

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	11	+ 266.7%	28	36	+ 28.6%
Closed Sales	9	9	0.0%	26	24	- 7.7%
Median Sales Price*	\$2,095,000	\$2,360,888	+ 12.7%	\$2,150,000	\$1,688,000	- 21.5%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	12	43	+ 258.3%	37	55	+ 48.6%
Percent of Original List Price Received*	109.3%	103.4%	- 5.4%	104.2%	98.4%	- 5.6%
New Listings	5	23	+ 360.0%	40	48	+ 20.0%

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

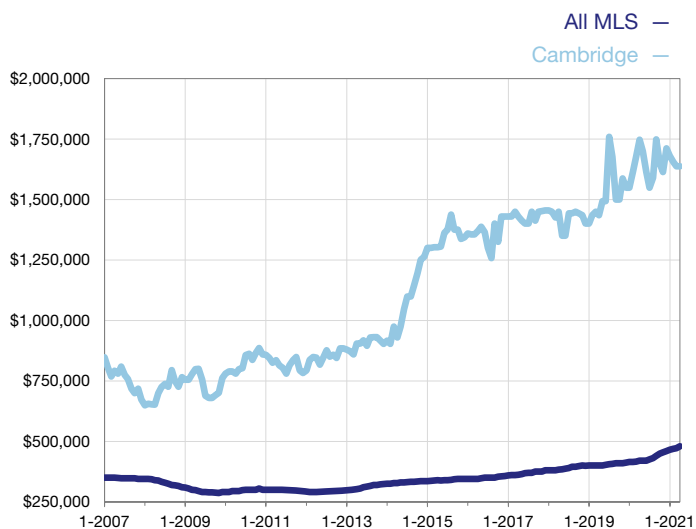
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	76	+ 204.0%	143	255	+ 78.3%
Closed Sales	36	69	+ 91.7%	120	187	+ 55.8%
Median Sales Price*	\$699,500	\$812,000	+ 16.1%	\$819,500	\$785,000	- 4.2%
Inventory of Homes for Sale	87	86	- 1.1%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	25	48	+ 92.0%	47	56	+ 19.1%
Percent of Original List Price Received*	103.0%	101.3%	- 1.7%	101.4%	100.0%	- 1.4%
New Listings	41	110	+ 168.3%	190	298	+ 56.8%

* 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

