elevated inventory continued to favour purchasers. The median sale price increased 3.23% to \$750,000, while the average sale price saw a slight uptick of 0.27% to \$777,293, indicating some resilience in pricing. However, sales volume declined 10.87% to \$24.87M, driven by an 11.11% drop in unit sales to just 32 transactions. New listings edged up 1.68% to 121, while expired listings decreased 8.33% to 11, suggesting ongoing challenges in absorption. With a unit sales-to-listings ratio of 26.89%, down 1.46% year over year and well below the 39% threshold, conditions continue to strongly favour buyers across Centre Wellington.



April year-over-year sales volume of \$24,873,390

Down -10.87% from 2025's \$27,907,500 with unit sales of 32 down -11.11% from last April's 36. New listings of 121 up +1.68 from a year ago, with the sales/listing ratio of 26.89% down -1.46%.



Year-to-date sales volume of \$105,451,479

Down -3.96% from 2025's \$109,796,599 with unit sales of 124 down by -5.34% from last year's 131. New listings of 365 are up +0.83% from a year ago, with the sales/listing ratio of 33.97% down -2.22%.



Year-to-date average sale price of \$854,659

Up from \$832,572 one year ago with a median sale price of \$758,750 down from \$813,250 one year ago. Average days-on-market of 59 is up 16 days from last year.

APRIL NUMBERS

Median Sale Price
\$750,000
+3.23%

Average Sale Price
\$777,293
+0.27%

Sales Volume
\$24,873,390
-10.87%

Unit Sales
32
-11.11%

New Listings
121
+1.68%

Expired Listings
11
-8.33%

Unit Sales/Listings Ratio
26.89%
-1.46%

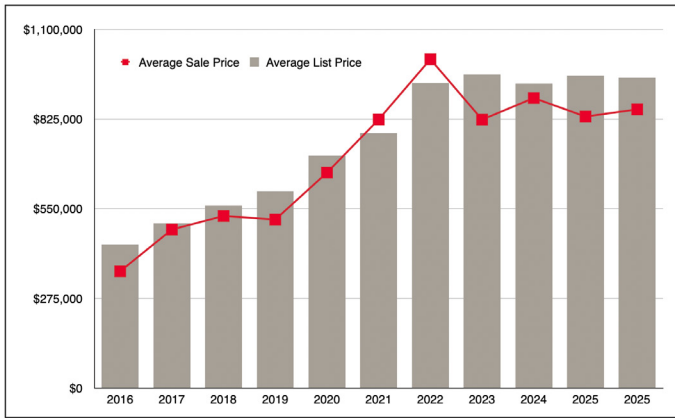
*Year-over-year comparison
(April 2025 vs. April 2026)*

THE MARKET IN DETAIL

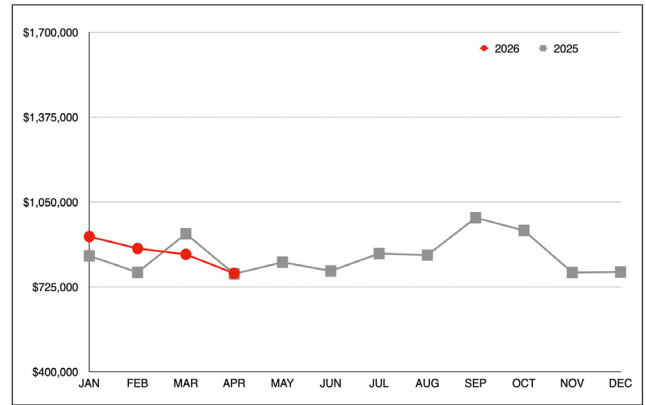
	2024	2025	2026	2025-2026
YTD Volume Sales	\$150,569,200	\$109,796,599	\$105,451,479	-3.96%
YTD Unit Sales	167	131	124	-5.34%
YTD New Listings	334	362	365	+0.83%
YTD Sales/Listings Ratio	50.00%	36.19%	33.97%	-6.12%
YTD Expired Listings	37	42	60	+42.86%
Monthly Volume Sales	\$51,409,790	\$27,907,500	\$24,873,390	-10.87%
Monthly Unit Sales	52	36	32	-11.11%
Monthly New Listings	127	119	121	+1.68%
Monthly Sales/Listings Ratio	80.00%	28.35%	26.89%	-5.14%
Monthly Expired Listings	7	12	11	-8.33%
YTD Sales: \$0-\$199K	1	2	2	No Change
YTD Sales: \$200k-349K	1	2	1	-50%
YTD Sales: \$350K-\$549K	14	8	16	+100%
YTD Sales: \$550K-\$749K	48	43	39	-9.3%
YTD Sales: \$750K-\$999K	51	52	38	-26.92%
YTD Sales: \$1M-\$2M	51	22	25	+13.64%
YTD Sales: \$2M+	3	3	4	+33.33%
YTD Average Days-On-Market	36.25	42.50	59.00	+38.82%
YTD Average Sale Price	\$889,460	\$832,572	\$854,659	+2.65%
YTD Median Sale Price	\$806,000	\$813,250	\$758,750	-6.7%

