



2025 MAY CAMBRIDGE

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

Frances Snider
Sales Representative

519-824-9050
fsnider@royallepage.ca
francesnider.com



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 continued to soften in May, with prices and sales activity trending downward. The median sale price declined 6.41% to \$730,000, while the average fell 7.68% to \$764,191. Sales volume was down 16.91% to \$130.68M, and unit sales dropped 10% to 171 transactions. New listings dipped 4.61%, and expired listings rose 27.27%, reflecting longer selling times. With a unit sales-to-listings ratio of 43.51%, the market remains balanced, offering steady opportunities for both buyers and sellers.



May year-over-year sales volume of \$130,676,733

Down 16.91% from 2024's \$157,276,241 with unit sales of 171 down 10% from last May's 190. New listings of 393 are down 4.61% from last year's 412, with the sales/listing ratio of 43.51% down 2.61%.



Year-to-date sales volume of \$519,326,729

Down 14.06% from 2024's \$604,297,608 with unit sales of 686 down 11.14% from 2024's 772. New listings of 1,563 are down 2.74% from a year ago, with the sales/listing ratio of 43.89% down 4.15%.



Year-to-date average sale price of \$755,333

Down from \$777,315 one year ago with median sale price of \$710,500 down from \$767,000 a year ago. Average days-on-market of 25, down 11 days from last year.

MAY NUMBERS

Median Sale Price

\$730,000

-6.41%

Average Sale Price

\$764,191

-7.68%

Sales Volume

\$130,676,733

-16.91%

Unit Sales

171

-10%

New Listings

393

-4.61%

Expired Listings

28

+27.27%

Unit Sales/Listings Ratio

43.51%

-2.61%

*Year-over-year comparison
(May 2024 vs. May 2025)*

THE MARKET IN DETAIL

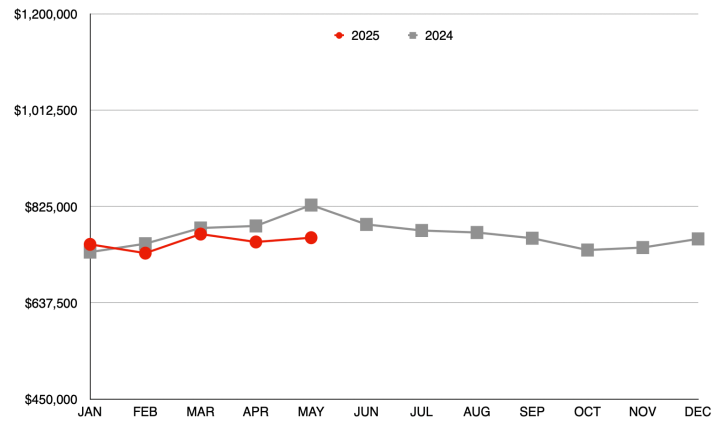
	2023	2024	2025	2024-2025
YTD Volume Sales	\$577,104,161	\$604,297,608	\$519,326,729	-14.06%
YTD Unit Sales	744	772	686	-11.14%
YTD New Listings	1,127	1,607	1,563	-2.74%
YDT Sales/Listings Ratio	66.02%	48.04%	43.89%	-4.15%
YTD Expired Listings	60	113	118	+4.42%
Monthly Volume Sales	\$159,984,381	\$157,276,241	\$130,676,733	-16.91%
Monthly Unit Sales	200	190	171	-10%
Monthly New Listings	343	412	393	-4.61%
Monthly Sales/Listings Ratio	58.31%	46.12%	43.51%	-2.61%
Monthly Expired Listings	5	22	28	+27.27%
YTD Sales: \$0-\$199K	0	2	2	No Change
YTD Sales: \$200k-349K	1	1	5	+400%
YTD Sales: \$350K-\$549K	93	75	89	+18.67%
YTD Sales: \$550K-\$749K	285	327	301	-7.95%
YTD Sales: \$750K-\$999K	287	276	209	-24.28%
YTD Sales: \$1M-\$2M	78	86	79	-8.14%
YTD Sales: \$2M+	6	6	3	-50%
YTD Average Days-On-Market	18.80	36.20	24.80	-31.49%
YTD Average Sale Price	\$775,355	\$777,315	\$755,333	-2.83%
YTD Median Sale Price	\$757,500	\$767,000	\$710,500	-7.37%

