

Guelph Market Data: October 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 current month (October 2016).

MARKET DATA

ALL GUELPH YTD

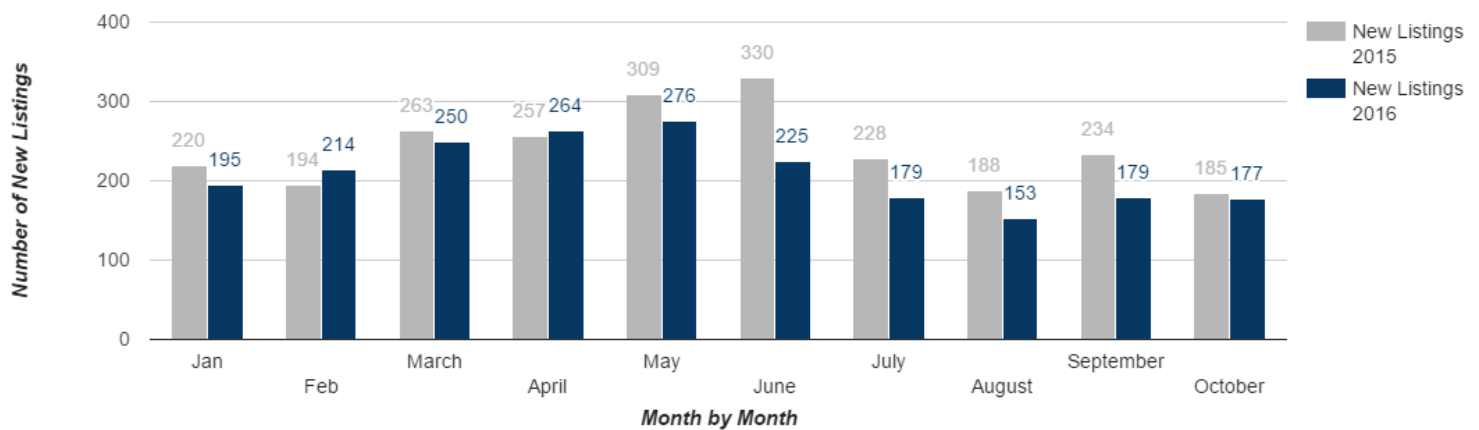
New Listings in 2015: 2,408

New Listings in 2016: 2,118

-12%



New Listings 2015 vs 2016



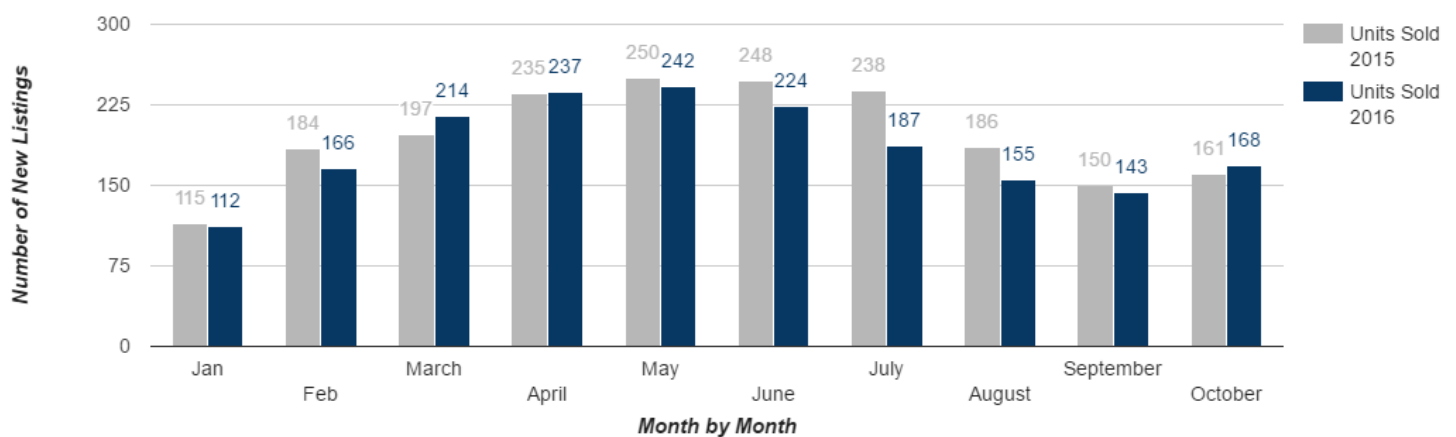
Units Sold in 2015: 1,964

Units Sold in 2016: 1,846

-6%



Units Sold 2015 vs 2016



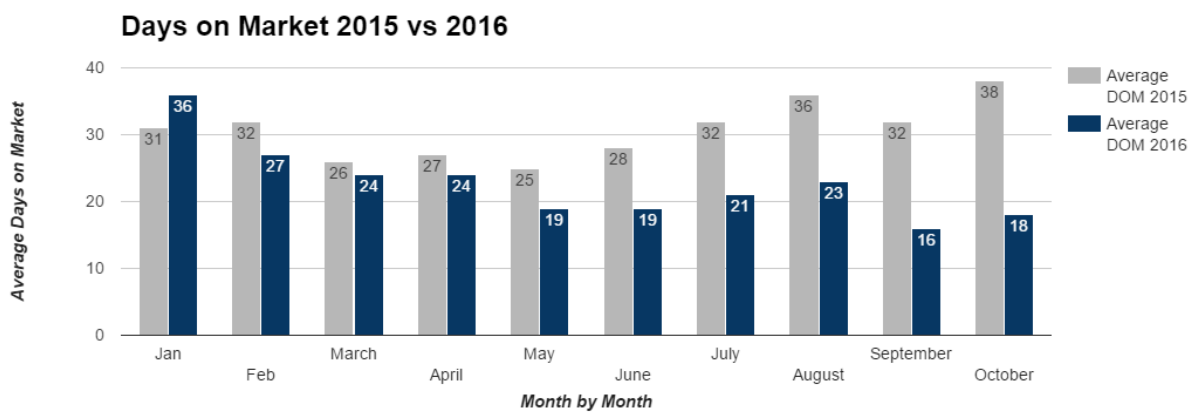
