



AT THE METALWORKS

Why Invest?

Guelph's Real Estate Market

About Guelph

Population: 149,772
Ave. Household Income: \$114,289
Annual Population Growth: 2%
(5th fastest in Canada)
Ownership: 67% Owned
33% Rented

Source: GEO Warehouse,
worldpopulationreview.com/world-cities/
guelph-population

Average Prices (Condo/Apartment)

Downtown Guelph \$650,000
In the City: \$684,605
(June 2022)

Resale (in the City): \$704,199
Average days on market: 15
(January-June 2022)

Average Rental Price (April-June 2022)
1 Bed: \$2,000 1+Den: \$2,100 2+Den: \$2,500

Sources: REALM, Trillium West Real Estate Brokerage
Quarterly Data Report, MLS

Price Growth (Condo/Apartment)

25.5%
increase in prices
year over year

Source: REALM

An Education Hub

UNIVERSITY
of GUELPH



29,507 students*



5 minutes



15 minutes



24 minutes



UNIVERSITY OF
WATERLOO



37,884 students*



34 minutes

LAURIER
Inspiring Lives!



19,000 students*



30 minutes

* Undergraduate and Graduate Students, 2021-22



Anthem at The Metalworks

- 14 stories - 193 units
- Phase 4 of award-winning The Metalworks
- Prices start from high \$400,000
- Units with river view
- Smart home system within building and suites; integrated with your smart devices
- Green, energy efficient, LED, low VOC
- Functional building amenities with luxurious design

WALKABILITY

Groceries **8 mins**
Downtown Core **5 mins**
GO Central Station **10 mins**
VIA Rail Canada **11 mins**

BIKING SCORE

95



Baker
Real Estate Incorporated

FUSION
HOMES