



2026 JULY

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 remained in balanced market territory through July, with the year-to-date sales-to-listings ratio sitting at 46.96%, above the 39% threshold. July pricing softened compared to last year, as the median sale price declined 5.26% to \$649,000, while the average sale price decreased 1.89% to \$687,982. Sales activity also eased, with sales volume down 5.13% to \$108.70M and unit sales decreasing 3.07% to 158 transactions. New listings declined 7.35% to 315, while expired listings dropped 22.50% to 31, suggesting fewer properties left the market unsold. With the monthly sales-to-listings ratio at 50.16%, Cambridge continued to show balanced market conditions through July.

July year-over-year sales volume of \$108,701,199

Down 5.13% from 2025's \$114,577,048 with unit sales of 158 down 3.07% from last July's 163. New listings of 315 are down 7.35% from a year ago, with the sales/listing ratio of 50.16% up 4.63%.

Year-to-date sales volume of \$677,371,078

Down 10.04% from 2025's \$752,987,590 with unit sales of 959 down 4.39% from 2025's 1,003. New listings of 2,042 are down 10.28% from a year ago, with the sales/listing ratio of 46.96% up 2.90%.

Year-to-date average sale price of \$701,697

Down from \$750,147 one year ago, with median sale price of \$650,000 down from \$710,999 one year ago. Average days-on-market of 32 is up 6 days from last year.

JULY NUMBERS

Median Sale Price

\$649,000

-5.26%

Average Sale Price

\$687,982

-1.89%

Sales Volume

\$108,701,199

-5.13%

Unit Sales

158

-3.07%

New Listings

315

-7.35%

Expired Listings

31

-22.5%

Unit Sales/Listings Ratio

50.16%

+2.22%

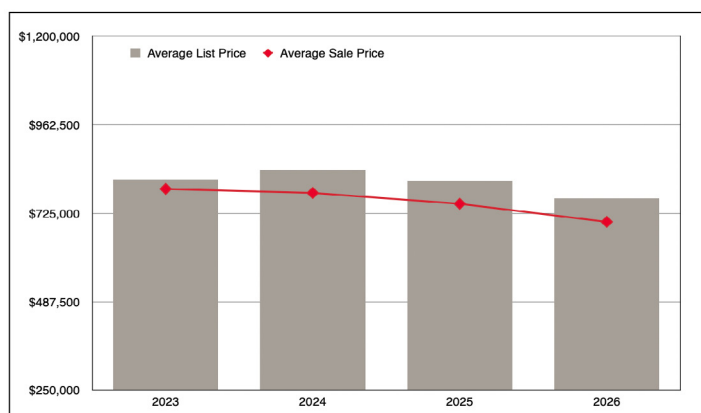
*Year-over-year comparison
(July 2026 vs. July 2025)*

THE MARKET IN DETAIL

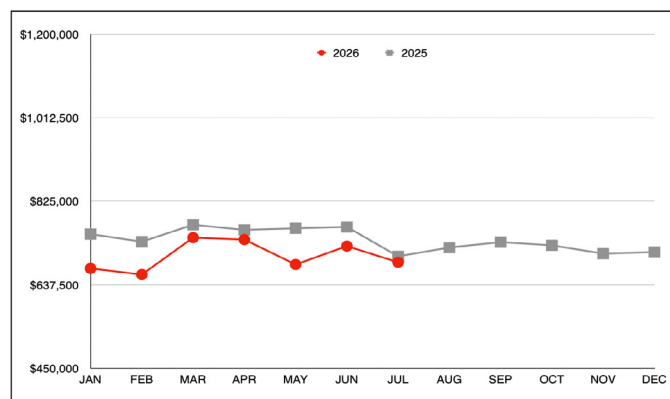
	2024	2025	2026	2025-2026
YTD Volume Sales	\$863,168,089	\$752,987,590	\$677,371,078	-10.04%
YTD Unit Sales	1,102	1,003	959	-4.39%
YTD New Listings	2,336	2,276	2,042	-10.28%
YTD Sales/Listings Ratio	47.17%	44.07%	46.96%	+6.57%
YTD Expired Listings	166	207	199	-3.86%
Monthly Volume Sales	\$121,402,541	\$114,577,048	\$108,701,199	-5.13%
Monthly Unit Sales	156	163	158	-3.07%
Monthly New Listings	360	340	315	-7.35%
Monthly Sales/Listings Ratio	43.33%	47.94%	50.16%	+4.63%
Monthly Expired Listings	21	40	31	-22.5%
YTD Sales: \$0-\$199K	2	0	1	N/A
YTD Sales: \$200k-349K	1	10	31	+210%
YTD Sales: \$350K-\$549K	111	128	178	+39.06%
YTD Sales: \$550K-\$749K	463	460	423	-8.04%
YTD Sales: \$750K-\$999K	398	289	238	-17.65%
YTD Sales: \$1M-\$2M	124	112	80	-28.57%
YTD Sales: \$2M+	8	4	8	+100%
YTD Average Days-On-Market	31.57	25.86	32.00	+23.76%
YTD Average Sale Price	\$779,263	\$750,147	\$701,697	-6.46%
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

