



# 2026

# FEBRUARY

# CAMBRIDGE

# Real Estate Market Report

**ROYAL CITY REALTY**  
BROKERAGE

**ROYAL LEPAGE**

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 remained balanced this period, as moderating sales activity was met with tighter inventory levels. The median sale price declined 3.68% to \$654,950, while the average sale price fell 9.89% to \$661,524. Sales volume dropped 24.5% to \$61.52M, driven by a 16.22% decrease in unit sales to 93 transactions. New listings declined 25.54% to 172, though expired listings rose 57.89% to 30, reflecting some increased pressure on sellers. With a unit sales-to-listings ratio of 54.07%, up 6.02% year over year, conditions continue to reflect a balanced market, supporting both buyers and sellers in Cambridge.

### February year-over-year sales volume of \$61,521,734

Down -24.5% from 2025's \$81,488,969 with unit sales of 93 down -16.22% from last February. New listings of 172 are down -25.54% from last year's 231, with the sales/listing ratio of 54.07% up +6.02%.

### Year-to-date sales volume of \$109,180,984

Down -29.61% from 2025's \$155,108,405 with unit sales of 164 down -21.53% from 2025's 209. New listings of 365 are down -20.48% from a year ago, with the sales/listing ratio of 44.93% down -0.60%.

### Year-to-date average sale price of \$666,391

Down from \$742,677 one year ago with median sale price of \$649,975 down from \$690,000 a year ago. Average days-on-market of 43, up 15 days from last year.

## FEBRUARY NUMBERS

Median Sale Price

**\$654,950**

-3.68%

Average Sale Price

**\$661,524**

-9.89%

Sales Volume

**\$61,521,734**

-24.5%

Unit Sales

**93**

-16.22%

New Listings

**172**

-25.54%

Expired Listings

**30**

+57.89%

Unit Sales/Listings Ratio

**54.07%**

+6.02%

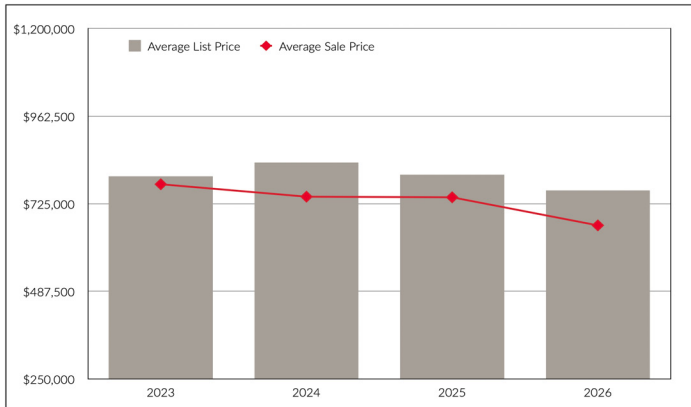
*Year-over-year comparison  
(February 2025 vs. February 2026)*

