

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	6	- 50.0%	153	113	- 26.1%
Closed Sales	14	12	- 14.3%	148	113	- 23.6%
Median Sales Price*	\$1,455,650	\$1,860,000	+ 27.8%	\$1,800,000	\$1,870,000	+ 3.9%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	26	27	+ 3.8%
Percent of Original List Price Received*	104.9%	101.7%	- 3.1%	104.6%	105.0%	+ 0.4%
New Listings	5	1	- 80.0%	197	198	+ 0.5%

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

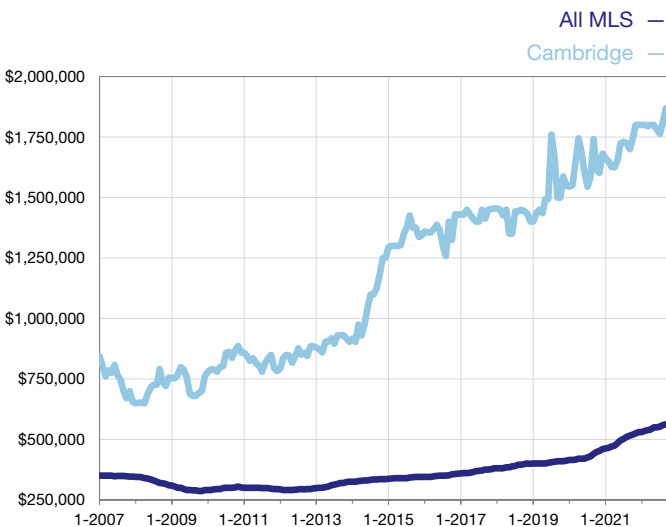
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	34	26	- 23.5%	728	579	- 20.5%
Closed Sales	62	39	- 37.1%	741	589	- 20.5%
Median Sales Price*	\$735,500	\$820,000	+ 11.5%	\$825,000	\$907,500	+ 10.0%
Inventory of Homes for Sale	40	55	+ 37.5%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	40	63	+ 57.5%	40	32	- 20.0%
Percent of Original List Price Received*	99.2%	95.6%	- 3.6%	100.6%	101.4%	+ 0.8%
New Listings	19	8	- 57.9%	865	805	- 6.9%

* 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