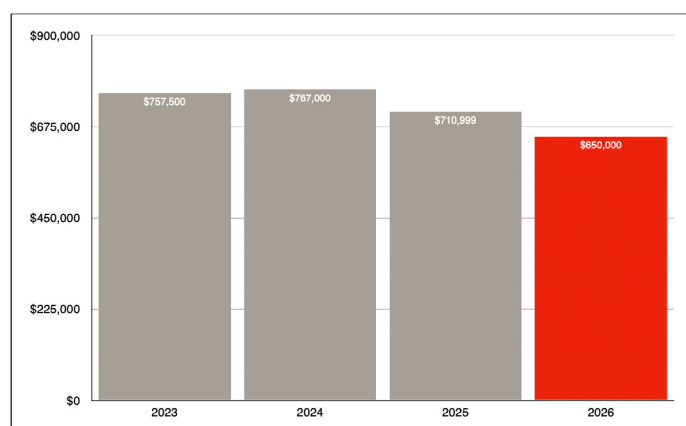


Year-Over-Year

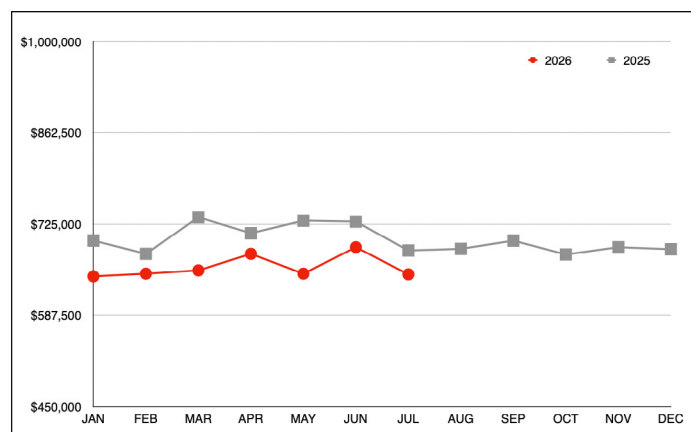


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



