



2024 SEPTEMBER

CAMBRIDGE

Real Estate Market Report



Frances Snider
Sales Representative

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



OVERVIEW

BUYER'S MARKET

Cambridge's real estate market shifted to a buyer's market in September. The median sale price increased by 9.55%, while the average sale price rose by 2.55%. Sales volume saw a boost of 9.49%, with unit sales up by 6.77%. New listings climbed by 12.98%, though expired listings surged by 126.92%. Despite a 2.16% decline in the unit sales/listings ratio, the market remains active with rising prices and strong buyer interest.



September year-over-year sales volume of \$108,373,597

Up 9.49% from 2023's \$98,981,381 with unit sales of 142 up 6.77% from last September's 133. New listings of 383 are up 12.98% from a year ago, with the sales/listing ratio of 37.08% down 2.16%.



Year-to-date sales volume of \$1,078,396,156

Down 4.58% from 2023's \$1,130,216,536 with unit sales of 1,382 down 3.56% from 2023's 1,433. New listings of 2,983 are up 22.45% from a year ago, with the sales/listing ratio of 46.33% down 12.5%.



Year-to-date average sale price of \$776,927

Down from \$784,936 one year ago with median sale price of \$767,000 up from \$750,000 a year ago. Average days-on-market of 30.3, up 12.1 days from last year.

SEPTEMBER NUMBERS

Median Sale Price

\$790,000

+9.55%

Average Sale Price

\$763,194

+2.55%

Sales Volume

\$108,373,597

+9.49%

Unit Sales

142

+6.77%

New Listings

383

+12.98%

Expired Listings

59

+126.92%

Unit Sales/Listings Ratio

37.08%

-2.16%

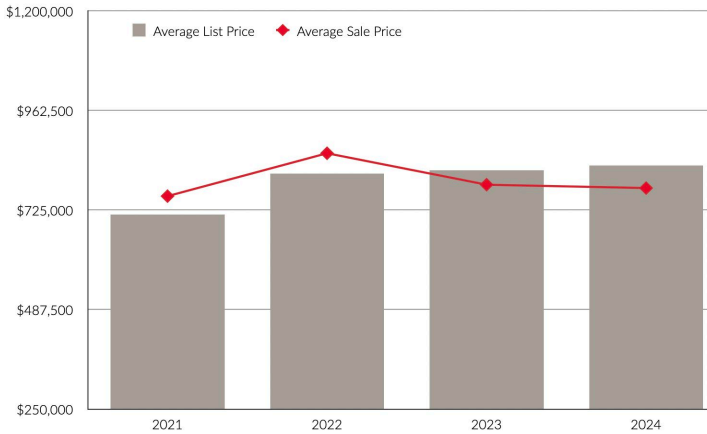
*Year-over-year comparison
(September 2023 vs. September 2024)*

THE MARKET IN DETAIL

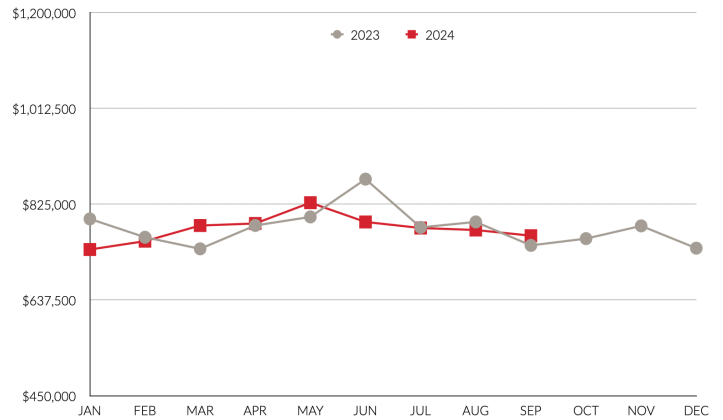
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,461,648,689	\$1,130,216,536		-4.58%
YTD Unit Sales	1,690	1,433	1,382	-3.56%
YTD New Listings	2,949	2,436	2,983	+22.45%
YTD Sales/Listings Ratio	57.31%	58.83%	46.33%	-12.5%
YTD Expired Listings	103	123	283	+130.08%
Monthly Volume Sales	\$116,362,451	\$98,981,381	\$108,373,597	+9.49%
Monthly Unit Sales	156	133	142	+6.77%
Monthly New Listings	240	339	383	+12.98%
Monthly Sales/Listings Ratio	65.00%	39.23%	37.08%	-2.16%
Monthly Expired Listings	33	26	59	+126.92%
YTD Sales: \$0-\$199K	0	2	2	No Change
YTD Sales: \$200k-349K	2	2	1	-50%
YTD Sales: \$350K-\$549K	8	24	12	-50%
YTD Sales: \$550K-\$749K	537	546	579	+6.04%
YTD Sales: \$750K-\$999K	642	542	490	-9.59%
YTD Sales: \$1M-\$2M	370	178	155	-12.92%
YTD Sales: \$2M+	21	10	10	No Change
YTD Average Days-On-Market	13.11	18.22	30.33	+66.46%
YTD Average Sale Price	\$859,856	\$784,936	\$776,927	-1.02%
YTD Median Sale Price	\$800,000	\$750,000	\$767,000	+2.27%

