



2026

APRIL

CAMBRIDGE

Real Estate Market Report

OVERVIEW

BALANCED MARKET

Cambridge's real estate market remained in balanced market territory this period, as stable sales activity and a slight pullback in new listings helped maintain equilibrium between buyers and sellers. The median sale price declined 4.36% to \$680,000, while the average sale price dipped 2.85% to \$738,917, reflecting moderate price adjustments. Sales volume edged down 2.24% to \$118.23M, despite a slight 0.63% increase in unit sales to 160 transactions. New listings decreased 8.92% to 337, tightening supply, while expired listings rose 13.64% to 25. With a unit sales-to-listings ratio of 47.48%, up 4.50% year over year and sitting within balanced market range, conditions continue to reflect a stable and competitive environment across Cambridge.

April year-over-year sales volume of \$118,226,651



Down -2.24% from 2025's \$120,936,923 with unit sales of 160 up +0.63% from last April. New listings of 337 are down -8.92% from last year's 370, with the sales/listing ratio of 47.48% up +4.50%.

Year-to-date sales volume of \$322,070,435



Down -17% from 2025's \$388,015,496 with unit sales of 451 down -12.09% from 2025's 513. New listings of 1,001 are down -14.37% from a year ago, with the sales/listing ratio of 45.05% up +1.17%.

Year-to-date average sale price of \$704,159



Down from \$754,543 one year ago with median sale price of \$652,500 down from \$705,500 a year ago. Average days-on-market of 36, up 10 days from last year.

APRIL NUMBERS

Median Sale Price

\$680,000

-4.36%

Average Sale Price

\$738,917

-2.85%

Sales Volume

\$118,226,651

-2.24%

Unit Sales

160

+0.63%

New Listings

337

-8.92%

Expired Listings

25

+13.64%

Unit Sales/Listings Ratio

47.48%

+4.50%

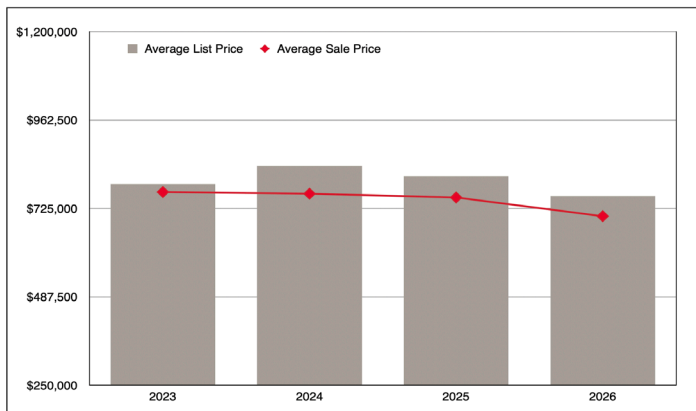
Year-over-year comparison
(April 2025 vs. April 2026)