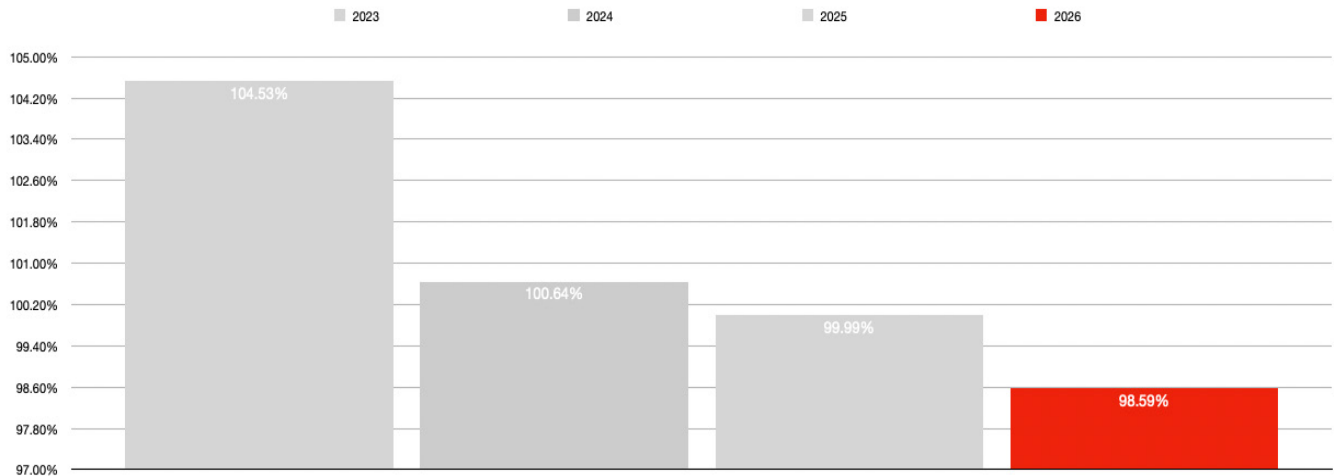
Year-Over-Year



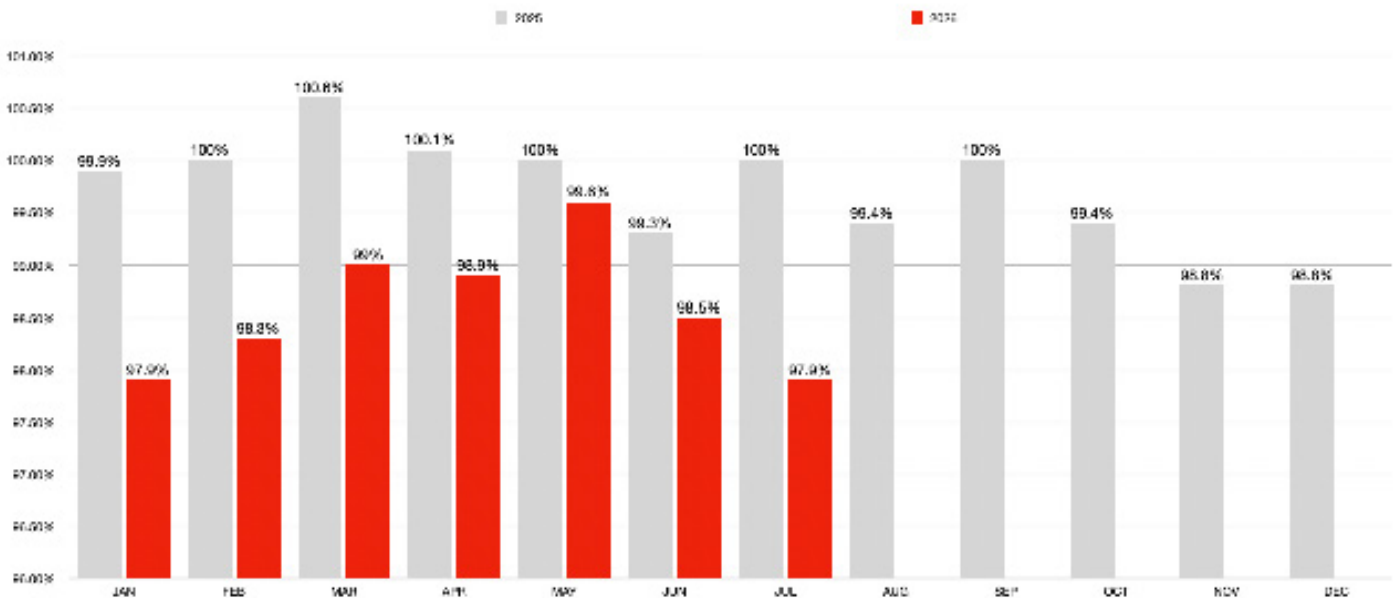
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

