

## **Guelph Market Data: November 2016**

Coldwell Banker Neumann Real Estate, Brokerage



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# MARKET DATA

Coldwell Banker Neumann REB would like to help you find the most relevant information for your needs. If you have any further questions on this document, or want to find out more specific information about your current buying or selling area, please contact the agent who provided this report. We are happy to help you and aim to be your number one resource through your real estate process.

*DOM: Days on Market* – The amount of days a property was on the market before it sold.

*YTD: Year to Date* – Reporting based on statistics from January 2016 to the end of the current month (November 2016).

# MARKET DATA

ALL GUELPH YTD

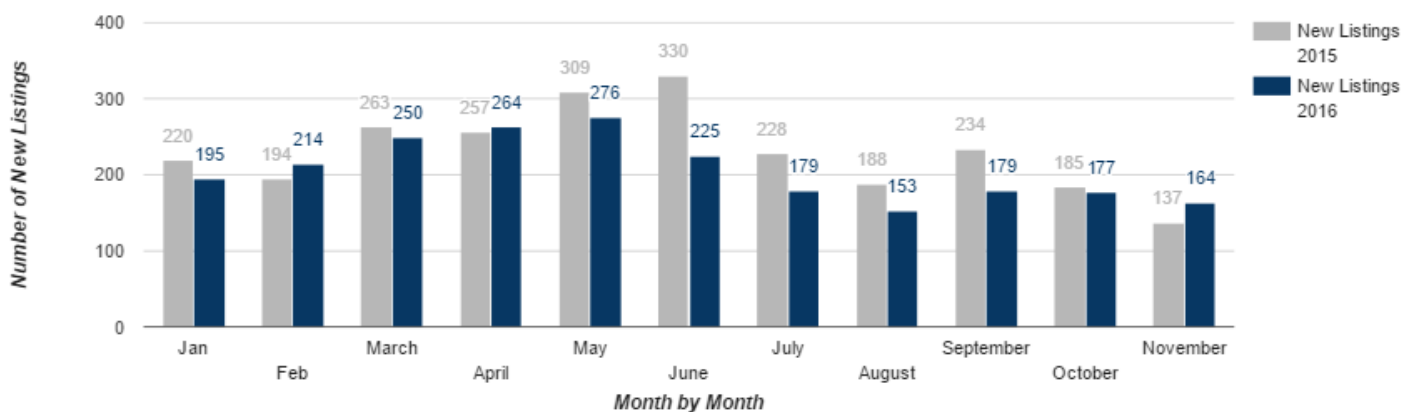
**New Listings in 2015: 2,545**

**New Listings in 2016: 2,276**

**-11%**



**New Listings 2015 vs 2016**



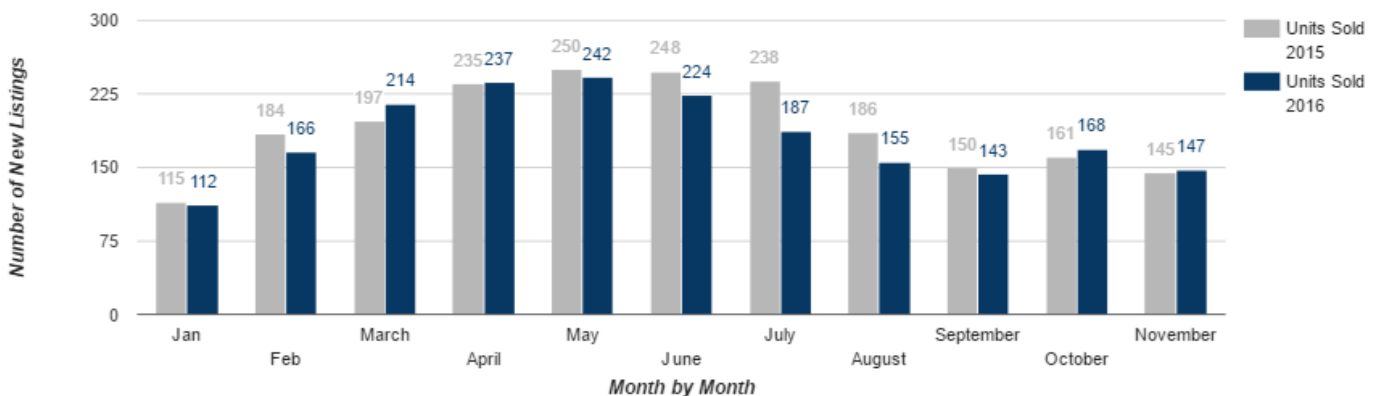
**Units Sold in 2015: 2,109**

**Units Sold in 2016: 1,991**

**-6%**



**Units Sold 2015 vs 2016**



# MARKET DATA

ALL GUELPH YTD

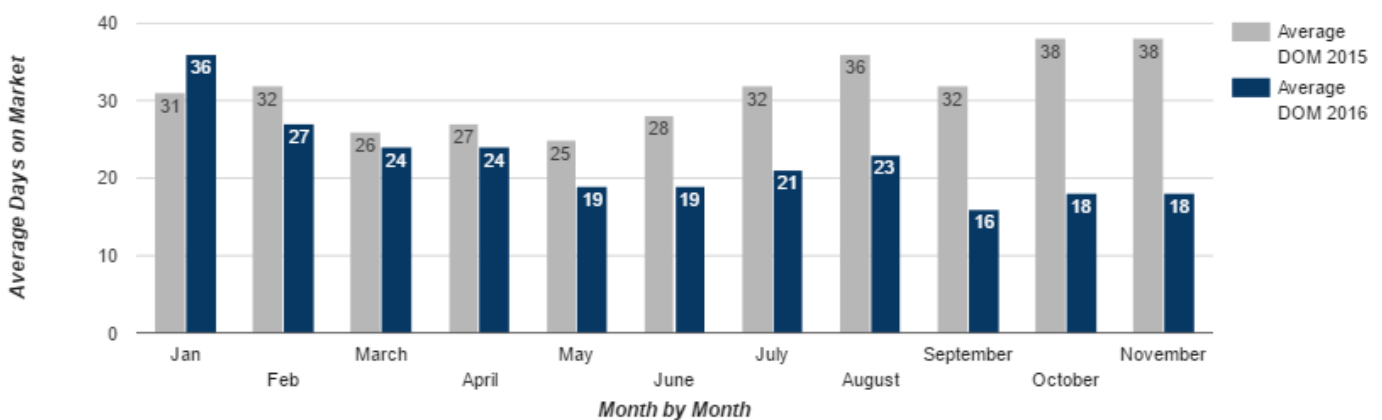
**Average Days on Market in 2015: 31**

**Average Days on Market in 2016: 21**

**10 days less**



Days on Market 2015 vs 2016



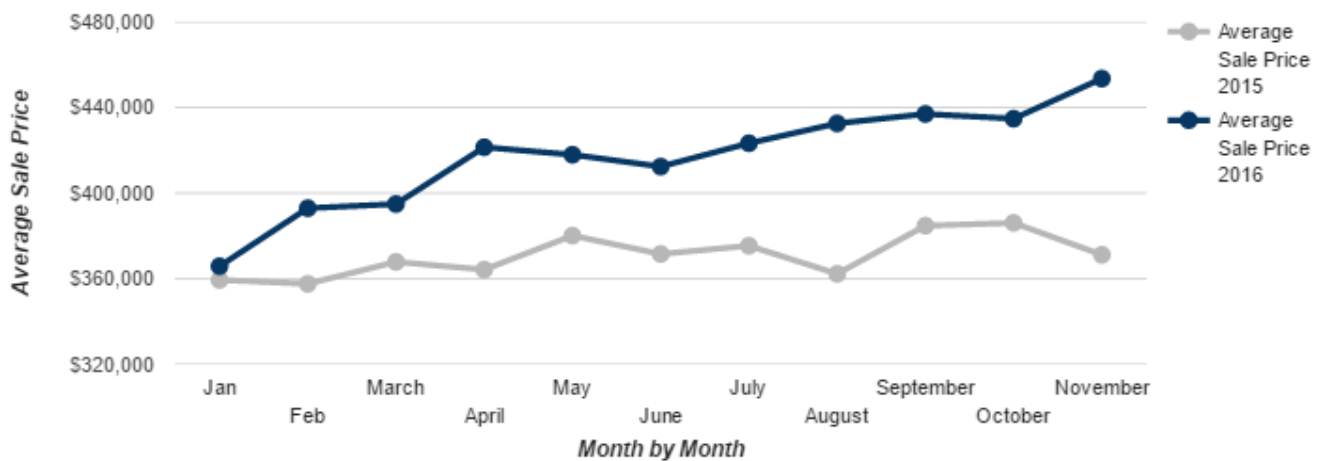
**Average Sale Price in 2015: \$371,186**

