



2024

**OCTOBER**

**CAMBRIDGE**

Real Estate Market Report



**ROYAL CITY REALTY**  
BROKERAGE

# OVERVIEW

## BALANCED MARKET

Cambridge's real estate market saw the median sale price slightly rise to \$748,000, with unit sales up 35.94% and a strong 32.83% boost in sales volume. New listings dipped by 4.98%, while the unit sales-to-listings ratio rose 17.17%, showing continued demand and market activity. The market has reverted back to a balanced market, leaning towards a seller's one.



### October year-over-year sales volume of \$128,788,436

Up 32.83% from 2023's \$96,954,816 with unit sales of 174 up 35.94% from last October's 128. New listings of 305 are down 4.98% from a year ago, with the sales/listing ratio of 57.05% up 17.17%.



### Year-to-date sales volume of \$1,207,184,592

Down 1.63% from 2023's \$1,227,171,352 with unit sales of 1,556 down 0.32% from 2023's 1,561. New listings of 3,288 are up 19.26% from a year ago, with the sales/listing ratio of 47.32% down 9.3%.



### Year-to-date average sale price of \$773,251

Down from \$782,188 one year ago with median sale price of \$763,500 up from \$745,000 a year ago. Average days-on-market of 30, up 11.7 days from last year.

## OCTOBER NUMBERS

Median Sale Price

**\$748,000**

+1.08%

Average Sale Price

**\$740,163**

-2.28%

Sales Volume

**\$128,788,436**

+32.83%

Unit Sales

**174**

+35.94%

New Listings

**305**

-4.98%

Expired Listings

**26**

0%

Unit Sales/Listings Ratio

**57.05%**

+17.17%

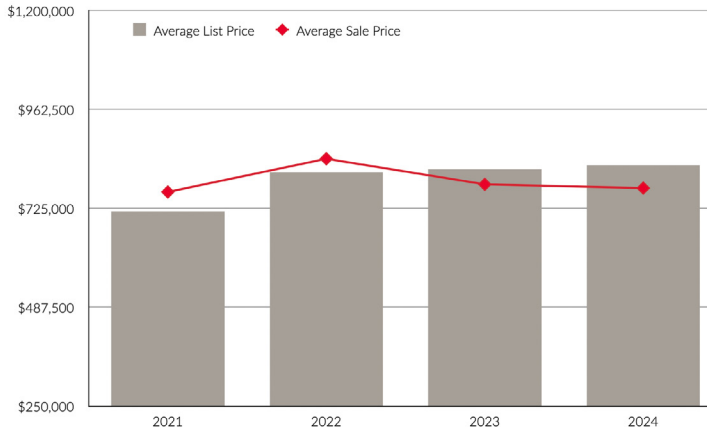
*Year-over-year comparison  
(October 2023 vs. October 2024)*

