

Local Market Update – July 2020

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



Cambridge Association of REALTORS®

Association

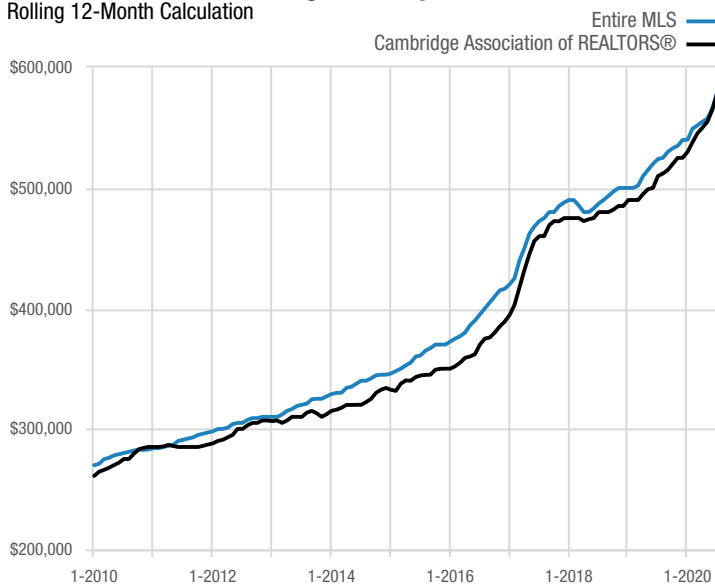
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	228	221	- 3.1%	1,424	1,201	- 15.7%
Sales	135	199	+ 47.4%	885	904	+ 2.1%
Days on Market Until Sale	19	16	- 15.8%	19	17	- 10.5%
Median Sales Price*	\$530,000	\$630,000	+ 18.9%	\$520,000	\$610,000	+ 17.3%
Average Sales Price*	\$547,128	\$668,669	+ 22.2%	\$540,612	\$637,242	+ 17.9%
Percent of List Price Received*	100.6%	104.3%	+ 3.7%	100.7%	103.5%	+ 2.8%
Inventory of Homes for Sale	249	131	- 47.4%	—	—	—
Months Supply of Inventory	2.1	1.0	- 52.4%	—	—	—

Townhouse/Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	77	101	+ 31.2%	587	599	+ 2.0%
Sales	56	90	+ 60.7%	420	430	+ 2.4%
Days on Market Until Sale	21	31	+ 47.6%	21	23	+ 9.5%
Median Sales Price*	\$390,450	\$474,500	+ 21.5%	\$388,500	\$454,300	+ 16.9%
Average Sales Price*	\$393,703	\$474,658	+ 20.6%	\$391,590	\$447,249	+ 14.2%
Percent of List Price Received*	104.1%	103.3%	- 0.8%	101.7%	104.0%	+ 2.3%
Inventory of Homes for Sale	105	97	- 7.6%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

* 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.

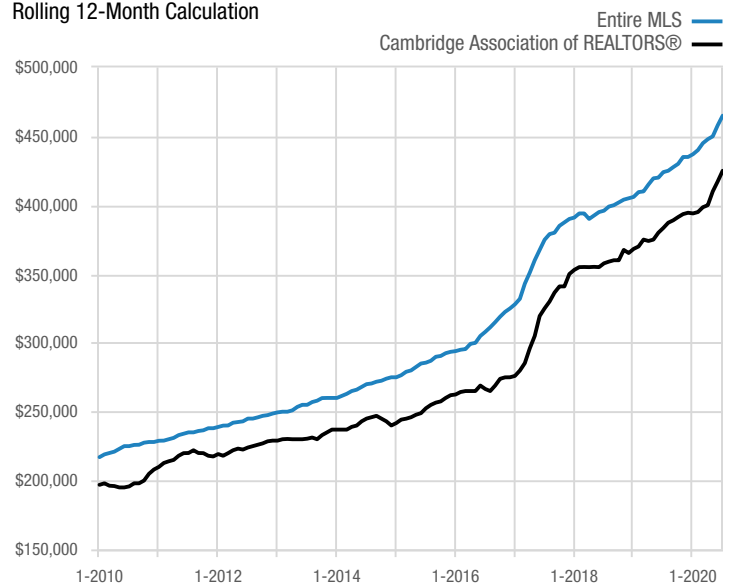
Median Sales Price - Single-Family

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.