

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	5	- 37.5%	61	59	- 3.3%
Closed Sales	14	14	0.0%	53	57	+ 7.5%
Median Sales Price*	\$1,762,500	\$2,525,000	+ 43.3%	\$1,375,000	\$1,990,000	+ 44.7%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	22	35	+ 59.1%
Percent of Original List Price Received*	105.1%	97.4%	- 7.3%	105.8%	103.0%	- 2.6%
New Listings	5	13	+ 160.0%	73	84	+ 15.1%

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

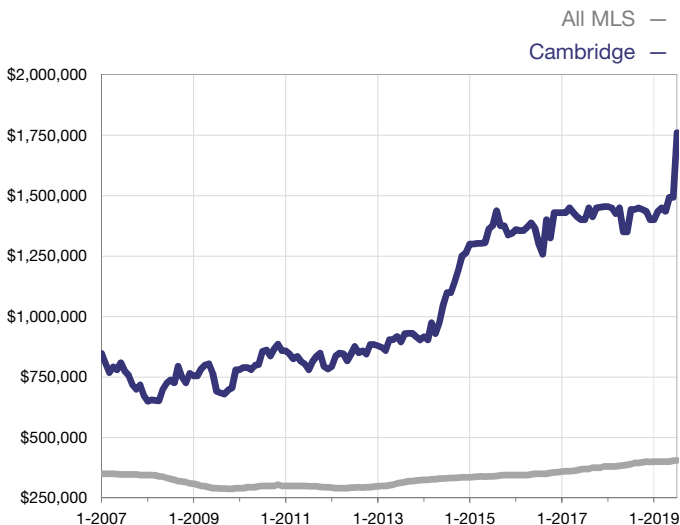
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	51	72	+ 41.2%	352	445	+ 26.4%
Closed Sales	71	79	+ 11.3%	296	344	+ 16.2%
Median Sales Price*	\$780,000	\$823,000	+ 5.5%	\$798,500	\$800,000	+ 0.2%
Inventory of Homes for Sale	64	78	+ 21.9%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	24	34	+ 41.7%
Percent of Original List Price Received*	105.2%	102.1%	- 2.9%	104.3%	101.8%	- 2.4%
New Listings	56	75	+ 33.9%	422	538	+ 27.5%

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

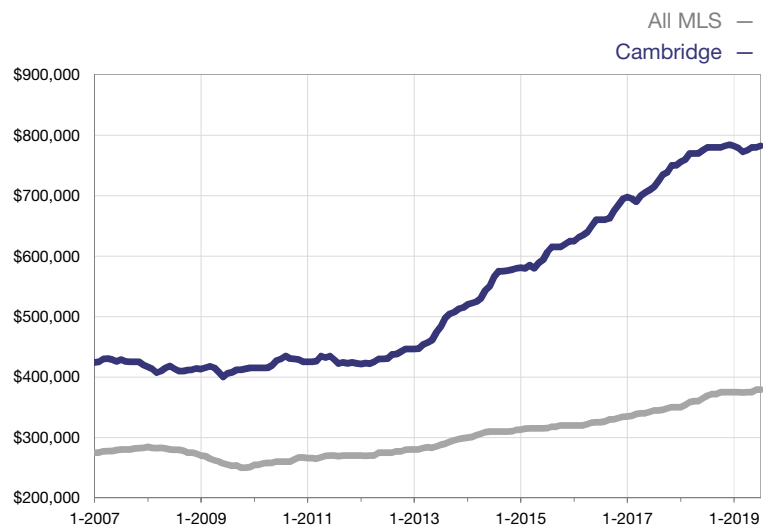
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