Centre Wellington MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

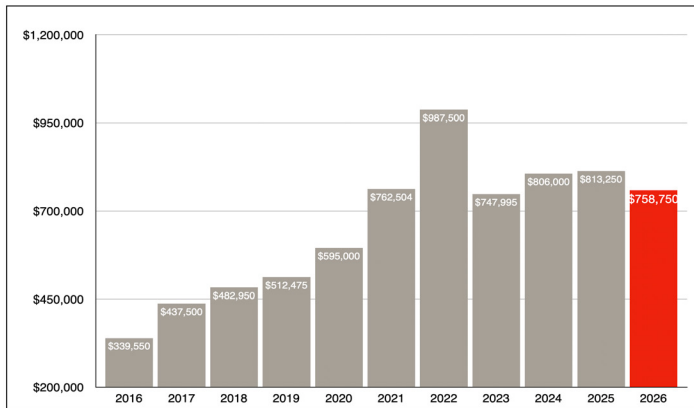


Year-Over-Year

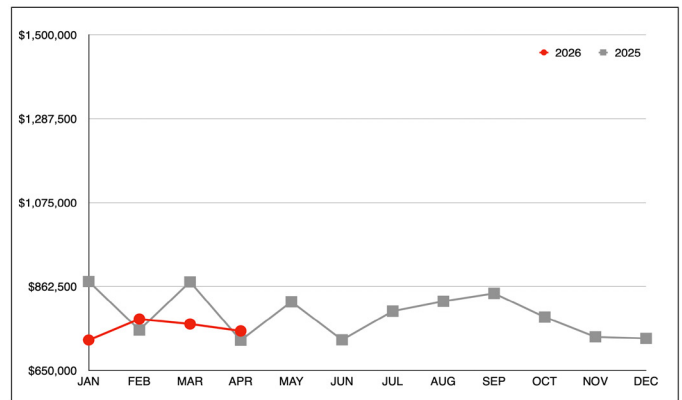


