2026

JUNE

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 remained in balanced market territory through June, as buyer demand continued to keep pace with available inventory despite ongoing price adjustments. The median sale price declined 5.28% year over year to $690,000, while the average sale price decreased 5.63% to $724,213. Sales activity strengthened, with sales volume increasing 10.70% to $132.53M and unit sales rising 17.31% to 183 transactions. New listings decreased 9.36% to 339, while expired listings fell 44.90% to 27, suggesting fewer properties left the market unsold. With a monthly sales-to-listings ratio of 53.98% and a year-to-date ratio of 46.38%, Cambridge remained above the 39% threshold, indicating balanced market conditions continued through June.

June year-over-year sales volume of $132,530,963

Up 10.70% from 2025's $119,718,313 with unit sales of 183 up 17.31% from last June's 156. New listings of 339 are down 9.36% from a year ago, with the sales/listing ratio of 53.98% up 29.42% year over year.

Year-to-date sales volume of $568,669,879

Down 10.92% from 2025's $638,410,542 with unit sales of 801 down 4.64% from 2025's 840. New listings of 1,727 are down 10.80% from a year ago, with the sales/listing ratio of 46.38% up 6.9% year over year.

Year-to-date average sale price of $703,983

Down from $758,298 one year ago, with median sale price of $652,500 down from $719,750 one year ago. Average days-on-market of 32 is up 7 days from last year.

JUNE NUMBERS

Median Sale Price
$690,000
-5.28%

Average Sale Price
$724,213
-5.63%

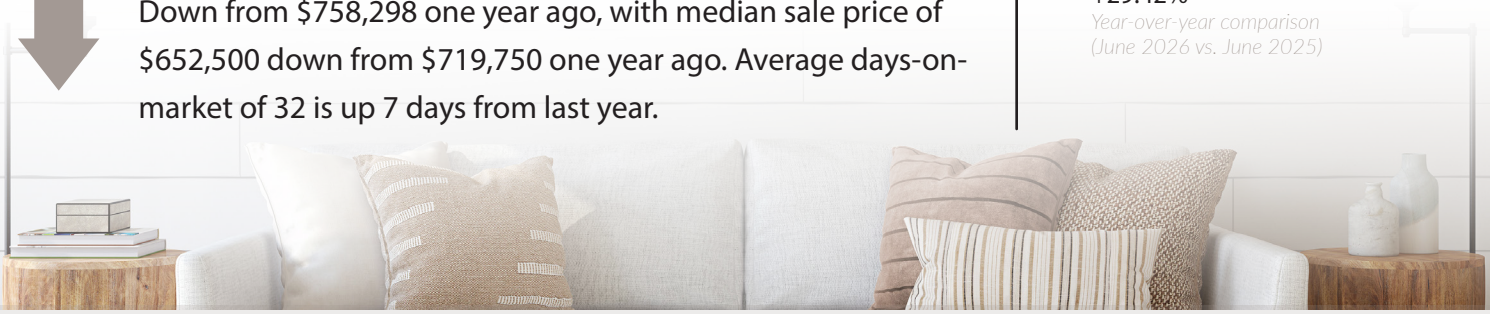
Sales Volume
$132,530,963
+10.7%

Unit Sales
183
+17.31%

New Listings
339
-9.36%

Expired Listings
27
-44.9%

Unit Sales/Listings Ratio
53.98%
+29.42%
Year-over-year comparison (June 2026 vs. June 2025)