# THE MARKET IN DETAIL

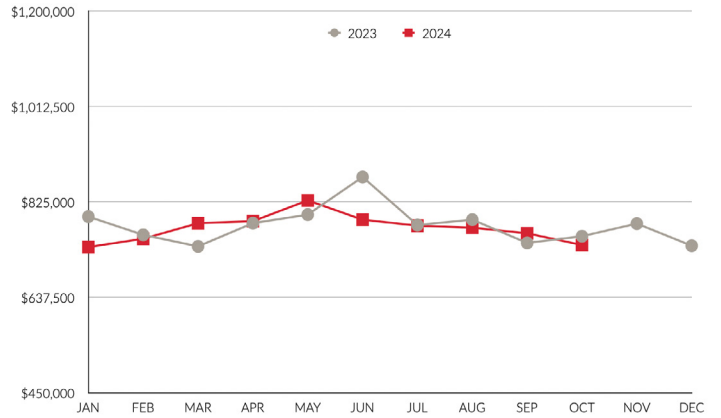
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,557,916,179	\$1,227,171,352	\$1,207,184,592	-1.63%
YTD Unit Sales	1,828	1,561	1,556	-0.32%
YTD New Listings	3,199	2,757	3,288	+19.26%
YDT Sales/Listings Ratio	57.14%	56.62%	47.32%	-9.3%
YTD Expired Listings	114	149	309	+107.38%
Monthly Volume Sales	\$96,267,490	\$96,954,816	\$128,788,436	+32.83%
Monthly Unit Sales	138	128	174	+35.94%
Monthly New Listings	250	321	305	-4.98%
Monthly Sales/Listings Ratio	55.20%	39.88%	57.05%	+17.17%
Monthly Expired Listings	11	26	26	No Change
YTD Sales: \$0-\$199K	0	2	2	No Change
YTD Sales: \$200k-349K	4	3	3	No Change
YTD Sales: \$350K-\$549K	8	24	12	-50%
YTD Sales: \$550K-\$749K	607	596	660	+10.74%
YTD Sales: \$750K-\$999K	676	589	546	-7.3%
YTD Sales: \$1M-\$2M	382	192	172	-10.42%
YTD Sales: \$2M+	21	10	10	No Change
YTD Average Days-On-Market	14.00	18.30	30.00	+63.93%
YTD Average Sale Price	\$843,629	\$782,188	\$773,251	-1.14%
YTD Median Sale Price	\$766,500	\$745,000	\$763,500	+2.48%