# THE MARKET IN DETAIL

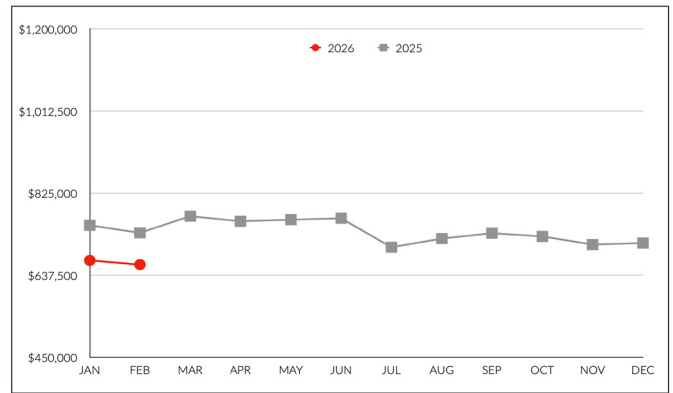
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$185,507,504	\$155,108,405	\$109,180,984	-29.61%
<b>YTD Unit Sales</b>	249	209	164	-21.53%
<b>YTD New Listings</b>	407	459	365	-20.48%
<b>YTD Sales/Listings Ratio</b>	61.18%	45.53%	44.93%	-1.32%
<b>YTD Expired Listings</b>	53	53	53	No Change
<b>Monthly Volume Sales</b>	\$101,585,722	\$81,488,969	\$61,521,734	-24.5%
<b>Monthly Unit Sales</b>	135	111	93	-16.22%
<b>Monthly New Listings</b>	212	231	172	-25.54%
<b>Monthly Sales/Listings Ratio</b>	63.68%	48.05%	54.07%	+12.52%
<b>Monthly Expired Listings</b>	24	19	30	+57.89%
<b>YTD Sales: \$0-\$199K</b>	2	0	1	+100%
<b>YTD Sales: \$200k-349K</b>	1	1	7	+600%
<b>YTD Sales: \$350K-\$549K</b>	25	30	32	+6.67%
<b>YTD Sales: \$550K-\$749K</b>	116	98	71	-27.55%
<b>YTD Sales: \$750K-\$999K</b>	81	61	44	-27.87%
<b>YTD Sales: \$1M-\$2M</b>	24	19	9	-52.63%
<b>YTD Sales: \$2M+</b>	1	0	0	No Change
<b>YTD Average Days-On-Market</b>	46.00	28.00	42.50	+51.79%
<b>YTD Average Sale Price</b>	\$744,322	\$742,677	\$666,391	-10.27%
<b>YTD Median Sale Price</b>	\$744,998	\$690,000	\$649,975	-5.8%

