

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	111	80	- 27.9%
Closed Sales	12	2	- 83.3%	112	86	- 23.2%
Median Sales Price*	\$1,860,000	\$1,437,500	- 22.7%	\$1,872,500	\$2,000,000	+ 6.8%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	201	+ 548.4%	27	47	+ 74.1%
Percent of Original List Price Received*	101.7%	88.0%	- 13.5%	105.1%	101.4%	- 3.5%
New Listings	0	6	--	155	127	- 18.1%

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

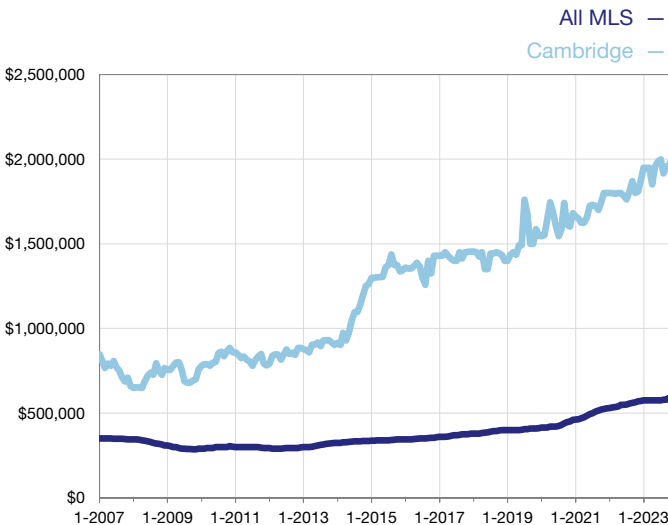
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	30	+ 25.0%	576	537	- 6.8%
Closed Sales	40	27	- 32.5%	592	514	- 13.2%
Median Sales Price*	\$820,000	\$975,000	+ 18.9%	\$908,750	\$920,000	+ 1.2%
Inventory of Homes for Sale	66	61	- 7.6%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	65	52	- 20.0%	32	39	+ 21.9%
Percent of Original List Price Received*	95.6%	97.2%	+ 1.7%	101.4%	100.0%	- 1.4%
New Listings	8	17	+ 112.5%	766	694	- 9.4%

* 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

