

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	19	+ 111.1%	141	112	- 20.6%
Closed Sales	15	11	- 26.7%	134	101	- 24.6%
Median Sales Price*	\$2,200,000	\$1,875,000	- 14.8%	\$1,802,500	\$1,870,000	+ 3.7%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	19	16	- 15.8%	26	26	0.0%
Percent of Original List Price Received*	106.8%	105.4%	- 1.3%	104.5%	105.4%	+ 0.9%
New Listings	17	16	- 5.9%	192	198	+ 3.1%

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

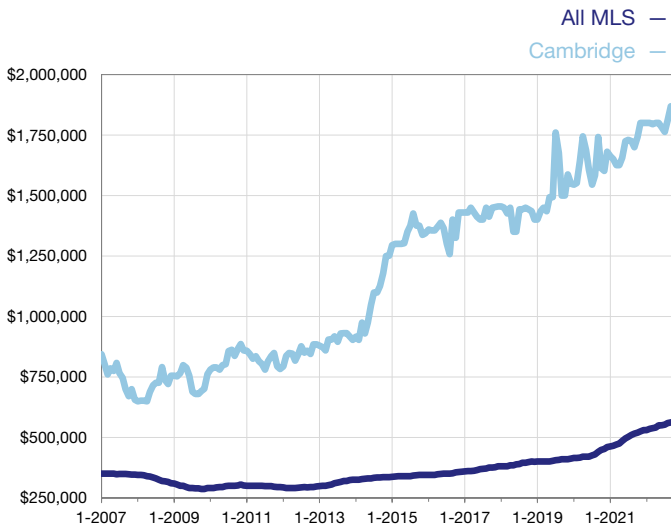
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	59	46	- 22.0%	694	558	- 19.6%
Closed Sales	78	47	- 39.7%	679	550	- 19.0%
Median Sales Price*	\$807,500	\$851,000	+ 5.4%	\$825,000	\$922,500	+ 11.8%
Inventory of Homes for Sale	91	91	0.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	40	30	- 25.0%
Percent of Original List Price Received*	99.4%	97.4%	- 2.0%	100.7%	101.8%	+ 1.1%
New Listings	37	52	+ 40.5%	846	797	- 5.8%

* 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

