

# Q2 2020 CAMBRIDGE



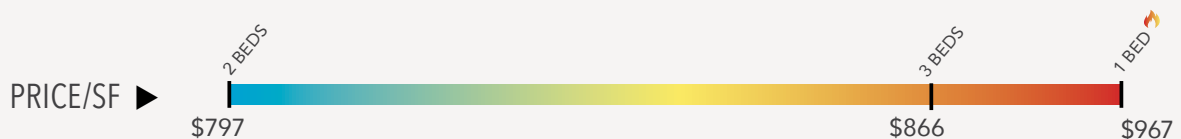
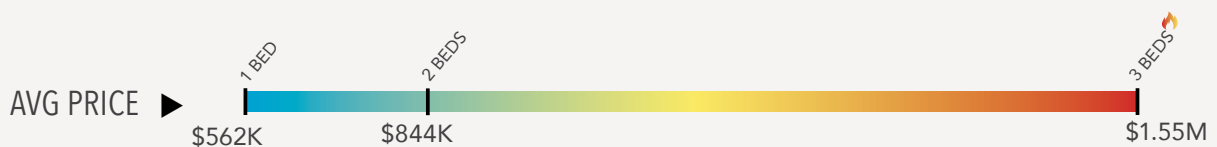
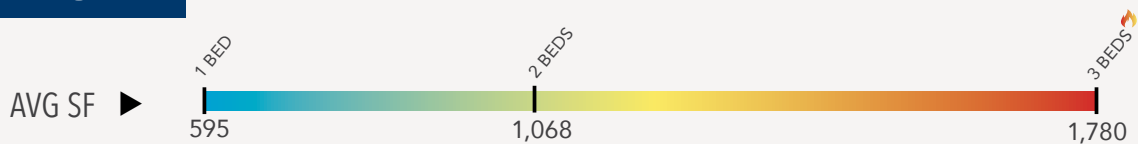
## TRENDS & INSIGHTS

Cambridge has not experienced the level of new residential condominium development that Boston has in the past decade, and the COVID-19 pandemic will likely cause this to continue into 2021. The only new larger developments since 2008 have been North Point (Earhart Street, 230 units built in 2009), The Rand, (1975 Massachusetts Ave, 20 units built in 2016), and Point 262 (Monsignor Blvd, 55 units built in 2018).

- Regatta Riverview, built in 1998, had five sales in Q2 2020, ranging in price from \$580,000 to \$1,162,500
- The most expensive condo sold in Cambridge in Q2 2020 was \$3,003,000, a 2,736 SF 3BR/2.5BA located at 4 Bond Street near West Cambridge



## WHAT'S HOT?

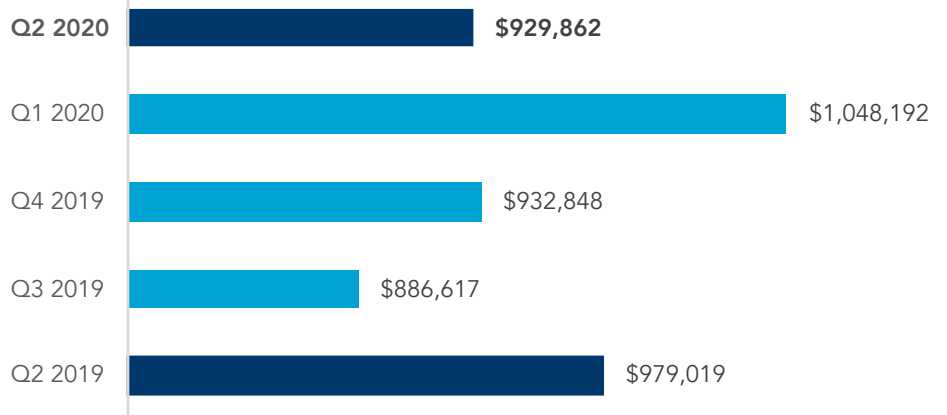


Note: No studio closings in Cambridge Q2 2020

## AVERAGE SALES PRICE



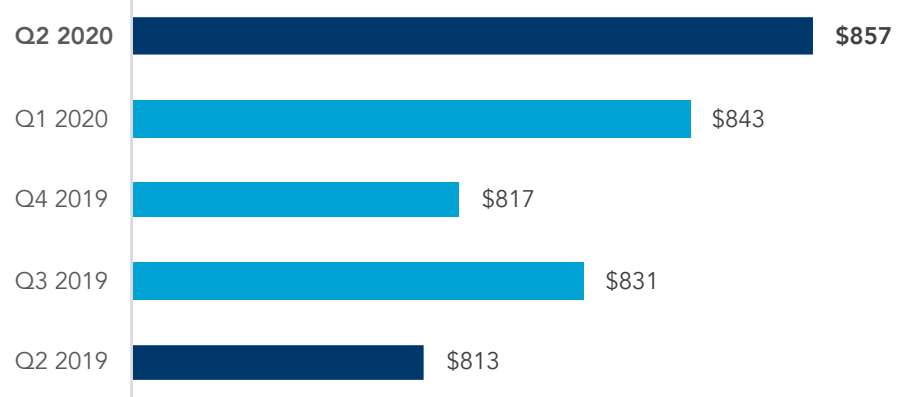
**↓ 5%**  
YEAR OVER YEAR  
**\$49,157**  
INCREASE



## AVERAGE COST PER SQ FT



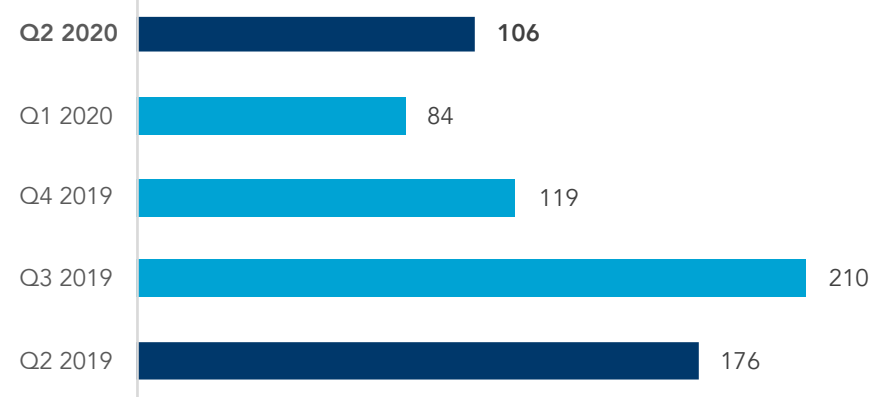
**↑ 5.4%**  
YEAR OVER YEAR  
**\$44**  
INCREASE



## NUMBER OF CLOSINGS



**↓ 39.8%**  
YEAR OVER YEAR  
**70 UNIT**  
DECREASE



*Note: Data is sourced from MLS*