2026
AUGUST
CAMBRIDGE
Real Estate Market Report

ROYAL CITY REALTY BROKERAGE

ROYAL LEPAGE

OVERVIEW

BALANCED MARKET

Cambridge remained in balanced market territory through August, with the year-to-date sales-to-listings ratio sitting at 47.88%, above the 39% threshold. August pricing was mixed compared to last year, as the median sale price declined 0.36% to $685,000, while the average sale price increased 3.91% to $749,254. Sales activity softened, with sales volume down 7.14% to $94.41M and unit sales decreasing 10.64% to 126 transactions. New listings declined 30% to 224, while expired listings dropped 6.67% to 42. With the monthly sales-to-listings ratio improving to 56.25%, Cambridge continued to show balanced market conditions through August.

August year-over-year sales volume of $94,405,948

Down 7.14% from 2025's $101,667,296 with unit sales of 126 down 10.64% from last August's 141. New listings of 224 are down 30% from a year ago, with the sales/listing ratio of 56.25% up 12.19%.

Year-to-date sales volume of $771,777,026

Down 9.70% from 2025's $854,654,886 with unit sales of 1,085 down 5.16% from 2025's 1,144. New listings of 2,266 are down 12.71% from a year ago, with the sales/listing ratio of 47.88% up 3.81%.

Year-to-date average sale price of $707,641

Down from $746,509 one year ago, with median sale price of $652,500 down from $705,500 one year ago. Average days-on-market of 33 is up 6 days from last year.

AUGUST NUMBERS

Median Sale Price
$685,000
-0.36%

Average Sale Price
$749,254
+3.91%

Sales Volume
$94,405,948
-7.14%

Unit Sales
126
-10.64%

New Listings
224
-30%

Expired Listings
42
-6.67%

Unit Sales/Listings Ratio
56.25%
+12.19%

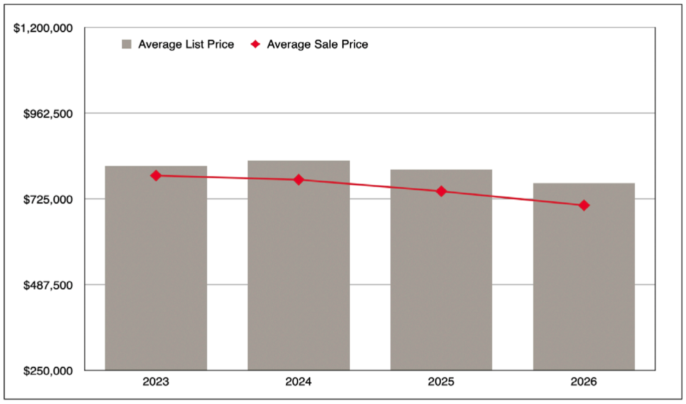
Year-over-year comparison
(August 2026 vs. August 2025)

