



2024

DECEMBER

CAMBRIDGE

Real Estate Market Report



ROYAL CITY REALTY
BROKERAGE

OVERVIEW

SELLER'S MARKET

Cambridge's real estate market saw strong activity in December, with notable year-over-year increases. The median sale price edged down slightly by 1.07% to \$690,000, while the average sale price grew by 3.13% to \$761,868. Sales volume surged by 44.38%, driven by a 40% rise in unit sales to 112, while new listings more than doubled, increasing by 101.45% to 139 properties. The unit sales-to-listings ratio landed at 68.81%, reflecting a seller's market.



December year-over-year sales volume of \$85,329,211

Up 44.38% from 2023's \$59,101,184 with unit sales of 112 up 40% from last December's 80. New listings of 139 are up 101.45% from last year's 69, with the sales/listing ratio of 80.58% down 35.37%.



Year-to-date sales volume of \$1,389,366,341

Up 0.84% from 2023's \$1,377,808,016 with unit sales of 1,798 up 2.28% from 2023's 1,758. New listings of 3,644 are up 18.85% from a year ago, with the sales/listing ratio of 49.34% down 8.00%.



Year-to-date average sale price of \$769,949

Down from \$778,583 one year ago with median sale price of \$755,000 up from \$739,000 a year ago. Average days-on-market of 29.8, up 10.3 days from last year.

DECEMBER NUMBERS

Median Sale Price

\$690,000

-1.07%

Average Sale Price

\$761,868

+3.13%

Sales Volume

\$85,329,211

+44.38%

Unit Sales

112

+40%

New Listings

139

+101.45%

Expired Listings

68

+21.43%

Unit Sales/Listings Ratio

80.58%

-35.37%

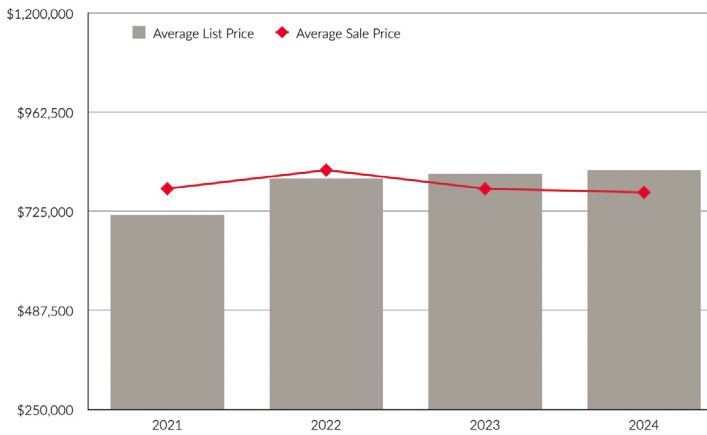
*Year-over-year comparison
(December 2023 vs. December 2024)*

THE MARKET IN DETAIL

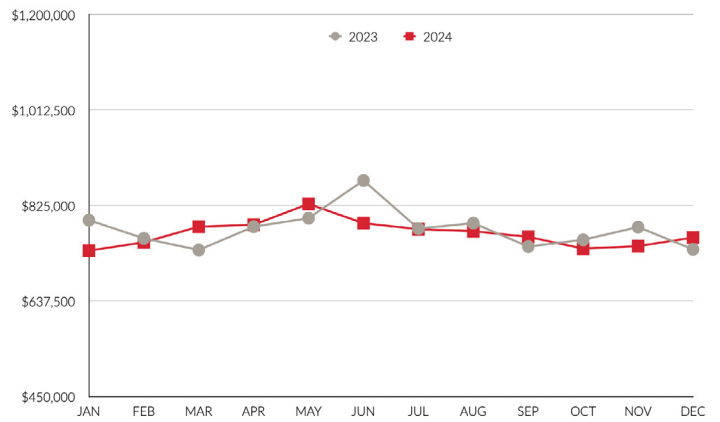
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,710,406,009	\$1,377,808,016	\$1,389,366,341	+0.84%
YTD Unit Sales	2,038	1,758	1,798	+2.28%
YTD New Listings	3,517	3,066	3,644	+18.85%
YDT Sales/Listings Ratio	57.95%	57.34%	49.34%	-8%
YTD Expired Listings	177	229	403	+75.98%
Monthly Volume Sales	\$51,702,829	\$59,101,184	\$85,329,211	+44.38%
Monthly Unit Sales	73	80	112	+40%
Monthly New Listings	92	69	139	+101.45%
Monthly Sales/Listings Ratio	79.35%	115.94%	80.58%	-35.37%
Monthly Expired Listings	42	56	68	+21.43%
YTD Sales: \$0-\$199K	0	2	2	No Change
YTD Sales: \$200k-349K	6	4	3	-25%
YTD Sales: \$350K-\$549K	8	24	12	-50%
YTD Sales: \$550K-\$749K	709	689	768	+11.47%
YTD Sales: \$750K-\$999K	727	650	625	-3.85%
YTD Sales: \$1M-\$2M	403	211	190	-9.95%
YTD Sales: \$2M+	21	12	12	No Change
YTD Average Days-On-Market	15.33	19.58	29.83	+52.34%
YTD Average Sale Price	\$823,352	\$778,583	\$769,949	-1.11%
YTD Median Sale Price	\$721,500	\$739,000	\$755,000	+2.17%