THE MARKET IN DETAIL

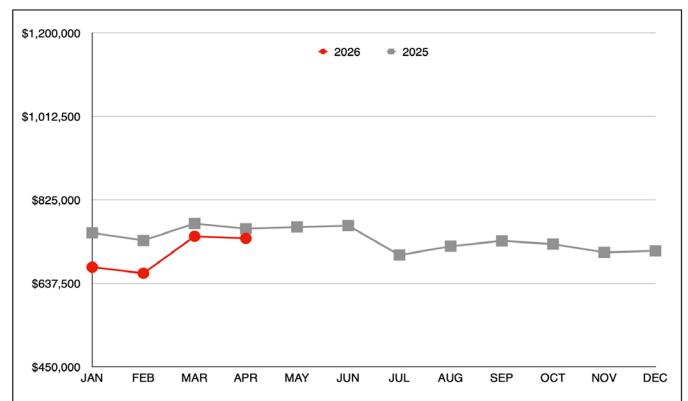
	2024	2025	2026	2025-2026
YTD Volume Sales	\$447,021,367	\$388,015,496	\$322,070,435	-17%
YTD Unit Sales	582	513	451	-12.09%
YTD New Listings	1,195	1,169	1,001	-14.37%
YTD Sales/Listings Ratio	48.70%	43.88%	45.05%	+2.67%
YTD Expired Listings	91	90	115	+27.78%
Monthly Volume Sales	\$147,184,796	\$120,936,923	\$118,226,651	-2.24%
Monthly Unit Sales	187	159	160	+0.63%
Monthly New Listings	520	370	337	-8.92%
Monthly Sales/Listings Ratio	35.96%	42.97%	47.48%	+10.48%
Monthly Expired Listings	17	22	25	+13.64%
YTD Sales: \$0-\$199K	2	0	1	+100%
YTD Sales: \$200k-349K	1	2	14	+600%
YTD Sales: \$350K-\$549K	58	72	82	+13.89%
YTD Sales: \$550K-\$749K	253	229	202	-11.79%
YTD Sales: \$750K-\$999K	206	151	106	-29.8%
YTD Sales: \$1M-\$2M	59	56	39	-30.36%
YTD Sales: \$2M+	4	3	7	+133.33%
YTD Average Days-On-Market	41.00	25.75	35.50	+37.86%
YTD Average Sale Price	\$764,701	\$754,543	\$704,159	-6.68%
YTD Median Sale Price	\$758,500	\$705,500	\$652,500	-7.51%