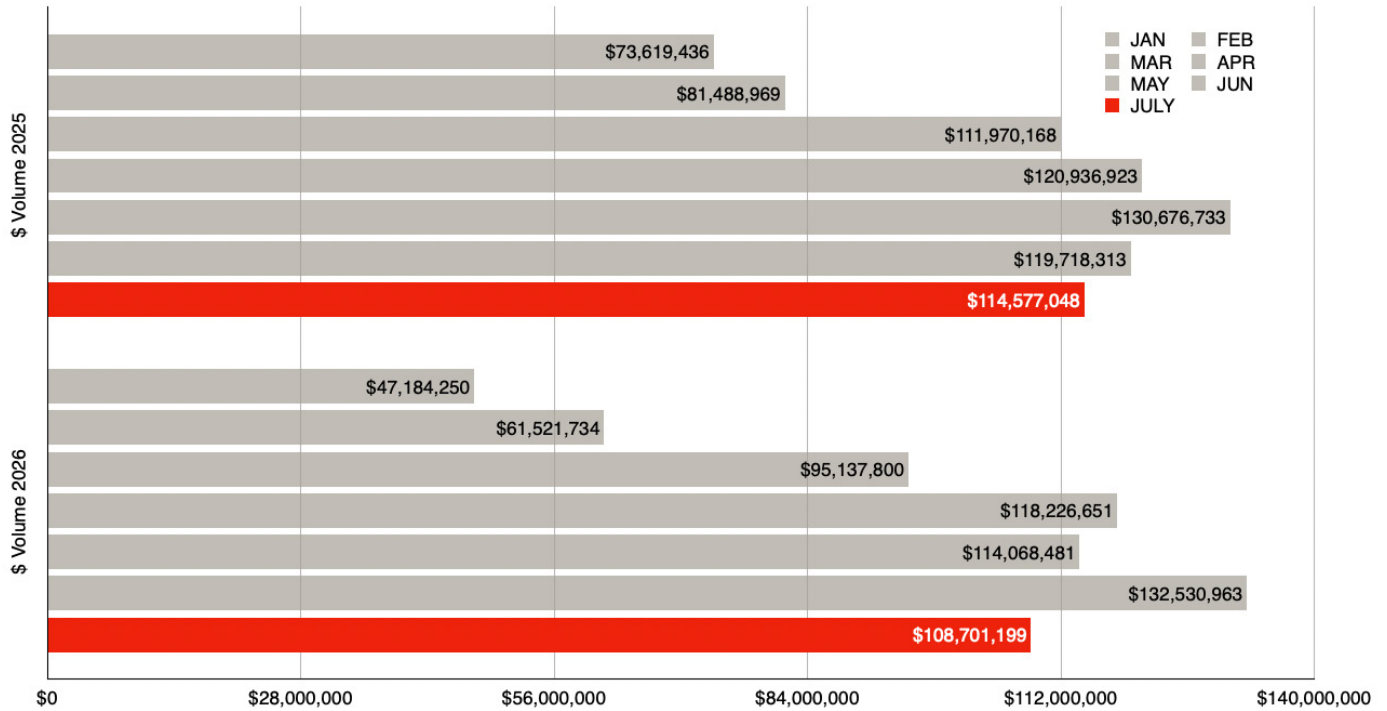


Year-Over-Year

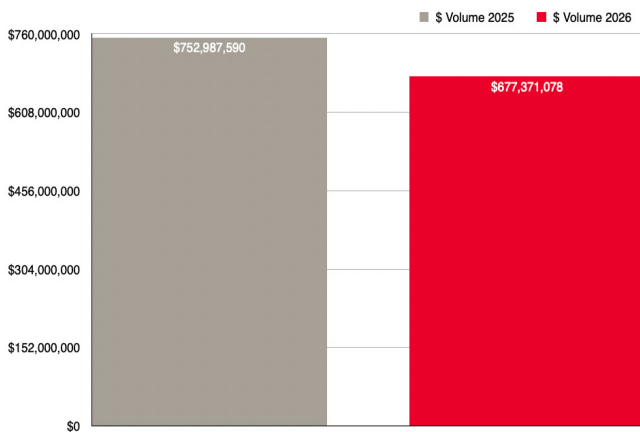


Month-Over-Month 2025 vs. 2026

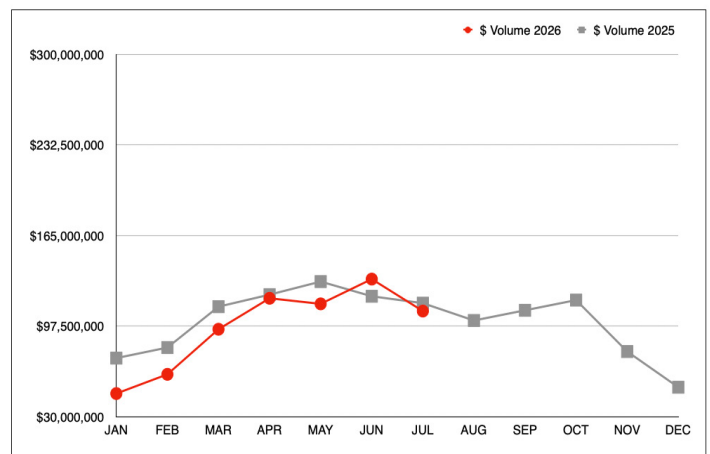
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