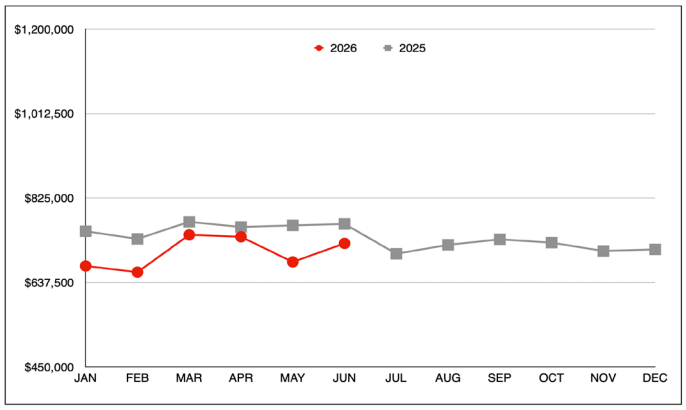
THE MARKET IN **DETAIL**

	2024	2025	2026	2025-2026
YTD Volume Sales	$741,765,548	$638,410,542	$568,669,879	-10.92%
YTD Unit Sales	946	840	801	-4.64%
YTD New Listings	1,976	1,936	1,727	-10.8%
YTD Sales/Listings Ratio	47.87%	43.39%	46.38%	+6.9%
YTD Expired Listings	145	167	168	+0.6%
Monthly Volume Sales	$137,467,940	$119,718,313	$132,530,963	+10.7%
Monthly Unit Sales	174	156	183	+17.31%
Monthly New Listings	369	374	339	-9.36%
Monthly Sales/Listings Ratio	47.15%	41.71%	53.98%	+29.42%
Monthly Expired Listings	32	49	27	-44.9%
YTD Sales: $0-$199K	2	0	1	N/A
YTD Sales: $200k-349K	1	8	21	+162.5%
YTD Sales: $350K-$549K	94	110	145	+31.82%
YTD Sales: $550K-$749K	391	365	363	-0.55%
YTD Sales: $750K-$999K	347	253	195	-22.92%
YTD Sales: $1M-$2M	110	100	68	-32%
YTD Sales: $2M+	6	4	8	+100%
YTD Average Days-On-Market	33.33	25.00	32.00	+28%
YTD Average Sale Price	$779,437	$758,298	$703,983	-7.16%
YTD Median Sale Price	$771,000	$719,750	$652,500	-9.34%