THE MARKET IN DETAIL

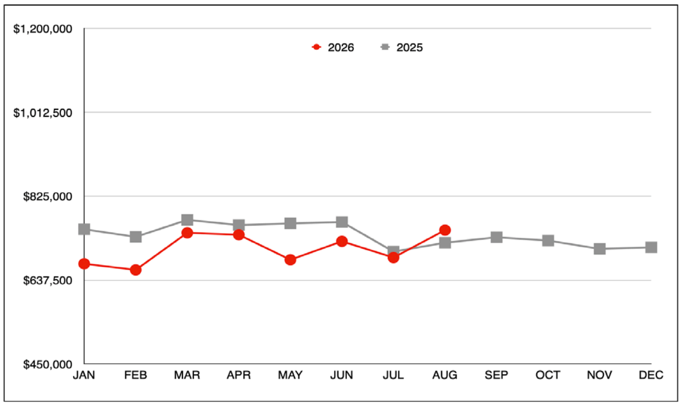
	2024	2025	2026	2025-2026
YTD Volume Sales	$970,022,559	$854,654,886	$771,777,026	-9.7%
YTD Unit Sales	1,240	1,144	1,085	-5.16%
YTD New Listings	2,600	2,596	2,266	-12.71%
YTD Sales/Listings Ratio	47.69%	44.07%	47.88%	+8.65%
YTD Expired Listings	224	252	241	-4.37%
Monthly Volume Sales	$106,854,470	$101,667,296	$94,405,948	-7.14%
Monthly Unit Sales	138	141	126	-10.64%
Monthly New Listings	264	320	224	-30%
Monthly Sales/Listings Ratio	52.27%	44.06%	56.25%	+27.66%
Monthly Expired Listings	58	45	42	-6.67%
YTD Sales: $0-$199K	2	0	1	N/A
YTD Sales: $200k-349K	1	12	33	+175%
YTD Sales: $350K-$549K	130	147	201	+36.73%
YTD Sales: $550K-$749K	524	526	473	-10.08%
YTD Sales: $750K-$999K	439	333	276	-17.12%
YTD Sales: $1M-$2M	139	122	90	-26.23%
YTD Sales: $2M+	10	4	11	+175%
YTD Average Days-On-Market	30.63	26.38	32.63	+23.7%
YTD Average Sale Price	$778,644	$746,509	$707,641	-5.21%
YTD Median Sale Price	$763,500	$705,500	$652,500	-7.51%