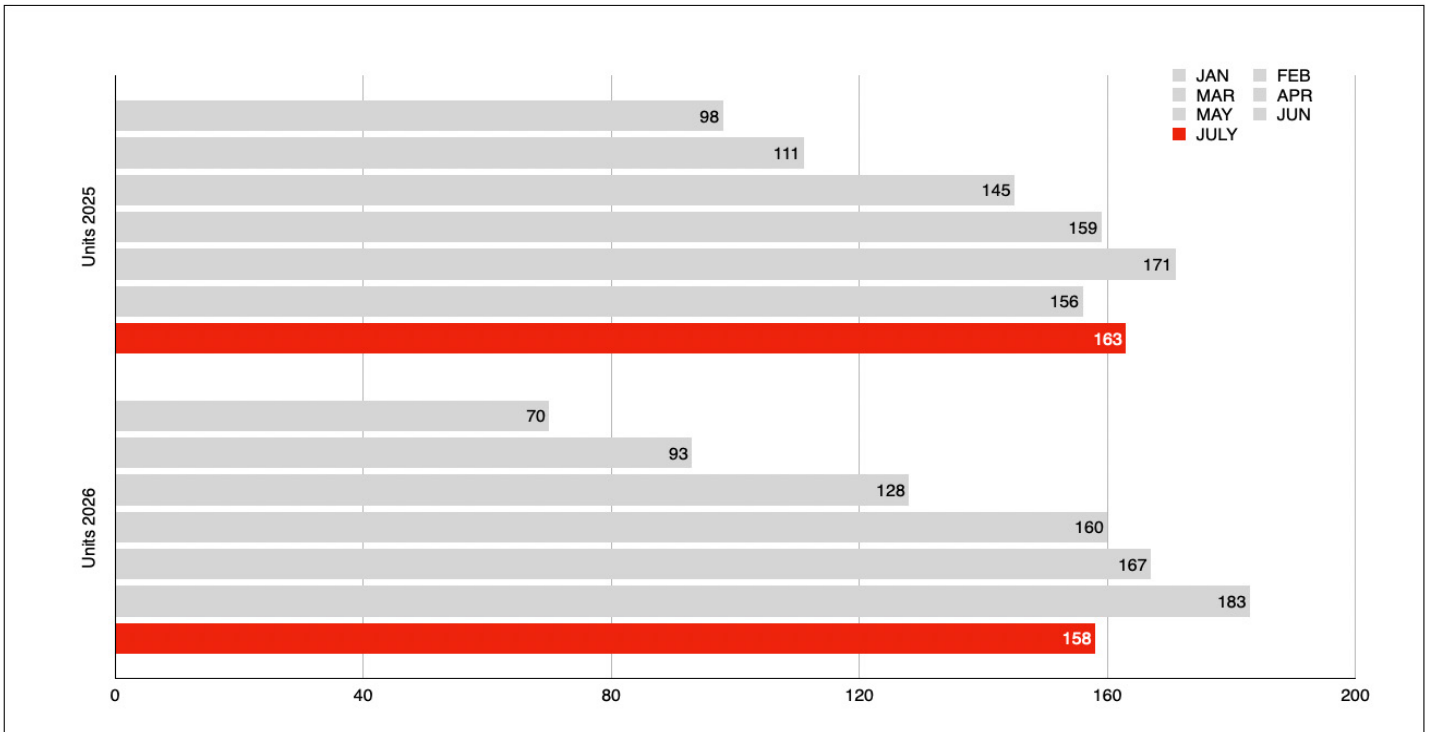


Yearly Totals 2025 vs. 2026

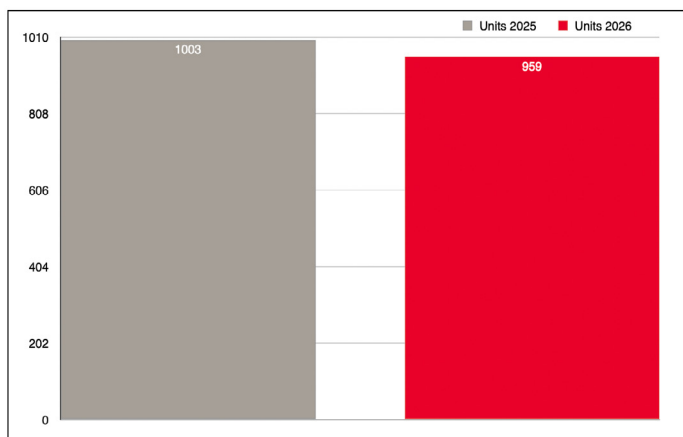


Month vs. Month 2025 vs. 2026

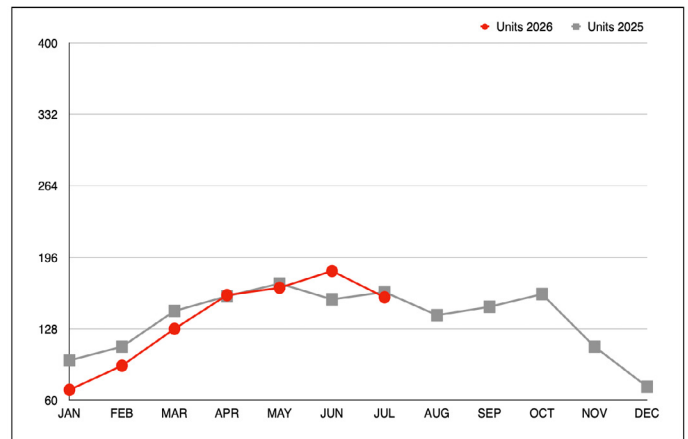
UNIT SALES



Monthly Comparison 2025 vs. 2026

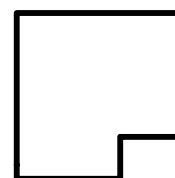


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

YTD Sales Volume	\$611,926,333 -7.53%	\$67,182,744 -24.7%	\$5,951,277 +37.27%
YTD Unit Sales	820 -2.38%	140 -12.5%	9 -25%
YTD Average Sale Price	\$746,252 -5.28%	\$479,877 -13.94%	\$661,253.00 +83.02%
July Sales Volume	\$96,370,411 -4.13%	\$12,005,788 -11.28%	\$0 - 100%
July Unit Sales	130 -5.8%	27 +8%	0 -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 July 31, 2026.

Year-Over-Year Comparison (2026 vs. 2025)

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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