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

AVERAGE SALE PRICE

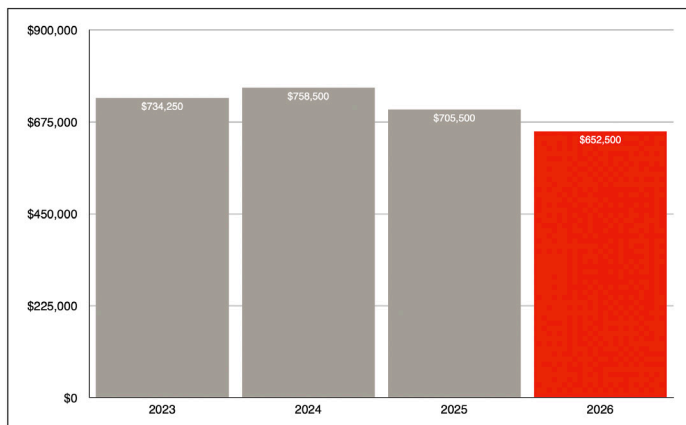


Year-Over-Year

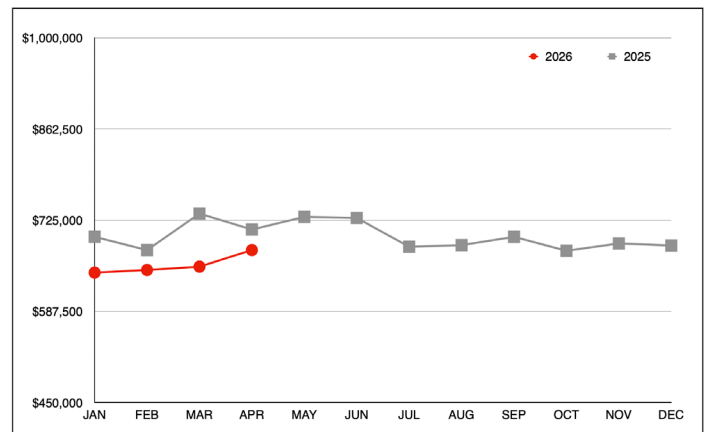