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

AVERAGE SALE PRICE

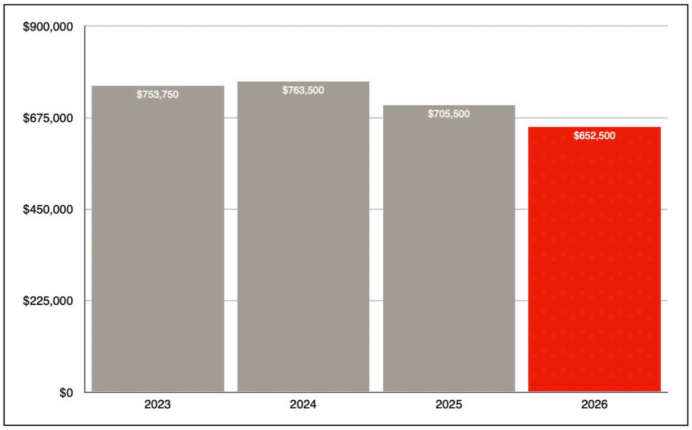


Year-Over-Year

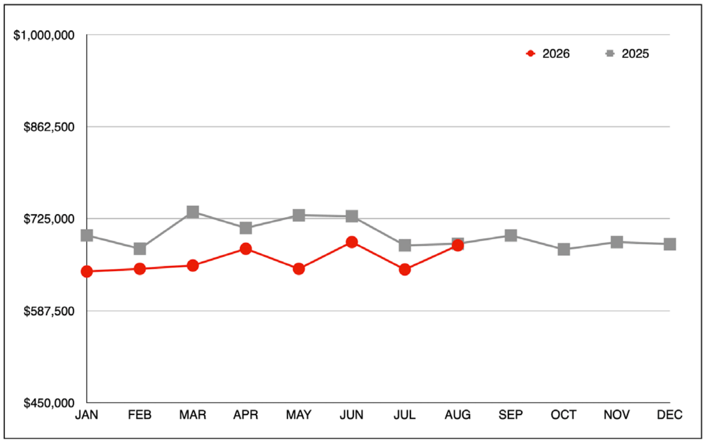