Cambridge MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

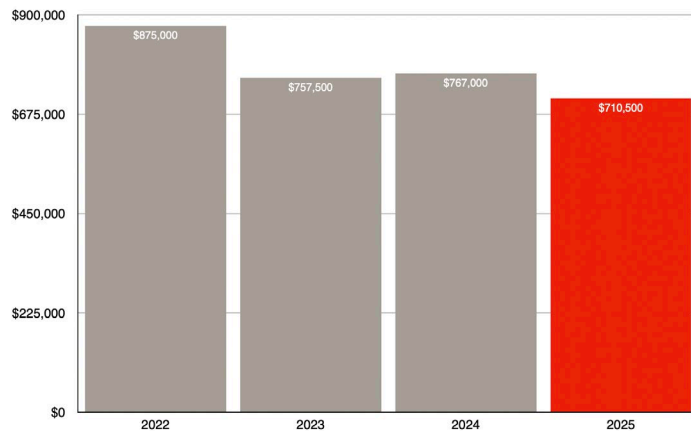


Year-Over-Year

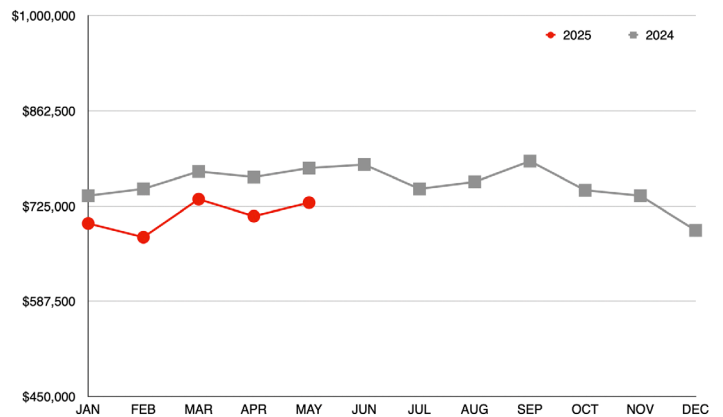


