

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	65	59	- 9.2%
Closed Sales	10	5	- 50.0%	72	62	- 13.9%
Median Sales Price*	\$2,150,000	\$1,750,000	- 18.6%	\$1,897,500	\$1,965,000	+ 3.6%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	35	19	- 45.7%	28	47	+ 67.9%
Percent of Original List Price Received*	104.2%	99.8%	- 4.2%	106.7%	102.2%	- 4.2%
New Listings	8	4	- 50.0%	95	84	- 11.6%

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

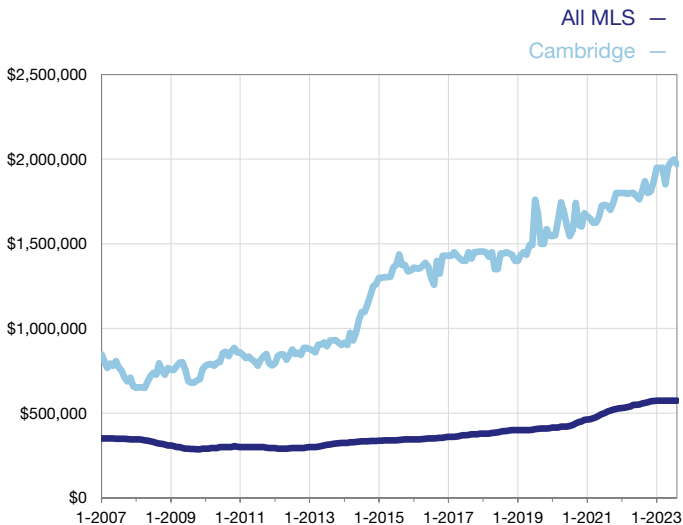
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	44	+ 25.7%	425	398	- 6.4%
Closed Sales	59	46	- 22.0%	434	367	- 15.4%
Median Sales Price*	\$940,000	\$895,000	- 4.8%	\$947,000	\$938,000	- 1.0%
Inventory of Homes for Sale	97	66	- 32.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	25	42	+ 68.0%	29	38	+ 31.0%
Percent of Original List Price Received*	99.5%	99.4%	- 0.1%	102.9%	100.4%	- 2.4%
New Listings	40	41	+ 2.5%	564	500	- 11.3%

* 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

