

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cambridge

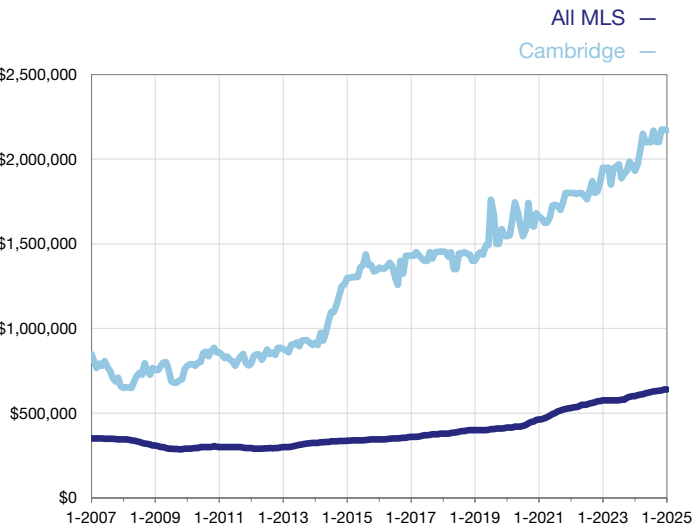
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	2	7	+ 250.0%	2	7	+ 250.0%
Median Sales Price*	\$2,232,590	\$1,775,000	- 20.5%	\$2,232,590	\$1,775,000	- 20.5%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	3.6	1.9	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	101	33	- 67.3%	101	33	- 67.3%
Percent of Original List Price Received*	90.5%	102.2%	+ 12.9%	90.5%	102.2%	+ 12.9%
New Listings	11	11	0.0%	11	11	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	29	+ 16.0%	25	29	+ 16.0%
Closed Sales	23	26	+ 13.0%	23	26	+ 13.0%
Median Sales Price*	\$923,000	\$875,750	- 5.1%	\$923,000	\$875,750	- 5.1%
Inventory of Homes for Sale	86	59	- 31.4%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	55	90	+ 63.6%	55	90	+ 63.6%
Percent of Original List Price Received*	98.6%	96.0%	- 2.6%	98.6%	96.0%	- 2.6%
New Listings	39	46	+ 17.9%	39	46	+ 17.9%

\* 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