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



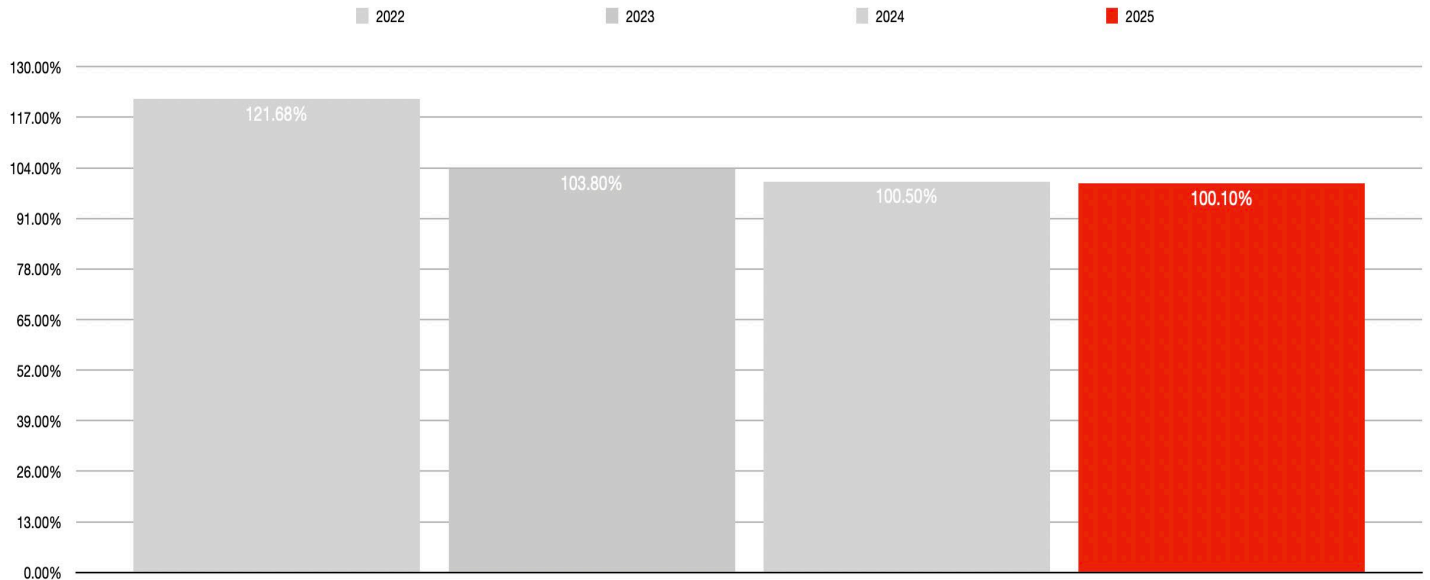
Year-Over-Year



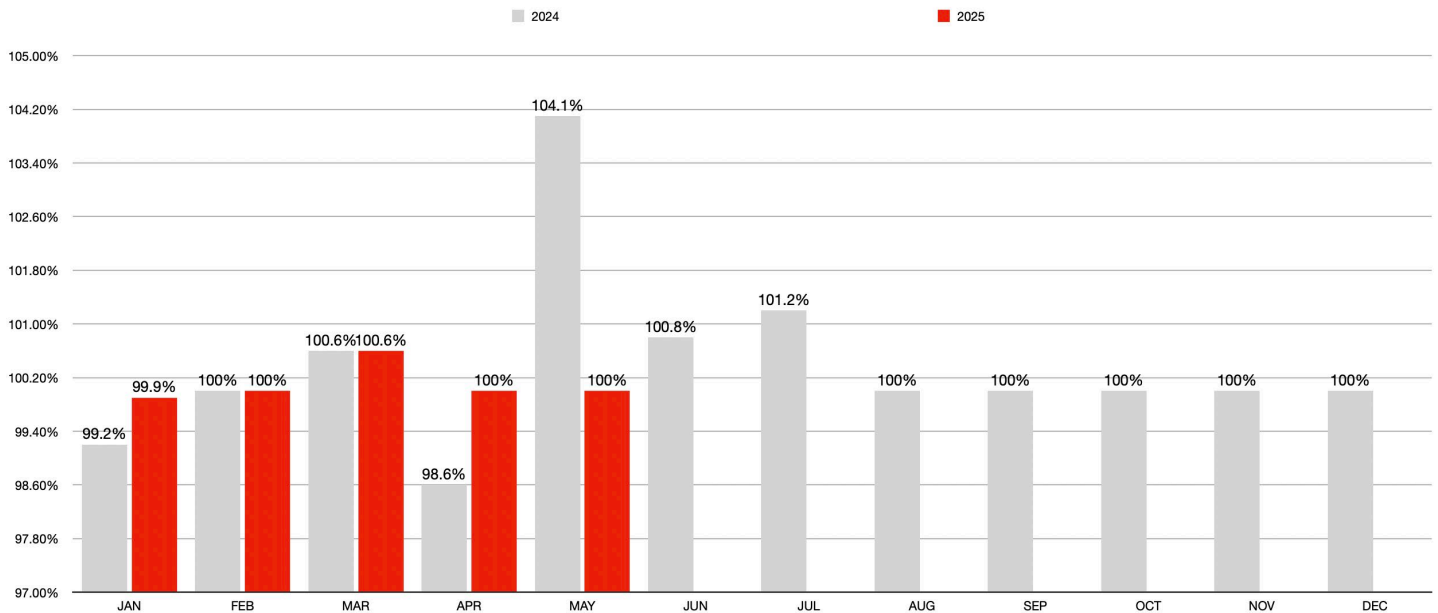
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

