

Local Market Update – January 2020

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



Cambridge Association of REALTORS®

Association

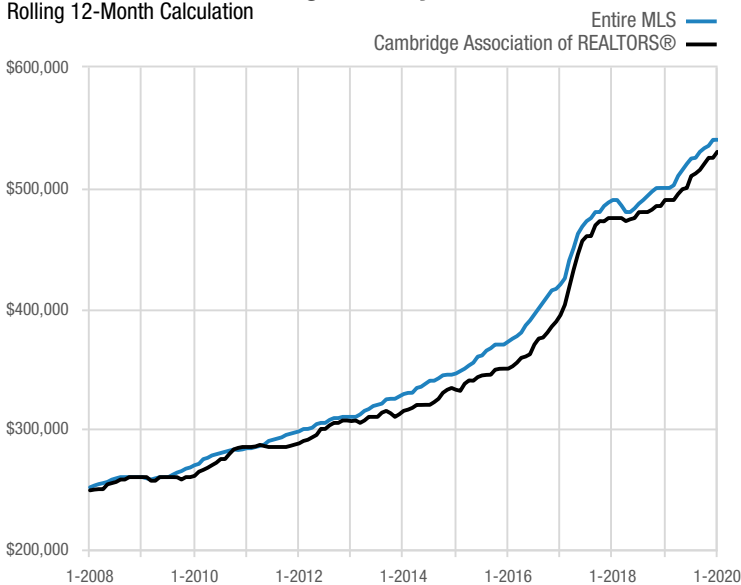
Single Family	January			Year to Date		
	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
Key Metrics						
New Listings	141	103	- 27.0%	141	103	- 27.0%
Sales	74	57	- 23.0%	74	57	- 23.0%
Days on Market Until Sale	26	20	- 23.1%	26	20	- 23.1%
Median Sales Price*	\$487,500	\$565,000	+ 15.9%	\$487,500	\$565,000	+ 15.9%
Average Sales Price*	\$515,023	\$581,469	+ 12.9%	\$515,023	\$581,469	+ 12.9%
Percent of List Price Received*	99.5%	103.2%	+ 3.7%	99.5%	103.2%	+ 3.7%
Inventory of Homes for Sale	146	92	- 37.0%	—	—	—
Months Supply of Inventory	1.3	0.7	- 46.2%	—	—	—

Townhouse/Condo	January			Year to Date		
	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
Key Metrics						
New Listings	51	46	- 9.8%	51	46	- 9.8%
Sales	33	37	+ 12.1%	33	37	+ 12.1%
Days on Market Until Sale	30	20	- 33.3%	30	20	- 33.3%
Median Sales Price*	\$392,000	\$392,000	0.0%	\$392,000	\$392,000	0.0%
Average Sales Price*	\$387,159	\$401,922	+ 3.8%	\$387,159	\$401,922	+ 3.8%
Percent of List Price Received*	99.4%	102.9%	+ 3.5%	99.4%	102.9%	+ 3.5%
Inventory of Homes for Sale	43	47	+ 9.3%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

* 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.

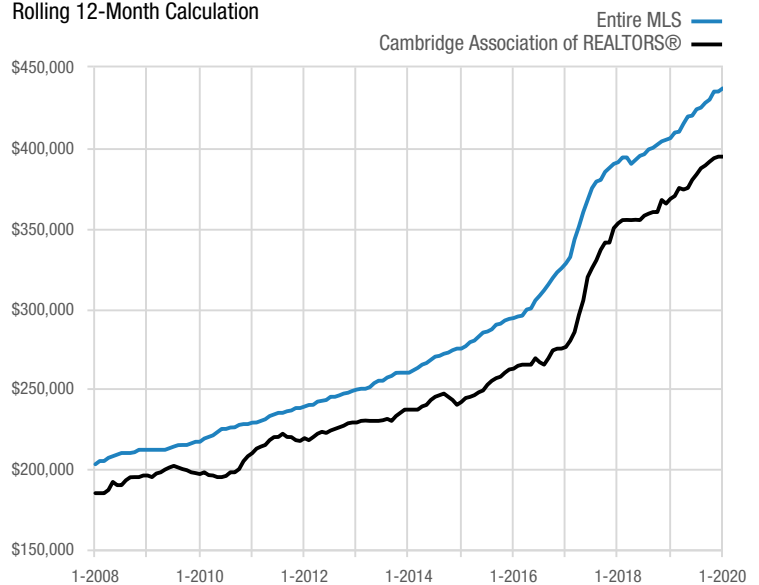
Median Sales Price - Single-Family

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.