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



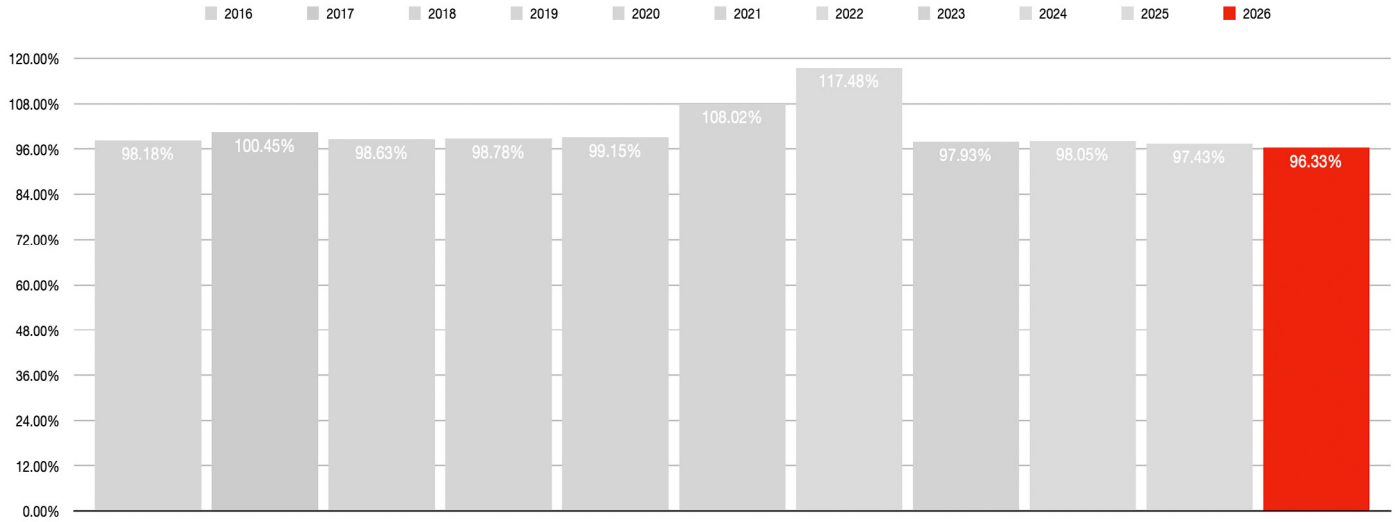
Year-Over-Year



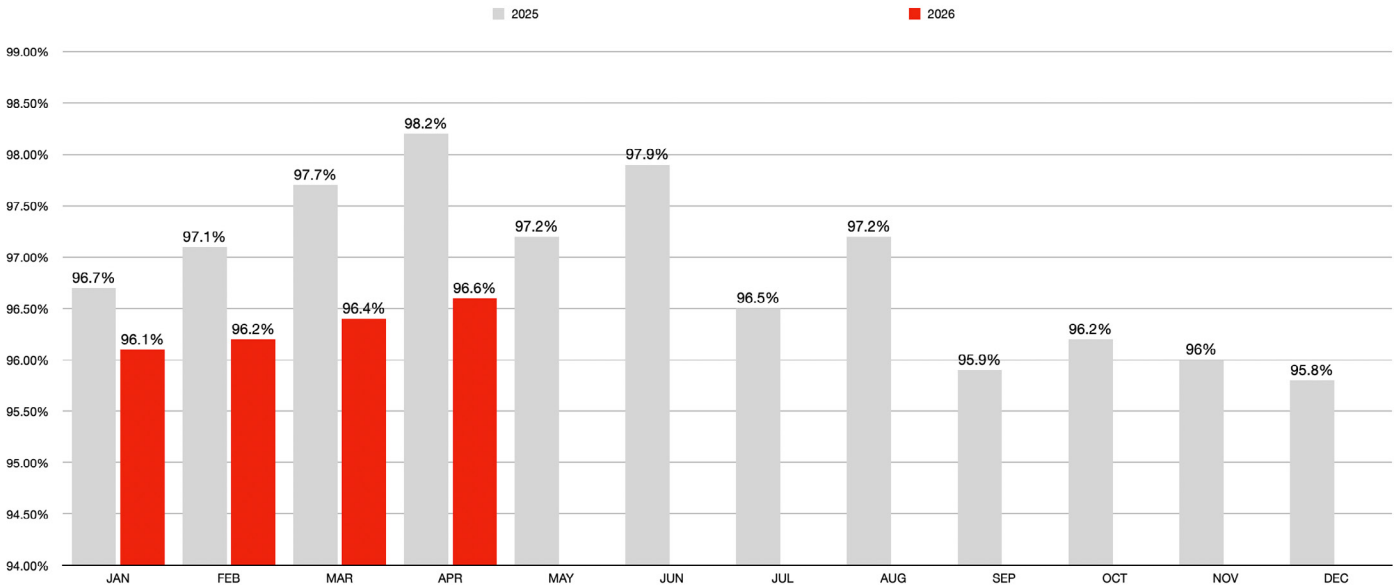
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

