

INVEST IN GUELPH

NORTHSIDE

GUELPH

HIGH DEMAND, LOW VACANCY RATES

Guelph faces a housing demand due to its low 2% vacancy rate (2024), shortage of housing units and projected increase in population growth*.

AFFLUENT RENTAL MARKET

As of March 2025, Guelph ranked 10th in rental rates among Canadian cities, with the average monthly rent for a two-bedroom unit reaching \$2,452—surpassing the national average of \$2,187**.

STRONG POPULATION GROWTH

The City of Guelph is projected to experience strong population growth, reaching approximately 208,000 by 2051, driven by economic expansion and growth pressure from the Greater Toronto and Hamilton Area***.

ECONOMIC STRENGTH

In 2023, Guelph CMA boasted a 68.9% average employment rate, surpassing national (62.1%) and provincial (61.8%) averages and maintained a lower annual unemployment rate of 4.7% compared to Ontario, 5.7% and Canada, 5.4%***.

VIBRANT JOB MARKET

Guelph boasts a vibrant job market, with 73% of positions held by residents, while attracting approximately 21,000 commuters to the city (2021). Major employers like Linamar Corporation and the University of Guelph contribute to Guelph’s robust job market***.

EDUCATIONAL HUB

Home to the University of Guelph with around 30,000 students and set to expand further with Conestoga College’s 2025 downtown campus with an estimated 6,000 students, Guelph thrives as a vibrant academic center.

URBAN CONVENIENCE SURROUNDED BY NATURE

With picturesque rivers, including Eramosa and Speed River, over 70 km of tranquil trails and over 1,000 hectares of parks and open spaces, including Guelph Lake Conservation Area, Guelph provides residents with a perfect balance between city living and nature's wonders.

CONNECTIVITY TO NEARBY CITIES

Guelph benefits from exceptional connectivity with convenient rail and highway access. GO Transit and VIA Rail provide regular services, while major highways such as Highway 6, Highway 7 and Highway 401 offer convenient routes to Toronto (60 mins), Kitchener-Waterloo (20 mins) and neighbouring cities.

*SOURCE: cmhc-schl.gc.ca

**SOURCE: rentals.ca

***SOURCE: guelph.ca