

Local Market Update – April 2019

This is a research tool provided by Ontario Regional Technology & Information Systems Inc.



Cambridge Association of REALTORS®

Association

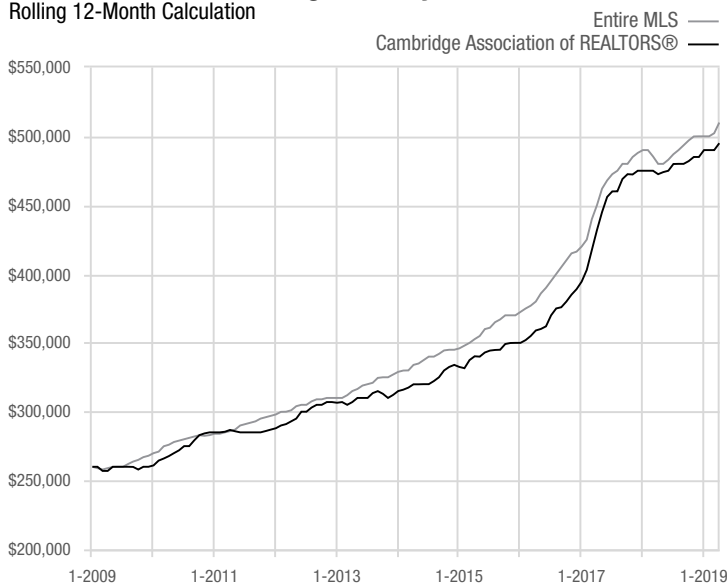
Single Family	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
Key Metrics						
New Listings	233	235	+ 0.9%	654	656	+ 0.3%
Sales	130	156	+ 20.0%	430	432	+ 0.5%
Days on Market Until Sale	19	18	- 5.3%	23	20	- 13.0%
Median Sales Price*	\$474,950	\$520,000	+ 9.5%	\$480,050	\$505,250	+ 5.2%
Average Sales Price*	\$501,959	\$535,024	+ 6.6%	\$505,347	\$527,980	+ 4.5%
Percent of List Price Received*	101.3%	100.8%	- 0.5%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	193	183	- 5.2%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
Key Metrics						
New Listings	91	126	+ 38.5%	302	323	+ 7.0%
Sales	61	75	+ 23.0%	193	198	+ 2.6%
Days on Market Until Sale	19	17	- 10.5%	19	22	+ 15.8%
Median Sales Price*	\$381,000	\$367,500	- 3.5%	\$367,000	\$394,000	+ 7.4%
Average Sales Price*	\$365,346	\$374,504	+ 2.5%	\$362,784	\$394,911	+ 8.9%
Percent of List Price Received*	102.1%	101.4%	- 0.7%	101.8%	101.0%	- 0.8%
Inventory of Homes for Sale	98	107	+ 9.2%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

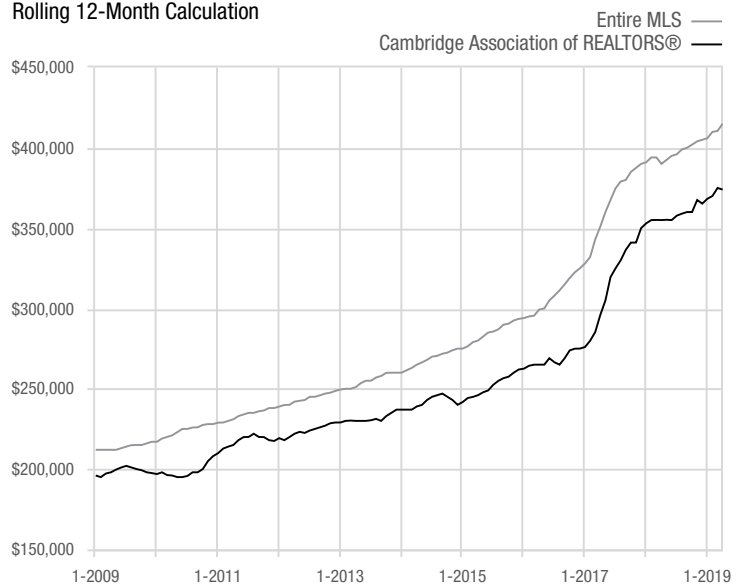
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.