

Local Market Update – February 2020

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



Cambridge Association of REALTORS®

Association

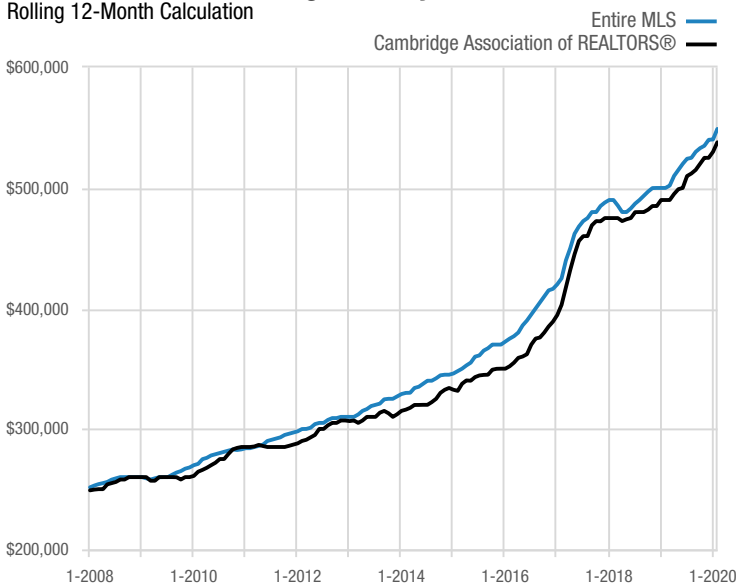
Single Family	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
Key Metrics						
New Listings	122	149	+ 22.1%	263	252	- 4.2%
Sales	90	114	+ 26.7%	164	172	+ 4.9%
Days on Market Until Sale	21	16	- 23.8%	23	18	- 21.7%
Median Sales Price*	\$493,200	\$602,000	+ 22.1%	\$488,950	\$590,000	+ 20.7%
Average Sales Price*	\$504,098	\$617,818	+ 22.6%	\$509,027	\$606,954	+ 19.2%
Percent of List Price Received*	100.4%	104.6%	+ 4.2%	100.0%	104.0%	+ 4.0%
Inventory of Homes for Sale	146	106	- 27.4%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

Townhouse/Condo	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
Key Metrics						
New Listings	65	68	+ 4.6%	116	115	- 0.9%
Sales	37	41	+ 10.8%	70	79	+ 12.9%
Days on Market Until Sale	21	16	- 23.8%	26	18	- 30.8%
Median Sales Price*	\$405,300	\$453,160	+ 11.8%	\$393,500	\$446,000	+ 13.3%
Average Sales Price*	\$407,303	\$431,657	+ 6.0%	\$397,807	\$418,342	+ 5.2%
Percent of List Price Received*	101.2%	107.4%	+ 6.1%	100.4%	105.7%	+ 5.3%
Inventory of Homes for Sale	62	66	+ 6.5%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

* 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.

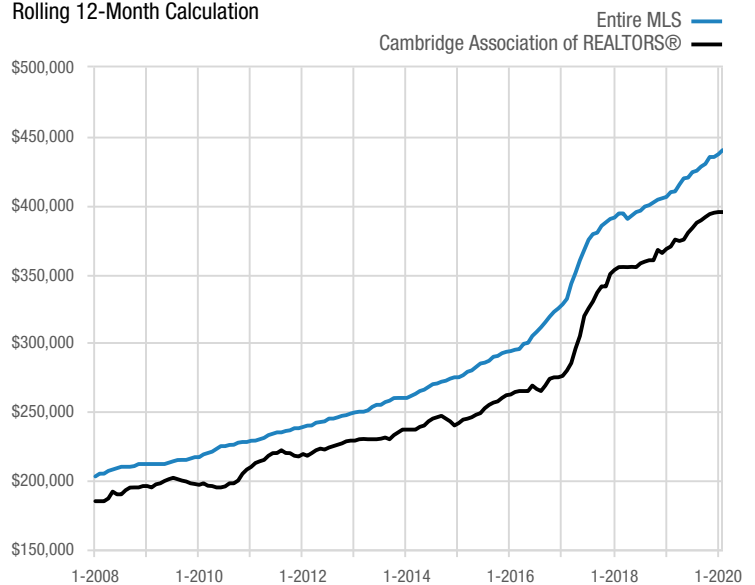
Median Sales Price - Single-Family

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.