Cambridge MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

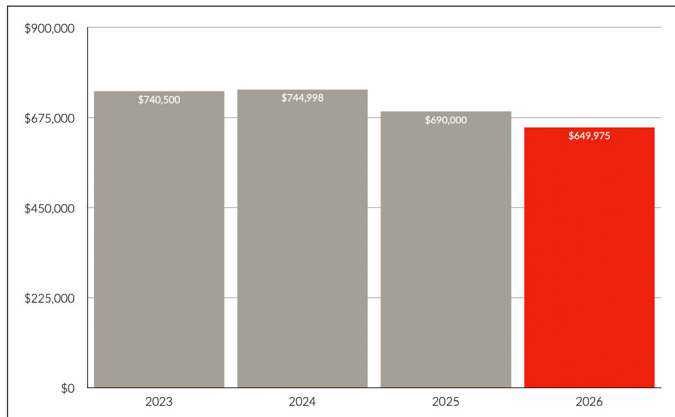


Year-Over-Year

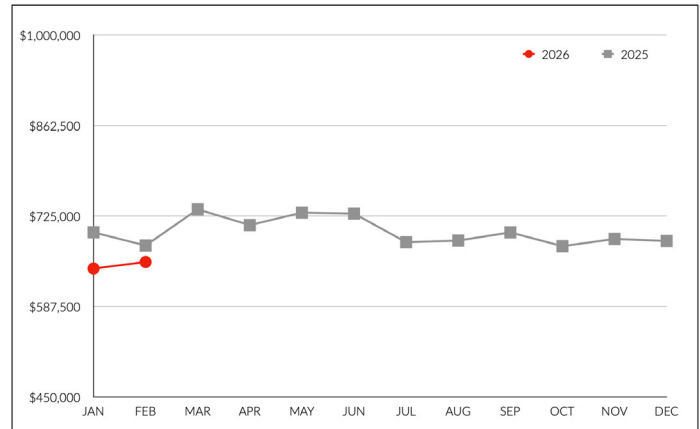


