

Local Market Update – June 2020

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



Cambridge Association of REALTORS®

Association

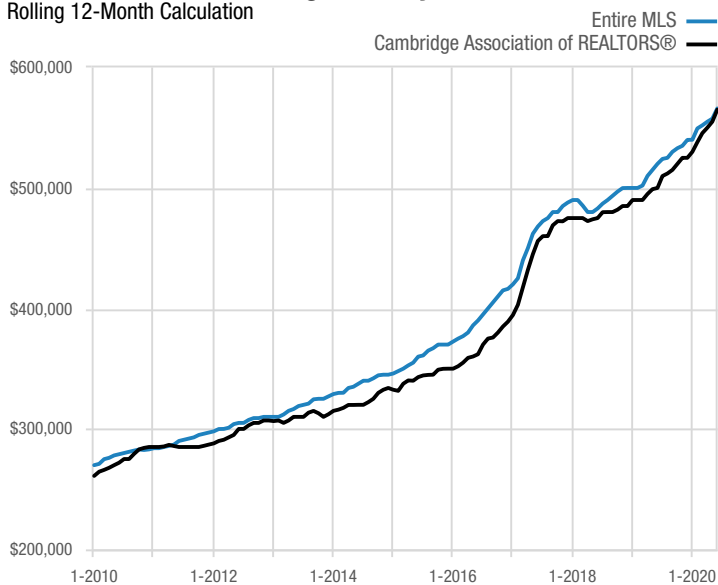
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	239	224	- 6.3%	1,196	979	- 18.1%
Sales	143	194	+ 35.7%	750	700	- 6.7%
Days on Market Until Sale	18	19	+ 5.6%	19	18	- 5.3%
Median Sales Price*	\$540,000	\$614,000	+ 13.7%	\$519,900	\$602,500	+ 15.9%
Average Sales Price*	\$550,686	\$662,502	+ 20.3%	\$539,439	\$628,889	+ 16.6%
Percent of List Price Received*	101.4%	103.3%	+ 1.9%	100.7%	103.2%	+ 2.5%
Inventory of Homes for Sale	237	150	- 36.7%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

Townhouse/Condo	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	77	118	+ 53.2%	510	496	- 2.7%
Sales	80	84	+ 5.0%	364	335	- 8.0%
Days on Market Until Sale	22	18	- 18.2%	21	21	0.0%
Median Sales Price*	\$382,500	\$455,000	+ 19.0%	\$387,750	\$446,000	+ 15.0%
Average Sales Price*	\$385,387	\$457,978	+ 18.8%	\$391,265	\$438,752	+ 12.1%
Percent of List Price Received*	101.4%	105.2%	+ 3.7%	101.4%	104.3%	+ 2.9%
Inventory of Homes for Sale	99	116	+ 17.2%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

* 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.

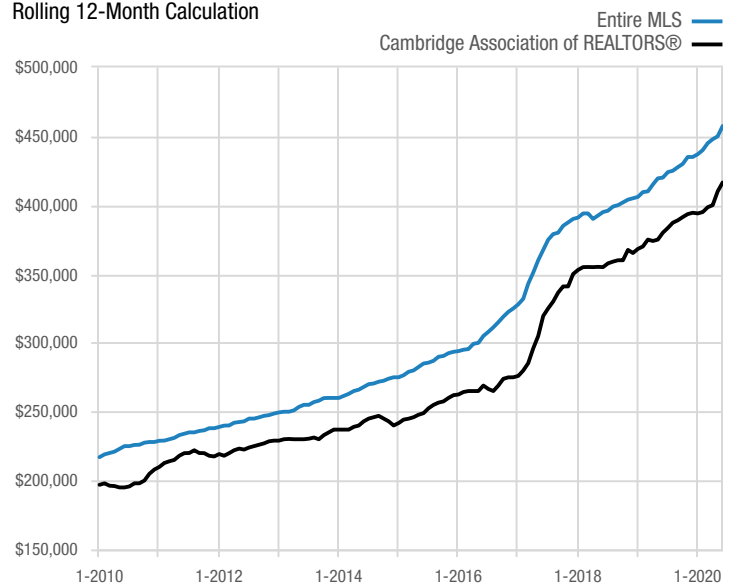
Median Sales Price - Single-Family

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.