

Cambridge, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Single Family

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	4	9	7	16	17
Average Days on Market	53	49	69	67	64
Average List Price	\$1,658,750.00	\$2,183,988.89	\$2,216,257.14	\$2,194,805.63	\$3,982,000.00
Average List \$ / SqFt	\$851.89	\$865.29	\$1,035.57	\$901.12	\$921.33
Approximate Absorption Rate	189.58%	77.78%	121.43%	55.21%	73.53%
Approximate Months Supply of Inventory	0.53	1.29	0.82	1.81	1.36
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	120	148	143	185	201
Average Original List Price	\$1,800,682.50	\$1,873,578.28	\$2,434,330.68	\$2,361,785.74	\$2,323,961.19
Average Original List \$ / SqFt	\$702.63	\$779.27	\$837.66	\$858.56	\$878.66
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	96	121	119	137	172
Average List Price	\$1,824,475.00	\$1,777,795.03	\$1,902,288.13	\$2,155,864.94	\$2,051,285.99
Average List \$ / SqFt	\$682.39	\$744.57	\$765.54	\$834.23	\$843.28
Average Days to Offer	20	20	26	25	18
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	27	29	33	44	34
Average Original List Price	\$1,785,233.33	\$2,007,203.00	\$2,514,993.91	\$2,281,431.80	\$1,736,173.50
Average Original List \$ / SqFt	\$735.32	\$827.93	\$837.80	\$857.27	\$932.76
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	89	84	102	106	147
Average Days on Market	32	27	34	34	25
Average Days to Offer	19	17	25	24	18
Average Sale Price	\$1,805,053.93	\$1,935,211.90	\$2,049,733.13	\$2,199,853.17	\$2,131,868.88
Average Sale \$ / SqFt	\$707.11	\$776.28	\$811.72	\$835.48	\$888.97
Average List Price	\$1,757,719.10	\$1,838,085.70	\$1,972,142.04	\$2,190,327.33	\$2,037,812.86
Average List \$ / SqFt	\$671.01	\$730.85	\$776.53	\$824.88	\$843.43
Average Original List Price	\$1,792,831.46	\$1,861,824.99	\$2,023,935.18	\$2,222,714.12	\$2,066,389.73
Average Original List \$ / SqFt	\$681.34	\$741.59	\$795.63	\$836.04	\$855.39
Average Sale Price as % of List Price	105.81%	106.54%	105.17%	101.67%	105.88%
Average Sale Price as % of Original List Price	104.77%	105.26%	103.21%	100.29%	104.66%
Sold Units - Short Sale	0	1	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	120	148	143	185	201
Units Price Changed	27	29	33	44	34
Units Went Pending	96	121	119	137	174
Units Sold	91	84	102	106	150

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Condominium

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	27	29	26	92	31
Average Days on Market	135	106	99	98	65
Average List Price	\$1,110,814.81	\$1,120,406.10	\$1,161,788.42	\$1,229,637.92	\$1,160,006.45
Average List \$ / SqFt	\$868.29	\$859.40	\$836.97	\$905.59	\$984.73
Approximate Absorption Rate	188.27%	164.08%	182.37%	47.37%	196.24%
Approximate Months Supply of Inventory	0.53	0.61	0.55	2.11	0.51
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	709	638	713	789	865
Average Original List Price	\$873,643.29	\$927,495.03	\$928,853.23	\$1,052,542.44	\$1,012,616.02
Average Original List \$ / SqFt	\$729.28	\$785.10	\$822.60	\$861.19	\$875.23
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	616	561	654	579	759
Average List Price	\$848,101.17	\$914,679.29	\$895,473.84	\$970,185.11	\$1,006,452.12
Average List \$ / SqFt	\$707.99	\$770.85	\$812.50	\$829.85	\$862.36
Average Days to Offer	19	19	30	29	27
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	108	123	177	220	178
Average Original List Price	\$1,050,813.89	\$961,560.53	\$975,032.76	\$1,085,975.99	\$1,052,329.67
Average Original List \$ / SqFt	\$753.85	\$776.38	\$838.04	\$883.06	\$892.41
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	610	565	567	519	723
Average Days on Market	27	53	35	37	40
Average Days to Offer	18	22	24	26	28
Average Sale Price	\$864,971.11	\$942,003.96	\$935,627.00	\$1,003,336.80	\$987,997.08
Average Sale \$ / SqFt	\$748.95	\$801.09	\$822.52	\$838.53	\$868.31
Average List Price	\$823,855.12	\$908,443.24	\$914,620.83	\$994,938.54	\$969,308.04
Average List \$ / SqFt	\$707.85	\$770.32	\$805.22	\$830.88	\$855.59
Average Original List Price	\$831,351.76	\$917,765.54	\$927,642.99	\$1,007,280.16	\$982,531.87
Average Original List \$ / SqFt	\$713.15	\$776.84	\$815.27	\$839.93	\$865.80
Average Sale Price as % of List Price	105.98%	104.22%	102.39%	101.03%	101.73%
Average Sale Price as % of Original List Price	105.32%	103.41%	101.26%	99.98%	100.67%
Sold Units - Short Sale	1	1	0	0	0
Sold Units - Lender-Owned	4	1	1	0	2
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	709	638	713	789	866
Units Price Changed	108	123	177	220	178
Units Went Pending	617	561	655	579	762
Units Sold	610	571	569	523	730

