



2026 MAY CAMBRIDGE Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

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Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

BALANCED MARKET

Cambridge's real estate market remained in balanced market territory through May, as buyer demand continued to absorb available inventory despite softer pricing and lower overall sales activity. The median sale price declined 10.96% year over year to \$650,000, while the average sale price decreased 10.62% to \$683,045. Sales volume fell 12.71% to \$114.07M, with unit sales decreasing 2.34% to 167 transactions. New listings remained relatively stable, declining just 1.53% to 387, while expired listings fell 7.14% to 26. The sales-to-listings ratio held steady at 43.15%, remaining above the 39% threshold and indicating that balanced market conditions continue across Cambridge despite ongoing price adjustments.

May year-over-year sales volume of \$114,068,481

Down -12.71% from 2025's \$130,676,733 with unit sales of 167 down -2.34% from last May. New listings of 387 are down -1.53% from last year's 393, with the sales/listing ratio of 43.15% down -0.36%.

Year-to-date sales volume of \$436,138,916

Down -15.92% from 2025's \$518,692,229 with unit sales of 618 down -9.65% from 2025's 684. New listings of 1,388 are down -11.14% from a year ago, with the sales/listing ratio of 44.52% up +0.73%.

Year-to-date average sale price of \$699,936

Down from \$756,473 one year ago with median sale price of \$650,000 down from \$710,999 a year ago. Average days-on-market of 33, up 8 days from last year.

MAY NUMBERS

Median Sale Price

\$650,000

-10.96%

Average Sale Price

\$683,045

-10.62%

Sales Volume

\$114,068,481

-12.71%

Unit Sales

167

-2.34%

New Listings

387

-1.53%

Expired Listings

26

-7.14%

Unit Sales/Listings Ratio

43.15%

-0.36%

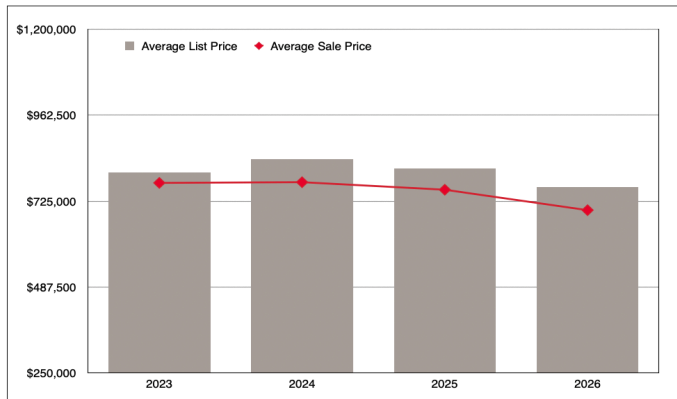
*Year-over-year comparison
(May 2025 vs. May 2026)*