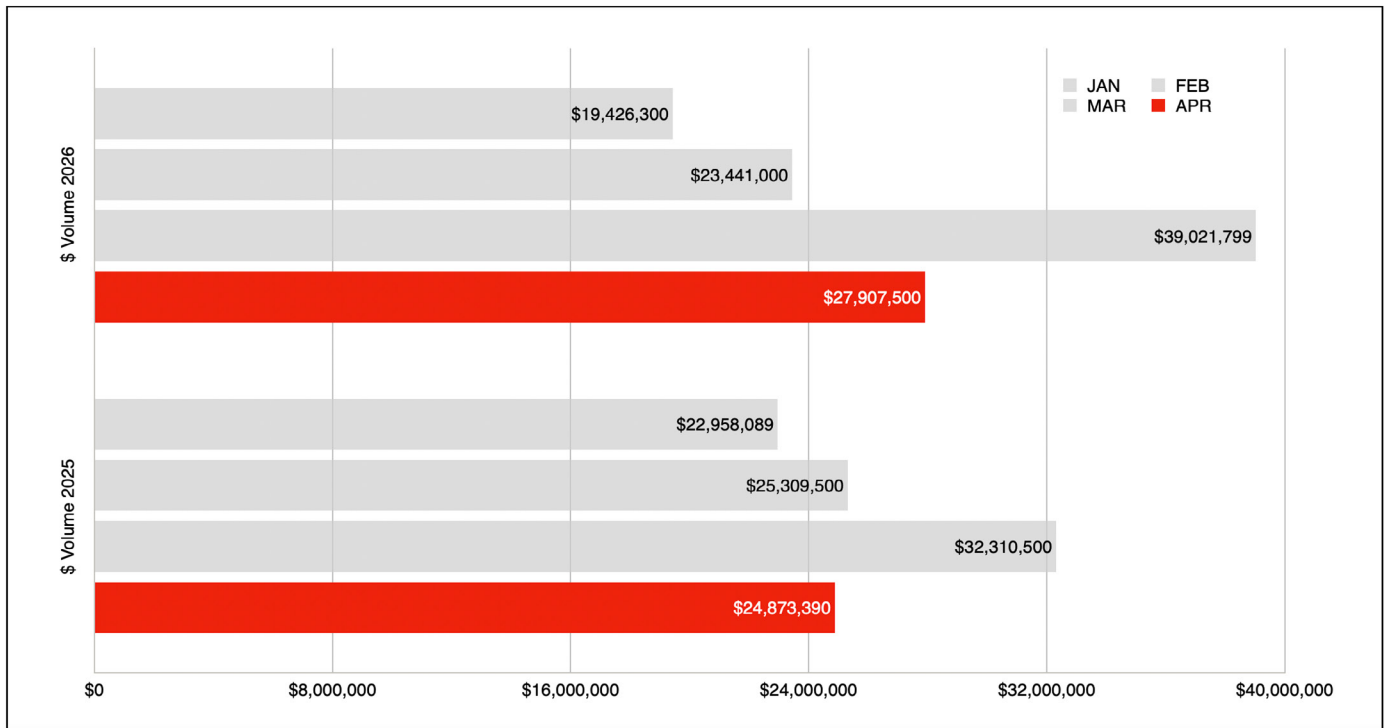


Year-Over-Year

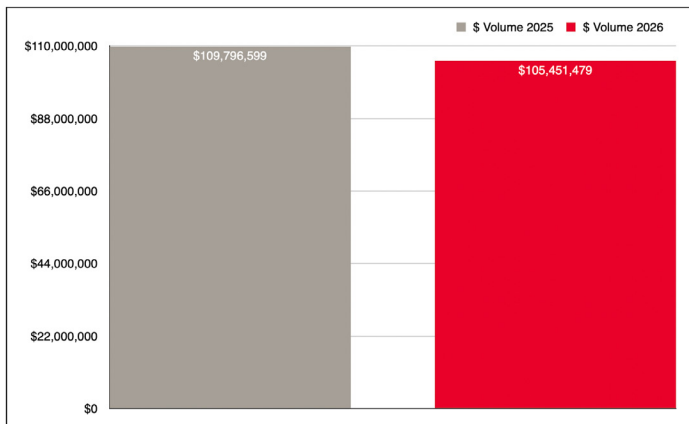


Month-Over-Month 2025 vs. 2026

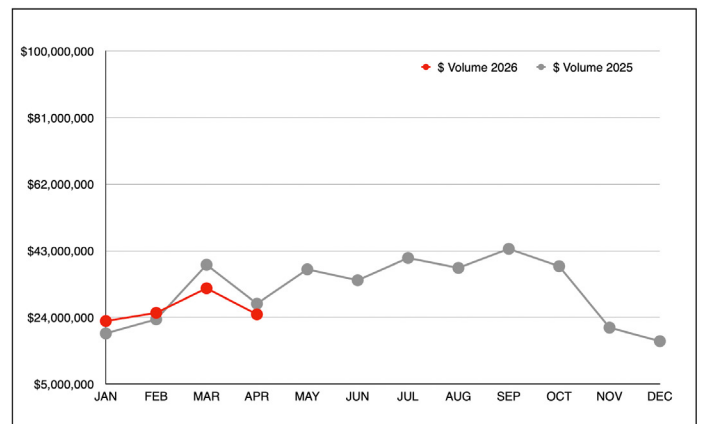
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