Cambridge MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

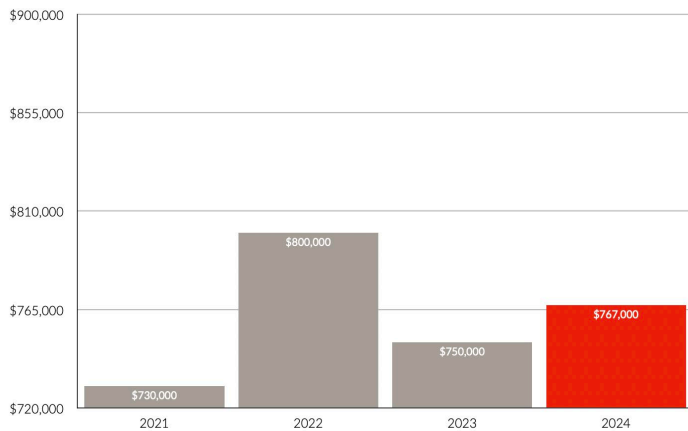


Year-Over-Year

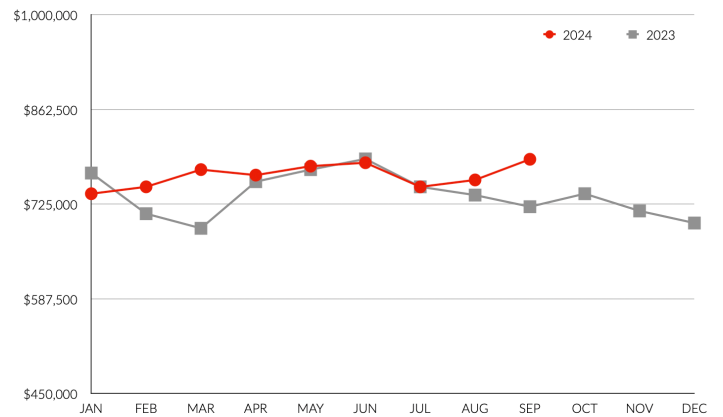