THE MARKET IN DETAIL

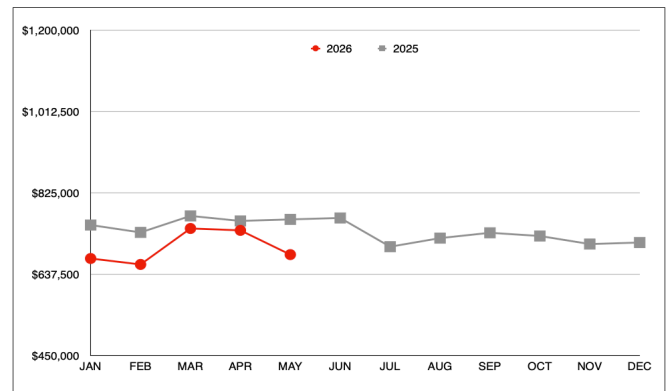
	2024	2025	2026	2025-2026
YTD Volume Sales	\$604,297,608	\$518,692,229	\$436,138,916	-15.92%
YTD Unit Sales	772	684	618	-9.65%
YTD New Listings	1,607	1,562	1,388	-11.14%
YTD Sales/Listings Ratio	48.04%	43.79%	44.52%	+1.68%
YTD Expired Listings	113	118	141	+19.49%
Monthly Volume Sales	\$157,276,241	\$130,676,733	\$114,068,481	-12.71%
Monthly Unit Sales	190	171	167	-2.34%
Monthly New Listings	412	393	387	-1.53%
Monthly Sales/Listings Ratio	46.12%	43.51%	43.15%	-0.83%
Monthly Expired Listings	22	28	26	-7.14%
YTD Sales: \$0-\$199K	2	0	1	+100%
YTD Sales: \$200k-349K	1	5	19	+280%
YTD Sales: \$350K-\$549K	75	90	117	+30%
YTD Sales: \$550K-\$749K	327	300	281	-6.33%
YTD Sales: \$750K-\$999K	276	207	143	-30.92%
YTD Sales: \$1M-\$2M	86	79	49	-37.97%
YTD Sales: \$2M+	6	3	8	+166.67%
YTD Average Days-On-Market	36.20	24.80	32.80	+32.26%
YTD Average Sale Price	\$777,315	\$756,473	\$699,936	-7.47%
YTD Median Sale Price	\$767,000	\$710,999	\$650,000	-8.58%