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



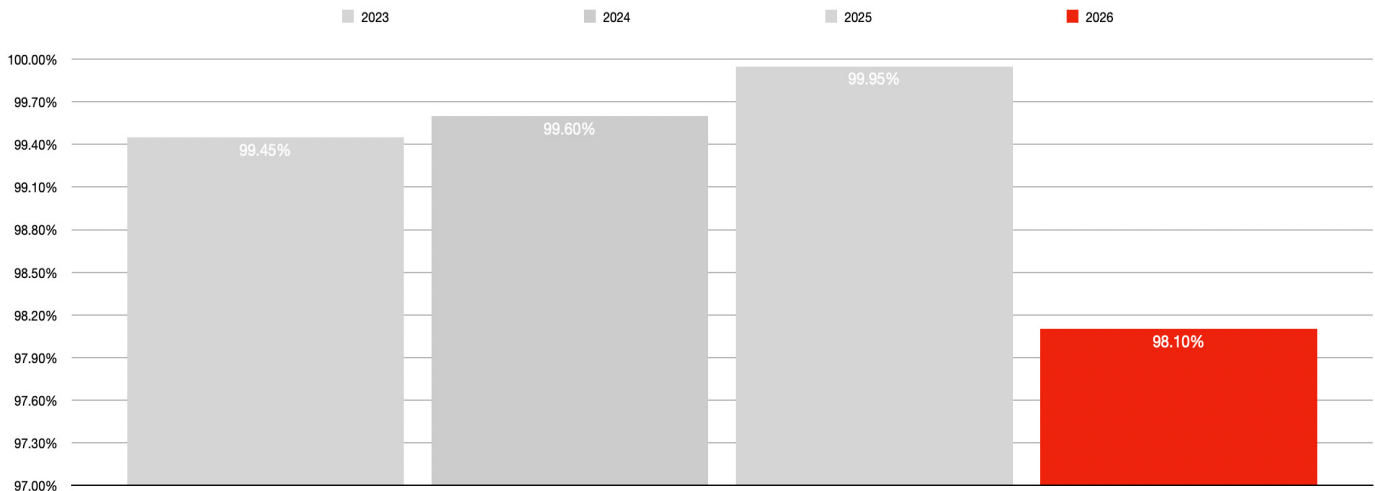
Year-Over-Year



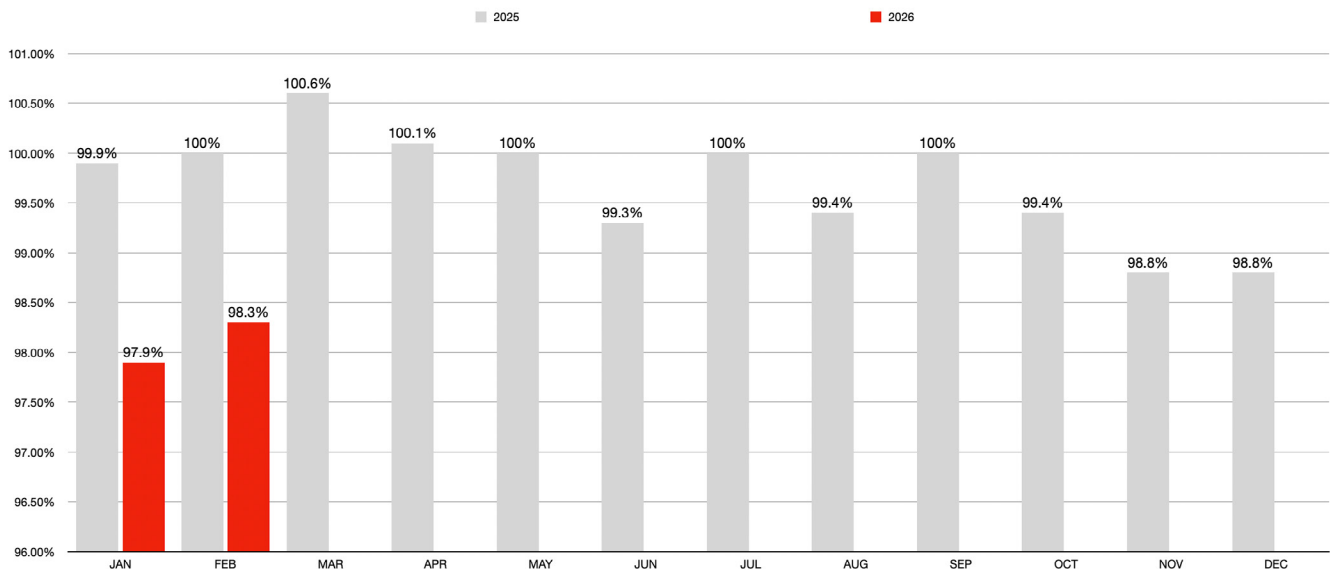
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

