

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	12	- 20.0%	54	50	- 7.4%
Closed Sales	6	8	+ 33.3%	46	48	+ 4.3%
Median Sales Price*	\$1,775,000	\$2,150,000	+ 21.1%	\$1,810,000	\$2,005,000	+ 10.8%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	32	54	+ 68.8%
Percent of Original List Price Received*	104.3%	109.2%	+ 4.7%	107.1%	102.1%	- 4.7%
New Listings	24	13	- 45.8%	79	74	- 6.3%

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

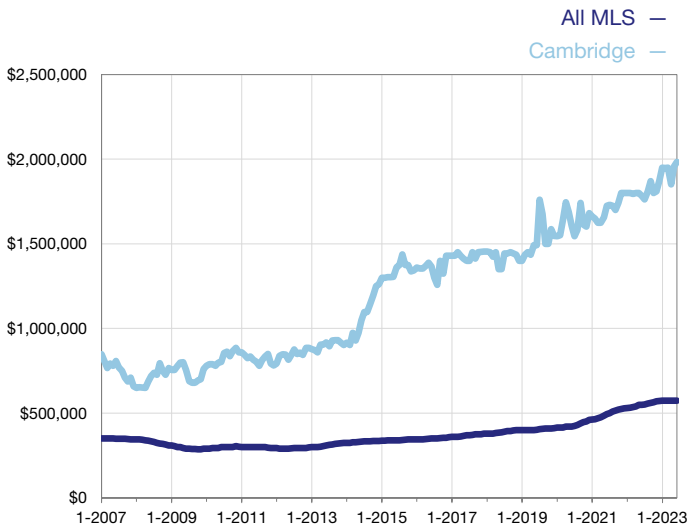
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	74	66	- 10.8%	345	321	- 7.0%
Closed Sales	87	81	- 6.9%	311	266	- 14.5%
Median Sales Price*	\$920,000	\$950,000	+ 3.3%	\$955,000	\$953,750	- 0.1%
Inventory of Homes for Sale	112	81	- 27.7%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	28	28	0.0%	29	39	+ 34.5%
Percent of Original List Price Received*	105.2%	102.5%	- 2.6%	103.9%	100.2%	- 3.6%
New Listings	105	75	- 28.6%	468	411	- 12.2%

* 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