Cambridge MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

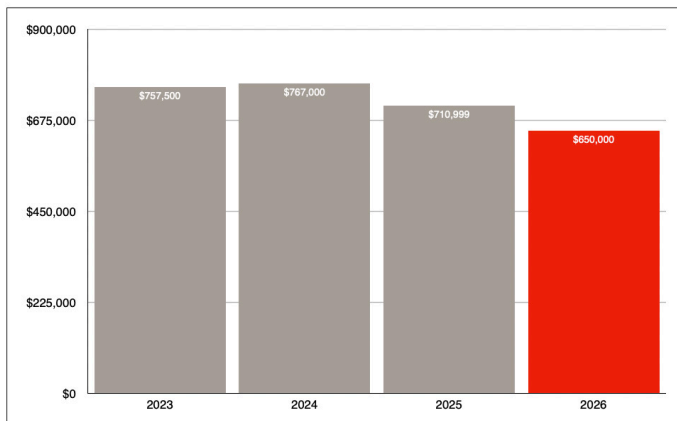


Year-Over-Year

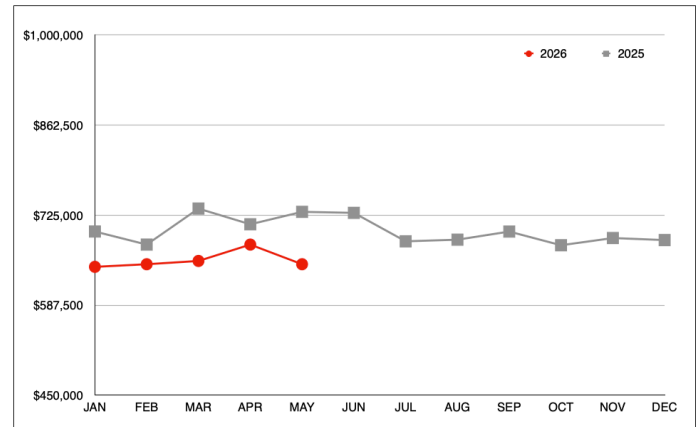