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

AVERAGE SALE PRICE

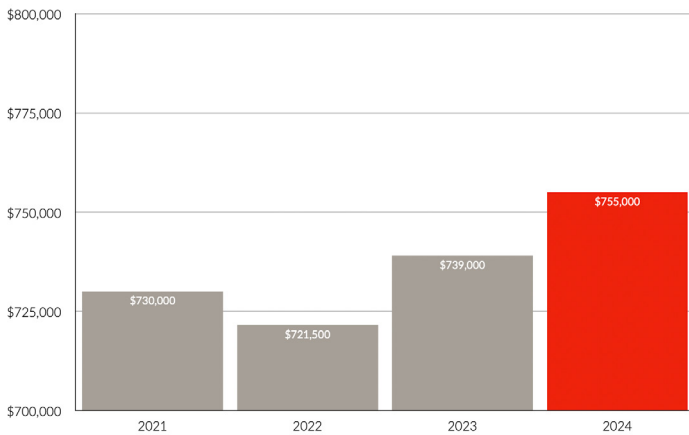


Year-Over-Year

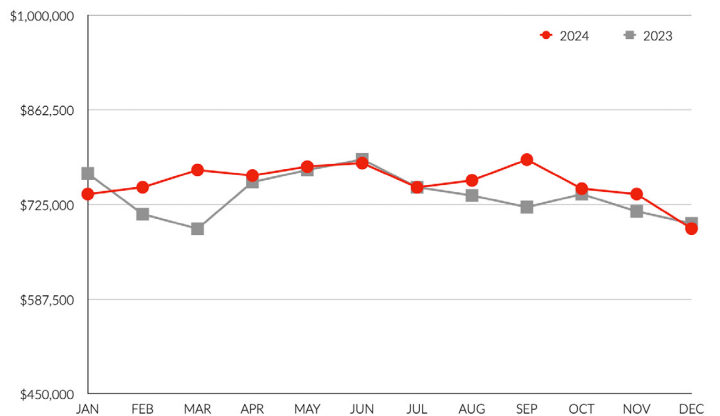


