



# 2026

# FEBRUARY

## 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 December be occasional discrepancies or errors in the data.

# OVERVIEW

## BALANCED MARKET

Cambridge's real estate market remained balanced this period, as moderating sales activity was met with tighter inventory levels. The median sale price declined 3.68% to \$654,950, while the average sale price fell 9.89% to \$661,524. Sales volume dropped 24.5% to \$61.52M, driven by a 16.22% decrease in unit sales to 93 transactions. New listings declined 25.54% to 172, though expired listings rose 57.89% to 30, reflecting some increased pressure on sellers. With a unit sales-to-listings ratio of 54.07%, up 6.02% year over year, conditions continue to reflect a balanced market, supporting both buyers and sellers in Cambridge.

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**February year-over-year sales volume of \$61,521,734**  
 Down -24.5% from 2025's \$81,488,969 with unit sales of 93 down -16.22% from last February. New listings of 172 are down -25.54% from last year's 231, with the sales/listing ratio of 54.07% up +6.02%.
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**Year-to-date sales volume of \$109,180,984**  
 Down -29.61% from 2025's \$155,108,405 with unit sales of 164 down -21.53% from 2025's 209. New listings of 365 are down -20.48% from a year ago, with the sales/listing ratio of 44.93% down -0.60%.
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**Year-to-date average sale price of \$666,391**  
 Down from \$742,677 one year ago with median sale price of \$649,975 down from \$690,000 a year ago. Average days-on-market of 43, up 15 days from last year.

## FEBRUARY NUMBERS

Median Sale Price  
**\$654,950**  
 -3.68%

Average Sale Price  
**\$661,524**  
 -9.89%

Sales Volume  
**\$61,521,734**  
 -24.5%

Unit Sales  
**93**  
 -16.22%

New Listings  
**172**  
 -25.54%

Expired Listings  
**30**  
 +57.89%

Unit Sales/Listings Ratio  
**54.07%**  
 +6.02%

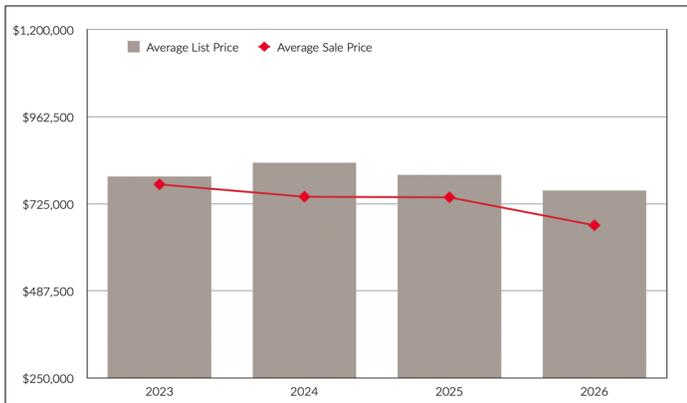
Year-over-year comparison  
 (February 2025 vs. February 2026)