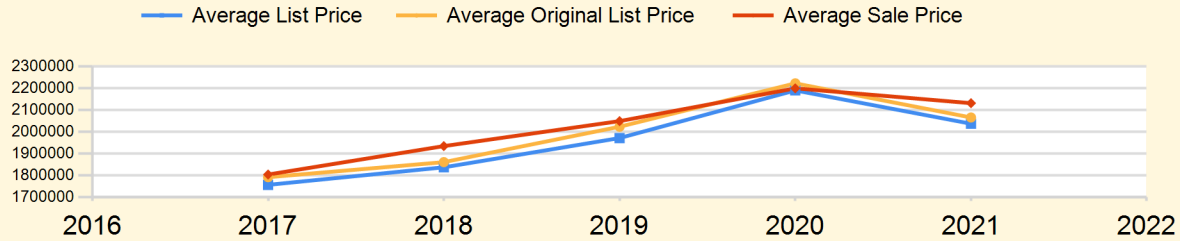
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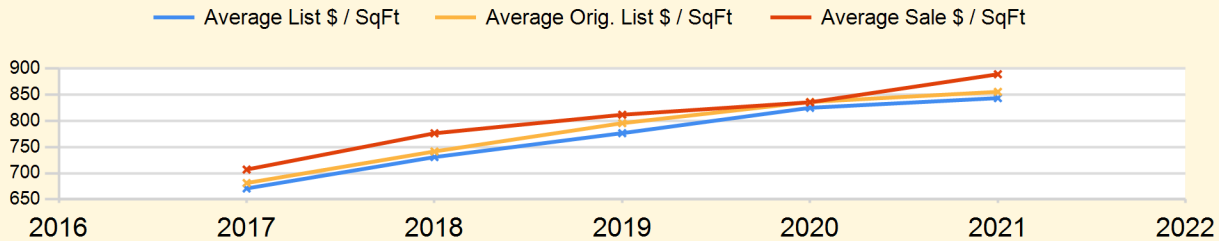
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$1,757,719.10	\$1,838,085.70	\$1,972,142.04	\$2,190,327.33	\$2,037,812.86
Original List Price	\$1,792,831.46	\$1,861,824.99	\$2,023,935.18	\$2,222,714.12	\$2,066,389.73
Sale Price	\$1,805,053.93	\$1,935,211.90	\$2,049,733.13	\$2,199,853.17	\$2,131,868.88

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$671.01	\$730.85	\$776.53	\$824.88	\$843.43
Orig. List \$ / SqFt	\$681.34	\$741.59	\$795.63	\$836.04	\$855.39
Sale \$ / SqFt	\$707.11	\$776.28	\$811.72	\$835.48	\$888.97

