

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

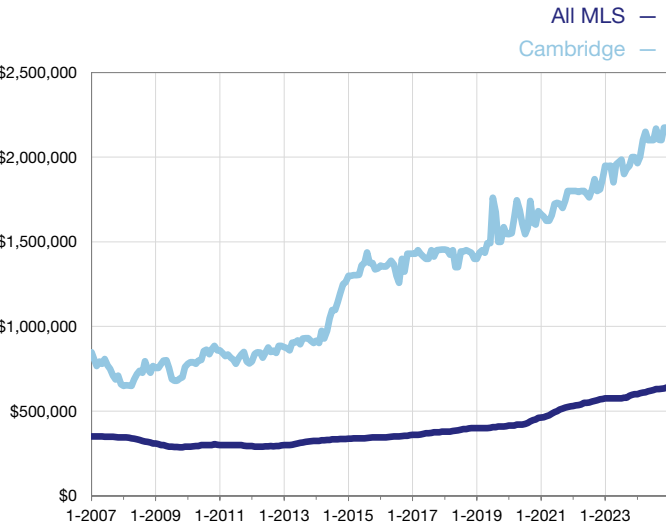
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	78	110	+ 41.0%
Closed Sales	2	4	+ 100.0%	85	103	+ 21.2%
Median Sales Price*	\$1,437,500	\$2,067,500	+ 43.8%	\$2,000,000	\$2,175,000	+ 8.7%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	201	70	- 65.2%	48	49	+ 2.1%
Percent of Original List Price Received*	88.0%	97.0%	+ 10.2%	101.3%	100.2%	- 1.1%
New Listings	6	3	- 50.0%	124	154	+ 24.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	19	- 24.0%	529	474	- 10.4%
Closed Sales	27	34	+ 25.9%	515	482	- 6.4%
Median Sales Price*	\$975,000	\$992,500	+ 1.8%	\$920,000	\$930,500	+ 1.1%
Inventory of Homes for Sale	81	48	- 40.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	52	56	+ 7.7%	39	44	+ 12.8%
Percent of Original List Price Received*	97.2%	97.9%	+ 0.7%	100.0%	99.9%	- 0.1%
New Listings	15	14	- 6.7%	697	639	- 8.3%

* 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