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



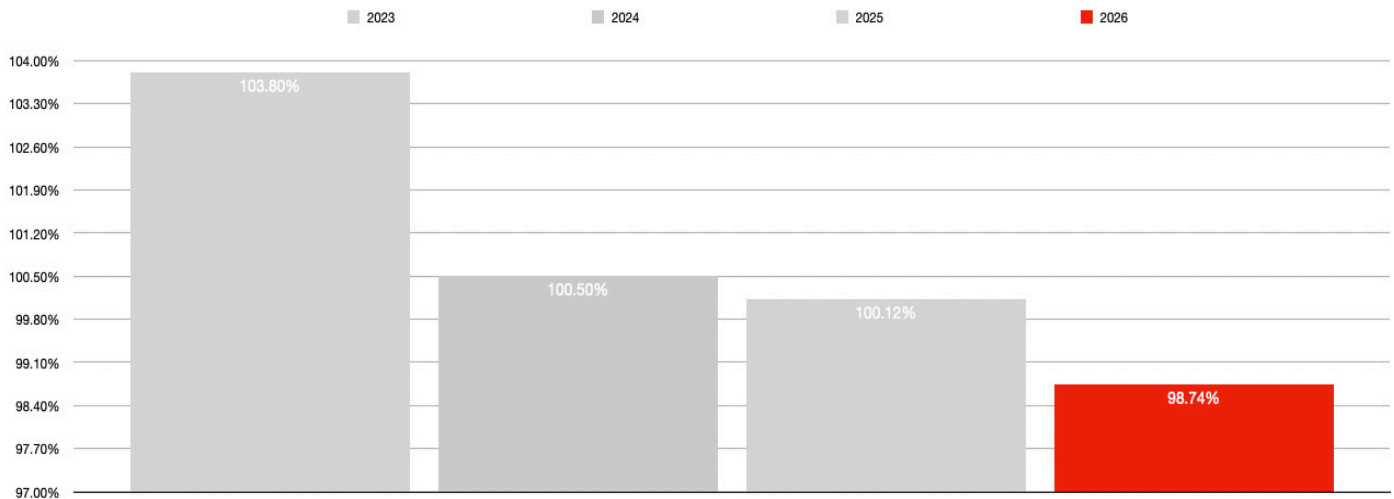
Year-Over-Year



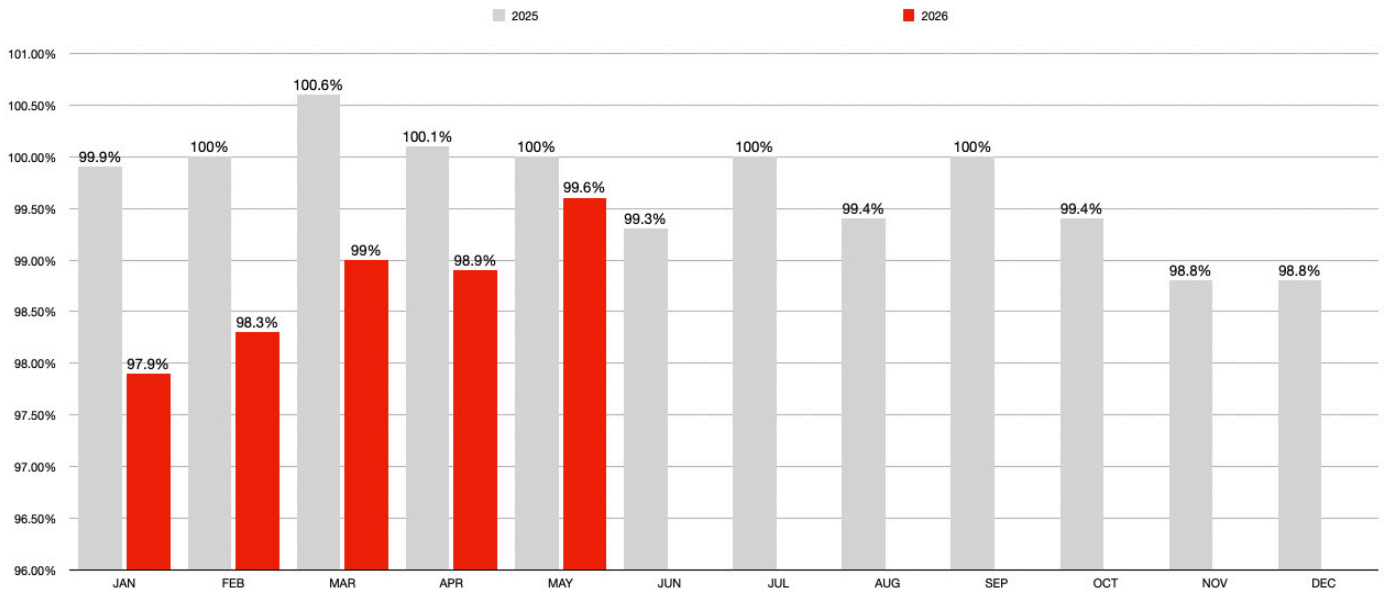
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