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



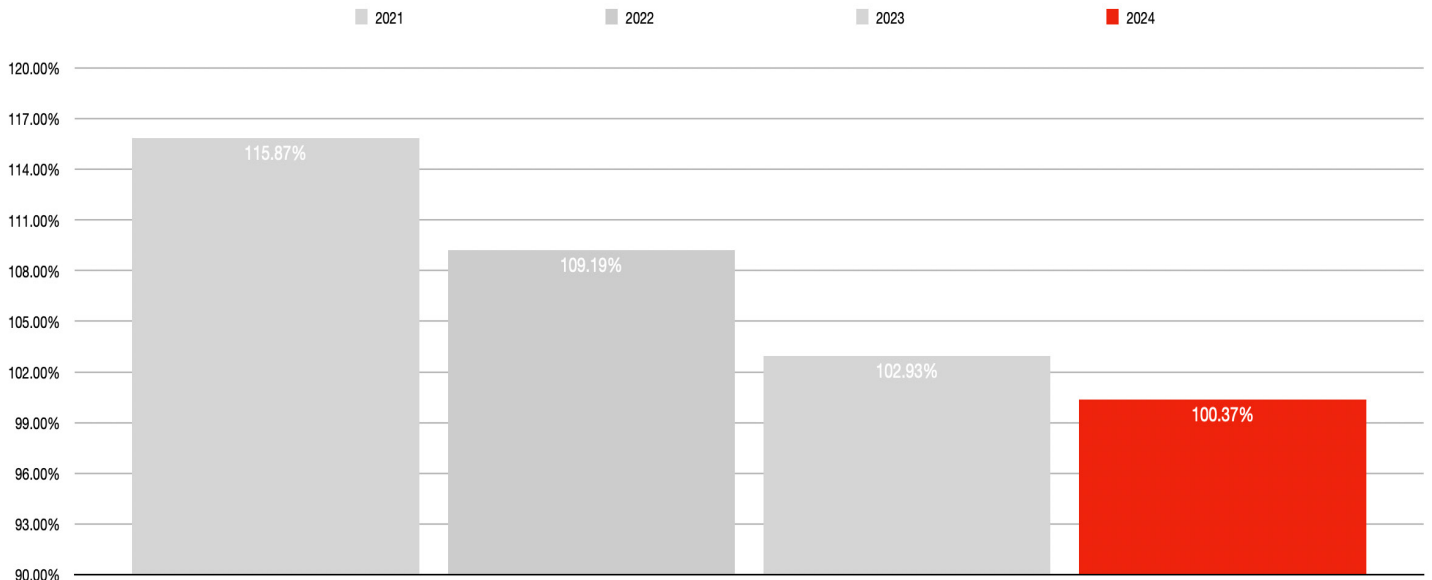
Year-Over-Year



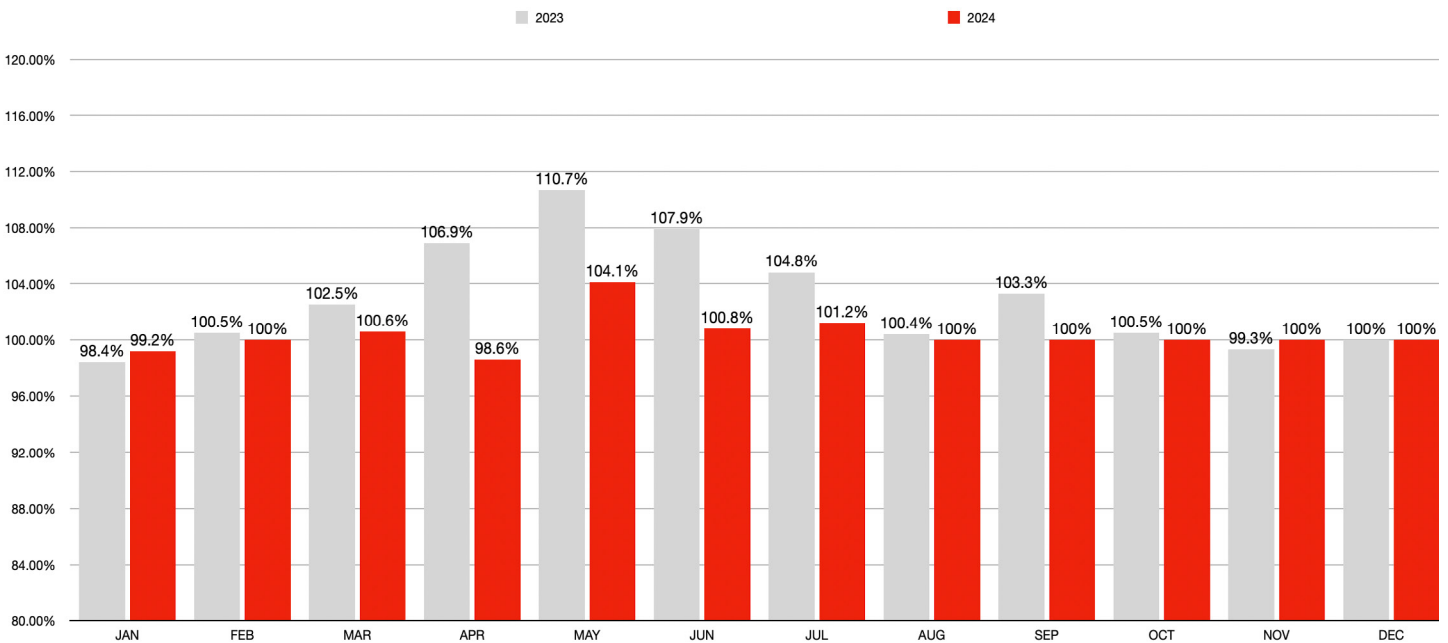
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