MARKET DATA

ALL GUELPH YTD

Average Days on Market in 2015: 30

Average Days on Market in 2016: 23

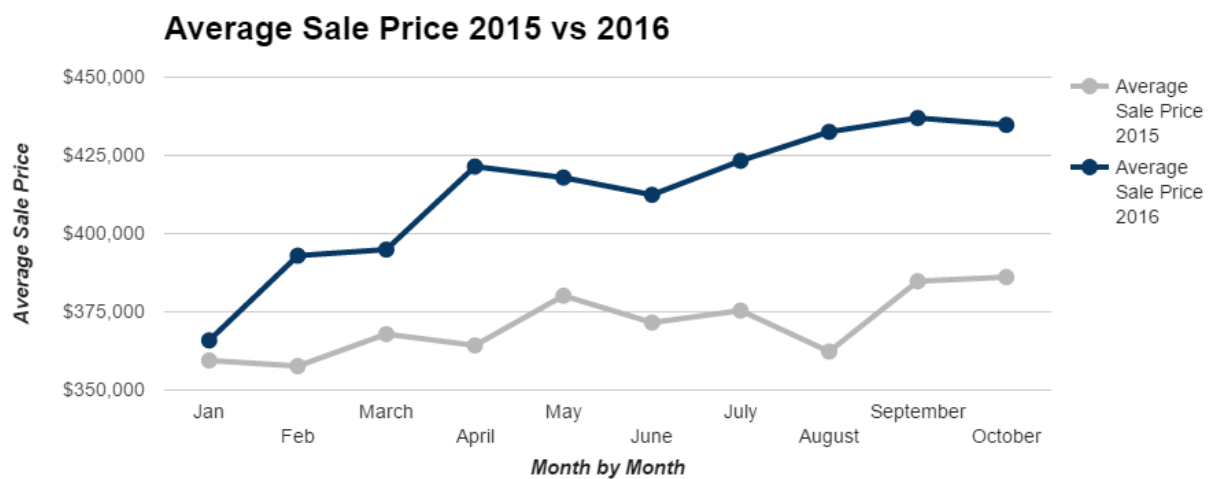
7 days less



Average Sale Price in 2015: \$371,185

Average Sale Price in 2016: \$414,532

+12%



SALES SNAPSHOT OCTOBER 2016

Sale Price Range (\$)	2015	2016	% Change
0-250K	14	16	14%
250-350K	58	32	-45%
350-500K	65	72	11%
500-700K	20	40	100%
700-1M	3	8	167%
1M+	1	0	-100%