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



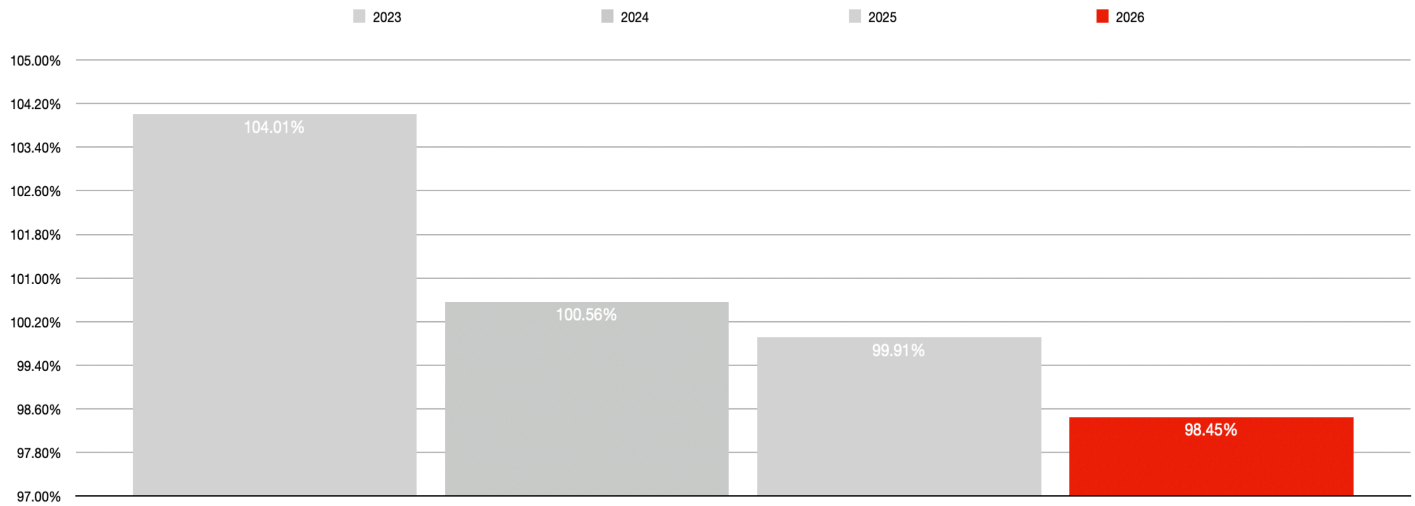
Year-Over-Year



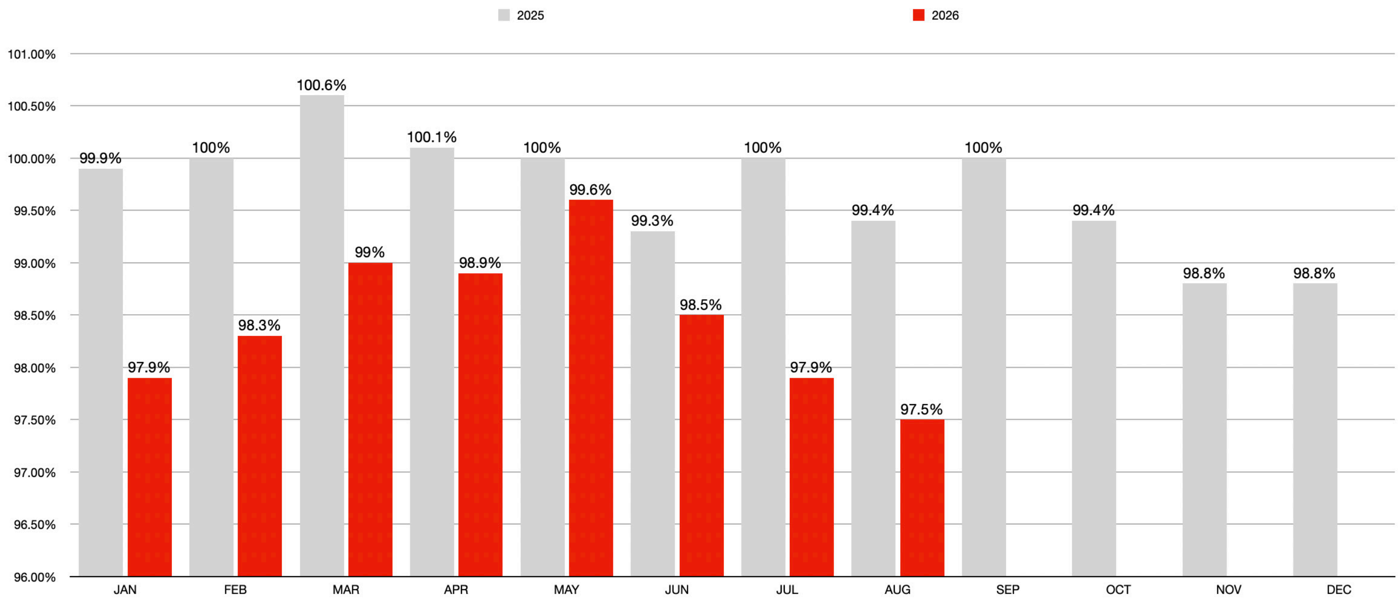
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