**Average Sale Price in 2016: \$417,654**

**+13%**



Average Sale Price 2015 vs 2016



# SALES SNAPSHOT NOVEMBER 2016

Sale Price Range (\$)	2015	2016	% Change
0-250K	24	15	-38%
250-350K	51	22	-57%
350-500K	56	66	18%
500-700K	10	32	220%
700-1M	3	10	233%
1M+	1	2	100%

# HOME TYPE SALE PRICES

ALL GUELPH NOVEMBER 2016

## Detached

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*Average Sale Price: \$ 531,062*

*Average DOM: 16*

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## Semi-Detached

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*Average Sale Price: \$ 382,208*

*Average DOM: 19*

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## Townhouse

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*Average Sale Price: \$ 390,166*

*Average DOM: 16*

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## Apartment Unit

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*Average Sale Price: \$ 267,650*

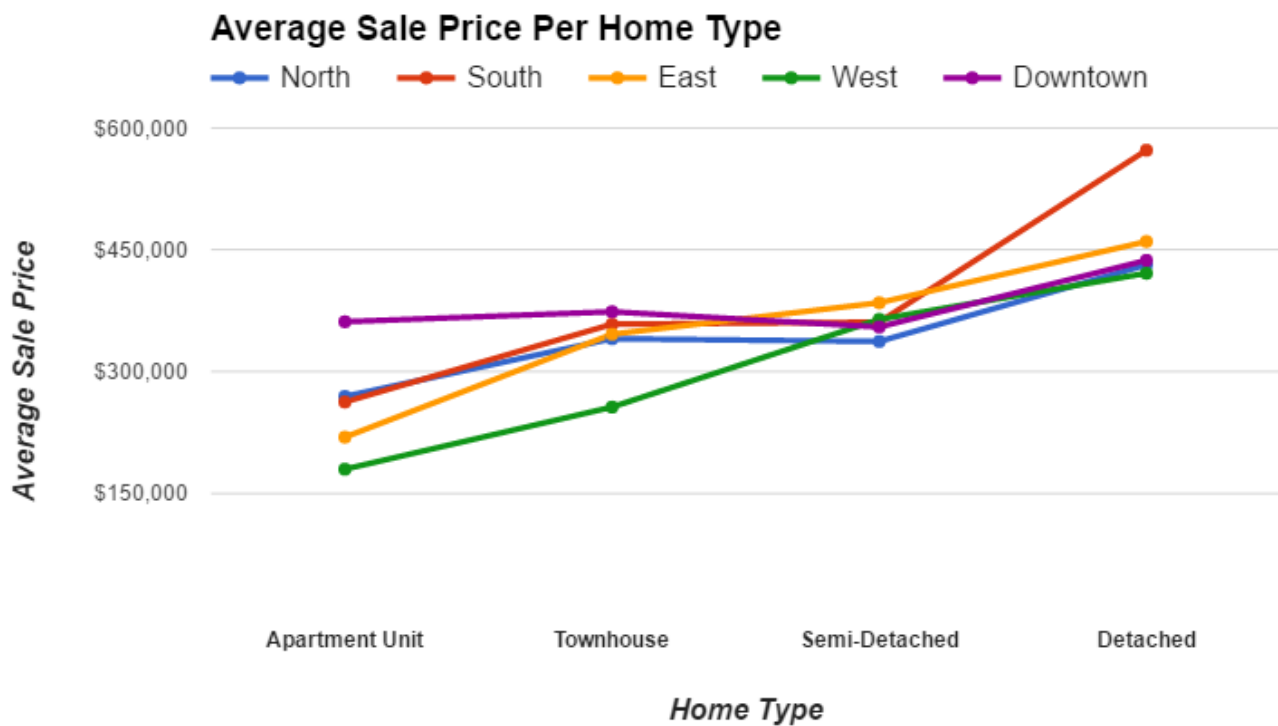
*Average DOM: 28*

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# HOME TYPE SALE PRICES

## NEIGHBOURHOOD COMPARISON YTD 2016

	North	South	East	West	Downtown
Detached	\$431,476	\$572,583	\$460,179	\$421,110	\$436,997
Semi-Detached	\$337,146	\$360,963	\$384,812	\$364,323	\$354,981
Townhouse	\$340,552	\$358,434	\$346,089	\$256,408	\$373,729
Apartment Unit	\$269,495	\$262,666	\$219,321	\$179,894	\$361,447



See the following pages for Neighbourhood breakdowns.