HOME TYPE SALE PRICES

ALL GUELPH OCTOBER 2016

Detached

Average Sale Price: \$ 500,665

Average DOM: 18

Semi-Detached

Average Sale Price: \$ 393,731

Average DOM: 9

Townhouse

Average Sale Price: \$ 368,056

Average DOM: 17

Apartment Unit

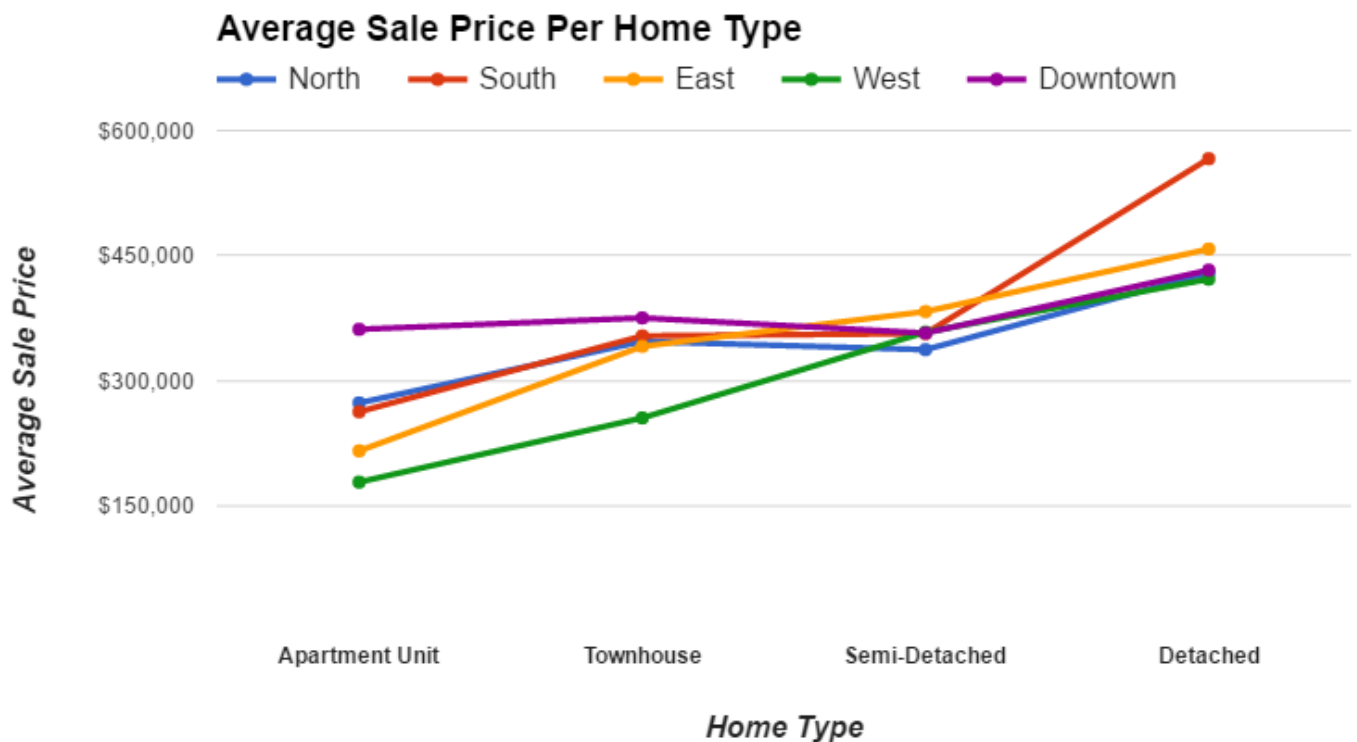
Average Sale Price: \$ 280,950

Average DOM: 22

HOME TYPE SALE PRICES

NEIGHBOURHOOD COMPARISON YTD 2016

	North	South	East	West	Downtown
Detached	\$429,090	\$566,211	\$457,806	\$421,758	\$432,549
Semi-Detached	\$337,146	\$356,501	\$382,837	\$358,100	\$357,043
Townhouse	\$347,036	\$353,595	\$341,077	\$255,252	\$375,218
Apartment Unit	\$273,244	\$262,671	\$215,685	\$178,242	\$361,568



See the following pages for Neighbourhood breakdowns.

NORTH GUELPH

OCTOBER 2016

Neighbourhoods Included: Riverside Park & Victoria North

Average Days on Market in October 2015: 28

Average Days on Market in October 2016: 16

12 days less



Sales	October 2015	October 2016	% Change
Price, Average (\$)	379,038	421,981	11%
Units Sold	13	16	23%

Average Days on Market YTD 2015: 33

Average Days on Market YTD 2016: 19

14 days less



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	347,272	393,356	13%
Units Sold	193	161	-17%

SOUTH GUELPH

OCTOBER 2016

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

Average Days on Market in October 2015: 40

23 days less



Average Days on Market in October 2016: 17

Sales	October 2015	October 2016	% Change
Price, Average (\$)	454,284	476,049	5%
Units Sold	57	64	12%

Average Days on Market YTD 2015: 31

8 days less



Average Days on Market YTD 2016: 23

Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	402,353	451,935	12%
Units Sold	766	730	-5%

EAST GUELPH

OCTOBER 2016

Neighbourhoods Included: Grange Road, York/Watson Industrial

Average Days on Market in October 2015: 34

Average Days on Market in October 2016: 16

18 days less



Sales	October 2015	October 2016	% Change