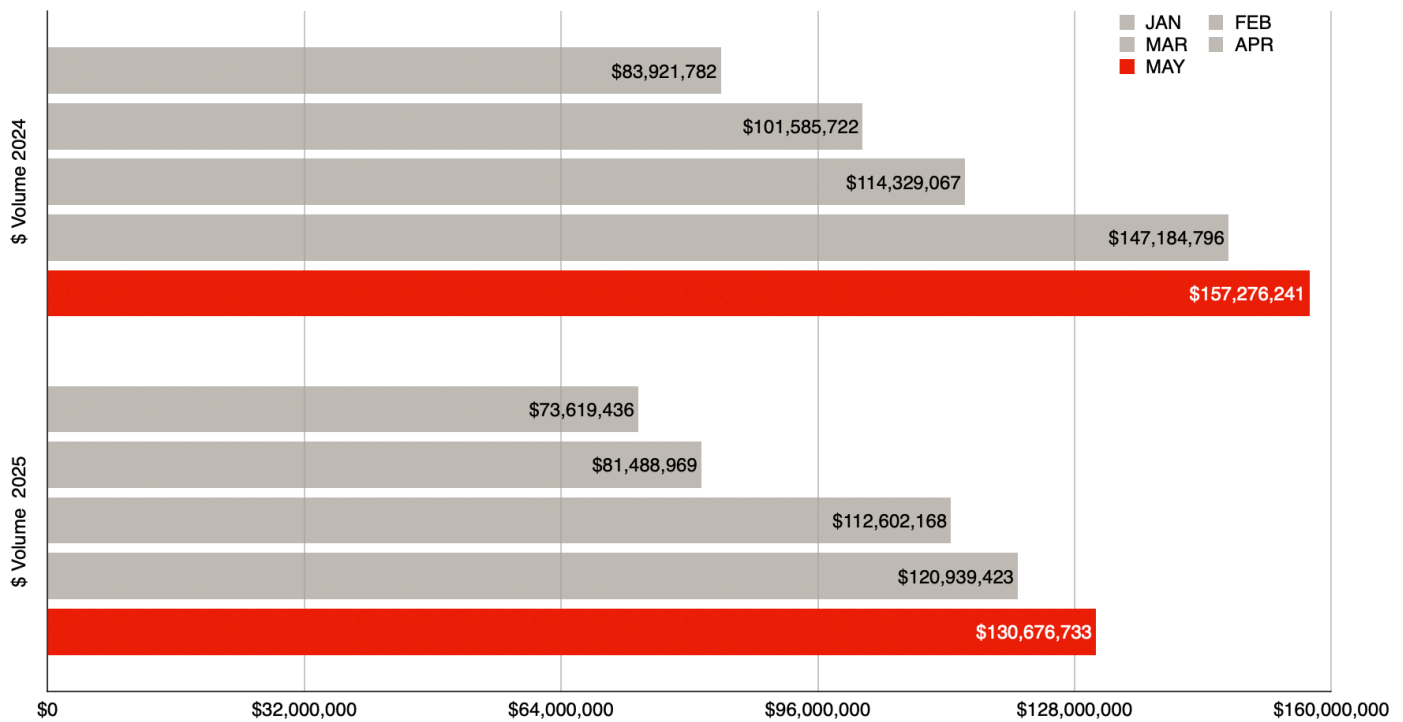


Year-Over-Year

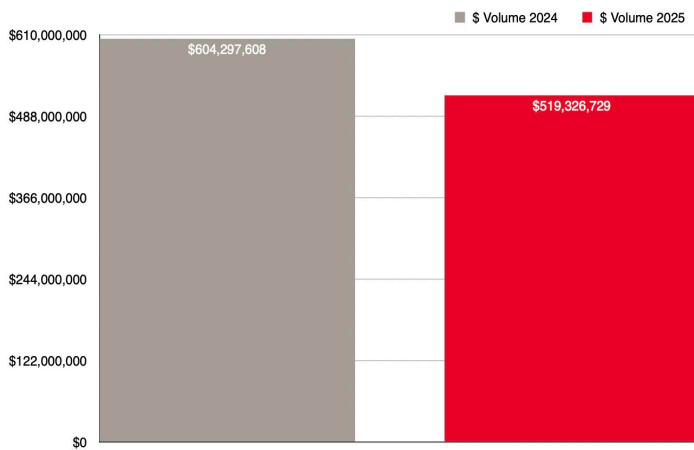


Month-Over-Month 2024 vs. 2025

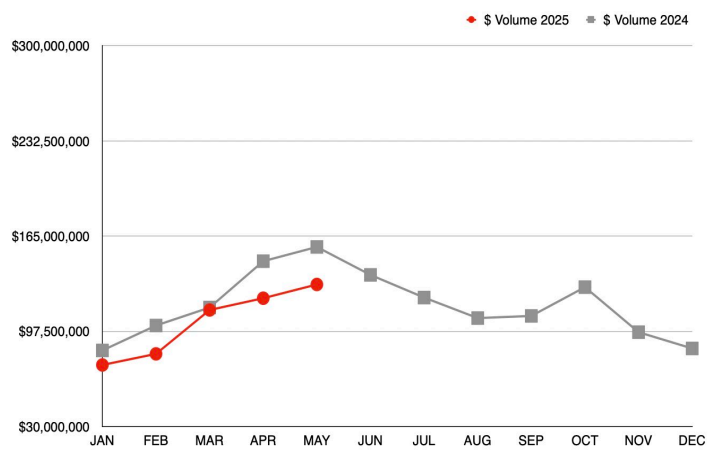
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