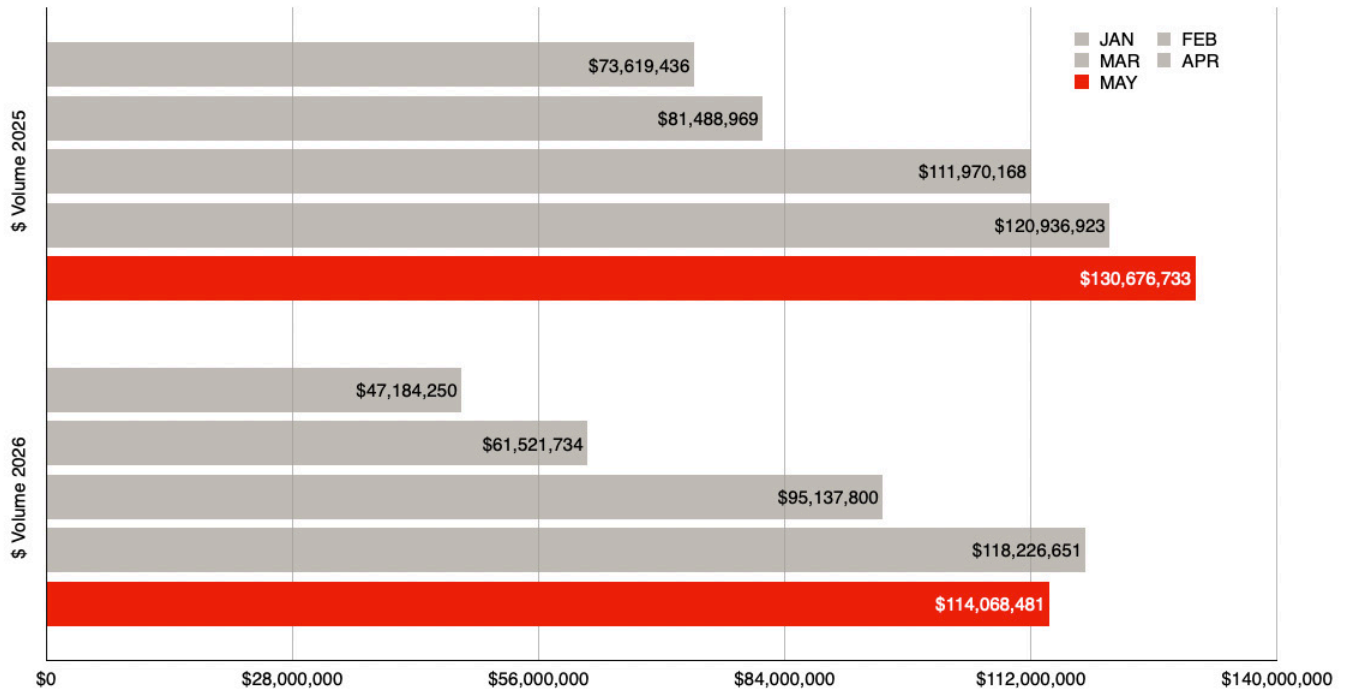


Year-Over-Year

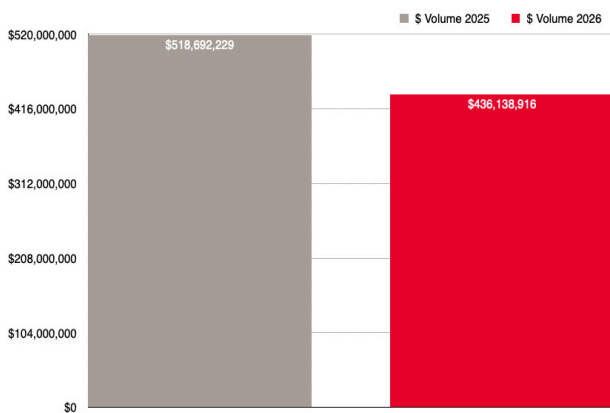


Month-Over-Month 2025 vs. 2026

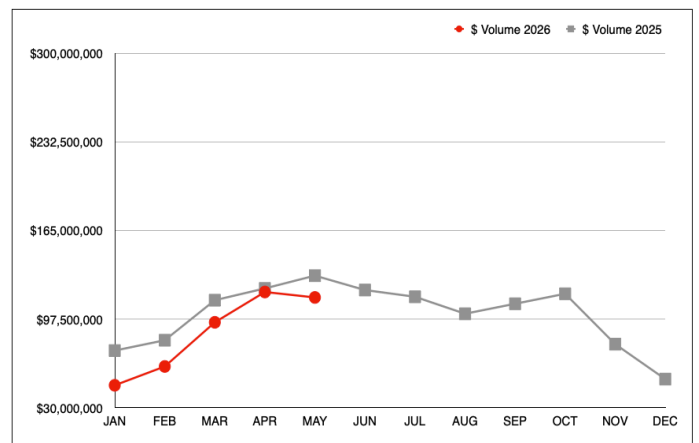
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

