

# Local Market Update – August 2019

A Research Tool Provided by Ontario Regional Technology & Information Systems Inc.



## Cambridge Association of REALTORS®

Association

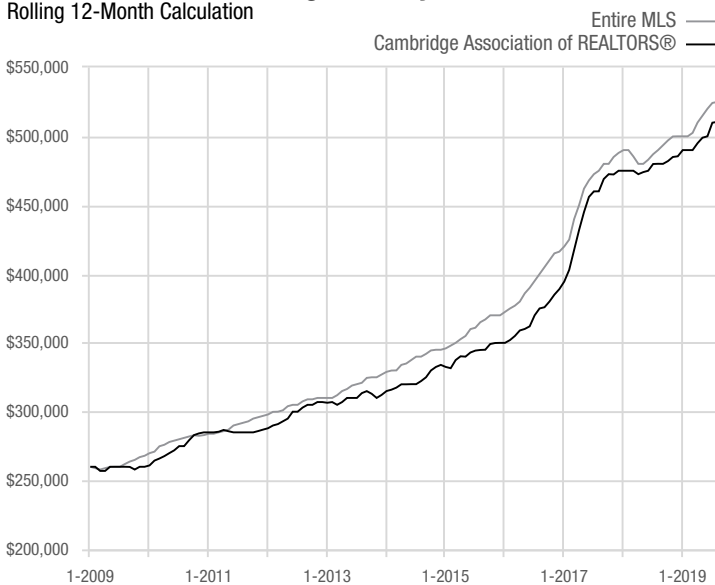
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	178	181	+ 1.7%	1,502	1,606	+ 6.9%
Sales	115	134	+ 16.5%	970	1,019	+ 5.1%
Days on Market Until Sale	30	24	- 20.0%	24	20	- 16.7%
Median Sales Price*	\$490,000	\$525,000	+ 7.1%	\$489,950	\$520,000	+ 6.1%
Average Sales Price*	\$520,757	\$534,675	+ 2.7%	\$519,116	\$539,831	+ 4.0%
Percent of List Price Received*	99.4%	100.3%	+ 0.9%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	215	215	0.0%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	78	77	- 1.3%	615	663	+ 7.8%
Sales	63	67	+ 6.3%	435	487	+ 12.0%
Days on Market Until Sale	25	33	+ 32.0%	22	23	+ 4.5%
Median Sales Price*	\$353,400	\$405,000	+ 14.6%	\$360,000	\$392,000	+ 8.9%
Average Sales Price*	\$362,418	\$409,837	+ 13.1%	\$362,154	\$394,089	+ 8.8%
Percent of List Price Received*	101.9%	102.0%	+ 0.1%	101.5%	101.8%	+ 0.3%
Inventory of Homes for Sale	83	95	+ 14.5%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

\* 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.

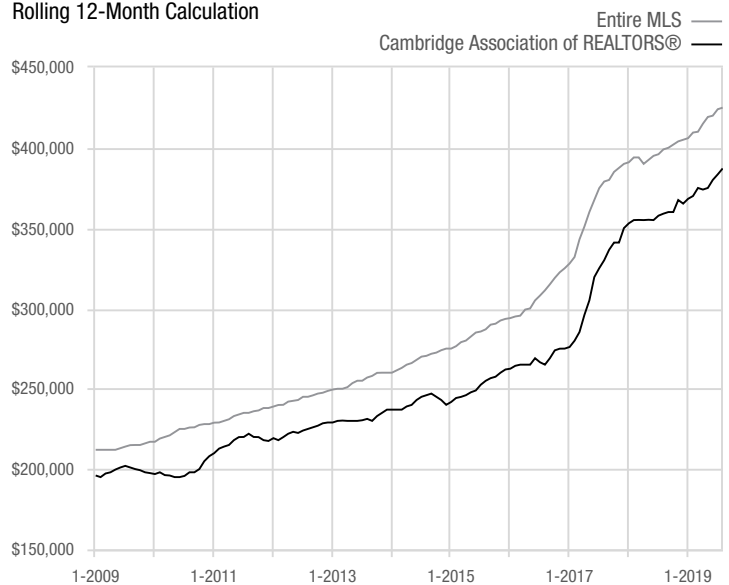
### Median Sales Price - Single-Family

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.