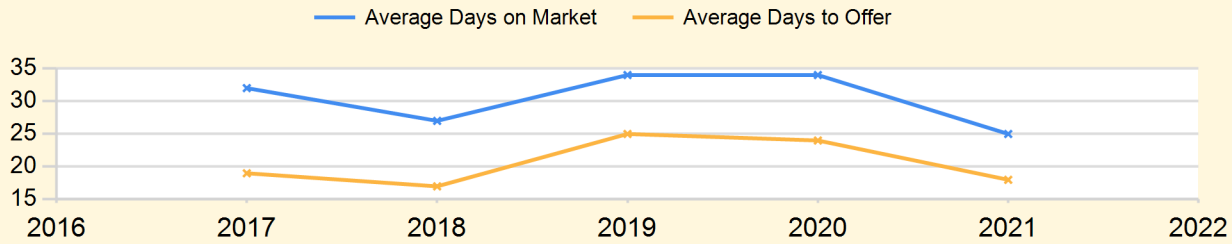
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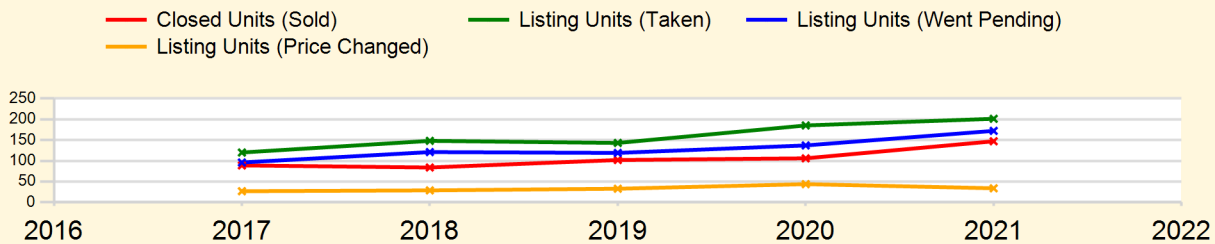
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Average Days to Offer (Sold Inventory - Year to Date)



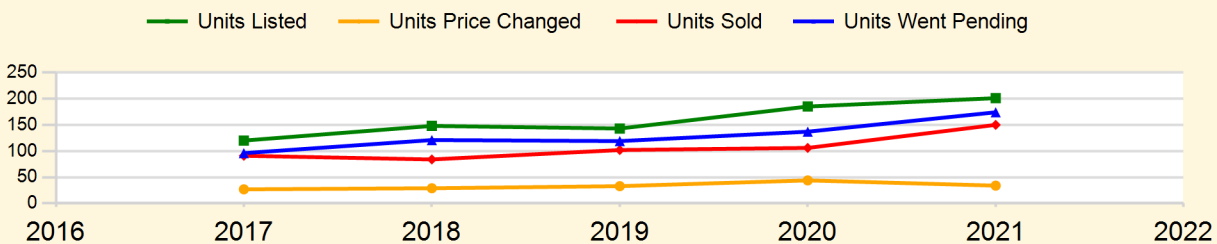
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Days on Market	32	27	34	34	25
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Listing Units (Year to Date)



Category / Year	2017	2018	2019	2020	2021
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Units Taken	120	148	143	185	201
Units Went Pending	96	121	119	137	172