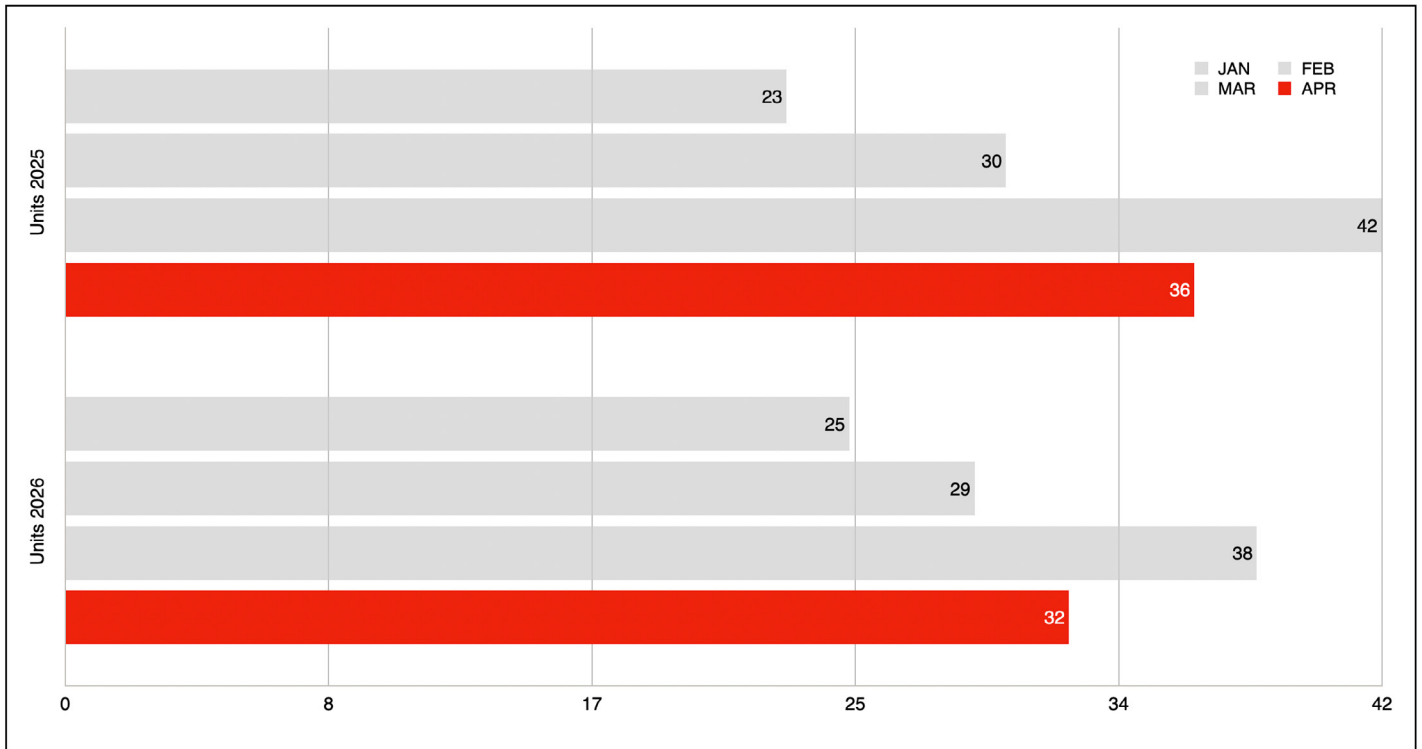


Yearly Totals 2025 vs. 2026

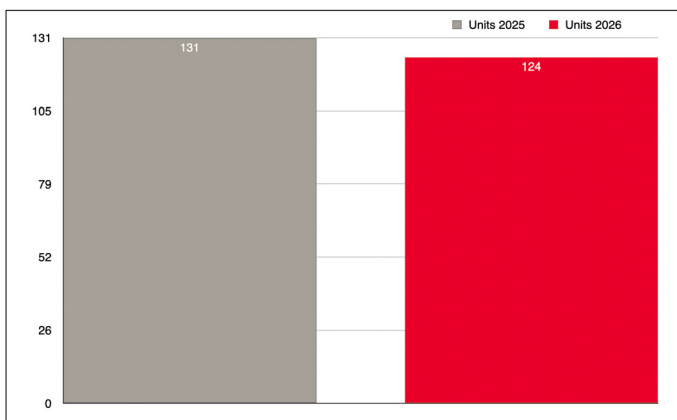


Month vs. Month 2025 vs. 2026

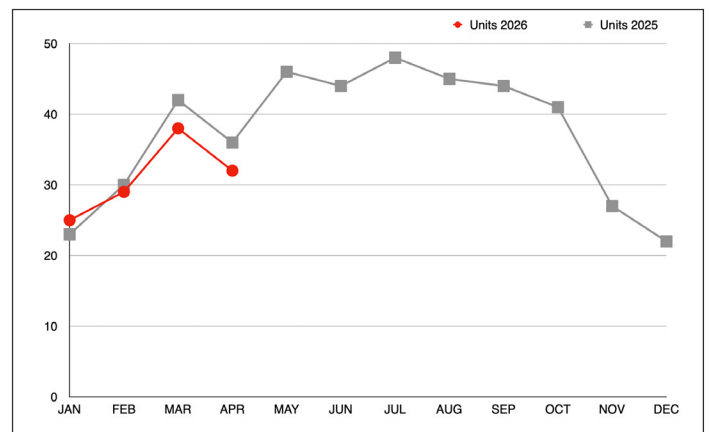
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$89,025,579 -11.05%	\$16,425,900 +69.06%	\$815,000 -18.5%
YTD Unit Sales	100 -14.53%	24 +71.43%	2 No Change
YTD Average Sale Price	\$890,256 +4.08%	\$684,413 -1.38%	\$407,500 -18.5%
April Sales Volume	\$20,872,390 -13%	\$4,001,000 +2.2%	\$0 -100%
April Unit Sales	25 -16.67%	7 +16.67%	0 -100%