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

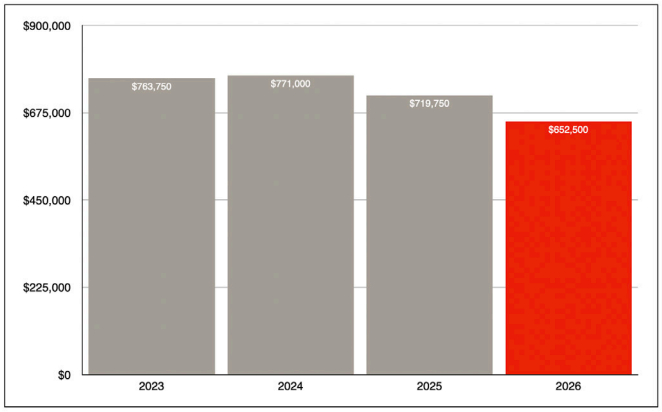
AVERAGE SALE PRICE

Year-Over-Year

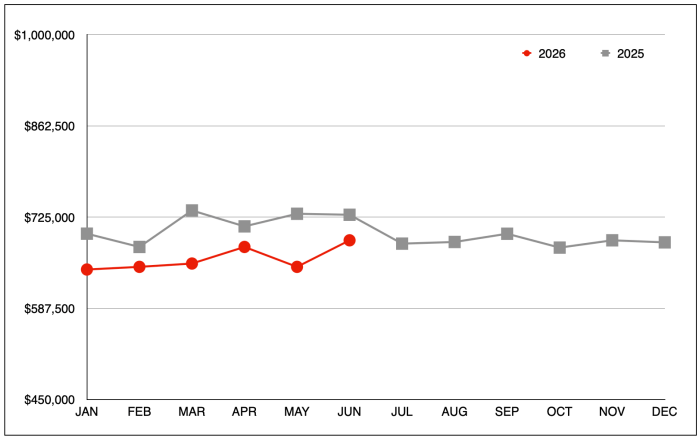


