

Cambridge 02138

ZIP code · MA · Massachusetts > Middlesex County > Cambridge

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

261

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



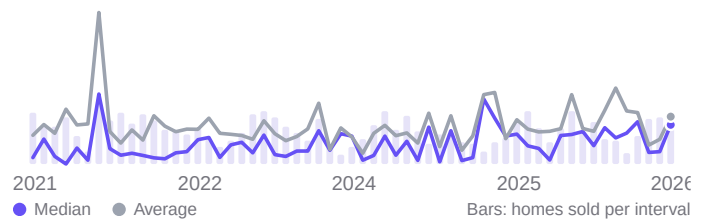
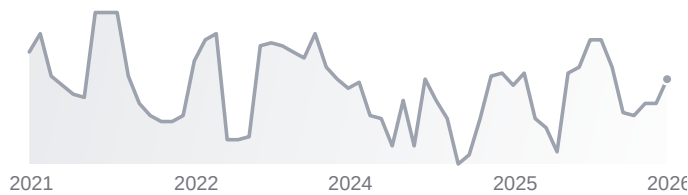
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$2M · Average \$2.2M

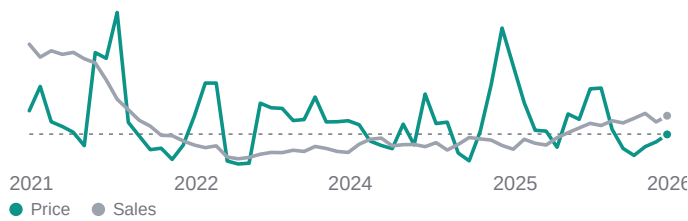


Growth (year over year)

Price -0.4% · Sales +17.0%

Price per square foot

\$1009/ft²

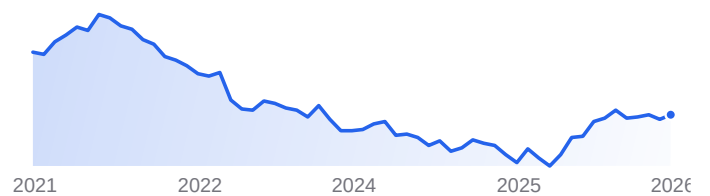


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

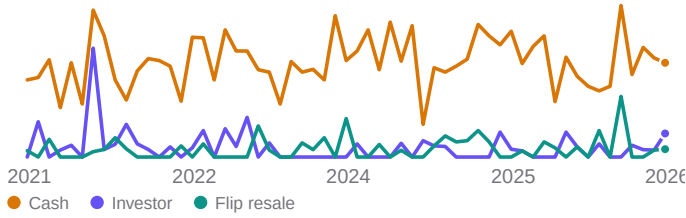
3.4%



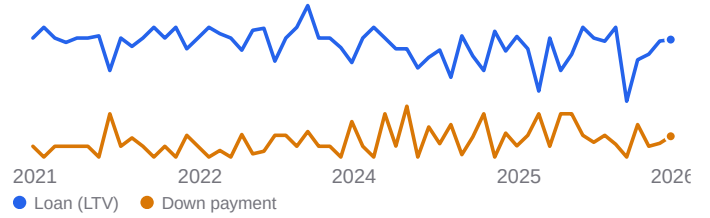
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 11% · Flip resale 3.7%

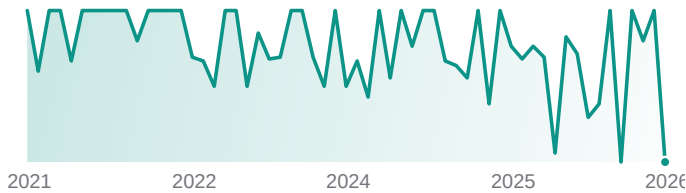


Financing (share of purchase price) Loan (LTV) 74% · Down payment 30%



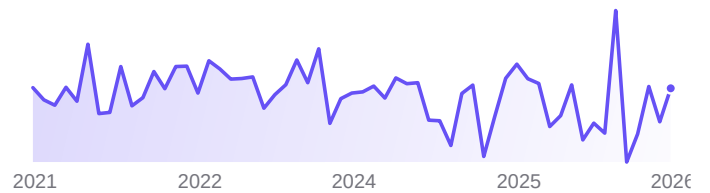
Sellers who sold at a gain

75%



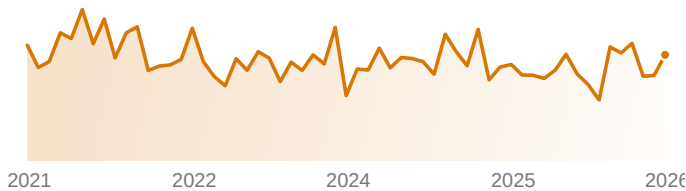
Typical hold before selling

14.2 yrs



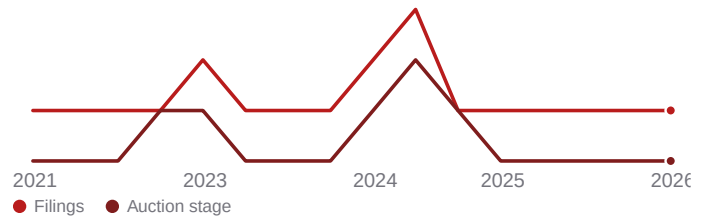
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,738
Median value (AVM)	\$1.1M
Median size	1,325 ft²
Median bedrooms	2
Median year built	1920
Single family	24%
Condos	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	57%
Company owned	26%
Median loan-to-value	21%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	38,365
Density	12,448 / mi²
Median household income	\$118K
Average household income	\$164K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	70
Homes occupied	91%
Bachelor's or higher	32%
Poverty rate	9.7%
Unemployment	1.1%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.