

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	10	- 23.1%	78	67	- 14.1%
Closed Sales	7	5	- 28.6%	79	67	- 15.2%
Median Sales Price*	\$2,750,000	\$3,950,000	+ 43.6%	\$1,925,000	\$2,000,000	+ 3.9%
Inventory of Homes for Sale	32	25	- 21.9%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	28	13	- 53.6%	28	44	+ 57.1%
Percent of Original List Price Received*	100.0%	106.6%	+ 6.6%	106.1%	102.5%	- 3.4%
New Listings	26	27	+ 3.8%	121	107	- 11.6%

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

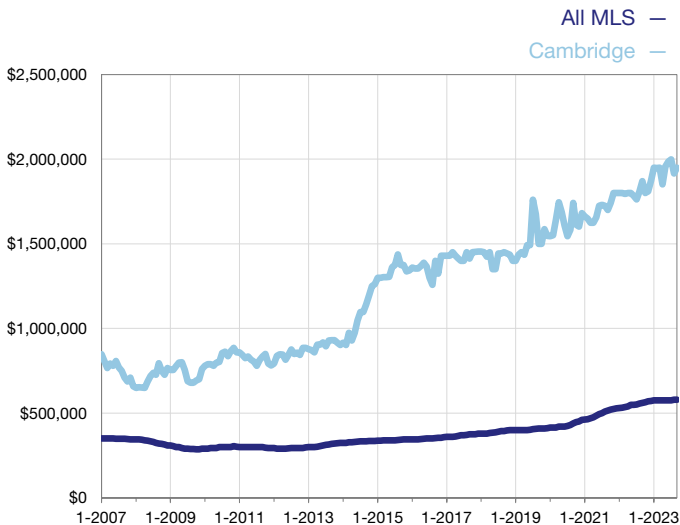
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	41	- 6.8%	469	437	- 6.8%
Closed Sales	28	43	+ 53.6%	462	411	- 11.0%
Median Sales Price*	\$823,500	\$880,000	+ 6.9%	\$941,250	\$925,000	- 1.7%
Inventory of Homes for Sale	145	103	- 29.0%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	39	39	0.0%	29	38	+ 31.0%
Percent of Original List Price Received*	96.6%	99.3%	+ 2.8%	102.5%	100.3%	- 2.1%
New Listings	104	87	- 16.3%	668	584	- 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