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



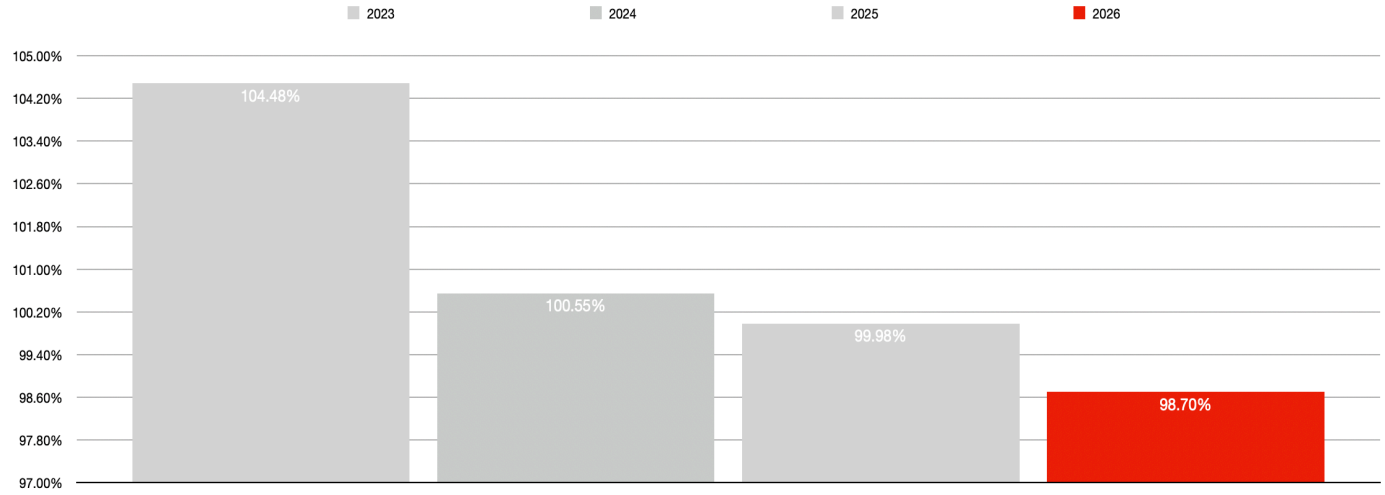
Year-Over-Year



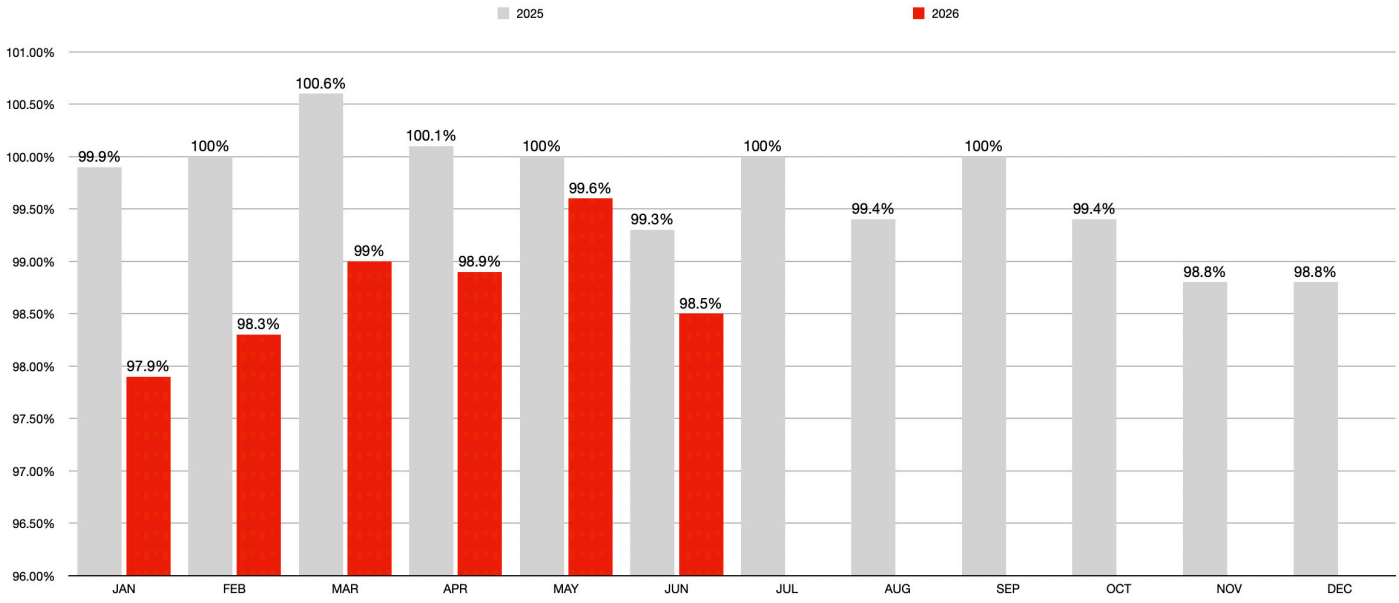
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