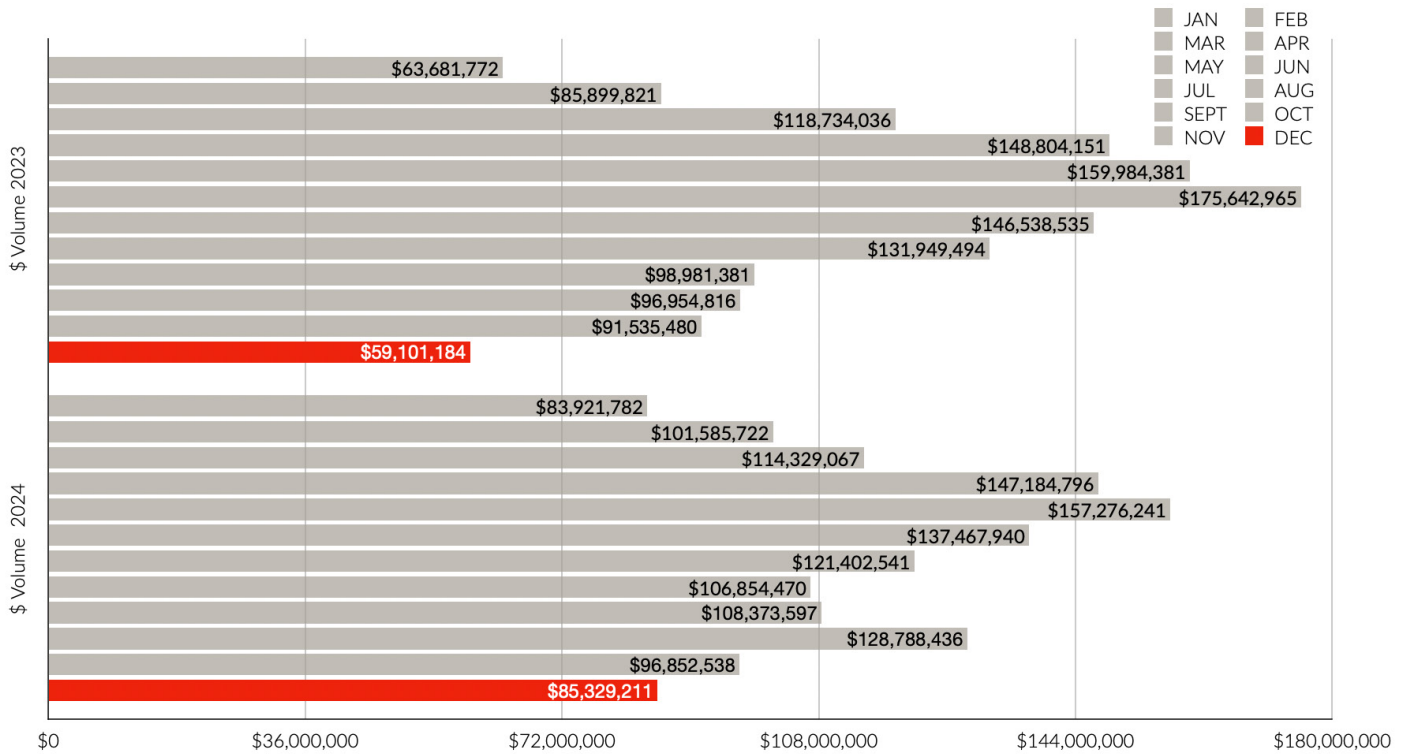


Year-Over-Year

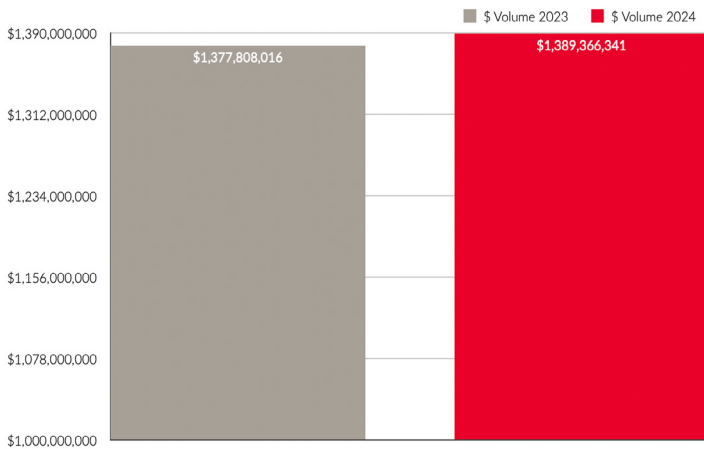


Month-Over-Month 2023 vs. 2024

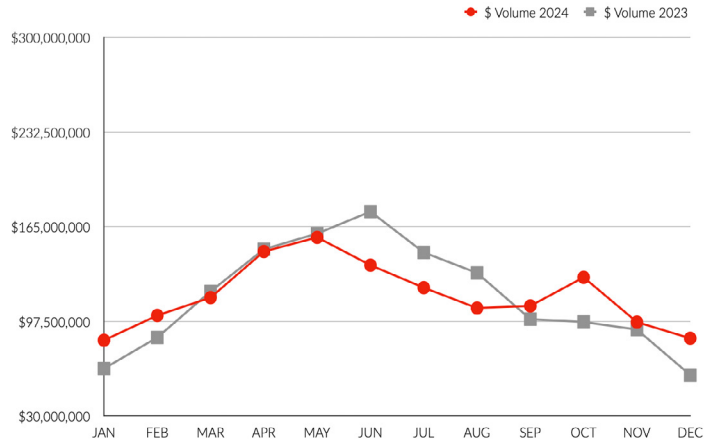
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