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

# AVERAGE SALE PRICE

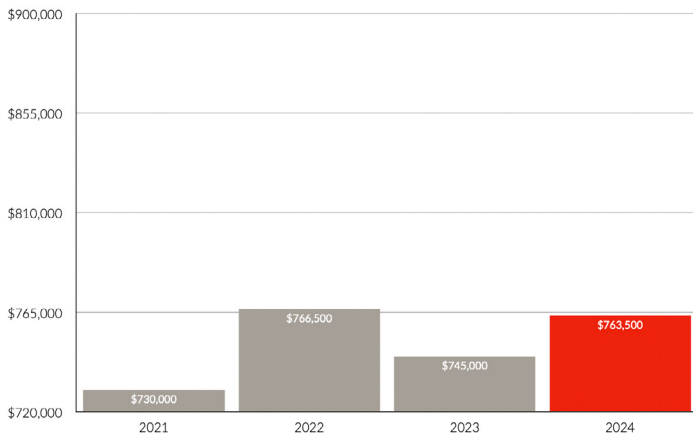


Year-Over-Year

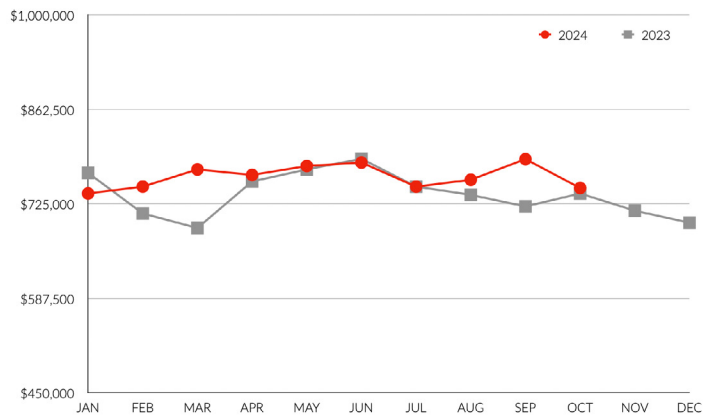


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