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



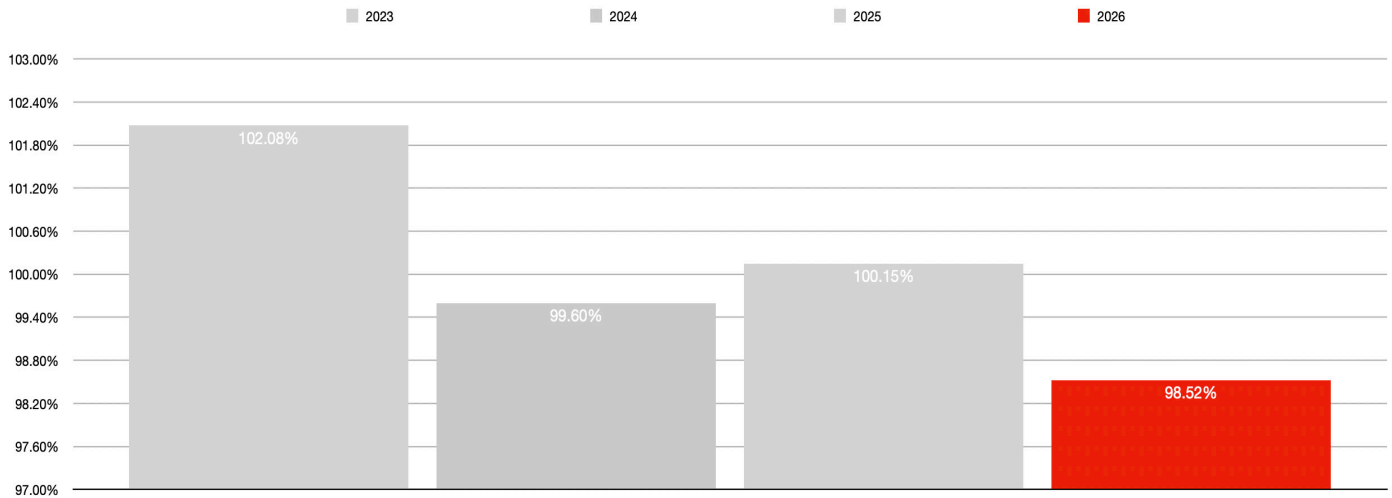
Year-Over-Year



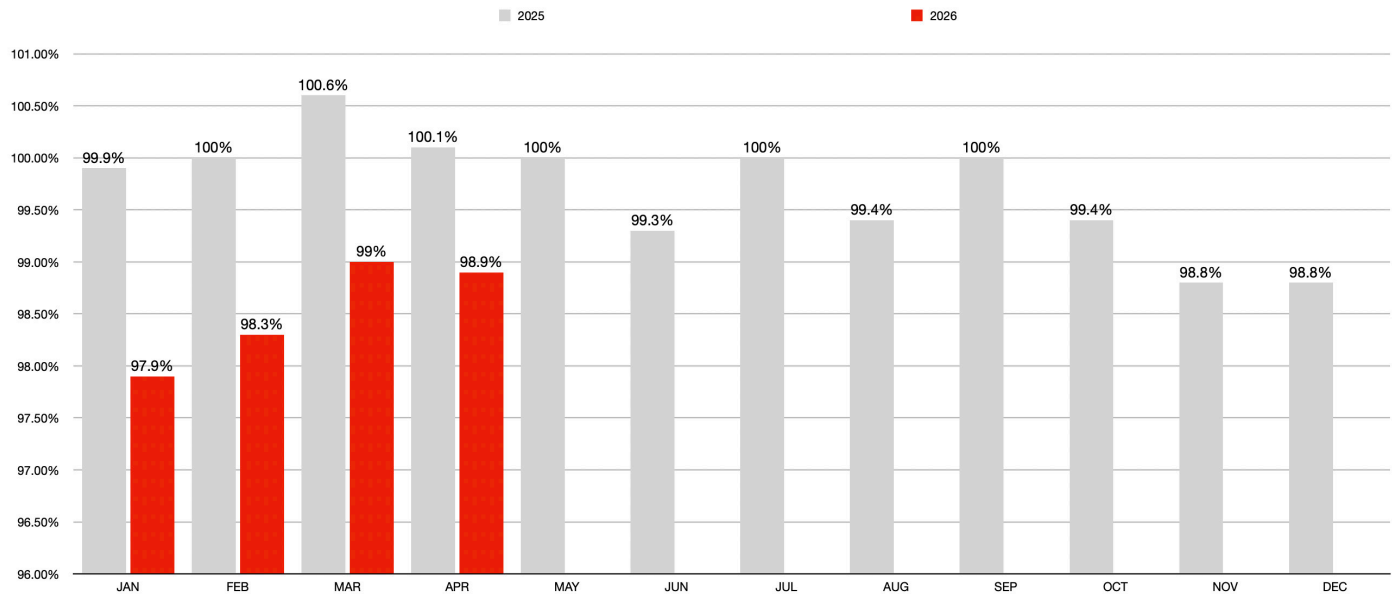
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

