

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cambridge

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	39	38	- 2.6%
Closed Sales	8	12	+ 50.0%	40	40	0.0%
Median Sales Price*	\$2,087,500	<b>\$2,185,000</b>	+ 4.7%	\$1,845,000	<b>\$2,005,000</b>	+ 8.7%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--
Cumulative Days on Market Until Sale	54	50	- 7.4%	34	60	+ 76.5%
Percent of Original List Price Received*	107.1%	98.0%	- 8.5%	107.5%	100.7%	- 6.3%
New Listings	13	18	+ 38.5%	55	64	+ 16.4%

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

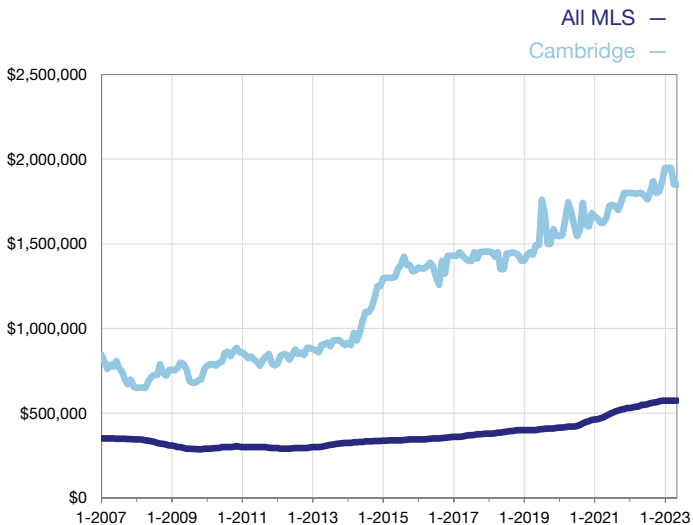
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	76	86	+ 13.2%	271	257	- 5.2%
Closed Sales	69	55	- 20.3%	224	184	- 17.9%
Median Sales Price*	\$1,068,000	<b>\$880,188</b>	- 17.6%	\$962,000	<b>\$961,500</b>	- 0.1%
Inventory of Homes for Sale	91	92	+ 1.1%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	34	+ 36.0%	30	44	+ 46.7%
Percent of Original List Price Received*	104.5%	100.9%	- 3.4%	103.4%	99.1%	- 4.2%
New Listings	87	98	+ 12.6%	363	339	- 6.6%

\* 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