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



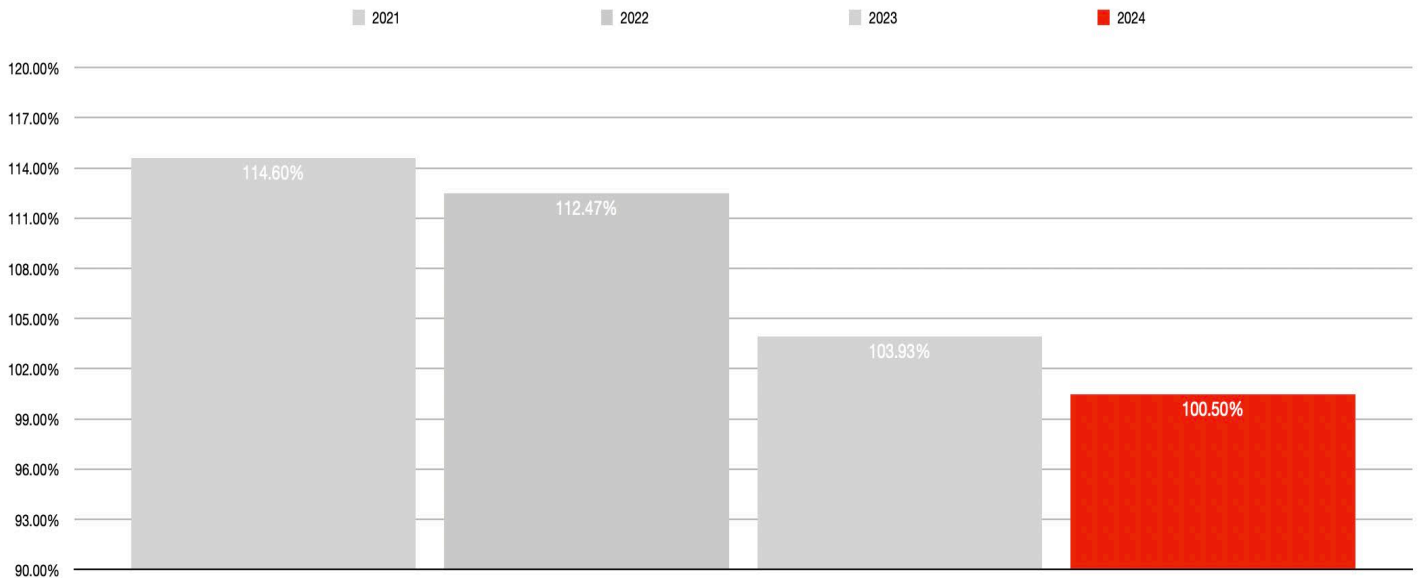
Year-Over-Year



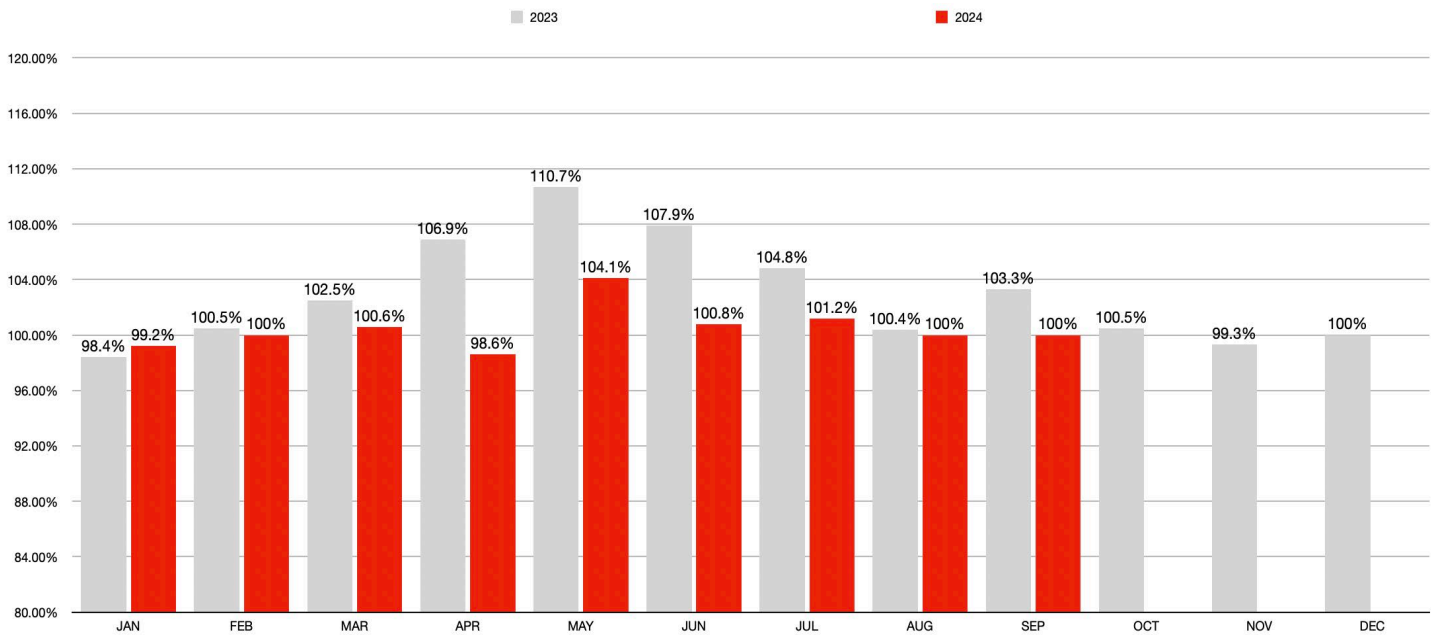
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