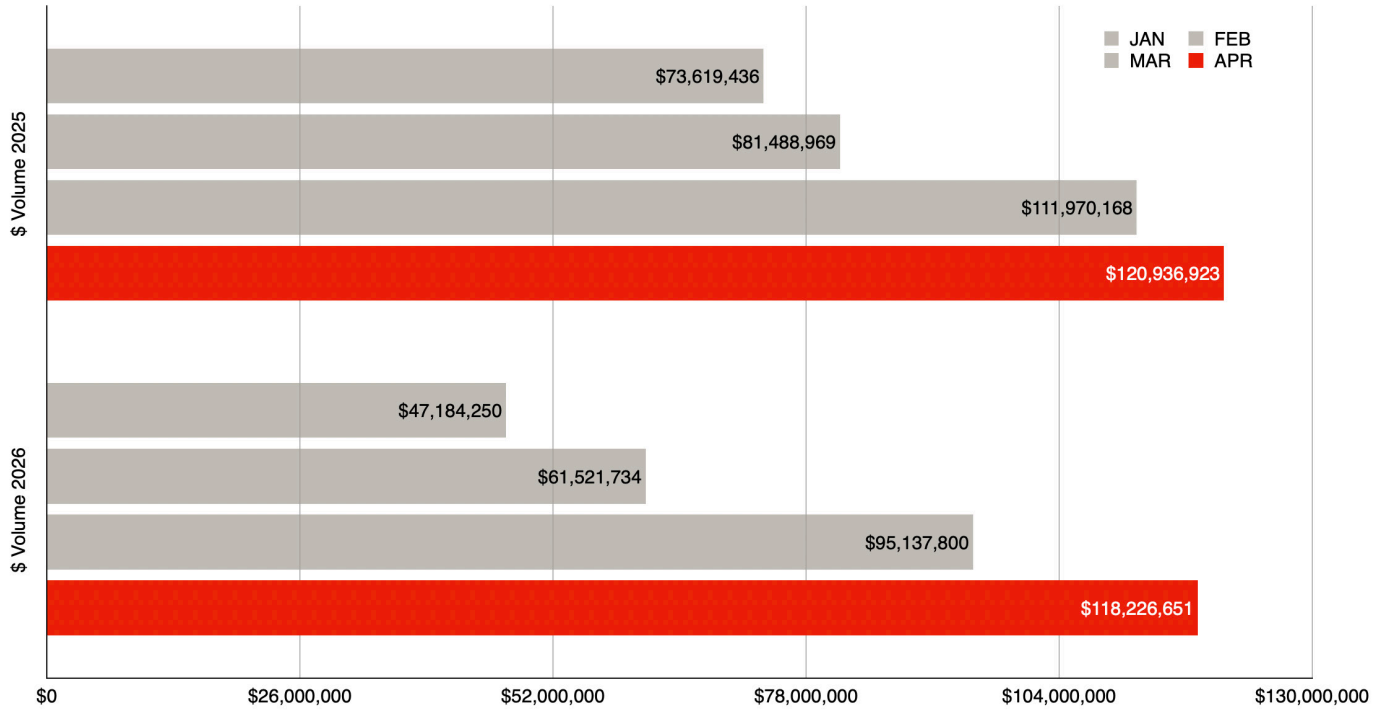


Year-Over-Year

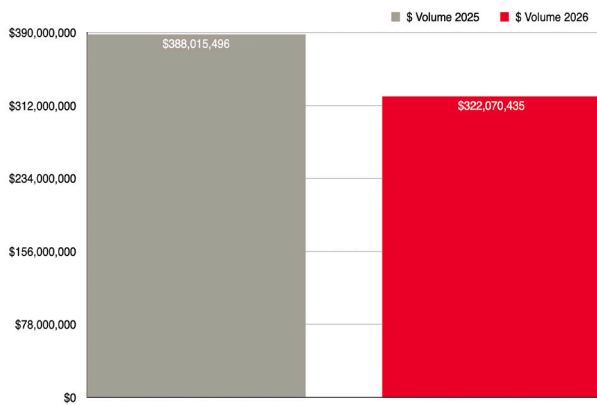


Month-Over-Month 2025 vs. 2026

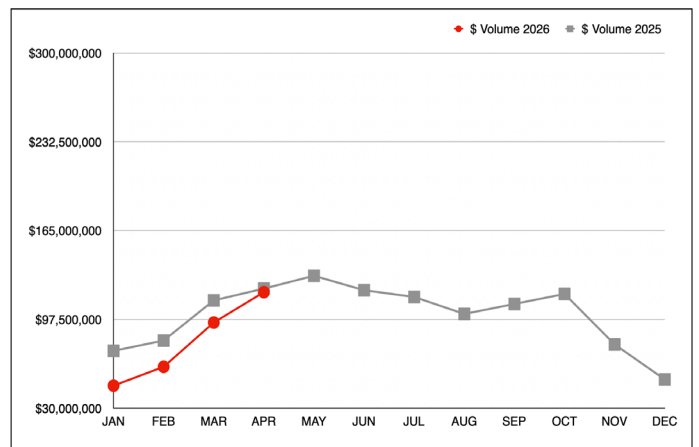
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

