

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	13	+ 44.4%	29	36	+ 24.1%
Closed Sales	11	10	- 9.1%	32	28	- 12.5%
Median Sales Price*	\$2,230,000	\$1,801,000	- 19.2%	\$1,845,000	\$1,837,000	- 0.4%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	26	56	+ 115.4%	29	64	+ 120.7%
Percent of Original List Price Received*	108.5%	103.8%	- 4.3%	107.6%	101.8%	- 5.4%
New Listings	14	12	- 14.3%	50	63	+ 26.0%

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

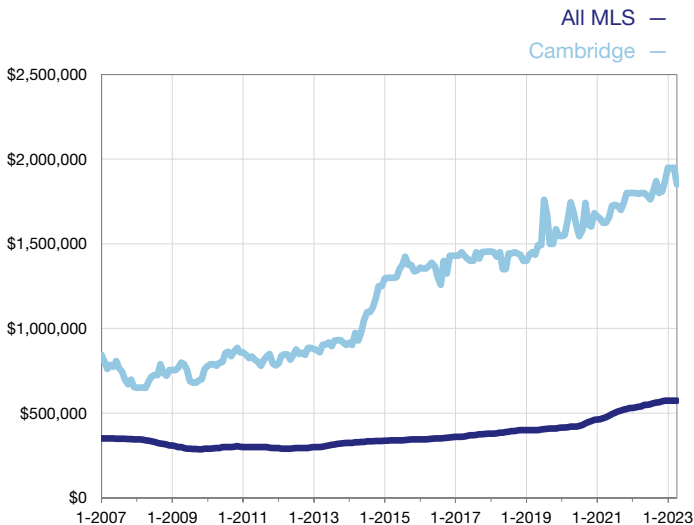
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	70	71	+ 1.4%	195	181	- 7.2%
Closed Sales	60	45	- 25.0%	155	129	- 16.8%
Median Sales Price*	\$1,012,500	\$1,100,000	+ 8.6%	\$938,000	\$1,020,000	+ 8.7%
Inventory of Homes for Sale	93	91	- 2.2%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	22	35	+ 59.1%	32	48	+ 50.0%
Percent of Original List Price Received*	105.7%	101.2%	- 4.3%	102.9%	98.3%	- 4.5%
New Listings	90	92	+ 2.2%	285	252	- 11.6%

* 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