# THE MARKET IN DETAIL

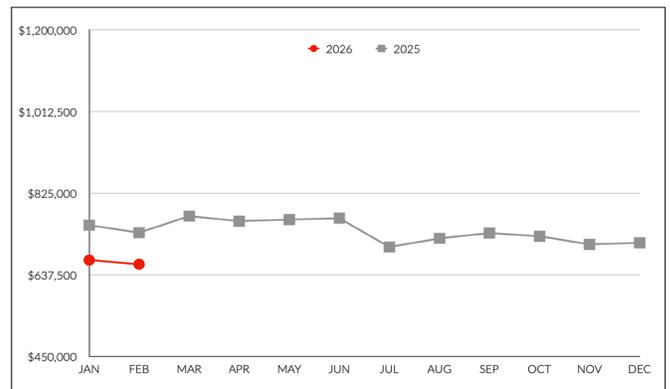
	2024	2025	2026	2025-2026
YTD Volume Sales	\$185,507,504	\$155,108,405	\$109,180,984	-29.61%
YTD Unit Sales	249	209	164	-21.53%
YTD New Listings	407	459	365	-20.48%
YTD Sales/Listings Ratio	61.18%	45.53%	44.93%	-1.32%
YTD Expired Listings	53	53	53	No Change
Monthly Volume Sales	\$101,585,722	\$81,488,969	\$61,521,734	-24.5%
Monthly Unit Sales	135	111	93	-16.22%
Monthly New Listings	212	231	172	-25.54%
Monthly Sales/Listings Ratio	63.68%	48.05%	54.07%	+12.52%
Monthly Expired Listings	24	19	30	+57.89%
YTD Sales: \$0-\$199K	2	0	1	+100%
YTD Sales: \$200k-349K	1	1	7	+600%
YTD Sales: \$350K-\$549K	25	30	32	+6.67%
YTD Sales: \$550K-\$749K	116	98	71	-27.55%
YTD Sales: \$750K-\$999K	81	61	44	-27.87%
YTD Sales: \$1M-\$2M	24	19	9	-52.63%
YTD Sales: \$2M+	1	0	0	No Change
YTD Average Days-On-Market	46.00	28.00	42.50	+51.79%
YTD Average Sale Price	\$744,322	\$742,677	\$666,391	-10.27%
YTD Median Sale Price	\$744,998	\$690,000	\$649,975	-5.8%