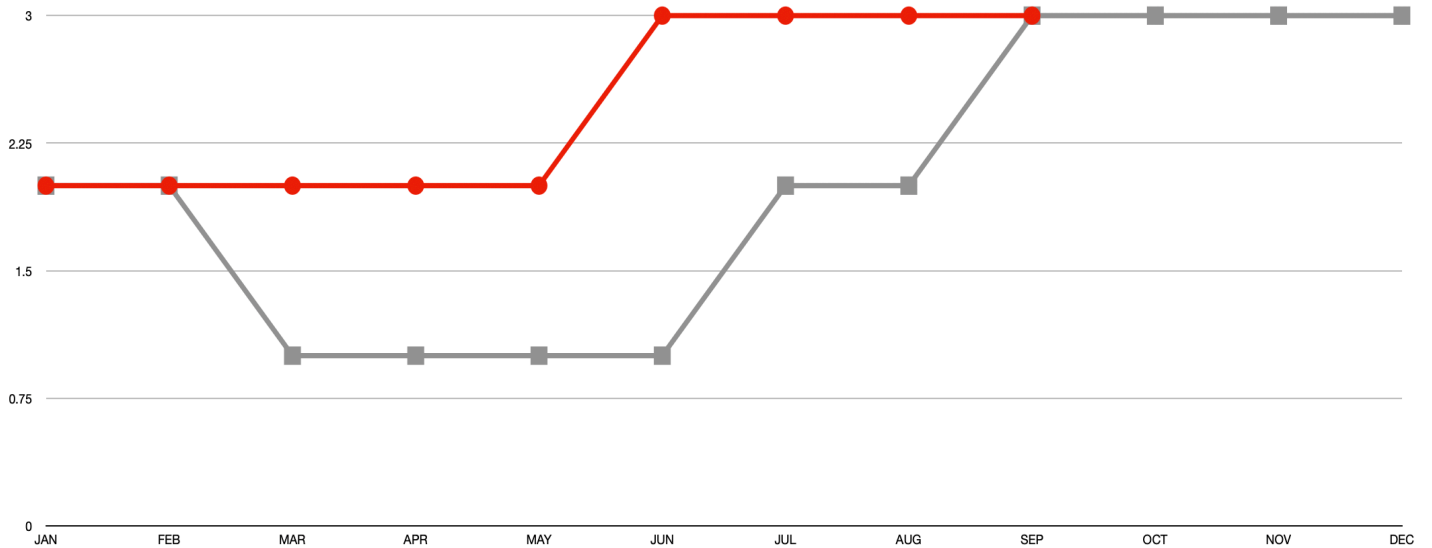


Year-Over-Year

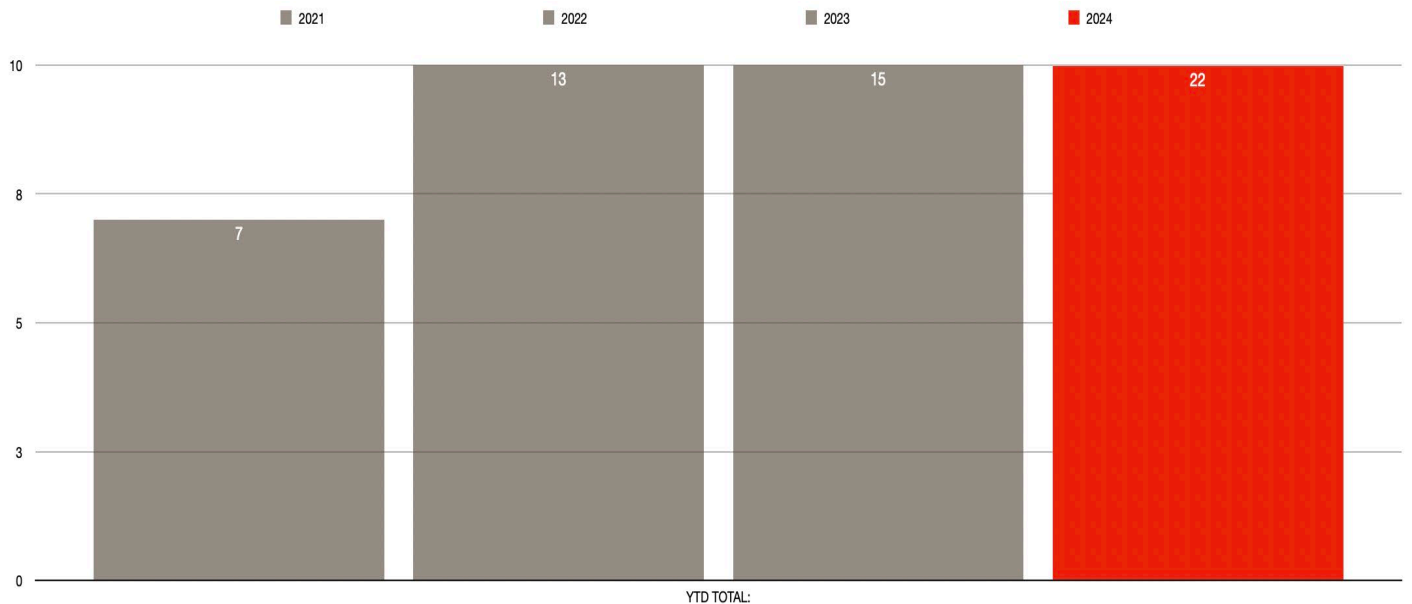


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

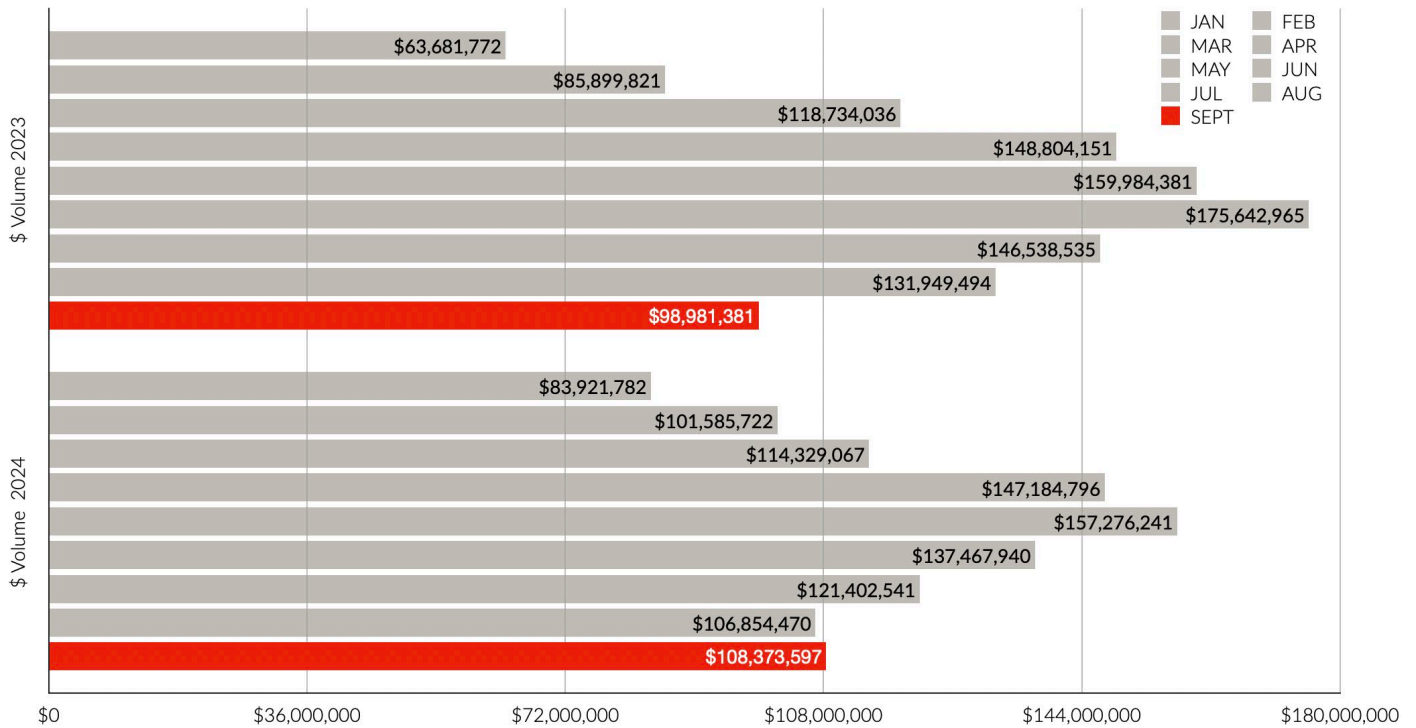


