

Cambridge 02139

ZIP code · MA · Massachusetts > Middlesex County > Cambridge

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

237

SALES (12 MO)

\$922K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

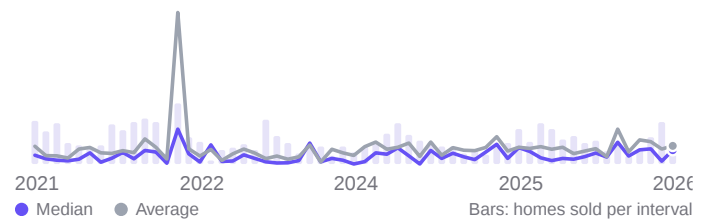
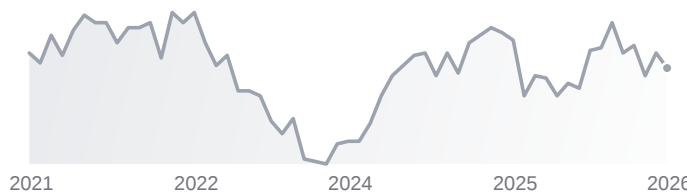
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$1.3M · Average \$1.4M

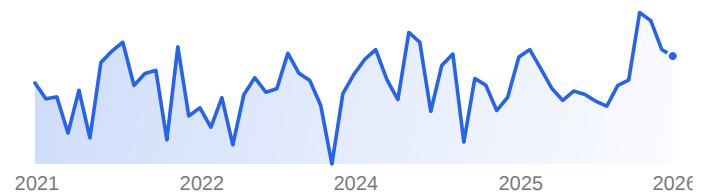
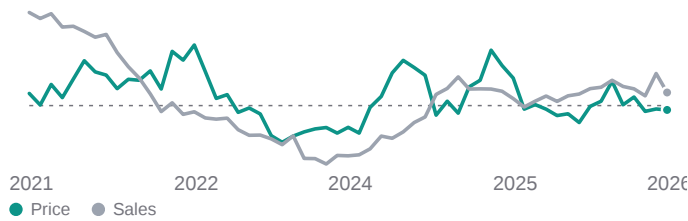


Growth (year over year)

Price -3.1% · Sales +9.7%

Price per square foot

\$960/ft²

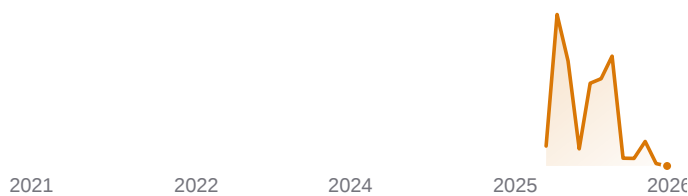


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

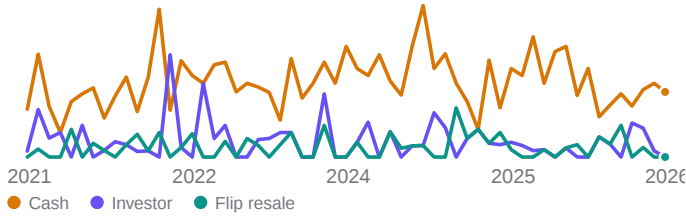
3.3%



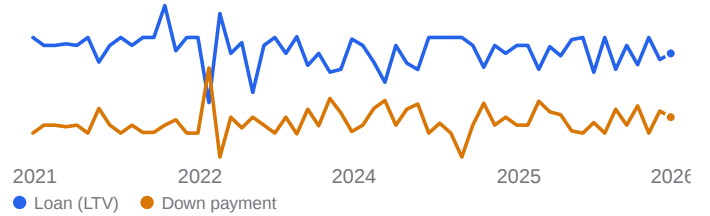
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 0%

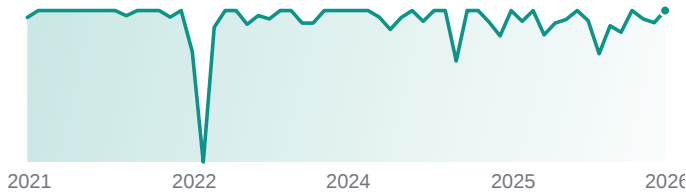


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



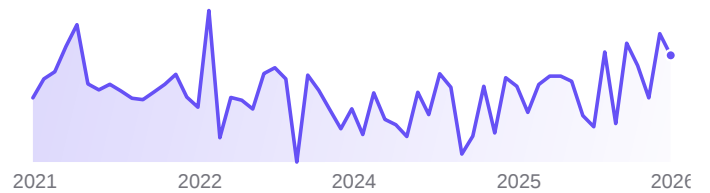
Sellers who sold at a gain

100%



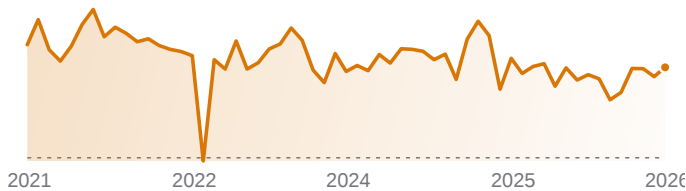
Typical hold before selling

17.0 yrs



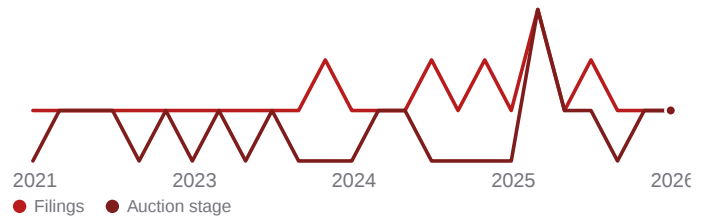
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,274
Median value (AVM)	\$922K
Median size	1,200 ft²
Median bedrooms	2
Median year built	1903
Single family	11%
Condos	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	55%
Company owned	21%
Median loan-to-value	31%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	39,263
Density	22,546 / mi²
Median household income	\$114K
Average household income	\$158K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	74
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	11.3%
Unemployment	1.3%
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.