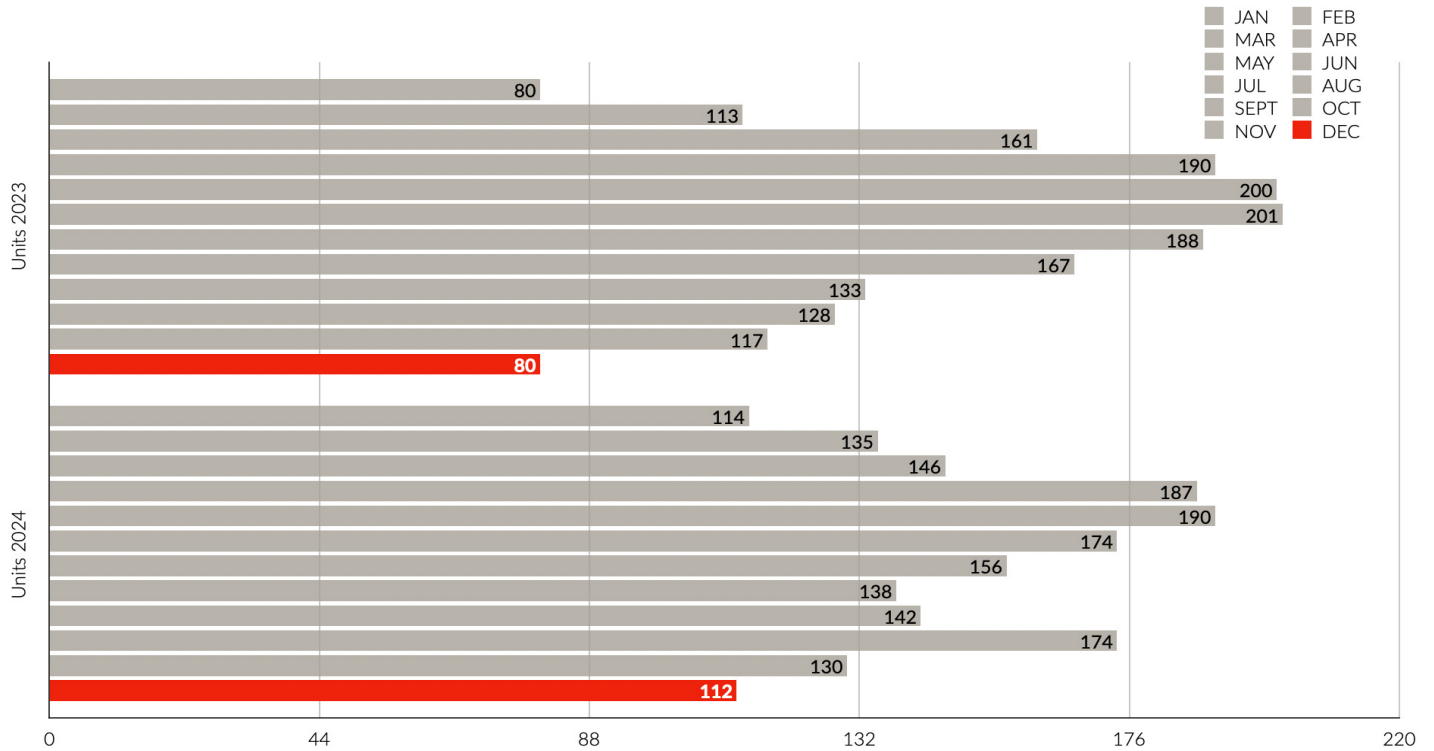


Yearly Totals 2023 vs. 2024

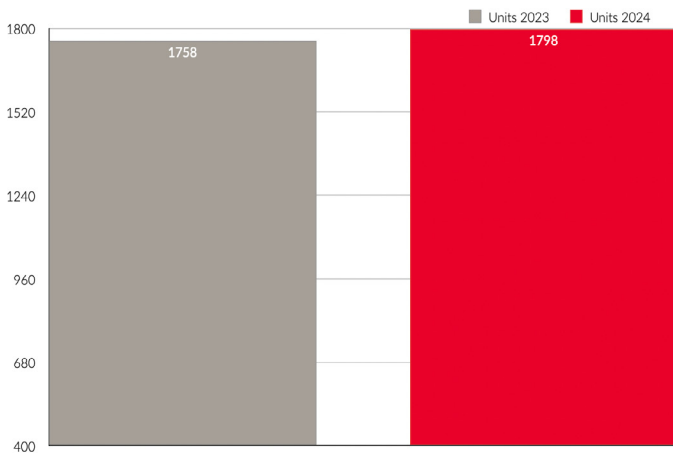


Month vs. Month 2023 vs. 2024

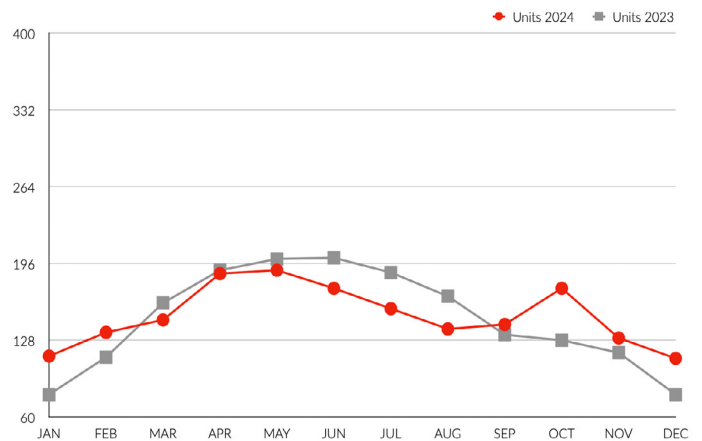
UNIT VOLUME SALES



Monthly Comparison 2023 vs. 2024

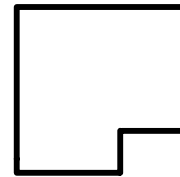


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$1,220,901,467 +2.16%	 \$167,832,974 -6.93%	 \$18,945,889 -55.45%
YTD Unit Sales	 1511 +4.5%	 285 -6.86%	 10 -33.33%
YTD Average Sale Price	 \$808,009 -2.24%	 \$588,888 -0.07%	 \$1,894,588.90 -33.18%
December Sales Volume	 \$78,069,711 +48.8%	 \$8,884,500 +33.88%	 \$800,000 -95.76%
December Unit Sales	 99 +43.48%	 15 +36.36%	 2 +100%

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