# NORTH GUELPH

NOVEMBER 2016

**Neighbourhoods Included:** Riverside Park & Victoria North

**Average Days on Market in November 2015: 35**

**19 days less**



**Average Days on Market in November 2016: 16**

Sales	November 2015	November 2016	% Change
Price, Average (\$)	397,858	388,821	-2%
Units Sold	12	14	17%

**Average Days on Market YTD 2015: 33**

**16 days less**



**Average Days on Market YTD 2016: 17**

Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	350,233	393,421	12%
Units Sold	200	170	-15%



# SOUTH GUELPH

NOVEMBER 2016

**Neighbourhoods Included:** Dovercliffe Park/Old University, Kortright East, Kortright West, Kortright Hills, Clairfields/Hanlon Business, Pineridge/Westminster Woods

**Average Days on Market in November 2015: 47**

**28 days less**



**Average Days on Market in November 2016: 19**

Sales	November 2015	November 2016	% Change
Price, Average (\$)	405,120	513,081	27%
Units Sold	60	55	-8%

**Average Days on Market YTD 2015: 32**

**10 days less**



**Average Days on Market YTD 2016: 22**

Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	402,554	456,219	13%
Units Sold	830	780	-6%

# EAST GUELPH

NOVEMBER 2016

**Neighbourhoods Included:** Grange Road, York/Watson Industrial

**Average Days on Market in November 2015: 30**

**16 days less**



**Average Days on Market in November 2016: 14**

Sales	November 2015	November 2016	% Change
Price, Average (\$)	344,286	442,422	29%
Units Sold	12	24	100%

**Average Days on Market YTD 2015: 26**

**11 days less**



**Average Days on Market YTD 2016: 15**

Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	356,117	411,509	16%
Units Sold	320	300	-6%

# WEST GUELPH

NOVEMBER 2016

**Neighbourhoods Included:** Onward Willow, Willow West/Sugarbush

**Average Days on Market in November 2015: 35**

**18 days less**



**Average Days on Market in November 2016: 17**

Sales	November 2015	November 2016	% Change
Price, Average (\$)	276,898	363,950	31%
Units Sold	27	20	-26%

**Average Days on Market YTD 2015: 29**

**6 days less**



**Average Days on Market YTD 2016: 23**

Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	311,358	341,613	10%
Units Sold	330	310	-6%

# DOWNTOWN GUELPH

NOVEMBER 2016

**Neighbourhoods Included:** Downtown, Exhibition Park, General Hospital, St. George's, St. Patrick's Ward

**Average Days on Market in November 2015: 27**

**6 days less**



**Average Days on Market in November 2016: 21**

Sales	November 2015	November 2016	% Change
Price, Average (\$)	379,435	444,434	17%
Units Sold	29	32	10%

**Average Days on Market YTD 2015: 32**

**9 days less**



**Average Days on Market YTD 2016: 23**

Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	375,389	413,056	10%
Units Sold	380	370	-3%

# ARBORETUM GUELPH

NOVEMBER 2016

**Neighbourhoods Included:** Village by the Arboretum

**Average Days on Market in November 2015: 22**

**Average Days on Market in November 2016: N/A**

Sales	November 2015	November 2016	% Change
Price, Average (\$)	438,750	N/A	N/A
Units Sold	4	0	-400%

**Average Days on Market YTD 2015: 34**

**Average Days on Market YTD 2016: 38**

**4 days more**



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	412,800	423,263	3%
Units Sold	38	41	8%

# PUSLINCH

NOVEMBER 2016

**Average Days on Market in November 2015: 81**

**Average Days on Market in November 2016: 80**

**1 day less**



Sales	November 2015	November 2016	% Change
Price, Average (\$)	630,917	906,750	44%
Units Sold	6	4	-33%