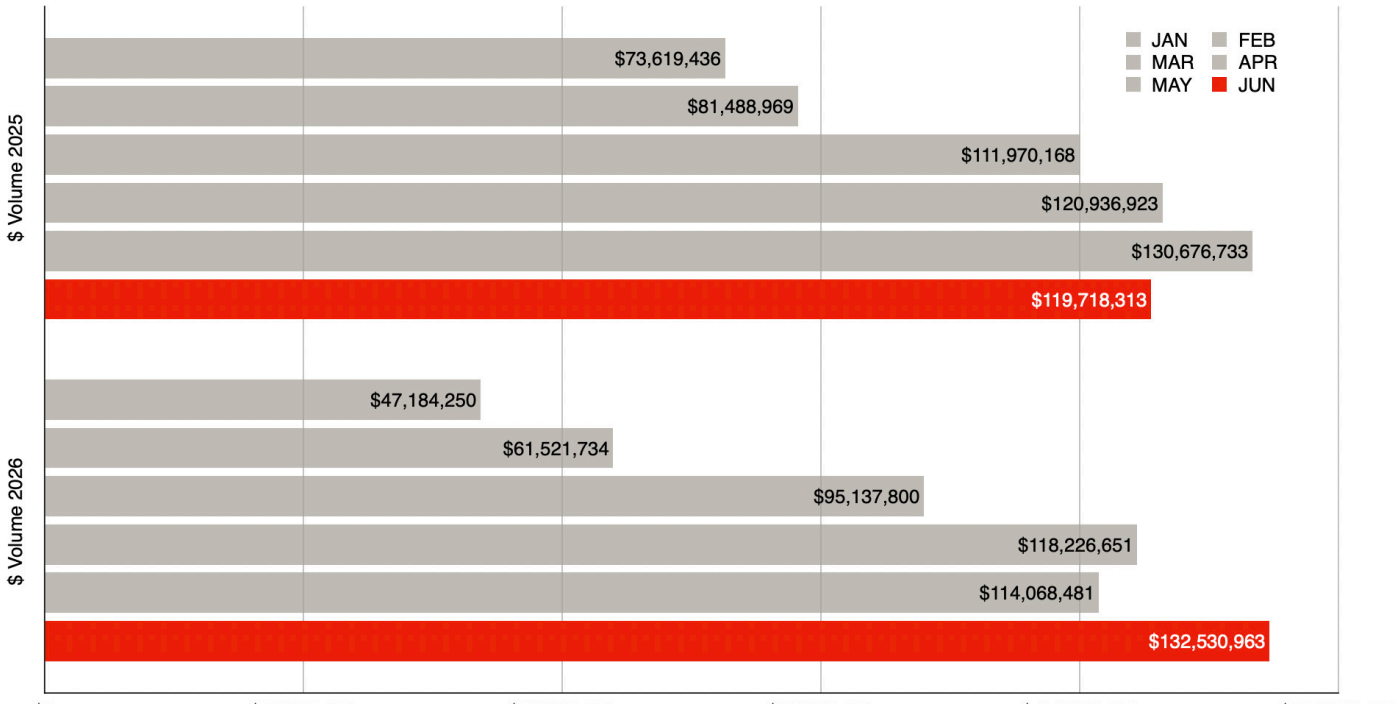


Year-Over-Year

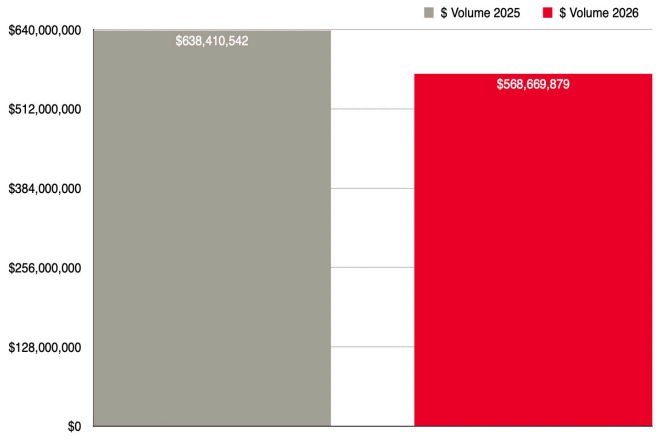


Month-Over-Month 2025 vs. 2026

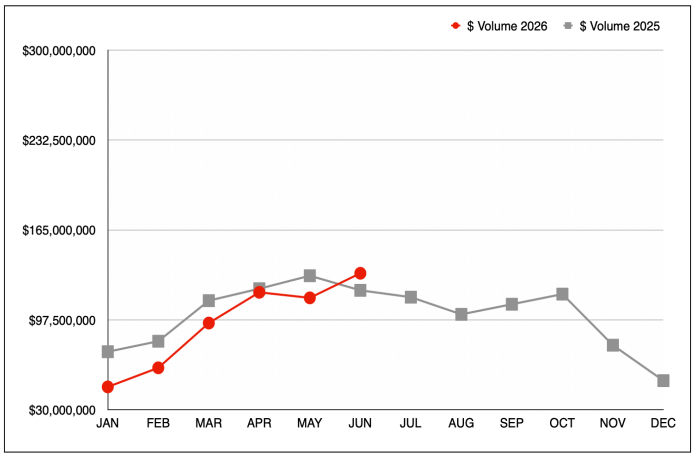
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