Price, Average (\$)	354,821	477,330	35%
Units Sold	31	26	-16%

Average Days on Market YTD 2015: 25

Average Days on Market YTD 2016: 17

8 days less



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	356,572	408,869	15%
Units Sold	310	280	-10%

WEST GUELPH OCTOBER 2016

Neighbourhoods Included: Onward Willow, Willow West/Sugarbush

Average Days on Market in October 2015: 41

Average Days on Market in October 2016: 17

24 days less



Sales	October 2015	October 2016	% Change
Price, Average (\$)	312,091	358,779	15%
Units Sold	23	24	4%

Average Days on Market YTD 2015: 29

Average Days on Market YTD 2016: 25

4 days less



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	314,398	340,398	8%
Units Sold	310	300	-3%

DOWNTOWN GUELPH OCTOBER 2016

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

Average Days on Market in October 2015: 37

Average Days on Market in October 2016: 21

16 days less



Sales	October 2015	October 2016	% Change
Price, Average (\$)	351,630	380,188	8%
Units Sold	35	32	-9%

Average Days on Market YTD 2015: 33

Average Days on Market YTD 2016: 24

9 days less



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	375,056	410,076	9%
Units Sold	350	340	-3%

ARBORETUM GUELPH OCTOBER 2016

Neighbourhoods Included: Village by the Arboretum

Average Days on Market in October 2015: 82

Average Days on Market in October 2016: 25

57 days less



Sales	October 2015	October 2016	% Change
Price, Average (\$)	427,500	438,683	3%
Units Sold	2	6	200%

Average Days on Market YTD 2015: 37

Average Days on Market YTD 2016: 39

2 days more



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	409,747	423,263	3%
Units Sold	34	41	21%

PUSLINCH

OCTOBER 2016

Average Days on Market in October 2015: 52

Average Days on Market in October 2016: 59

7 days more



Sales	October 2015	October 2016	% Change
Price, Average (\$)	664,343	922,833	39%
Units Sold	7	6	-14%

