

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	26	+ 271.4%	35	62	+ 77.1%
Closed Sales	4	9	+ 125.0%	31	33	+ 6.5%
Median Sales Price*	\$1,369,944	\$1,950,000	+ 42.3%	\$1,950,000	\$1,850,000	- 5.1%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	3.2	1.5	- 53.1%	--	--	--
Cumulative Days on Market Until Sale	28	13	- 53.6%	36	44	+ 22.2%
Percent of Original List Price Received*	95.0%	109.3%	+ 15.1%	102.5%	101.3%	- 1.2%
New Listings	16	25	+ 56.3%	57	73	+ 28.1%

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

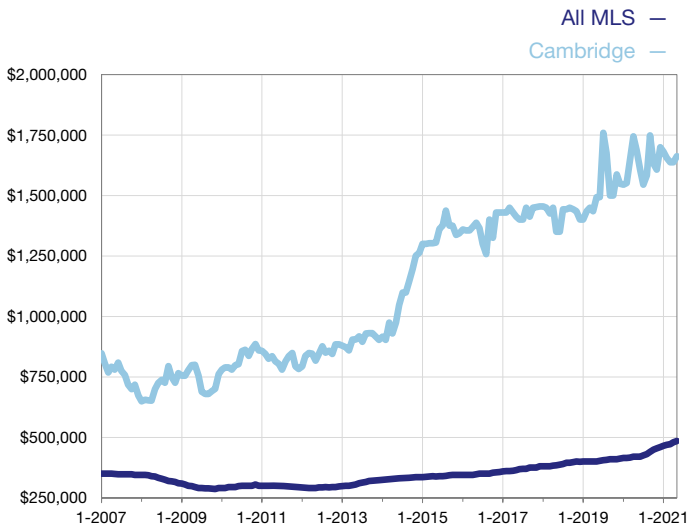
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	35	88	+ 151.4%	178	338	+ 89.9%
Closed Sales	34	81	+ 138.2%	154	270	+ 75.3%
Median Sales Price*	\$757,450	\$833,000	+ 10.0%	\$807,750	\$796,500	- 1.4%
Inventory of Homes for Sale	110	70	- 36.4%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	44	50	+ 13.6%
Percent of Original List Price Received*	101.1%	102.0%	+ 0.9%	101.4%	100.6%	- 0.8%
New Listings	65	87	+ 33.8%	254	383	+ 50.8%

* 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

