

Local Market Update – December 2019

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



Cambridge Association of REALTORS®

Association

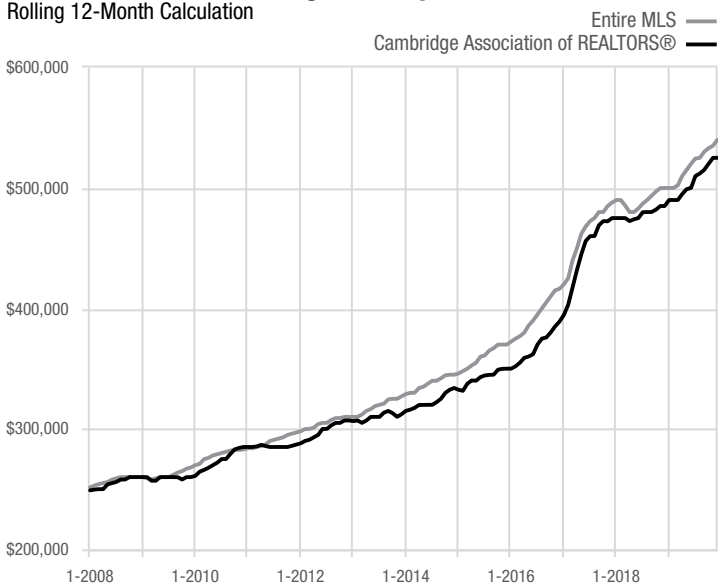
Single Family	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	67	56	- 16.4%	2,115	2,202	+ 4.1%
Sales	61	56	- 8.2%	1,389	1,488	+ 7.1%
Days on Market Until Sale	31	22	- 29.0%	25	21	- 16.0%
Median Sales Price*	\$469,900	\$524,000	+ 11.5%	\$485,000	\$525,000	+ 8.2%
Average Sales Price*	\$494,141	\$578,756	+ 17.1%	\$516,253	\$549,467	+ 6.4%
Percent of List Price Received*	98.9%	101.4%	+ 2.5%	100.1%	100.7%	+ 0.6%
Inventory of Homes for Sale	132	72	- 45.5%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

Townhouse/Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	26	20	- 23.1%	824	879	+ 6.7%
Sales	22	28	+ 27.3%	602	699	+ 16.1%
Days on Market Until Sale	25	33	+ 32.0%	23	24	+ 4.3%
Median Sales Price*	\$360,250	\$376,250	+ 4.4%	\$365,250	\$394,000	+ 7.9%
Average Sales Price*	\$366,958	\$393,343	+ 7.2%	\$363,707	\$396,017	+ 8.9%
Percent of List Price Received*	100.3%	103.4%	+ 3.1%	101.1%	101.9%	+ 0.8%
Inventory of Homes for Sale	41	27	- 34.1%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

* 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.

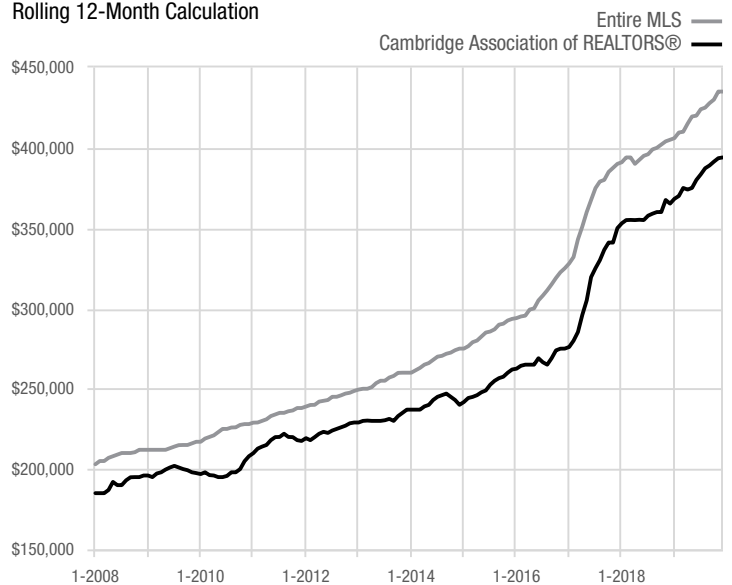
Median Sales Price - Single-Family

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.