

Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	2	- 71.4%	7	2	- 71.4%
Closed Sales	5	10	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$1,150,000	\$1,437,500	+ 25.0%	\$1,150,000	\$1,437,500	+ 25.0%
Inventory of Homes for Sale	7	18	+ 157.1%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.2%	31	32	+ 3.2%
Percent of Original List Price Received*	95.0%	106.1%	+ 11.7%	95.0%	106.1%	+ 11.7%
New Listings	4	6	+ 50.0%	4	6	+ 50.0%

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

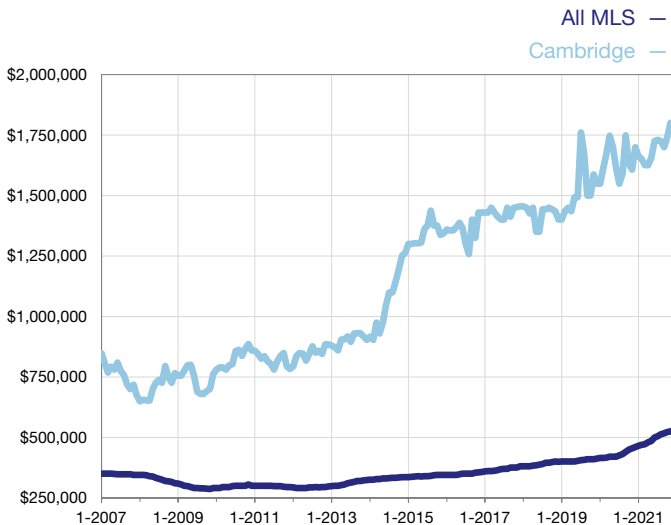
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	43	21	- 51.2%	43	21	- 51.2%
Closed Sales	31	26	- 16.1%	31	26	- 16.1%
Median Sales Price*	\$720,000	\$837,500	+ 16.3%	\$720,000	\$837,500	+ 16.3%
Inventory of Homes for Sale	98	47	- 52.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	62	55	- 11.3%	62	55	- 11.3%
Percent of Original List Price Received*	98.2%	97.6%	- 0.6%	98.2%	97.6%	- 0.6%
New Listings	44	44	0.0%	44	44	0.0%

* 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

