

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	10	+ 66.7%	108	113	+ 4.6%
Closed Sales	4	9	+ 125.0%	104	110	+ 5.8%
Median Sales Price*	\$2,067,500	\$2,695,000	+ 30.4%	\$2,205,000	\$2,475,500	+ 12.3%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	70	52	- 25.7%	49	41	- 16.3%
Percent of Original List Price Received*	97.0%	98.8%	+ 1.9%	100.0%	101.8%	+ 1.8%
New Listings	3	1	- 66.7%	153	162	+ 5.9%

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

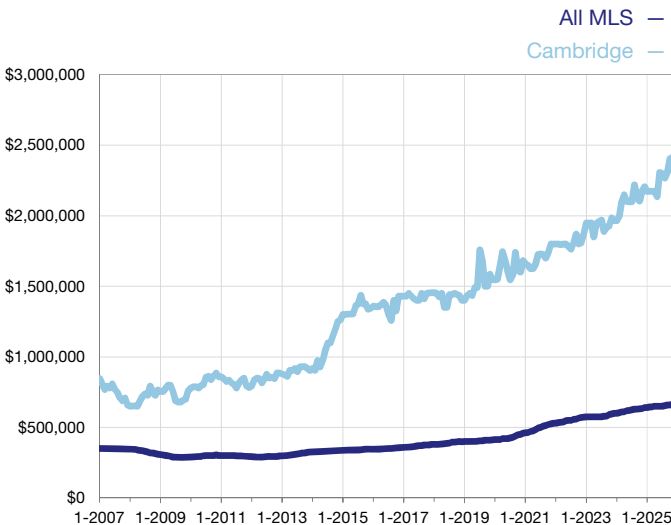
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	18	29	+ 61.1%	472	500	+ 5.9%
Closed Sales	35	45	+ 28.6%	483	490	+ 1.4%
Median Sales Price*	\$1,010,000	\$880,000	- 12.9%	\$931,000	\$972,500	+ 4.5%
Inventory of Homes for Sale	63	56	- 11.1%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	60	66	+ 10.0%	45	46	+ 2.2%
Percent of Original List Price Received*	97.9%	95.9%	- 2.0%	100.0%	98.8%	- 1.2%
New Listings	14	15	+ 7.1%	642	738	+ 15.0%

* 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