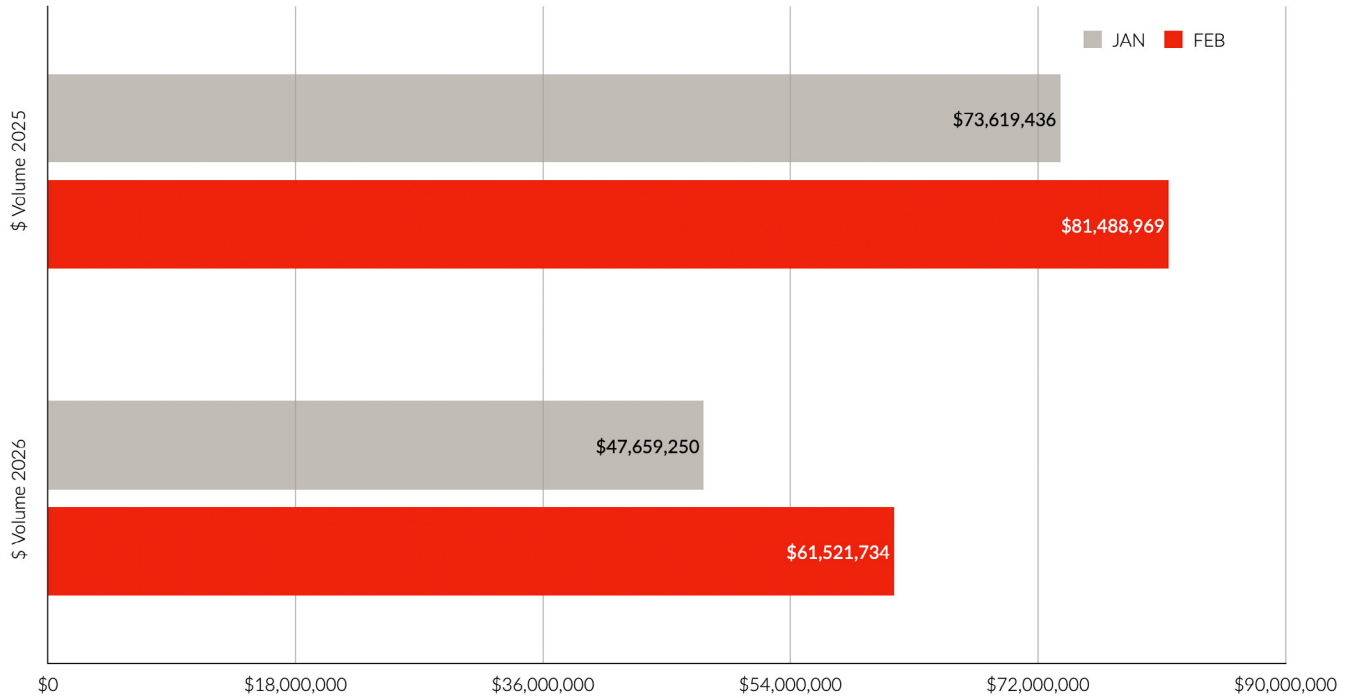


## Year-Over-Year

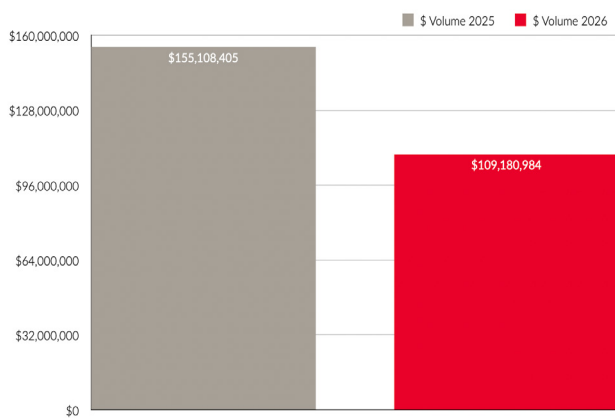


## Month-Over-Month 2025 vs. 2026

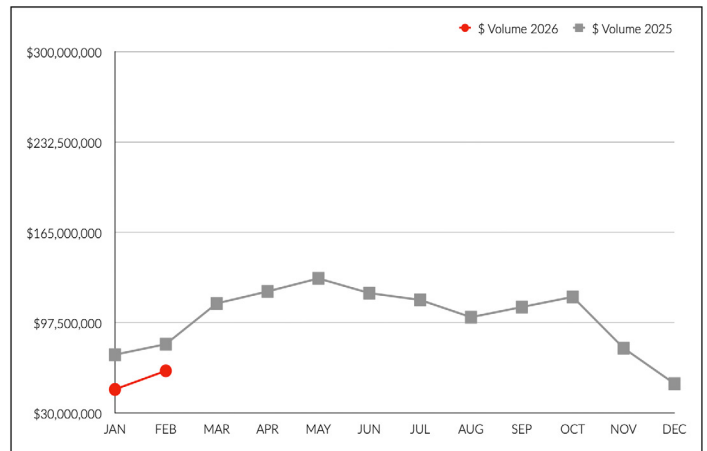
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

