

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	62	59	- 4.8%
Closed Sales	16	9	- 43.8%	62	57	- 8.1%
Median Sales Price*	\$1,837,500	\$2,155,000	+ 17.3%	\$1,810,000	\$2,010,000	+ 11.0%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	12	22	+ 83.3%	27	49	+ 81.5%
Percent of Original List Price Received*	107.4%	104.0%	- 3.2%	107.1%	102.4%	- 4.4%
New Listings	8	12	+ 50.0%	87	82	- 5.7%

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

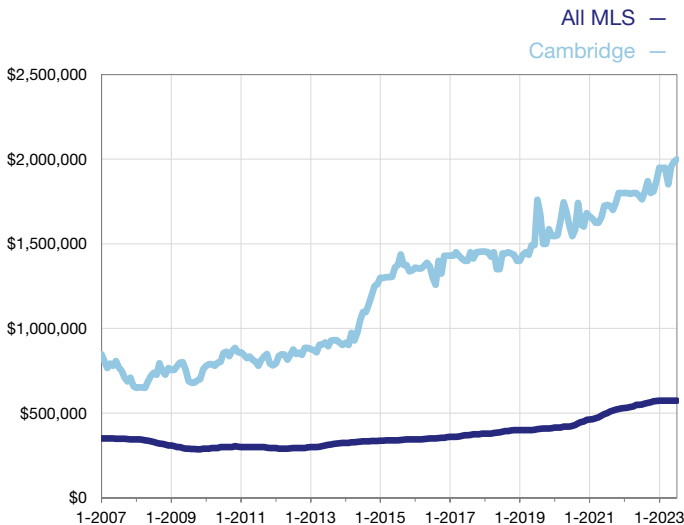
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	45	41	- 8.9%	390	357	- 8.5%
Closed Sales	64	53	- 17.2%	375	321	- 14.4%
Median Sales Price*	\$895,000	\$855,000	- 4.5%	\$949,000	\$950,000	+ 0.1%
Inventory of Homes for Sale	113	80	- 29.2%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 21.4%	29	38	+ 31.0%
Percent of Original List Price Received*	101.2%	102.4%	+ 1.2%	103.5%	100.6%	- 2.8%
New Listings	56	48	- 14.3%	524	458	- 12.6%

* 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

