

Local Market Update – July 2019

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



Cambridge Association of REALTORS®

Association

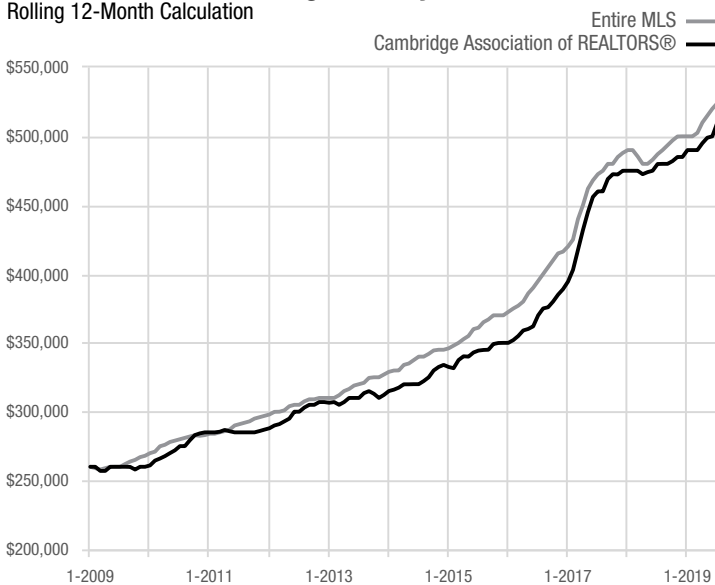
| Single Family | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| | 2018 | 2019 | % Change | Thru 7-2018 | Thru 7-2019 | % Change |
| New Listings | 181 | 227 | + 25.4% | 1,324 | 1,423 | + 7.5% |
| Sales | 117 | 134 | + 14.5% | 855 | 884 | + 3.4% |
| Days on Market Until Sale | 25 | 19 | - 24.0% | 23 | 19 | - 17.4% |
| Median Sales Price* | \$480,000 | \$530,000 | + 10.4% | \$488,000 | \$520,000 | + 6.6% |
| Average Sales Price* | \$503,631 | \$546,976 | + 8.6% | \$518,896 | \$540,581 | + 4.2% |
| Percent of List Price Received* | 99.8% | 100.7% | + 0.9% | 100.5% | 100.7% | + 0.2% |
| Inventory of Homes for Sale | 215 | 248 | + 15.3% | — | — | — |
| Months Supply of Inventory | 1.8 | 2.1 | + 16.7% | — | — | — |

| Townhouse/Condo | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| | 2018 | 2019 | % Change | Thru 7-2018 | Thru 7-2019 | % Change |
| New Listings | 86 | 75 | - 12.8% | 537 | 585 | + 8.9% |
| Sales | 49 | 55 | + 12.2% | 372 | 420 | + 12.9% |
| Days on Market Until Sale | 26 | 20 | - 23.1% | 22 | 21 | - 4.5% |
| Median Sales Price* | \$375,000 | \$390,900 | + 4.2% | \$360,250 | \$388,500 | + 7.8% |
| Average Sales Price* | \$370,384 | \$394,514 | + 6.5% | \$362,109 | \$391,660 | + 8.2% |
| Percent of List Price Received* | 101.0% | 104.2% | + 3.2% | 101.5% | 101.7% | + 0.2% |
| Inventory of Homes for Sale | 89 | 102 | + 14.6% | — | — | — |
| Months Supply of Inventory | 1.7 | 1.9 | + 11.8% | — | — | — |

* 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.

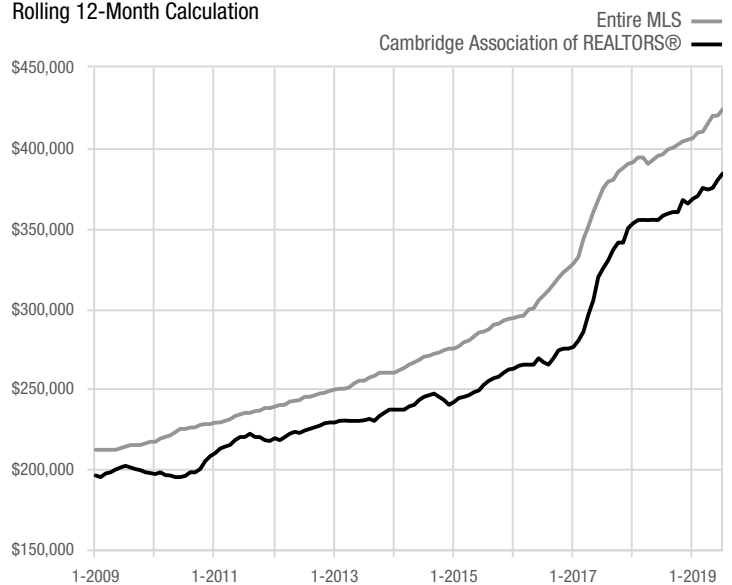
Median Sales Price - Single-Family

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.