Average Days on Market YTD 2015: 72

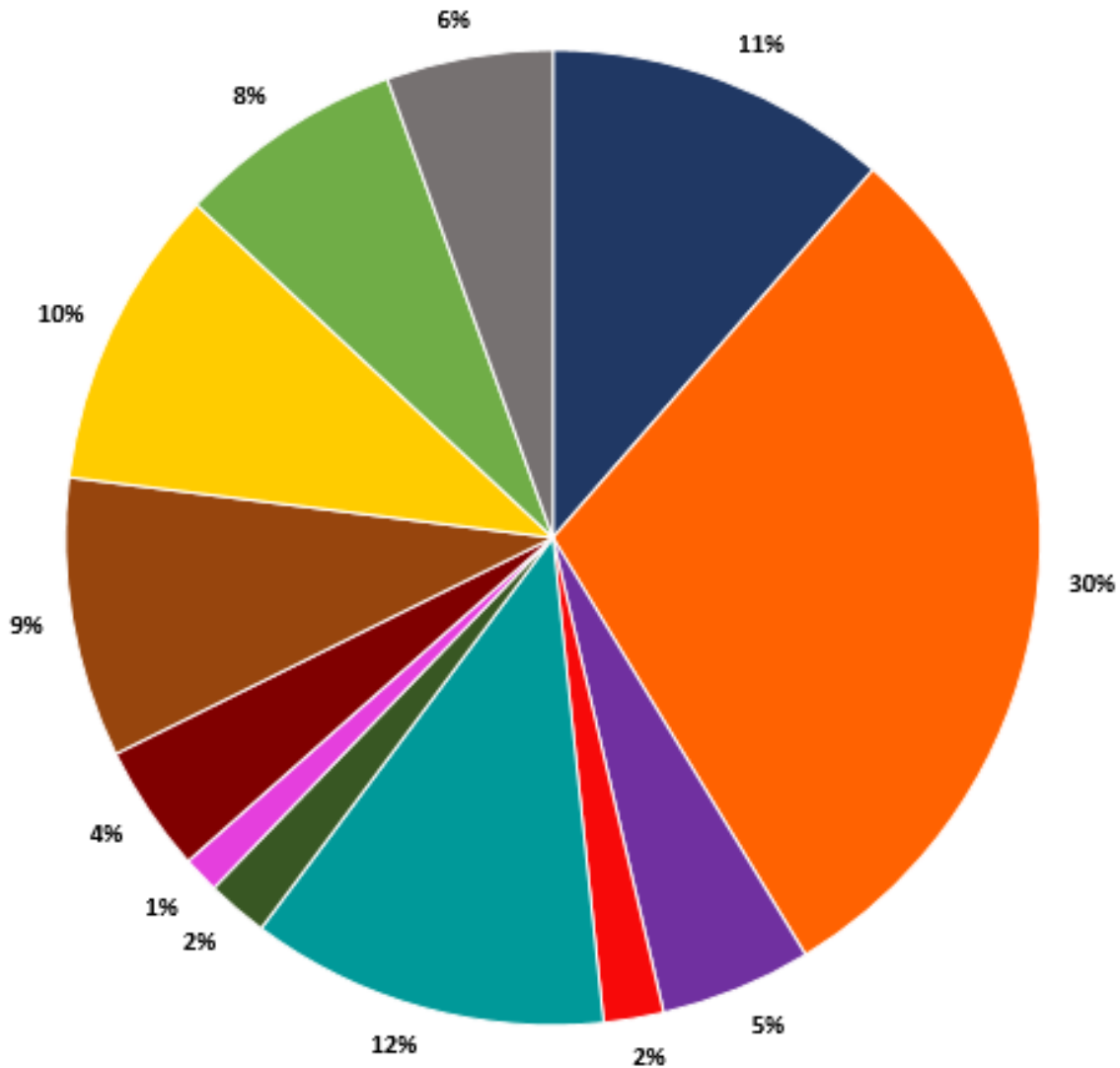
Average Days on Market YTD 2016: 56

16 days less



Sales	YTD 2015	YTD 2016	% Change
Price, Average (\$)	610,376	893,936	46%
Units Sold	62	65	5%

BROKERAGE SALES GUELPH YTD



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