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

# AVERAGE SALE PRICE

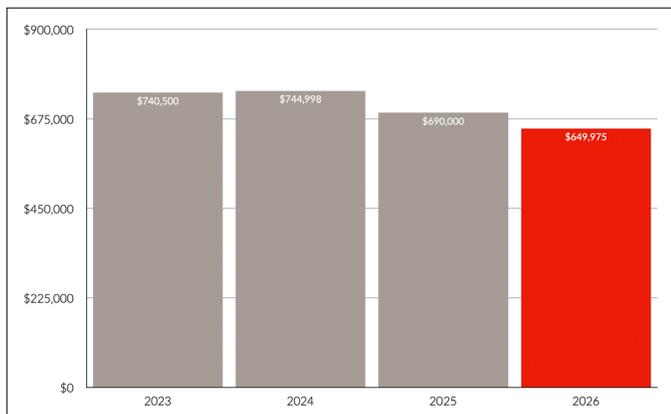


Year-Over-Year

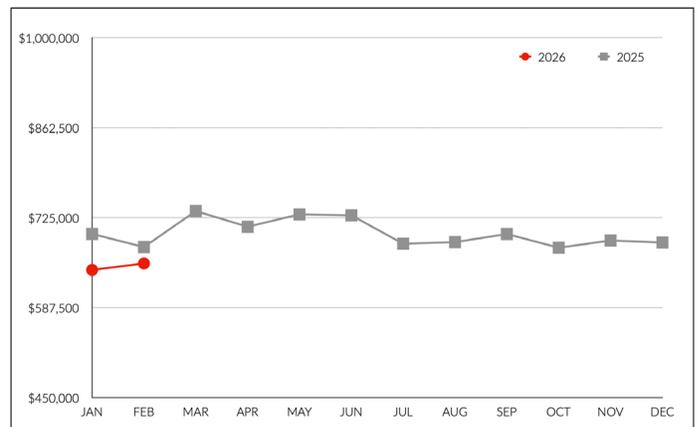


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



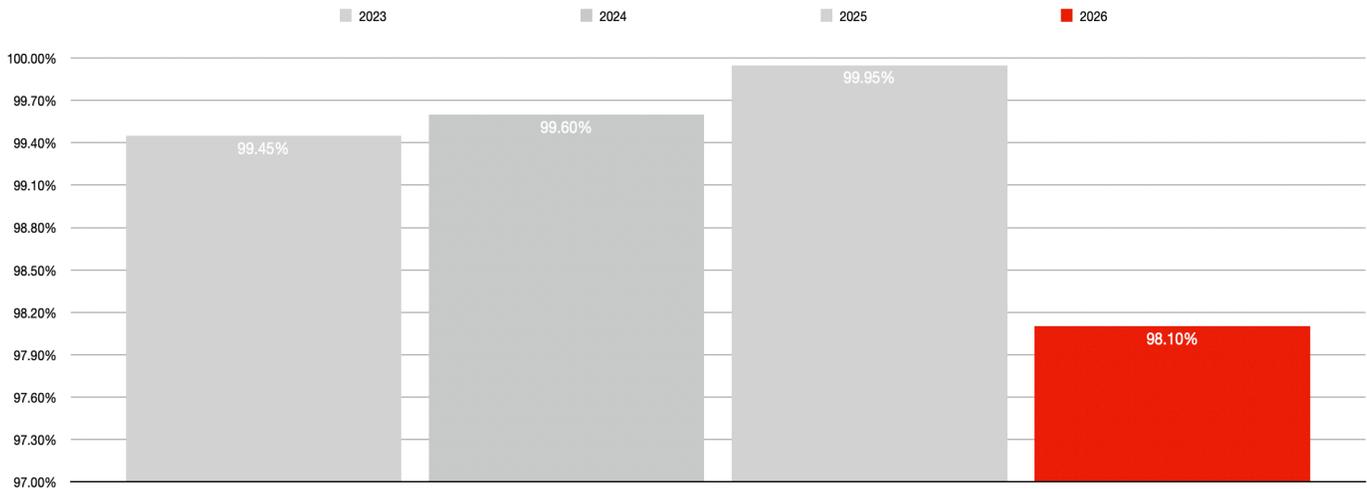