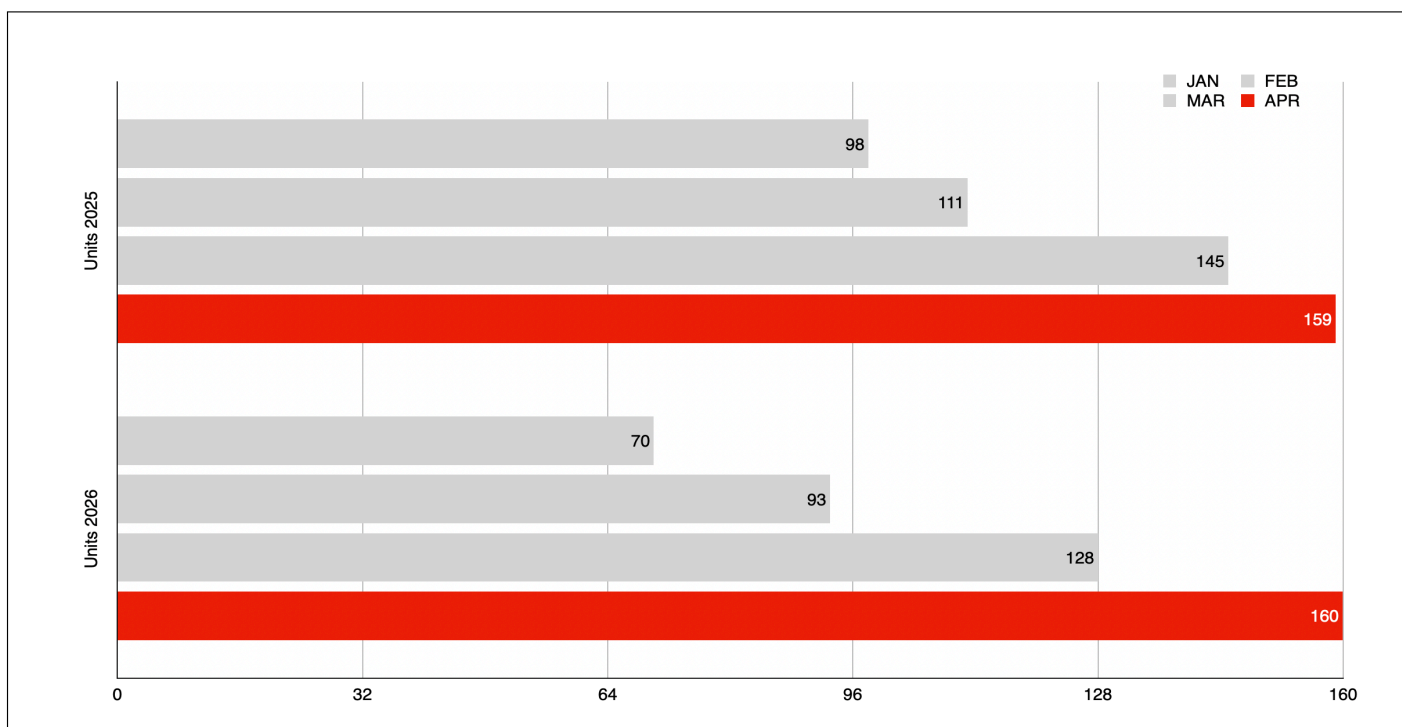


Yearly Totals 2025 vs. 2026

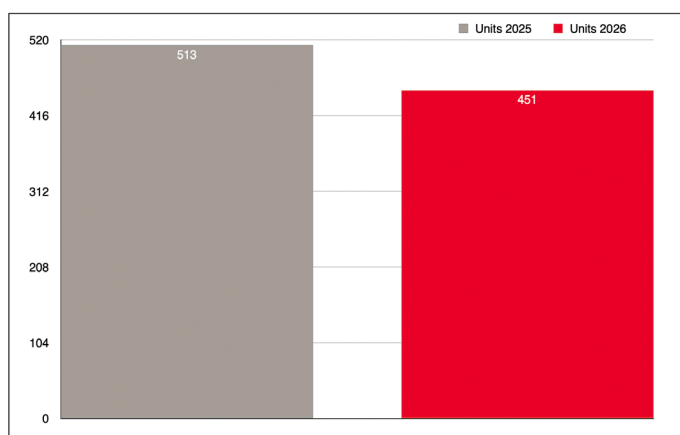


Month vs. Month 2025 vs. 2026

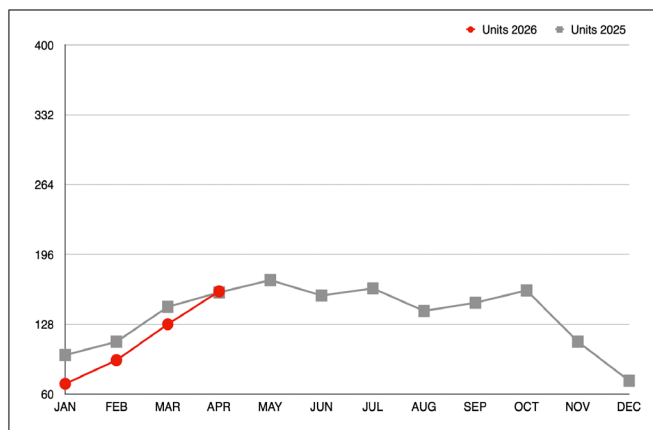
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

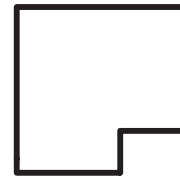
SALES BY TYPE


















FREEHOLD



CONDOMINIUM



VACANT LAND

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$288,870,184 -13.9%	 \$32,905,251 -35.54%	 \$4,605,000 +74.73%
YTD Unit Sales	 383 -8.59%	 67 -26.37%	 4 -60%
YTD Average Sale Price	 \$754,230 -5.81%	 \$491,123 -12.45%	 \$1,151,250.00 +336.82%
April Sales Volume	 \$107,484,500 +0.45%	 \$10,742,151 -22.92%	 \$1,405,000 +13.77%
April Unit Sales	 140 +3.7%	 20 -16.67%	 2 0%

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



CAMBRIDGE

519-621-2000

471 Hespeler Rd, Unit # 4, N1R 6J2

 /Royal LePage Crown Realty Services Brokerage

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