

Local Market Update – April 2020

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



Cambridge Association of REALTORS®

Association

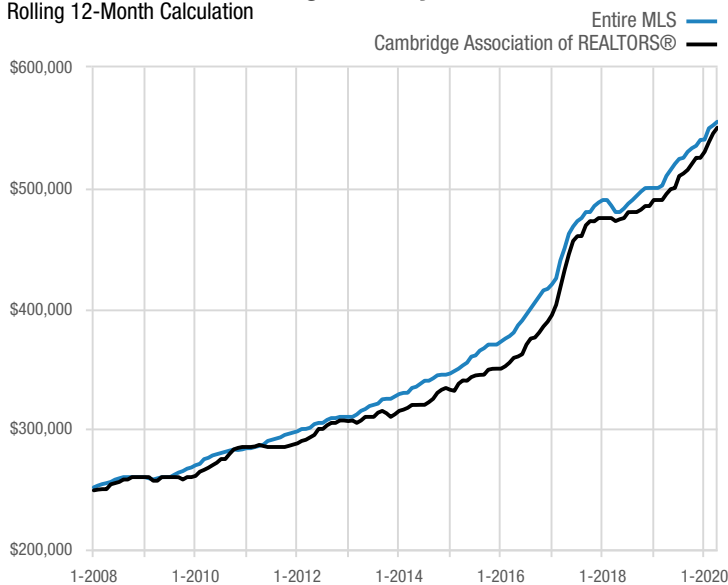
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	238	132	- 44.5%	659	598	- 9.3%
Sales	156	83	- 46.8%	432	390	- 9.7%
Days on Market Until Sale	18	17	- 5.6%	21	16	- 23.8%
Median Sales Price*	\$521,500	\$570,000	+ 9.3%	\$507,700	\$595,000	+ 17.2%
Average Sales Price*	\$537,441	\$617,352	+ 14.9%	\$528,853	\$609,367	+ 15.2%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	100.5%	103.8%	+ 3.3%
Inventory of Homes for Sale	185	155	- 16.2%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Townhouse/Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	126	60	- 52.4%	323	261	- 19.2%
Sales	75	44	- 41.3%	198	200	+ 1.0%
Days on Market Until Sale	17	21	+ 23.5%	22	23	+ 4.5%
Median Sales Price*	\$367,500	\$410,000	+ 11.6%	\$394,000	\$433,500	+ 10.0%
Average Sales Price*	\$374,504	\$410,580	+ 9.6%	\$394,976	\$427,544	+ 8.2%
Percent of List Price Received*	101.4%	100.2%	- 1.2%	101.0%	104.5%	+ 3.5%
Inventory of Homes for Sale	106	63	- 40.6%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

* 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.

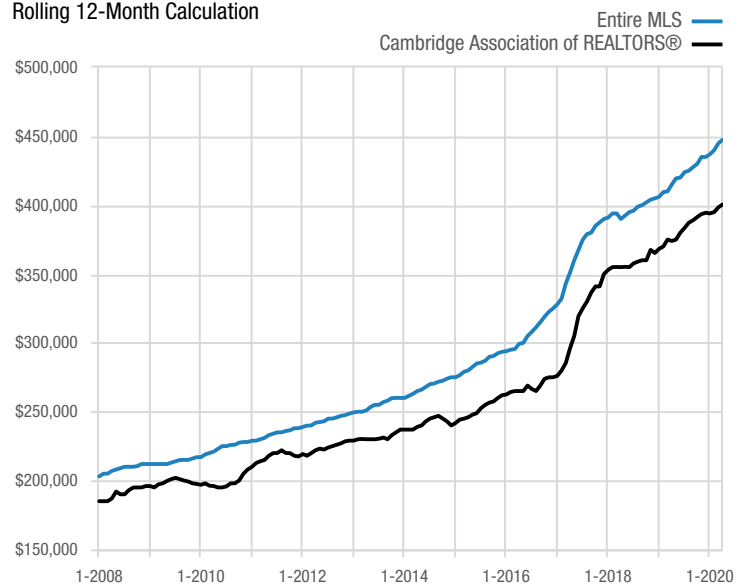
Median Sales Price - Single-Family

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.