12 Months Activity



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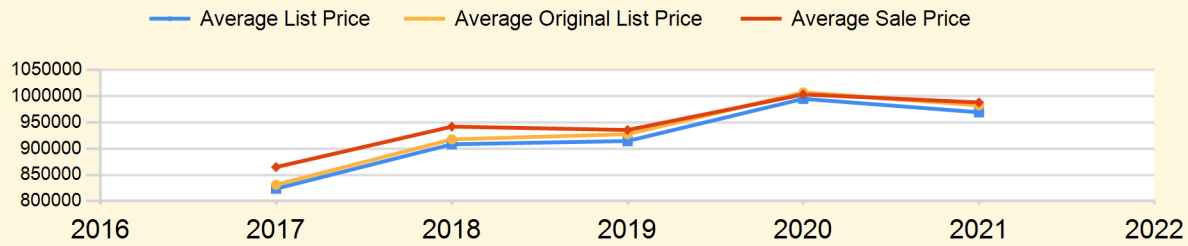
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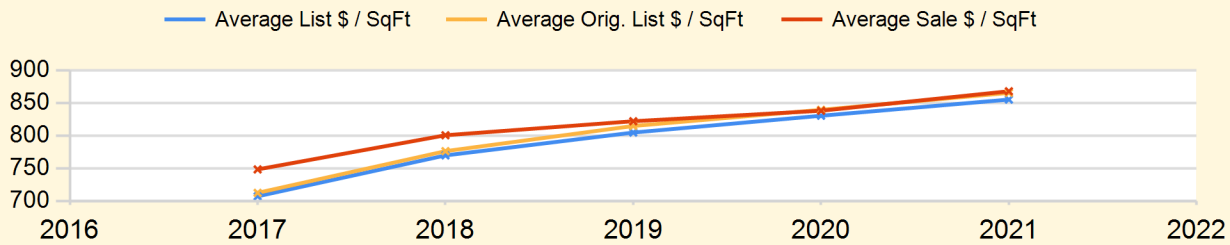
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$823,855.12	\$908,443.24	\$914,620.83	\$994,938.54	\$969,308.04
Original List Price	\$831,351.76	\$917,765.54	\$927,642.99	\$1,007,280.16	\$982,531.87
Sale Price	\$864,971.11	\$942,003.96	\$935,627.00	\$1,003,336.80	\$987,997.08

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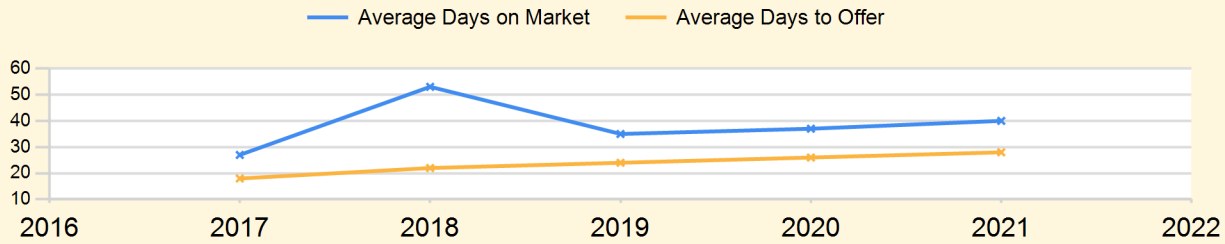
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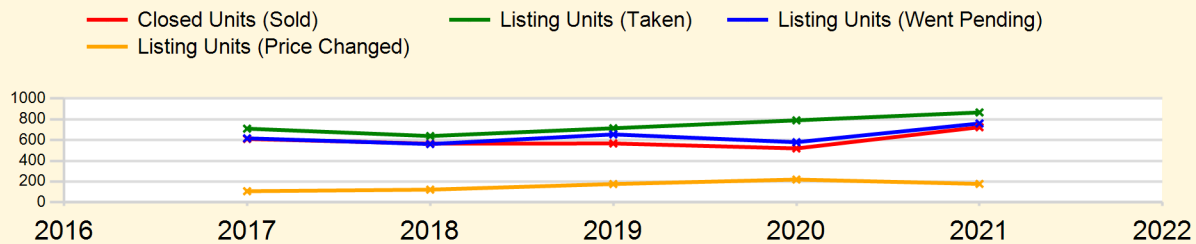
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



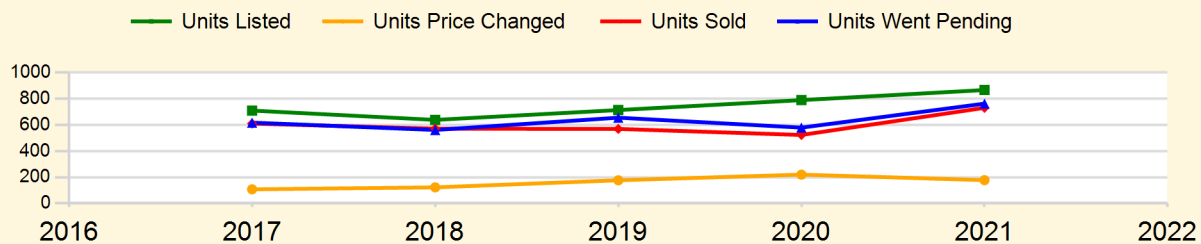
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