Month-Over-Month 2023 vs. 2024

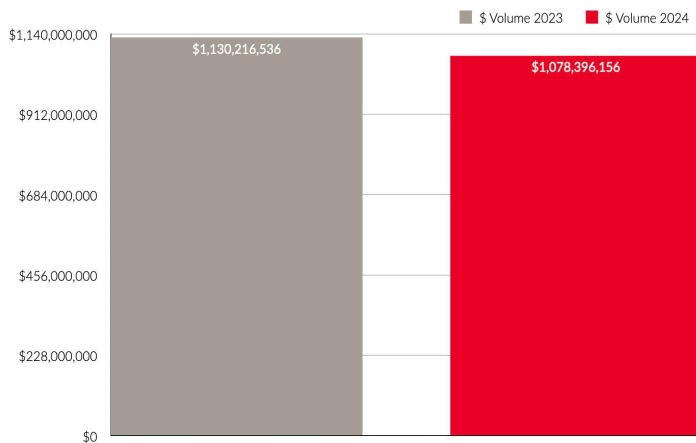


Year-Over-Year

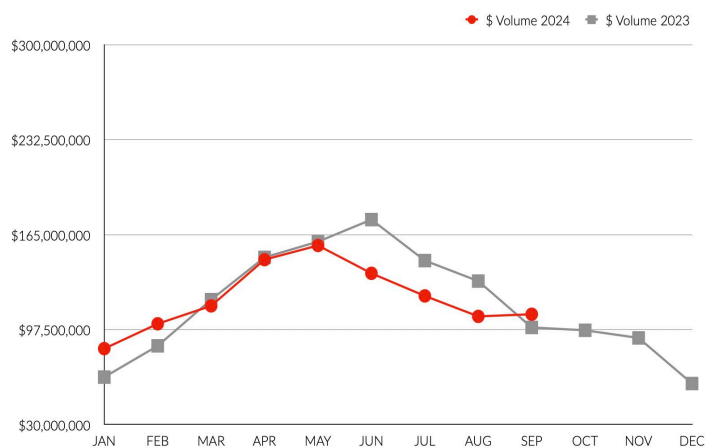
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