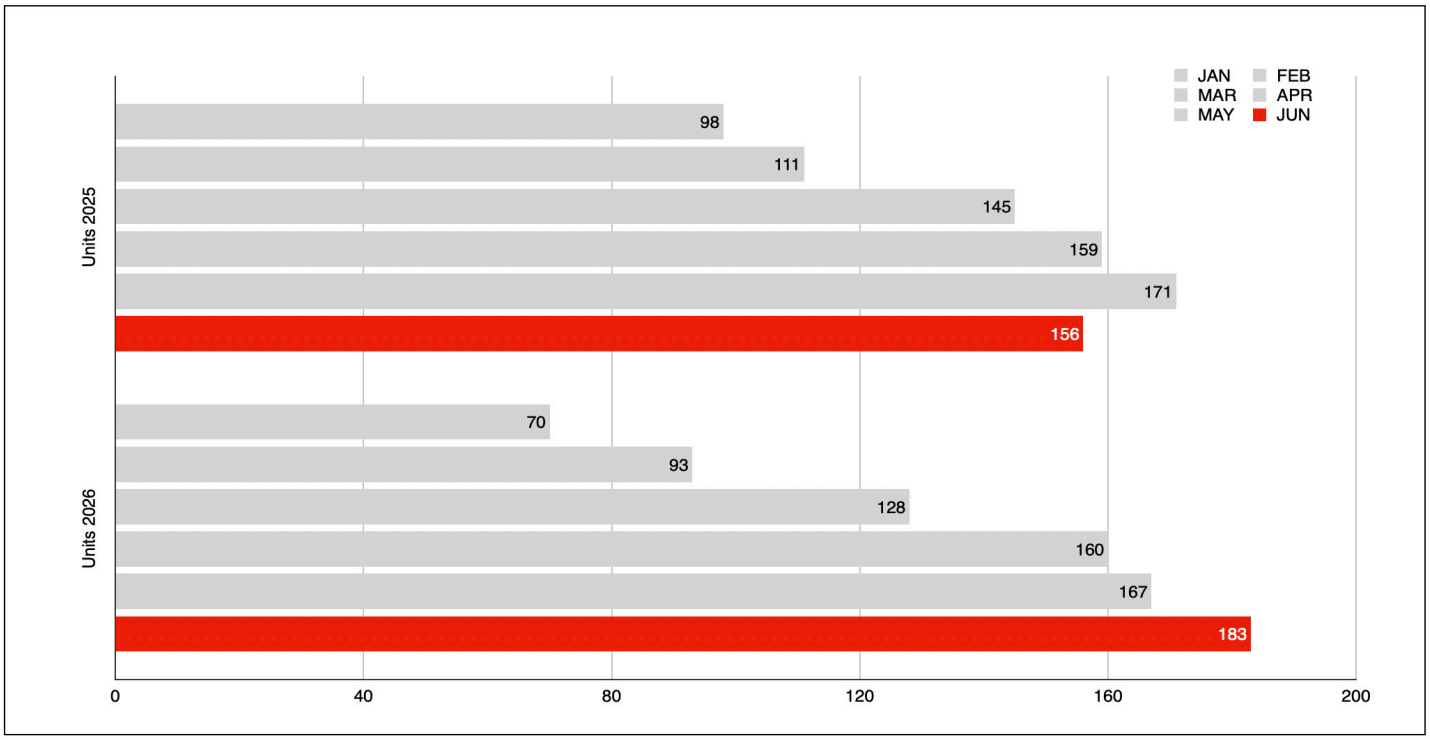


Yearly Totals 2025 vs. 2026

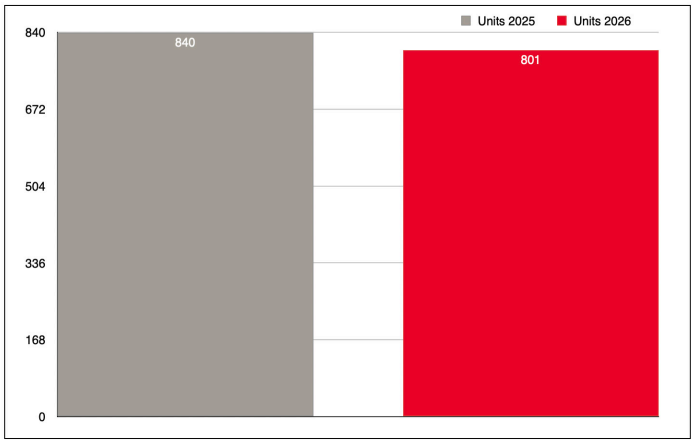


Month vs. Month 2025 vs. 2026

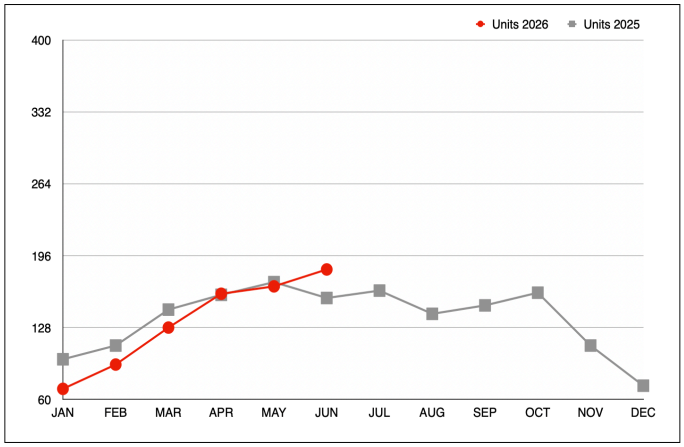
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$515,555,922 -8.14%	$55,176,956 -27.09%	$5,951,277 +71.98%
YTD Unit Sales	690 -1.71%	113 -16.3%	9 -18.18%
YTD Average Sale Price	$747,182 -6.55%	$488,292 -12.9%	$661,253 +110.19%
June Sales Volume	$122,733,663 +13.33%	$9,797,300 -14.23%	$528,500 -35.94%
June Unit Sales	164 +21.48%	19 -9.52%	2 +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 30, 2026.

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

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 supressed, 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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