

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Median Sales Price*	\$1,437,500	\$2,000,000	+ 39.1%	\$1,437,500	\$2,000,000	+ 39.1%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	32	47	+ 46.9%	32	47	+ 46.9%
Percent of Original List Price Received*	106.1%	97.3%	- 8.3%	106.1%	97.3%	- 8.3%
New Listings	6	12	+ 100.0%	6	12	+ 100.0%

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

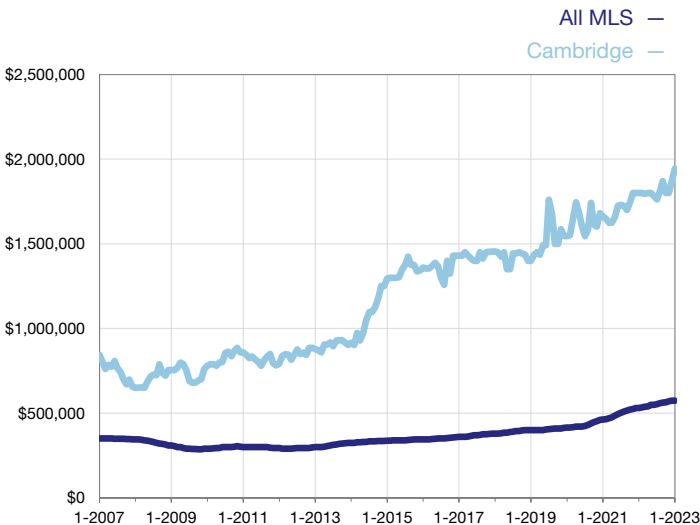
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	28	+ 55.6%	18	28	+ 55.6%
Closed Sales	26	22	- 15.4%	26	22	- 15.4%
Median Sales Price*	\$837,500	\$1,067,500	+ 27.5%	\$837,500	\$1,067,500	+ 27.5%
Inventory of Homes for Sale	61	56	- 8.2%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	55	40	- 27.3%	55	40	- 27.3%
Percent of Original List Price Received*	97.6%	95.6%	- 2.0%	97.6%	95.6%	- 2.0%
New Listings	45	41	- 8.9%	45	41	- 8.9%

* 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