Year-Over-Year



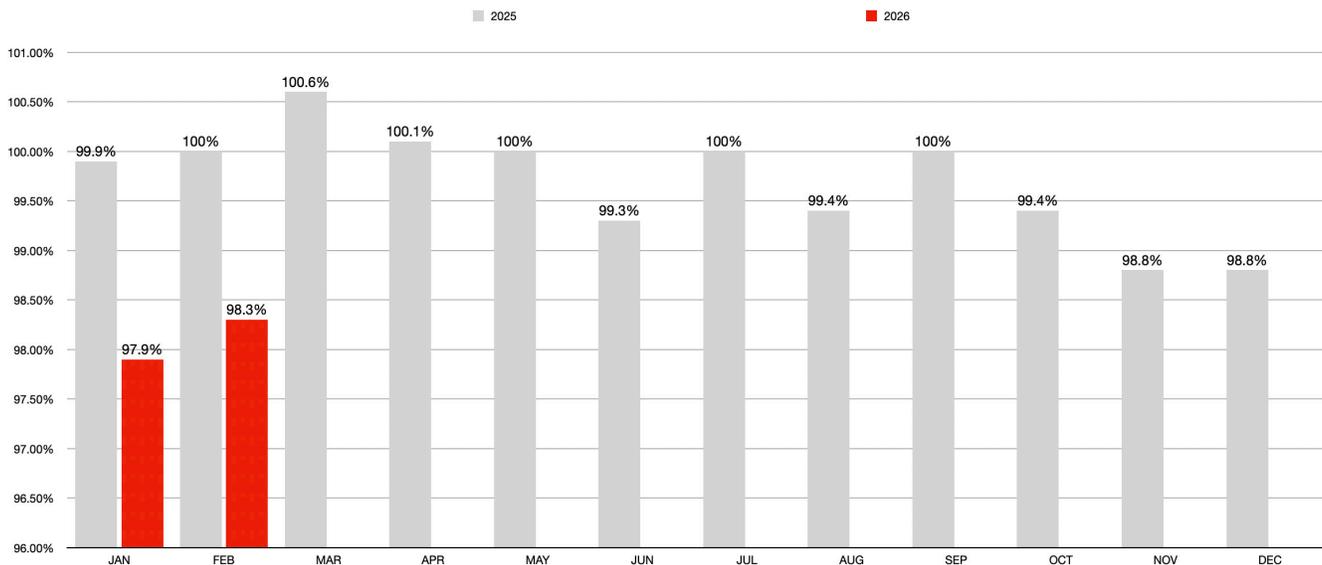
Month-Over-Month 2025 vs. 2026

\* 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

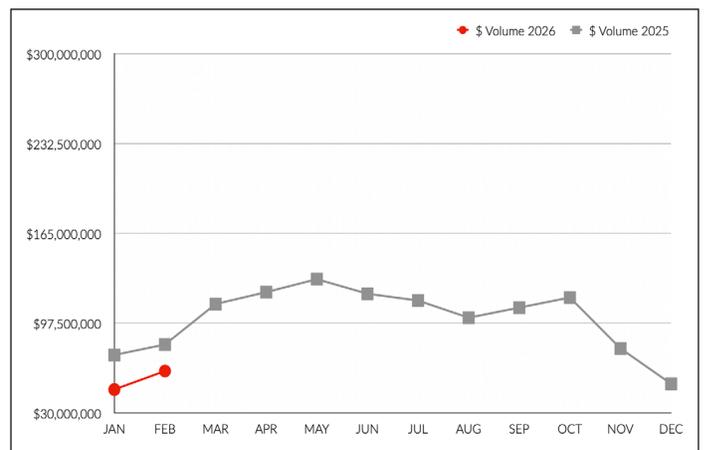
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