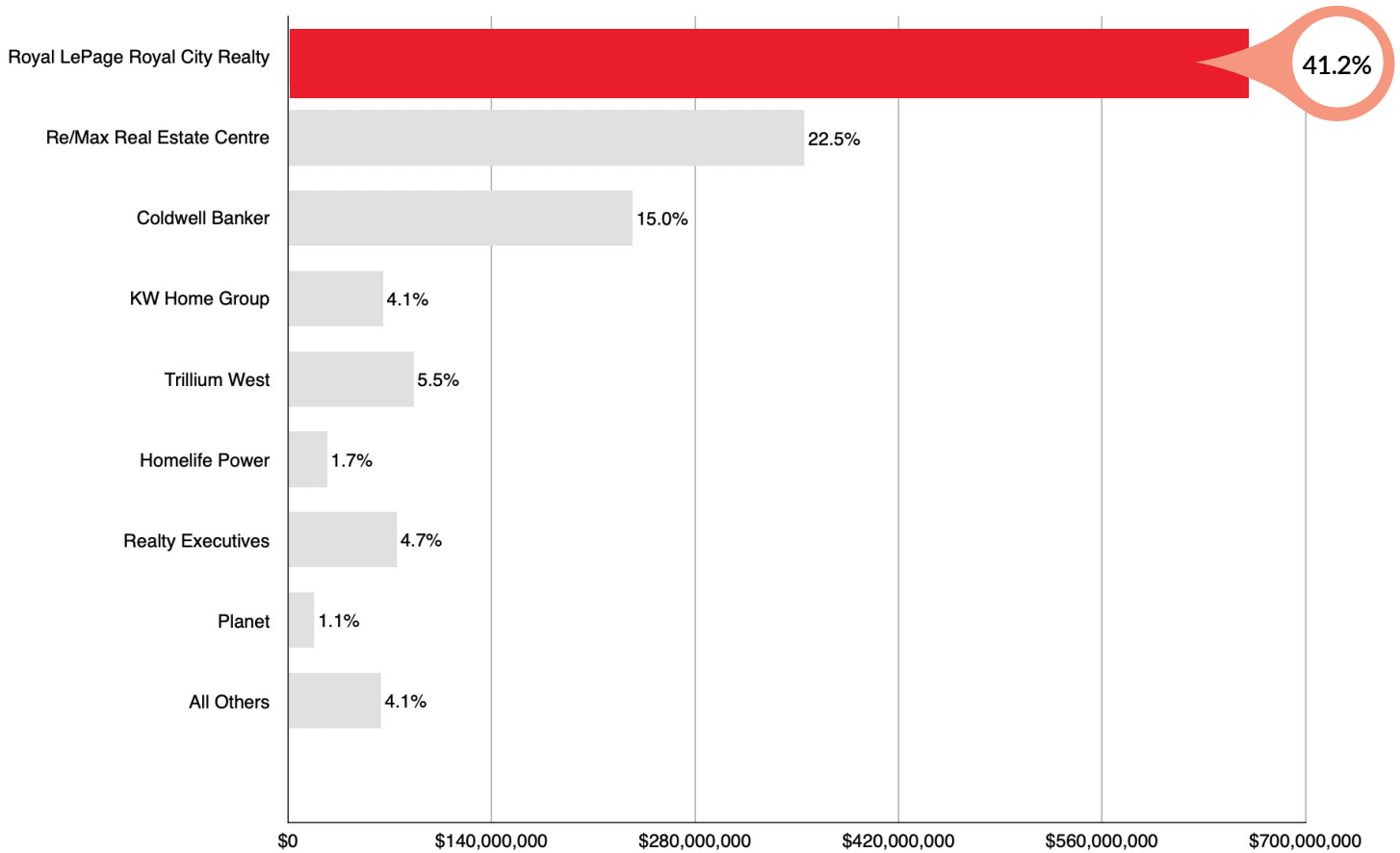
NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of April 1, 2026.

Year-Over-Year Comparison (2025 vs. 2026)