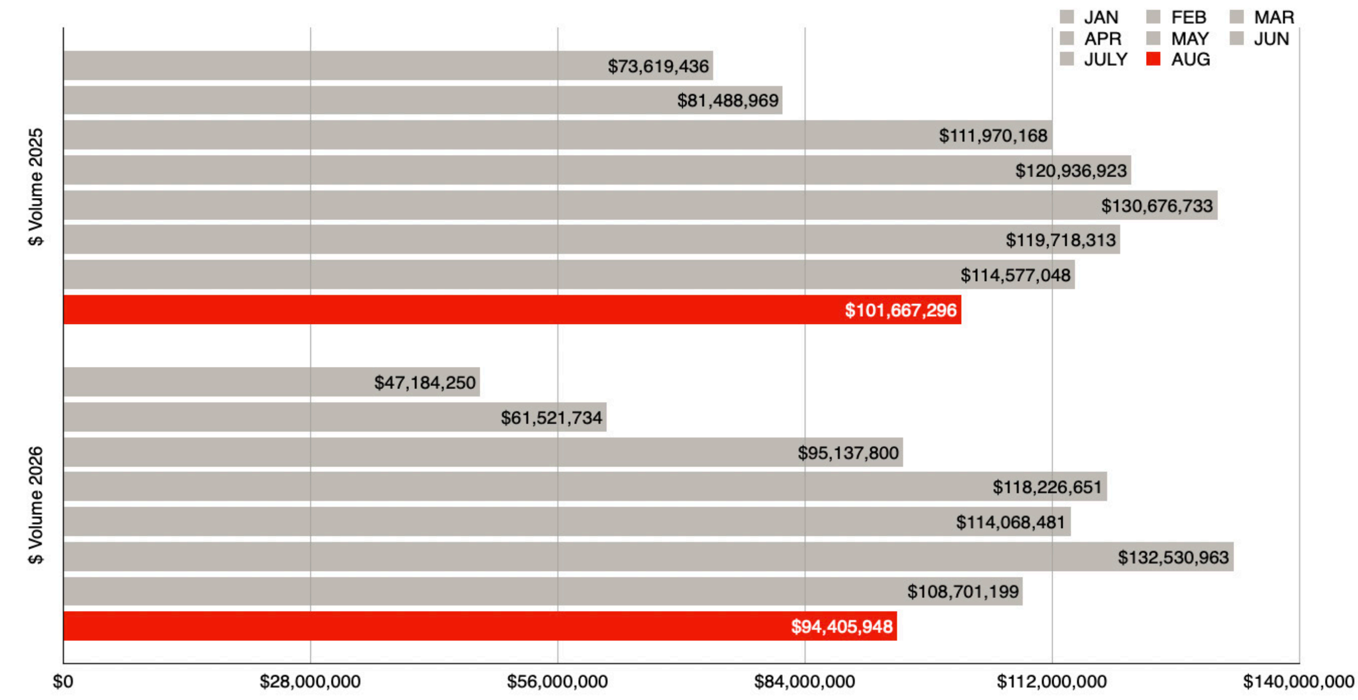


Year-Over-Year

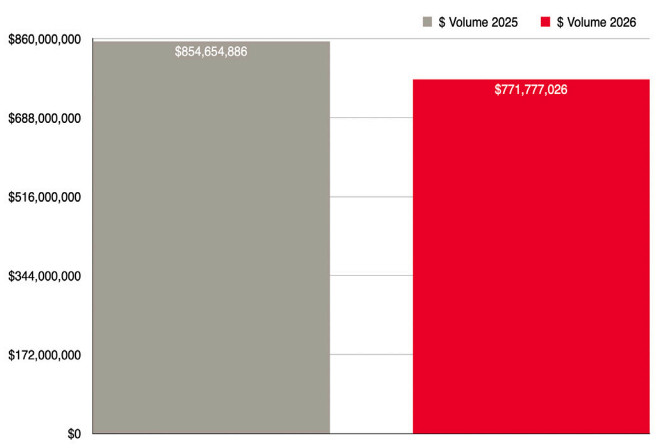


Month-Over-Month 2025 vs. 2026

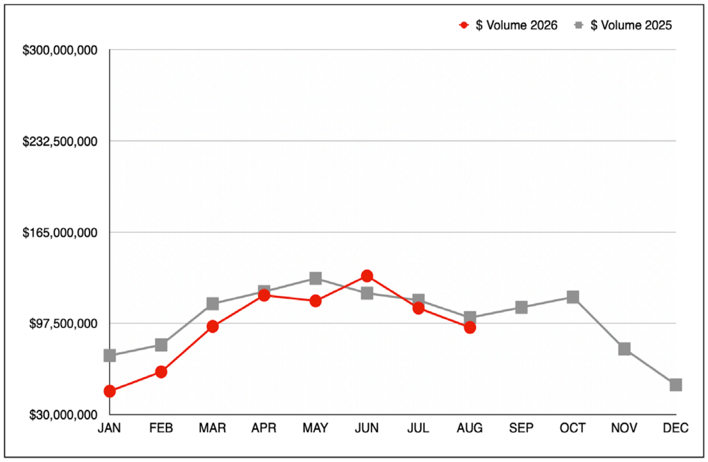
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