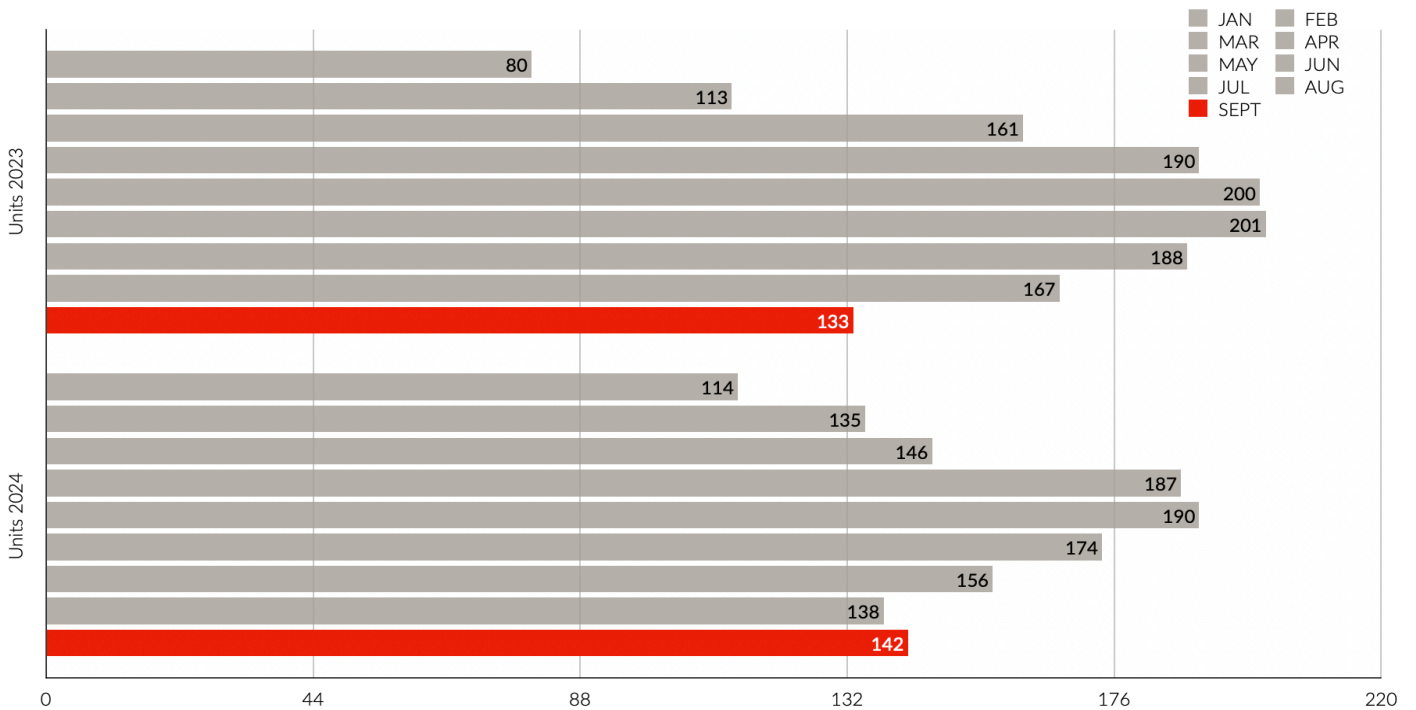


Yearly Totals 2023 vs. 2024

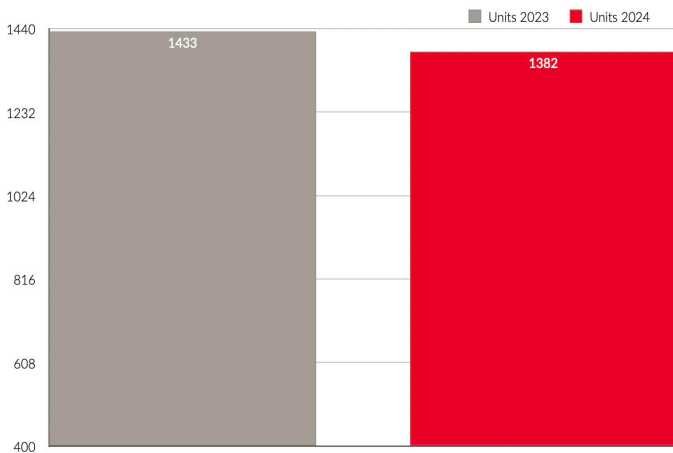


Month vs. Month 2023 vs. 2024

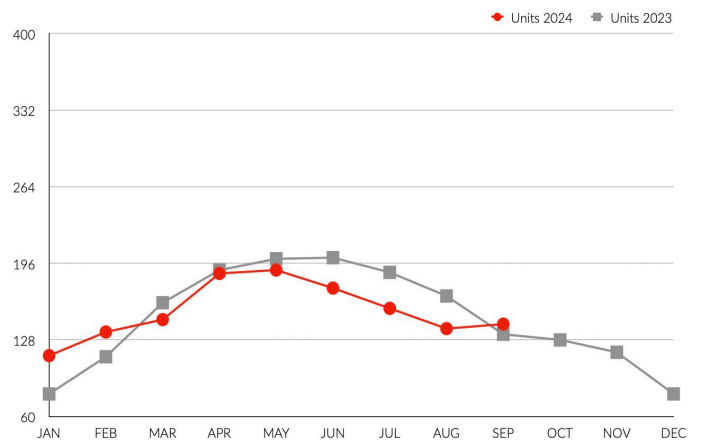
UNIT VOLUME SALES



Monthly Comparison 2023 vs. 2024

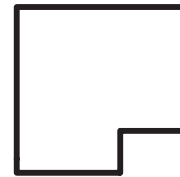


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

YTD Sales Volume	\$945,608,602 -3.2%	\$130,770,554 -13.5%	\$4,145,889 -80.96%
YTD Unit Sales	1156 -1.45%	223 -12.55%	7 -41.67%
YTD Average Sale Price	\$818,001 -1.78%	\$586,415 -1.09%	\$592,269.86 -67.36%
September Sales Volume	\$96,885,597 +9.47%	\$10,798,000 +3.09%	\$0 -100%



NOTE: All MLS® sales data in this report comes from the Guelph Association Of REALTORS® and refers specifically to residential sales as of September 2, 2024.

Year-Over-Year Comparison (2024 vs. 2023)

While deemed to be reliable, Royal LePage Royal City Realty assumes no responsibility for errors and omissions.

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

 /RoyalLePageRoyalCity

 /RoyalCityRealty

 /RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at royalcity.com/market-update/