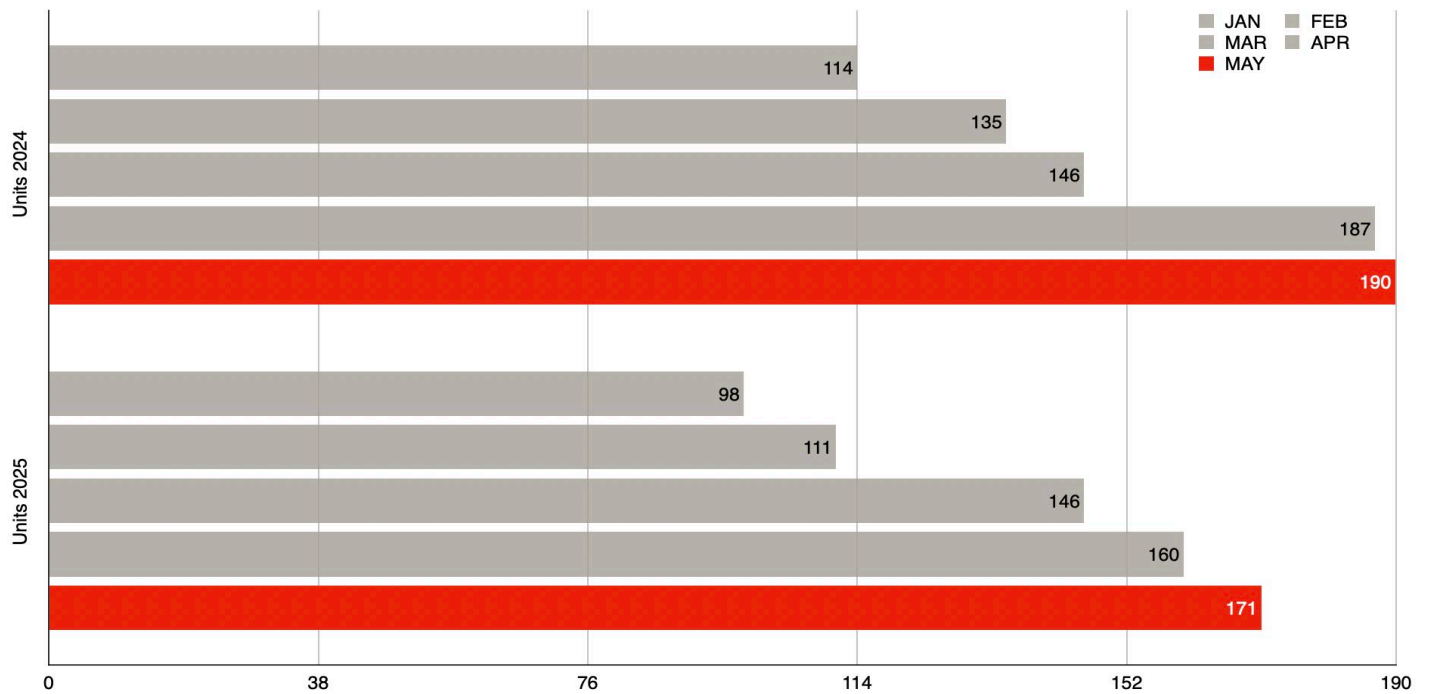


Yearly Totals 2024 vs. 2025

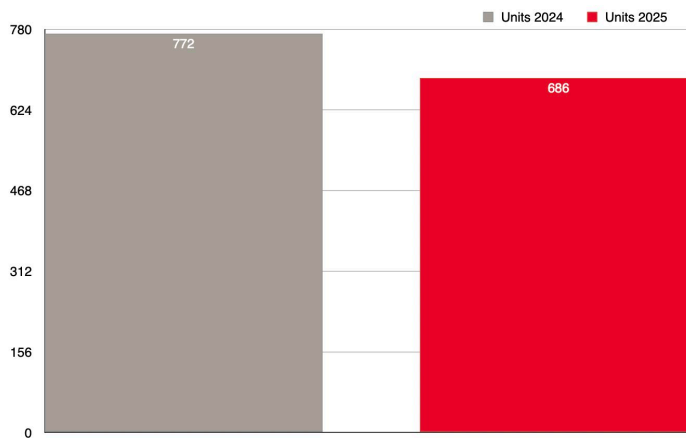


Month vs. Month 2024 vs. 2025

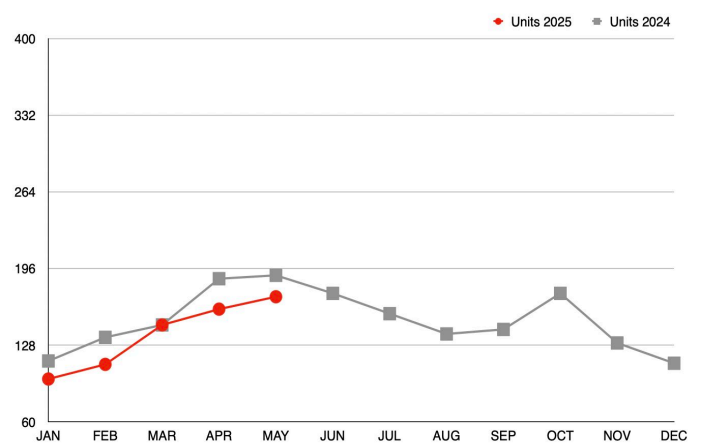
UNIT VOLUME SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

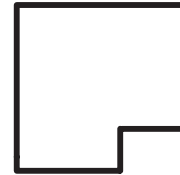
SALES BY TYPE


















FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	 \$453,596,740 -14.17%	 \$64,259,989 -13.75%	 \$2,635,500 +630.28%
YTD Unit Sales	 569 -11.65%	 114 -9.52%	 10 +233.33%
YTD Average Sale Price	 \$797,182 -0.03%	 \$563,684 -4.67%	 \$263,550.00 -86.13%
May Sales Volume	 \$117,462,433 -19.07%	 \$13,214,300 +8.94%	 \$0 -100%
May Unit Sales	 148 -11.9%	 23 +4.55%	 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 June 1, 2025.

Year-Over-Year Comparison (2025 vs. 2024)

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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