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



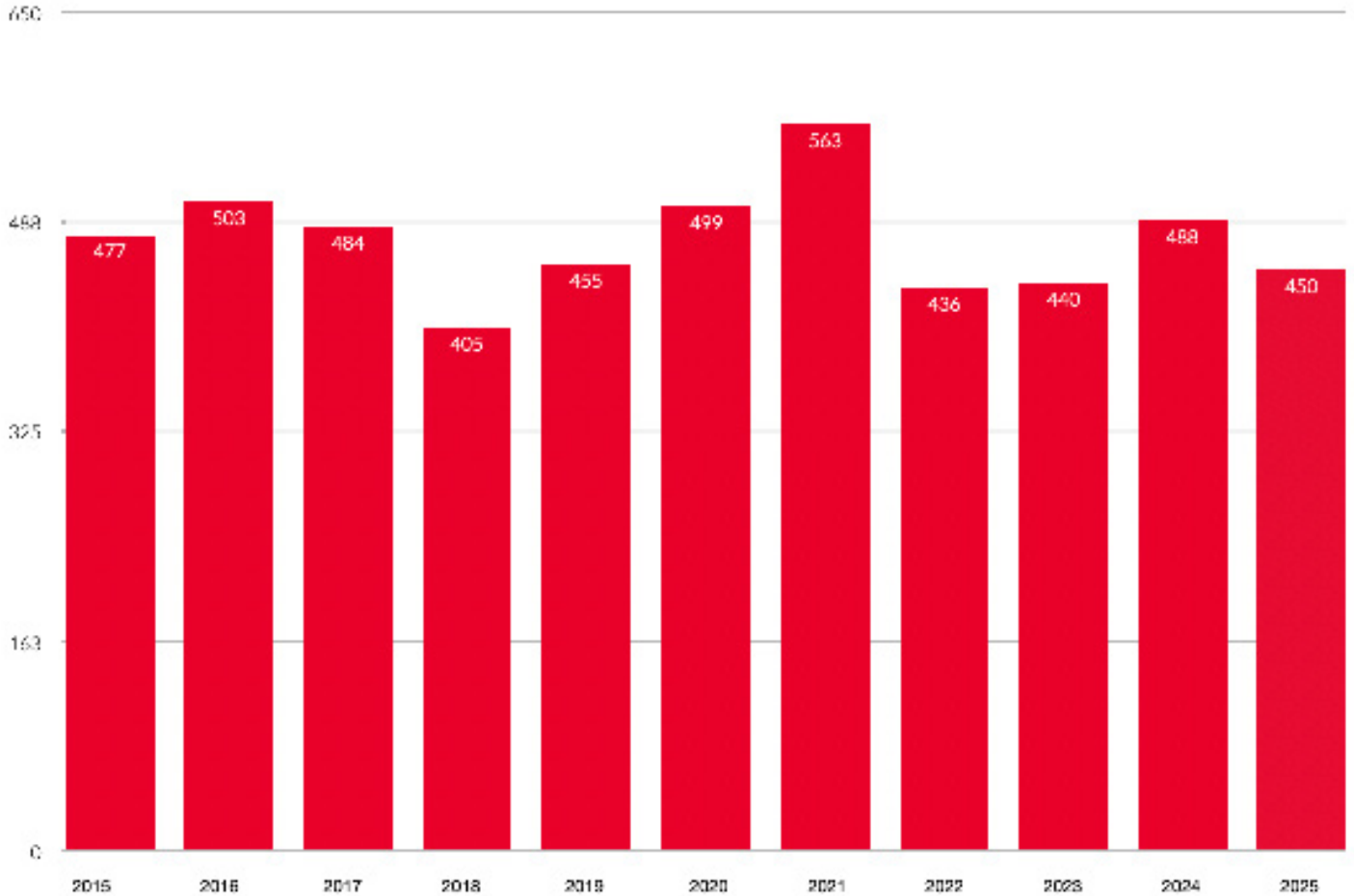
MARKET DOMINANCE



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



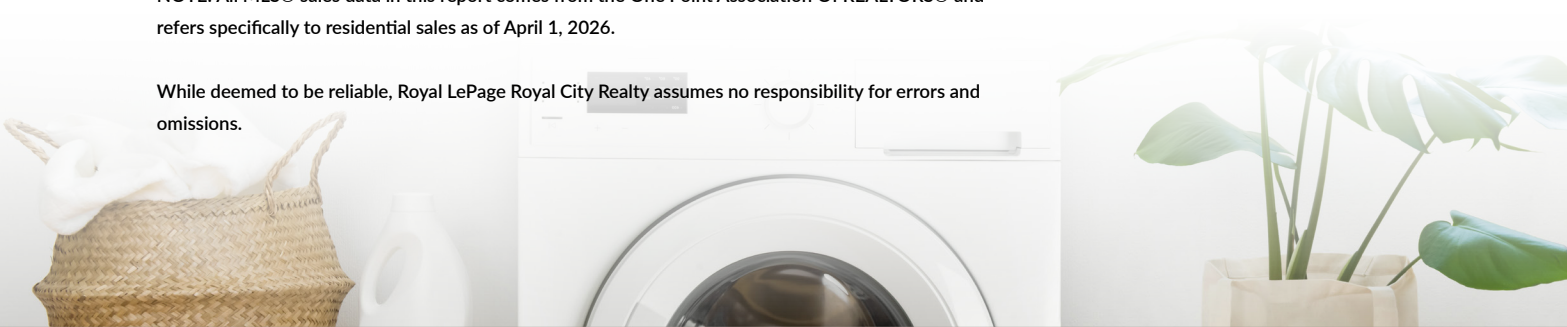
10 YEAR MARKET ANALYSIS



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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