Year-Over-Year

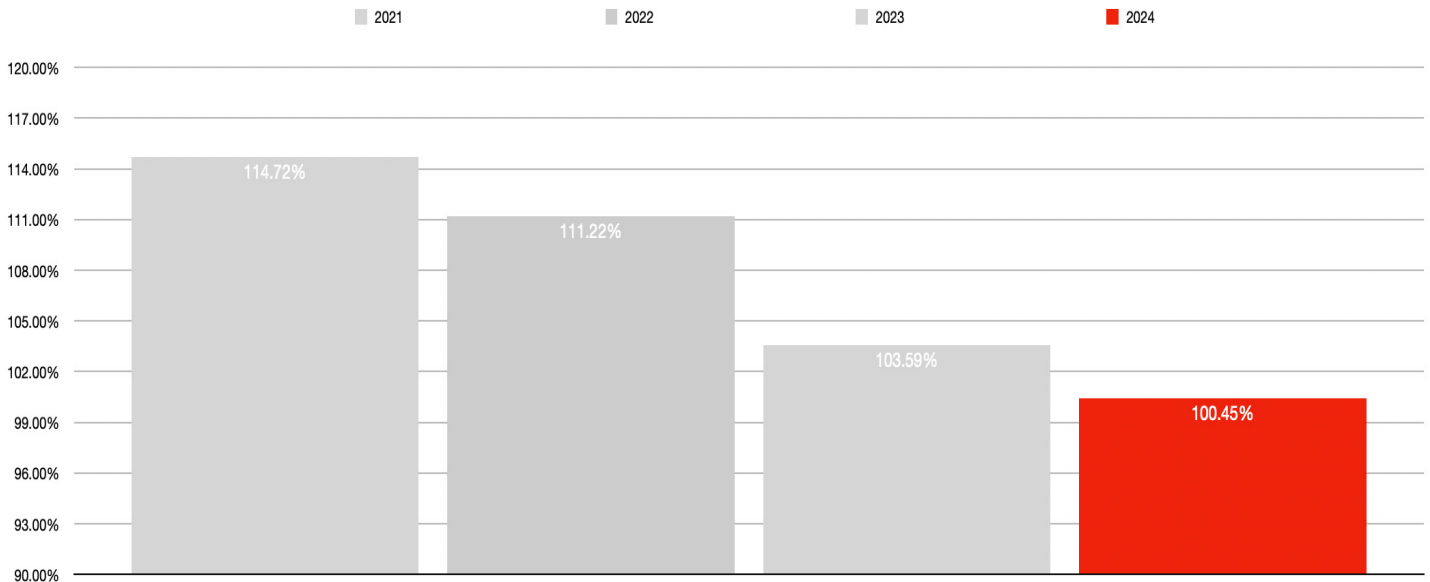


Month-Over-Month 2023 vs. 2024

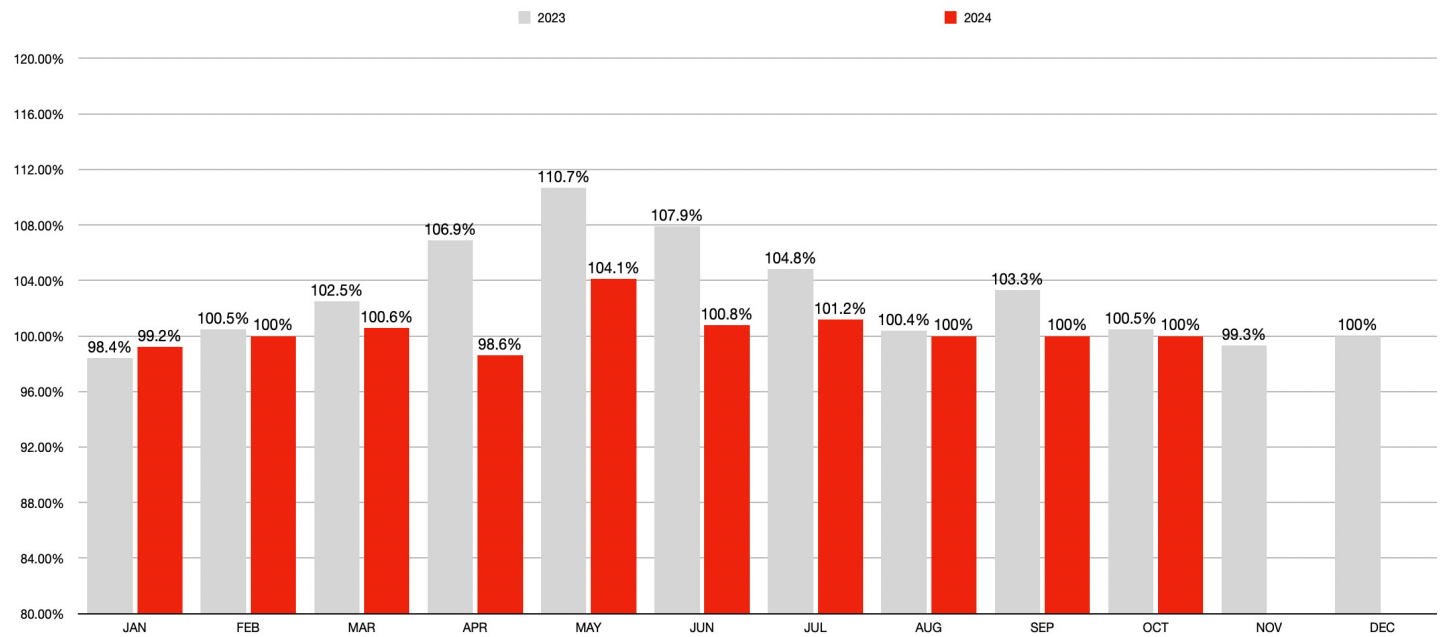
\* Median sale price is based on residential sales (including freehold and condominiums).



