

Local Market Update – May 2020

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



Cambridge Association of REALTORS®

Association

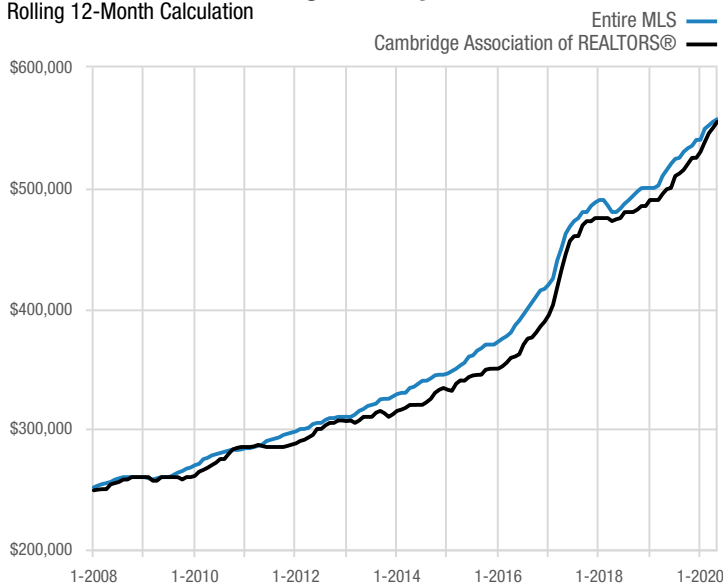
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	298	156	- 47.7%	957	754	- 21.2%
Sales	175	111	- 36.6%	607	504	- 17.0%
Days on Market Until Sale	18	21	+ 16.7%	20	18	- 10.0%
Median Sales Price*	\$528,000	\$595,000	+ 12.7%	\$515,000	\$595,000	+ 15.5%
Average Sales Price*	\$556,380	\$640,284	+ 15.1%	\$536,789	\$616,194	+ 14.8%
Percent of List Price Received*	100.8%	101.3%	+ 0.5%	100.6%	103.2%	+ 2.6%
Inventory of Homes for Sale	227	161	- 29.1%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse/Condo	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	110	117	+ 6.4%	433	377	- 12.9%
Sales	86	51	- 40.7%	284	251	- 11.6%
Days on Market Until Sale	18	20	+ 11.1%	21	22	+ 4.8%
Median Sales Price*	\$388,878	\$470,000	+ 20.9%	\$392,000	\$440,000	+ 12.2%
Average Sales Price*	\$388,188	\$450,384	+ 16.0%	\$392,920	\$432,185	+ 10.0%
Percent of List Price Received*	102.0%	101.5%	- 0.5%	101.3%	103.9%	+ 2.6%
Inventory of Homes for Sale	111	103	- 7.2%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

* 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.

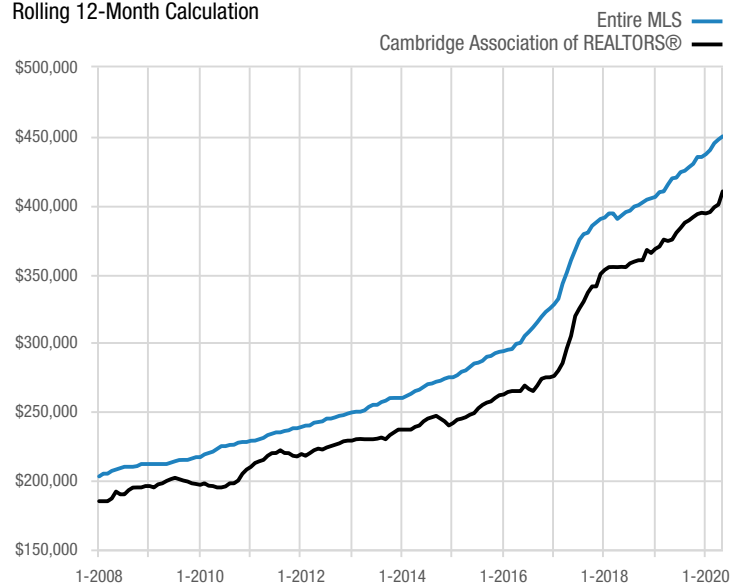
Median Sales Price - Single-Family

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.