**Average Days on Market YTD 2015: 75**

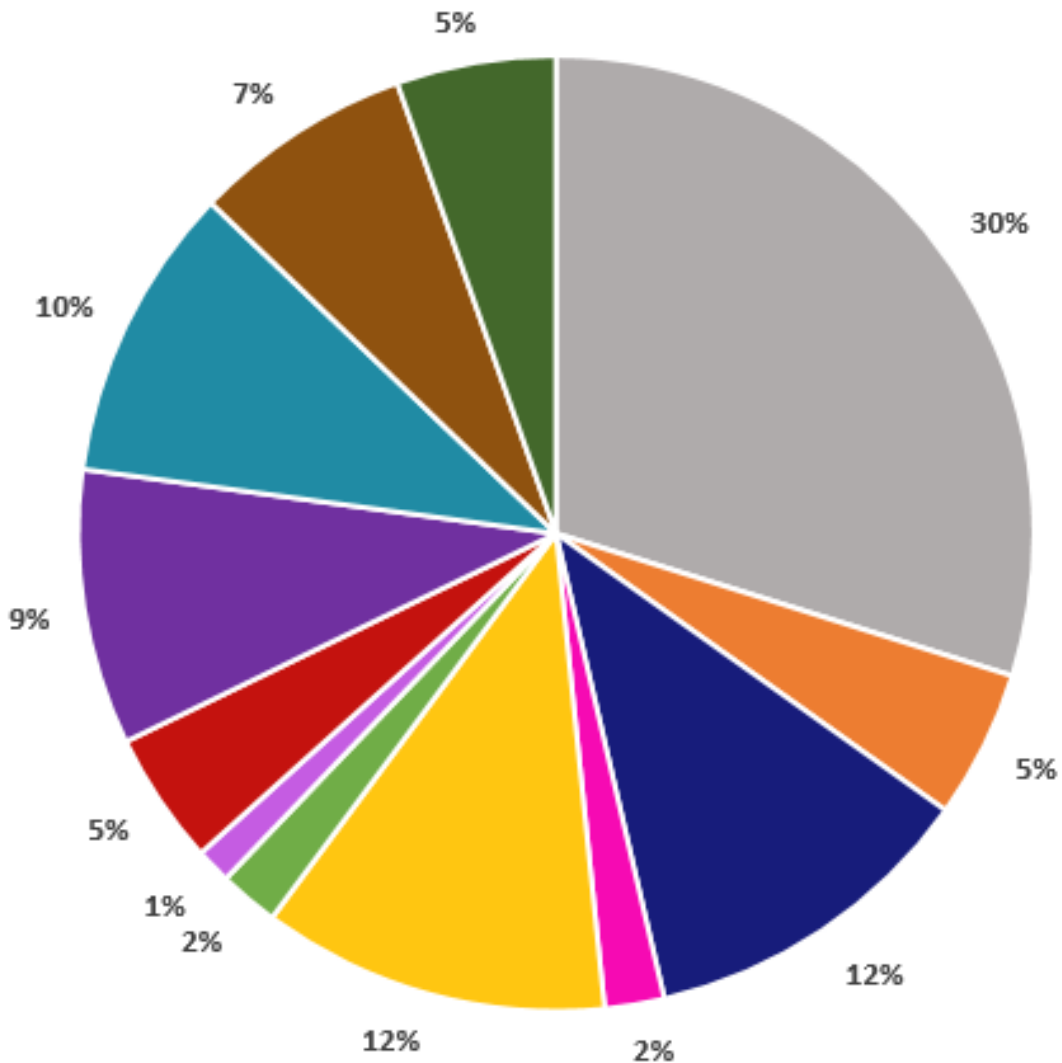
**Average Days on Market YTD 2016: 54**

**21 days less**



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	612,189	894,679	46%
Units Sold	68	69	1%

# BROKERAGE SALES GUELPH YTD



- ALL OTHER AGENTS Total
- COLDWELL BANKER NEUMANN REAL E Total
- OTHER, Rockwood, Fergus, Elora Total
- PLANET REALTY INC Total
- RE/MAX REAL ESTATE CENTRE INC, Sp Total
- ROYAL LEPAGE ROYAL CITY REALTY, Sp Total
- AT HOME GROUP REALTY INC Total
- HOMELIFE REALTY (GUELPH) LIMITED Total
- OTHER, Guelph Total
- RE/MAX REAL ESTATE CENTRE INC, Gordon Total
- ROYAL LEPAGE ROYAL CITY REALTY, Gordon Total
- TRILLIUM WEST REAL ESTATE BROKERAGE LTD Total