# SALE PRICE VS. LIST PRICE RATIO

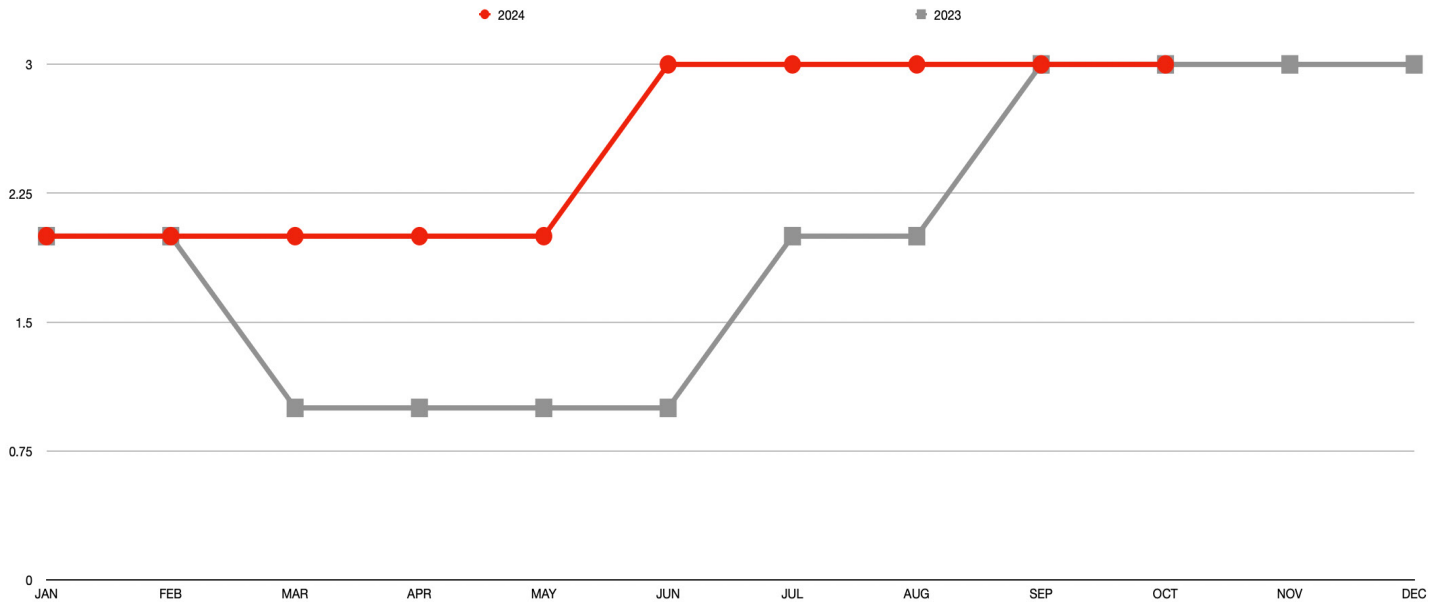


## Year-Over-Year

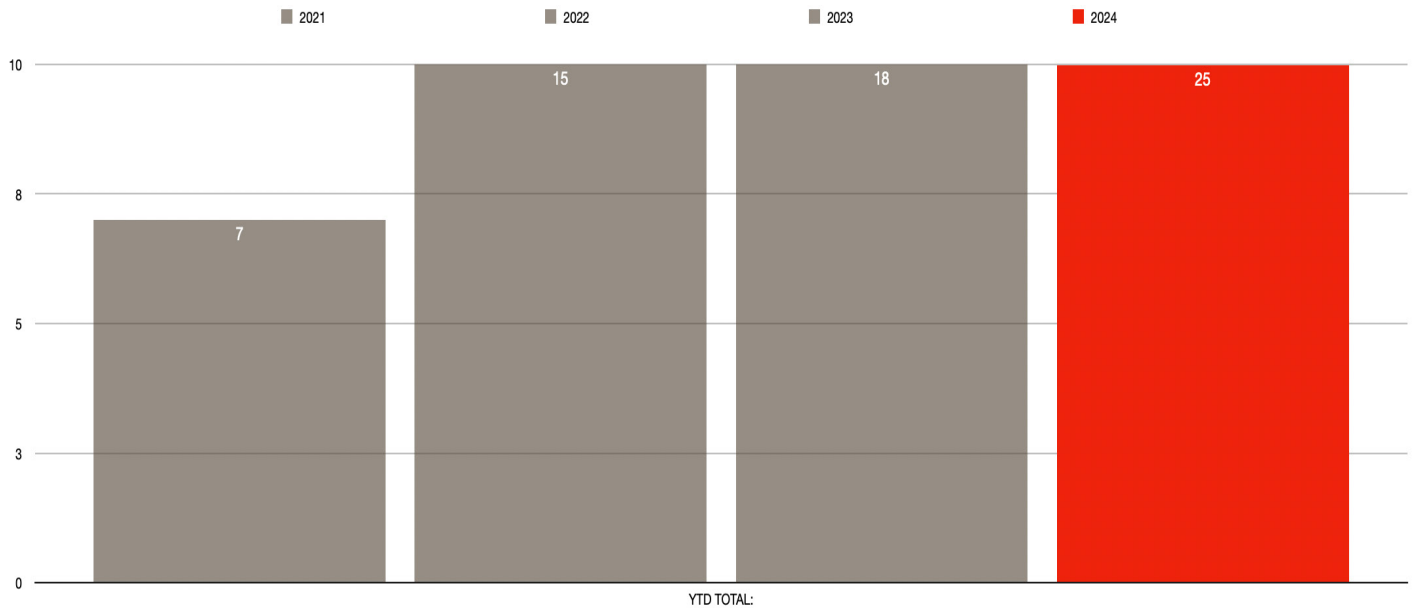


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

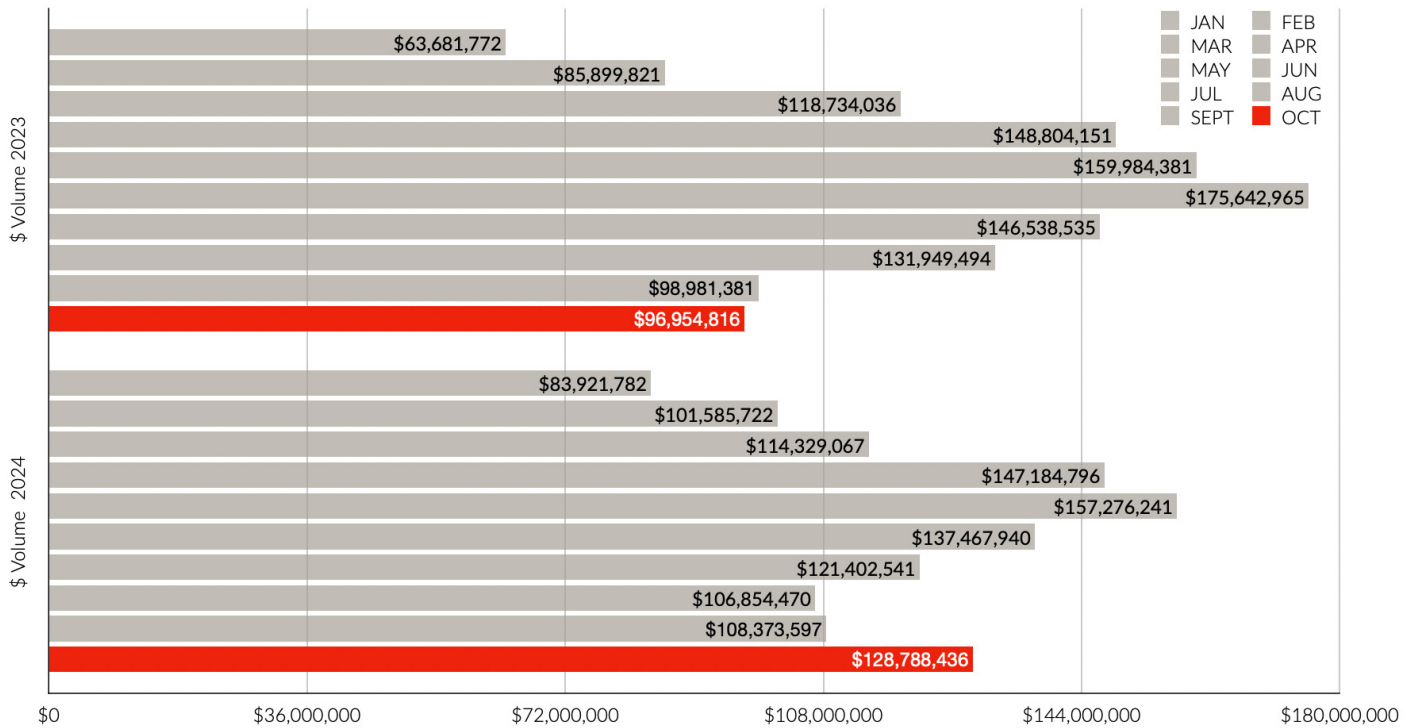


Month-Over-Month 2023 vs. 2024

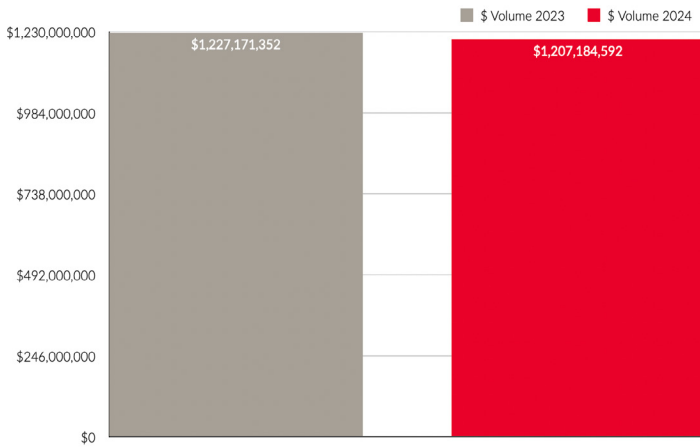