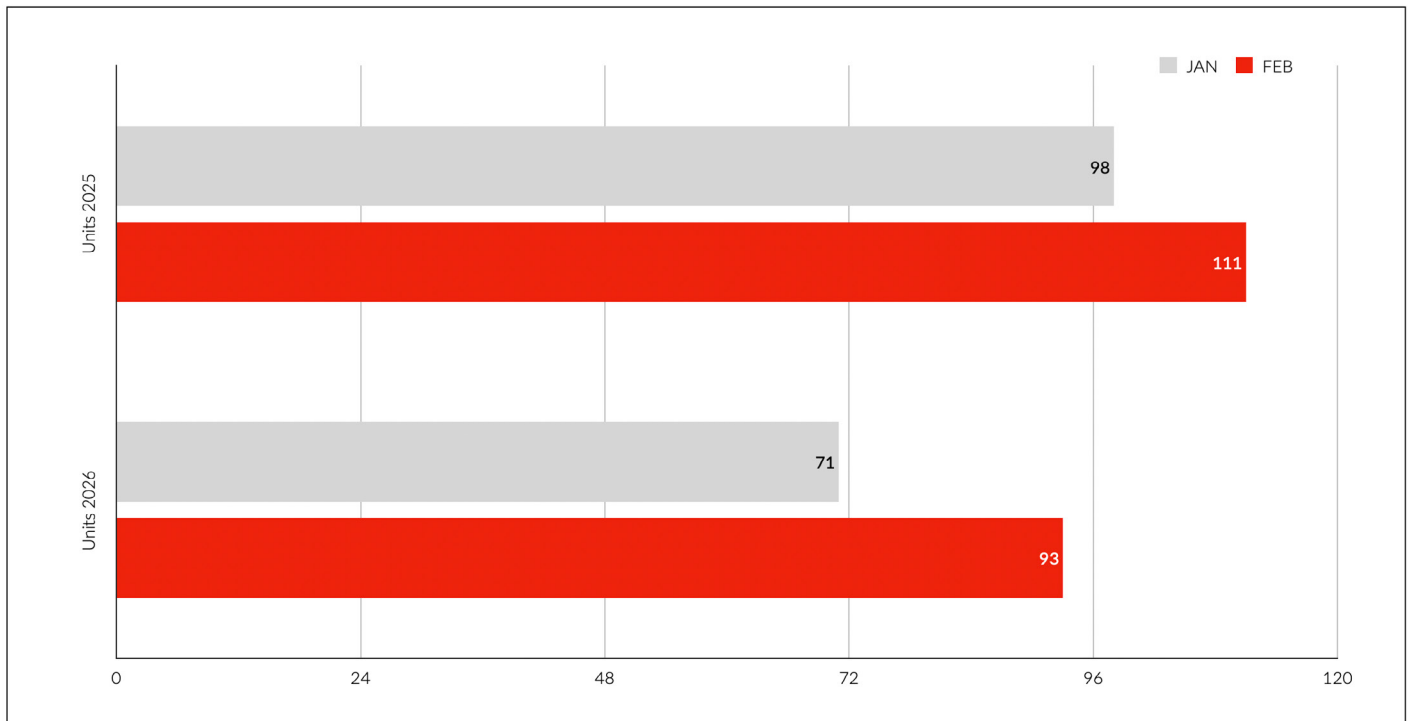


Yearly Totals 2025 vs. 2026

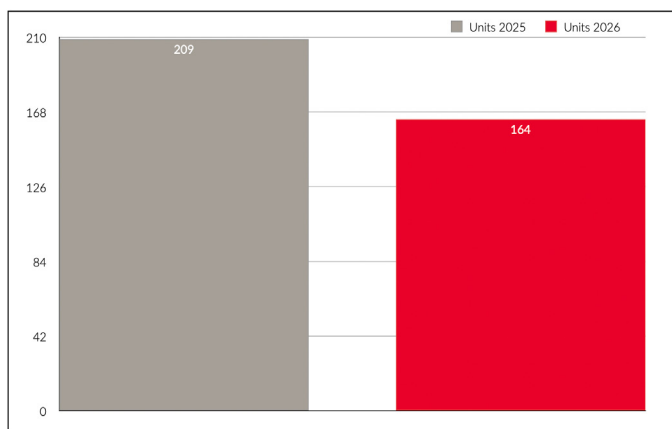


Month vs. Month 2025 vs. 2026

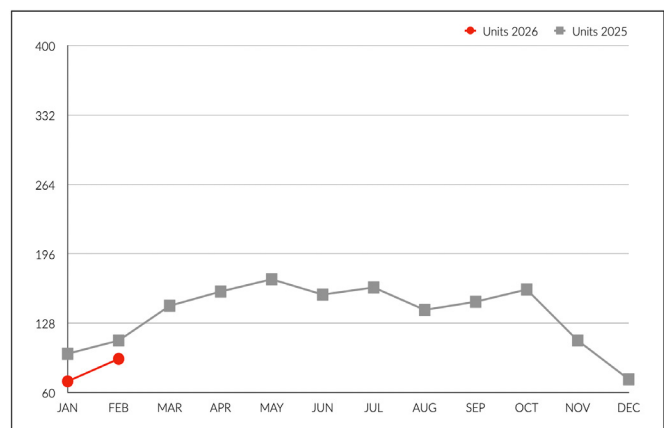
# UNIT VOLUME SALES



## Monthly Comparison 2025 vs. 2026



## Yearly Totals 2025 vs. 2026



## Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	↓ \$95,849,484 -27.15%	↓ \$13,141,500 -43.55%	↓ \$800,000 -34.24%
YTD Unit Sales	↓ 136 -18.07%	↓ 26 -38.1%	↓ 1 -83.33%
YTD Average Sale Price	↓ \$704,776 -11.07%	↓ \$505,442 -8.82%	↑ \$800,000.00 +294.57%
February Sales Volume	↓ \$52,639,734 -20.13%	↓ \$8,882,000 -42%	↓ \$800,000 -17.86%
February Unit Sales	↓ 74 -9.76%	↓ 19 -32.14%	↓ 1 -66.67%

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of February 1, 2026.

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

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

 /RoyalLePageRoyalCity

 /RoyalCityRealty

 /RLPRoyalCity

Helping You Is What We Do.

Find more Real Estate Market Reports for Wellington County at [royalcity.com/market-update/](https://royalcity.com/market-update/)