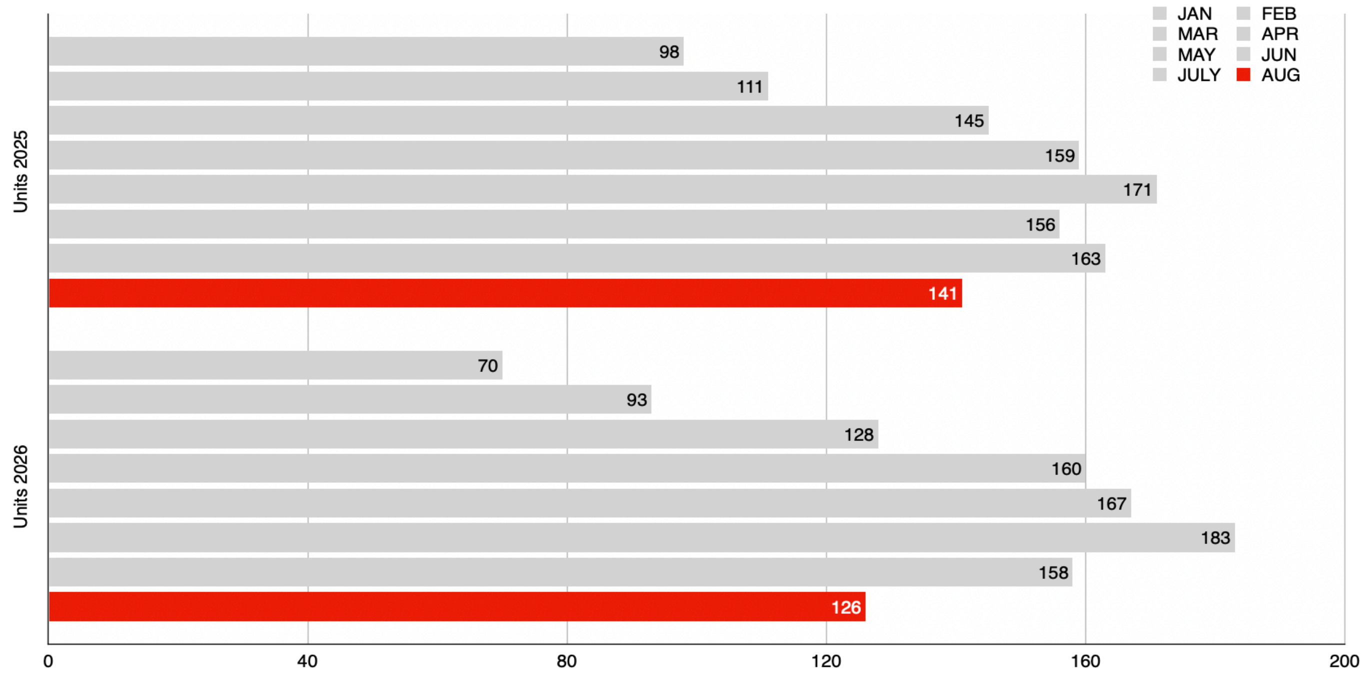


Yearly Totals 2025 vs. 2026

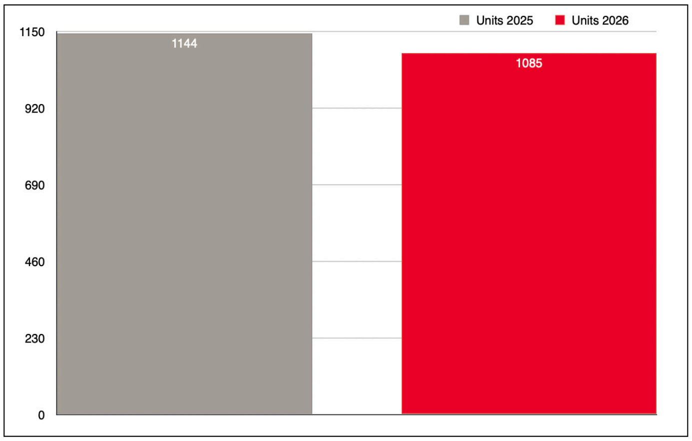


Month vs. Month 2025 vs. 2026

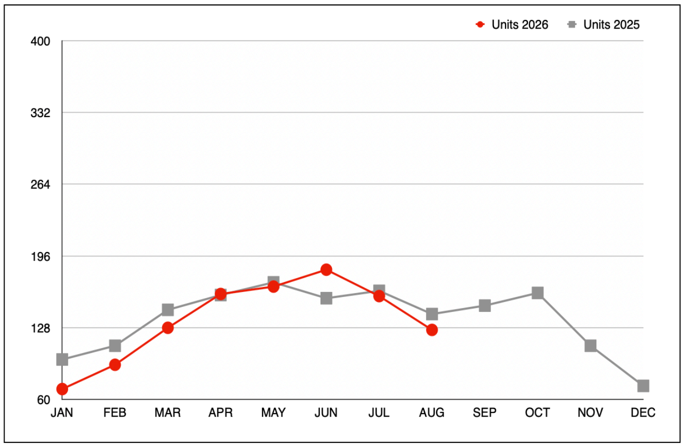
UNIT SALES



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	$699,181,381 -7.22%	$73,964,644 -25.35%	$19,399,802 +248.57%
YTD Unit Sales	932 -3.22%	153 -14.04%	13 -13.33%
YTD Average Sale Price	$750,195 -4.13%	$483,429 -13.15%	$1,492,292.46 +302.2%
August Sales Volume	$87,255,048 -4.95%	$6,781,900 -31.28%	$13,448,525 +993.38%
August Unit Sales	112 -8.94%	13 -27.78%	4 +33.33%

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

NOTE: All MLS® sales data in this report comes from the One Point Association Of REALTORS® and refers specifically to residential sales as of August 31, 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 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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