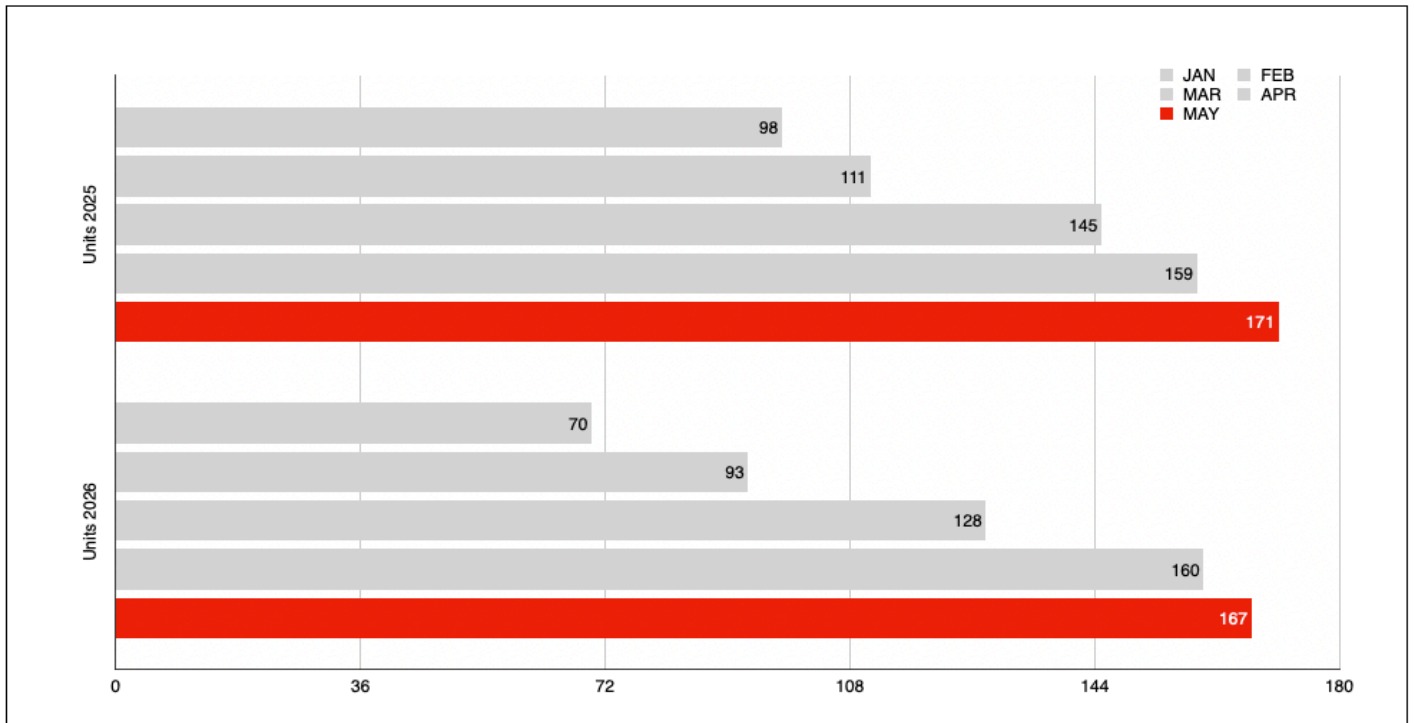


Yearly Totals 2025 vs. 2026

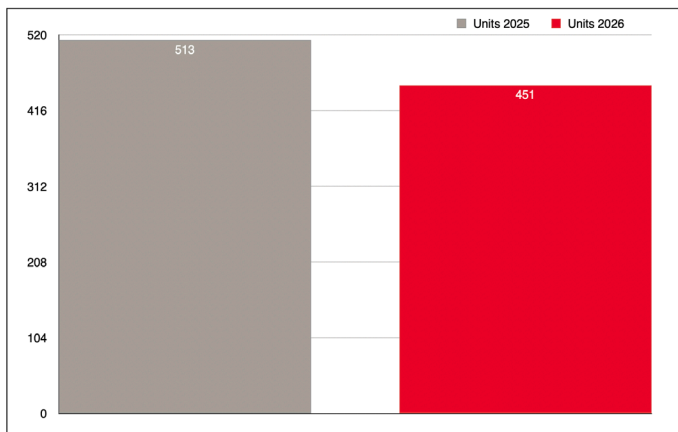


Month vs. Month 2025 vs. 2026

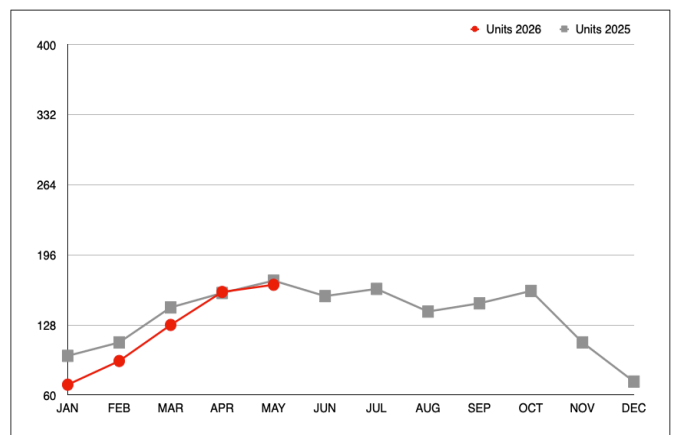
UNIT SALES



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	\$392,822,259 -13.28%	\$45,379,656 -29.38%	\$5,422,777 +105.76%
YTD Unit Sales	526 -7.23%	94 -17.54%	7 -30%
YTD Average Sale Price	\$746,810 -6.52%	\$482,762 -14.36%	\$774,682.43 +193.94%
May Sales Volume	\$101,594,076 -13.51%	\$12,474,405 -5.6%	\$817,777 +100%
May Unit Sales	140 -5.41%	27 +17.39%	3 +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 May 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.

*Data pulled included commercial lots in which one was suppressed, leading to a skewed number.

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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