

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Median Sales Price*	\$2,000,000	\$2,232,590	+ 11.6%	\$2,000,000	\$2,232,590	+ 11.6%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	1.7	3.2	+ 88.2%	--	--	--
Cumulative Days on Market Until Sale	47	101	+ 114.9%	47	101	+ 114.9%
Percent of Original List Price Received*	97.3%	90.5%	- 7.0%	97.3%	90.5%	- 7.0%
New Listings	9	11	+ 22.2%	9	11	+ 22.2%

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

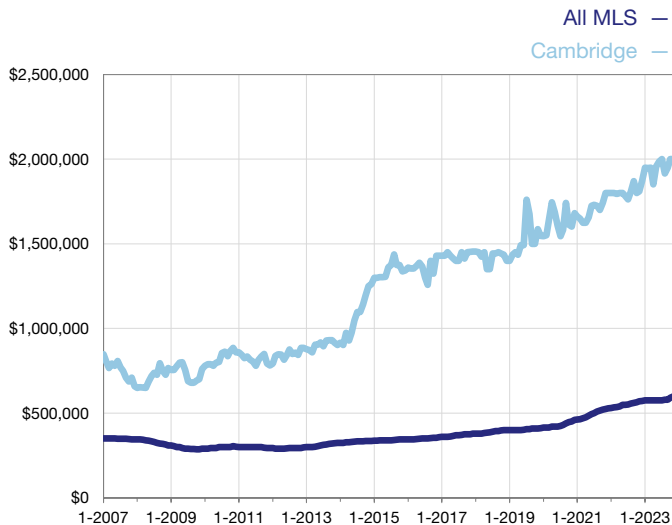
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	27	+ 12.5%	24	27	+ 12.5%
Closed Sales	23	23	0.0%	23	23	0.0%
Median Sales Price*	\$1,060,000	\$923,000	- 12.9%	\$1,060,000	\$923,000	- 12.9%
Inventory of Homes for Sale	72	68	- 5.6%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	40	55	+ 37.5%	40	55	+ 37.5%
Percent of Original List Price Received*	95.6%	98.6%	+ 3.1%	95.6%	98.6%	+ 3.1%
New Listings	41	41	0.0%	41	41	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

