

Local Market Update – May 2019

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



Cambridge Association of REALTORS®

Association

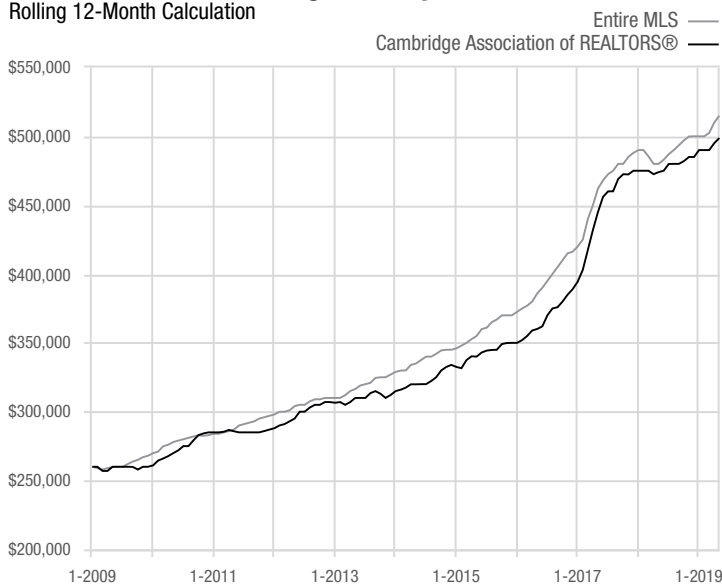
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	273	298	+ 9.2%	927	957	+ 3.2%
Sales	150	172	+ 14.7%	580	605	+ 4.3%
Days on Market Until Sale	21	18	- 14.3%	23	20	- 13.0%
Median Sales Price*	\$540,750	\$526,500	- 2.6%	\$485,500	\$515,000	+ 6.1%
Average Sales Price*	\$556,876	\$555,288	- 0.3%	\$518,673	\$535,792	+ 3.3%
Percent of List Price Received*	100.8%	100.8%	0.0%	100.8%	100.6%	- 0.2%
Inventory of Homes for Sale	241	225	- 6.6%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	83	110	+ 32.5%	385	433	+ 12.5%
Sales	72	82	+ 13.9%	265	280	+ 5.7%
Days on Market Until Sale	20	16	- 20.0%	19	20	+ 5.3%
Median Sales Price*	\$357,500	\$391,250	+ 9.4%	\$360,000	\$392,500	+ 9.0%
Average Sales Price*	\$357,906	\$390,983	+ 9.2%	\$361,458	\$393,788	+ 8.9%
Percent of List Price Received*	101.7%	102.3%	+ 0.6%	101.8%	101.4%	- 0.4%
Inventory of Homes for Sale	92	115	+ 25.0%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

* 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.

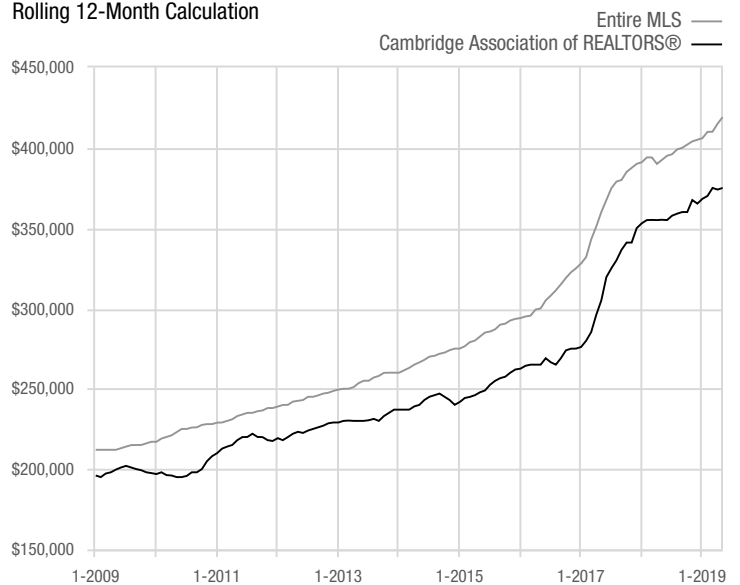
Median Sales Price - Single-Family

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.