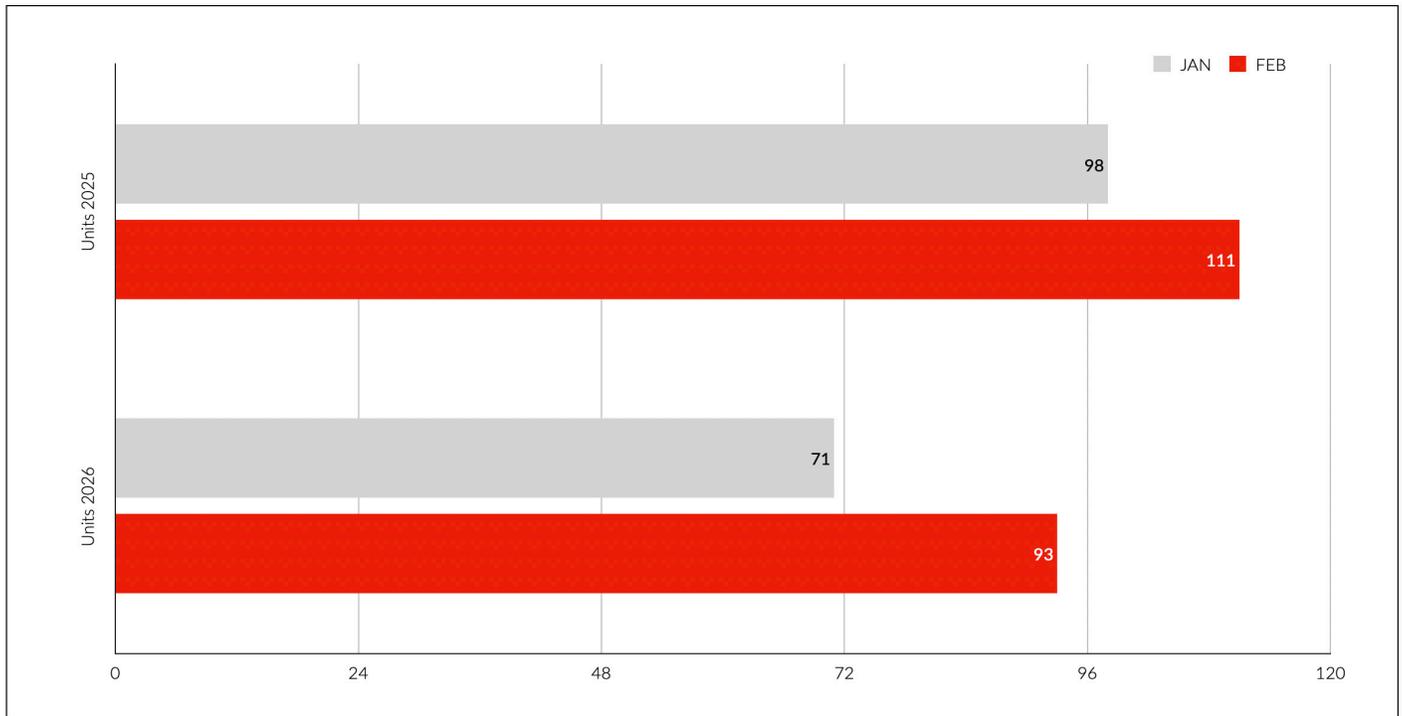


Yearly Totals 2025 vs. 2026

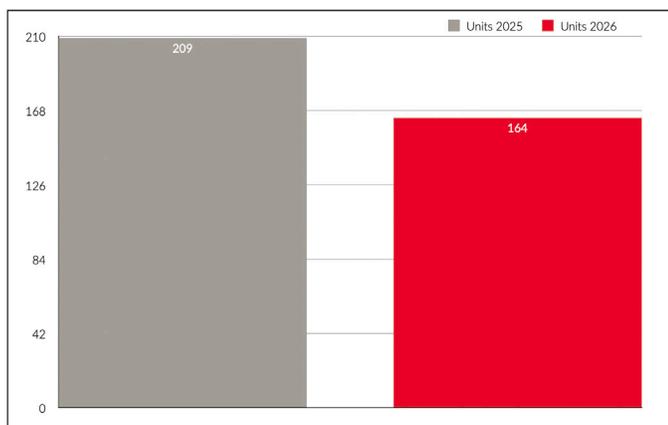


Month vs. Month 2025 vs. 2026

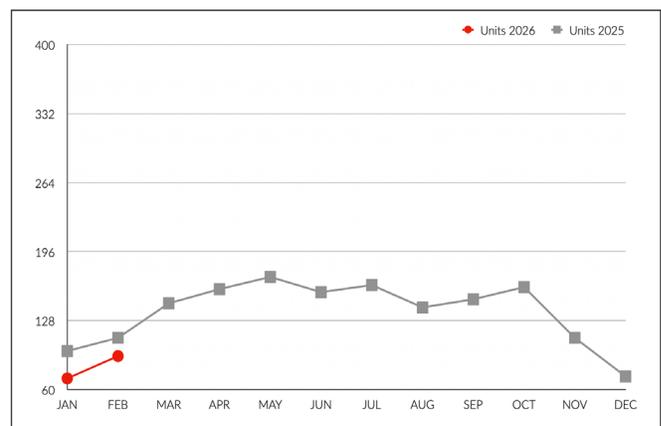
# UNIT VOLUME SALES



Monthly Comparison 2025 vs. 2026

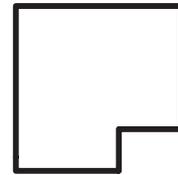


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 <b>\$95,849,484</b> -27.15%	 <b>\$13,141,500</b> -43.55%	 <b>\$800,000</b> -34.24%
YTD Unit Sales	 <b>136</b> -18.07%	 <b>26</b> -38.1%	 <b>1</b> -83.33%
YTD Average Sale Price	 <b>\$704,776</b> -11.07%	 <b>\$505,442</b> -8.82%	 <b>\$800,000.00</b> +294.57%
February Sales Volume	 <b>\$52,639,734</b> -20.13%	 <b>\$8,882,000</b> -42%	 <b>\$800,000</b> -17.86%
February Unit Sales	 <b>74</b> -9.76%	 <b>19</b> -32.14%	 <b>1</b> -66.67%

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of February 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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