

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	7	+ 75.0%	98	115	+ 17.3%
Closed Sales	12	13	+ 8.3%	102	108	+ 5.9%
Median Sales Price*	\$1,350,600	\$1,750,000	+ 29.6%	\$1,548,000	\$1,711,500	+ 10.6%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	42	26	- 38.1%	34	35	+ 2.9%
Percent of Original List Price Received*	104.4%	95.6%	- 8.4%	103.2%	100.3%	- 2.8%
New Listings	5	4	- 20.0%	124	158	+ 27.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

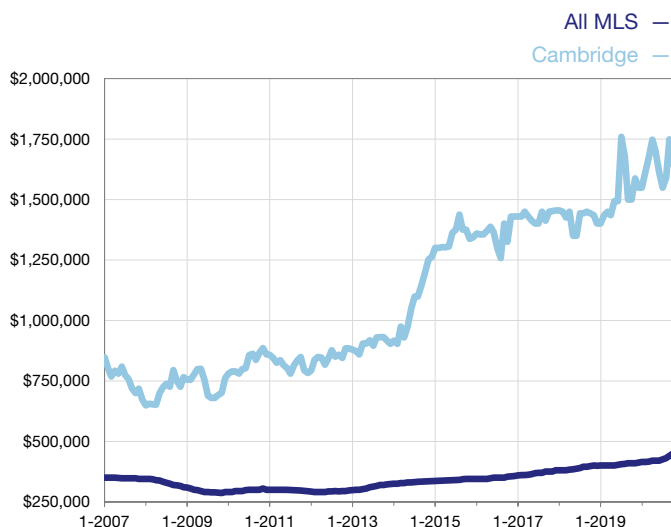
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	37	+ 236.4%	609	550	- 9.7%
Closed Sales	36	59	+ 63.9%	571	522	- 8.6%
Median Sales Price*	\$810,000	\$845,000	+ 4.3%	\$789,000	\$820,000	+ 3.9%
Inventory of Homes for Sale	59	82	+ 39.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	50	44	- 12.0%	35	37	+ 5.7%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	101.2%	100.0%	- 1.2%
New Listings	8	22	+ 175.0%	730	763	+ 4.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