Year-Over-Year

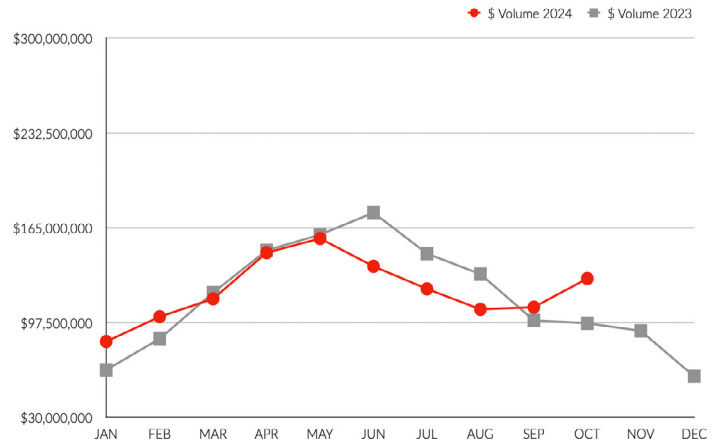
# DOLLAR VOLUME SALES



## Monthly Comparison 2023 vs. 2024

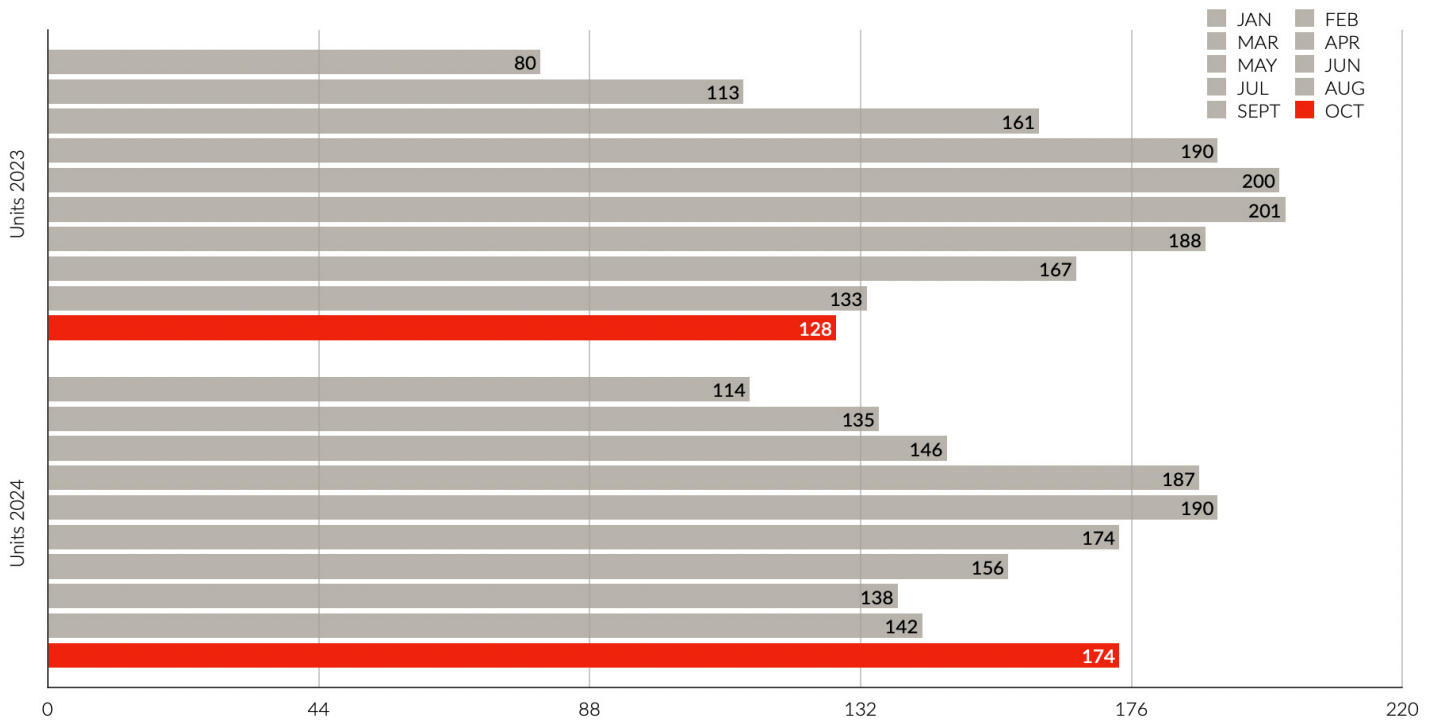


## Yearly Totals 2023 vs. 2024

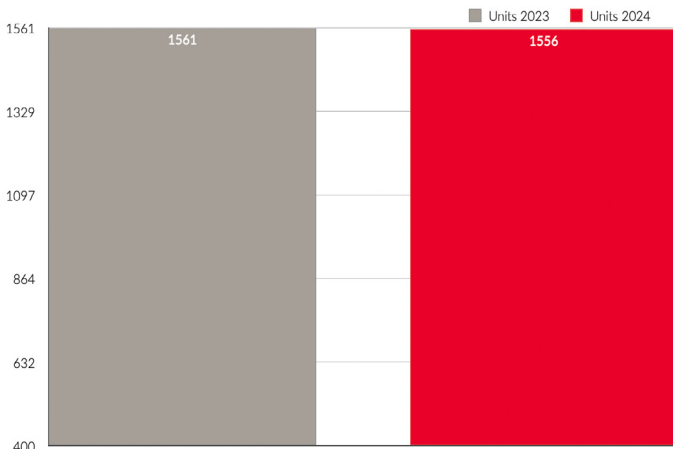


## Month vs. Month 2023 vs. 2024

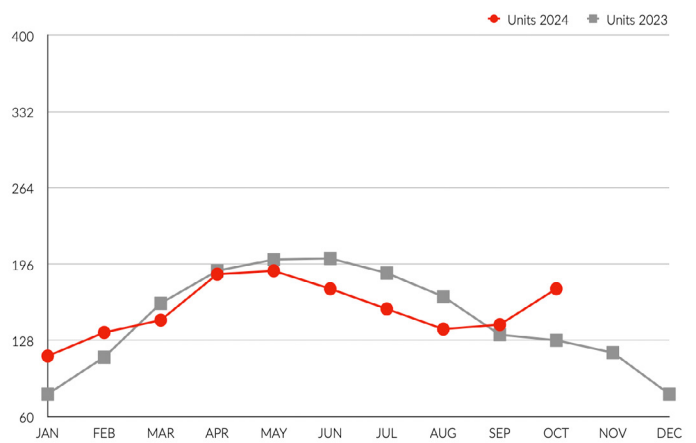
# UNIT VOLUME SALES



Monthly Comparison 2023 vs. 2024



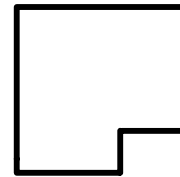
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 \$1,056,332,718 -0.55%	 \$148,594,974 -8.65%	 \$18,145,889 -21.7%
YTD Unit Sales	 1299 +1.48%	 253 -8%	 8 -38.46%
YTD Average Sale Price	 \$813,189 -2%	 \$587,332 -0.71%	 \$2,268,236.13 +27.24%
October Sales Volume	 \$110,724,116 +29.91%	 \$17,824,420 +55.15%	 \$14,000,000 +900%
October Unit Sales	 143 +33.64%	 30 +50%	 1 0%

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

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