

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cambridge

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	91	75	- 17.6%
Closed Sales	11	7	- 36.4%	90	74	- 17.8%
Median Sales Price*	\$1,350,000	<b>\$1,700,000</b>	+ 25.9%	\$1,845,000	<b>\$1,965,000</b>	+ 6.5%
Inventory of Homes for Sale	39	29	- 25.6%	--	--	--
Months Supply of Inventory	4.2	3.7	- 11.9%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	28	42	+ 50.0%
Percent of Original List Price Received*	100.0%	<b>102.6%</b>	+ 2.6%	105.4%	<b>102.5%</b>	- 2.8%
New Listings	22	13	- 40.9%	143	120	- 16.1%

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

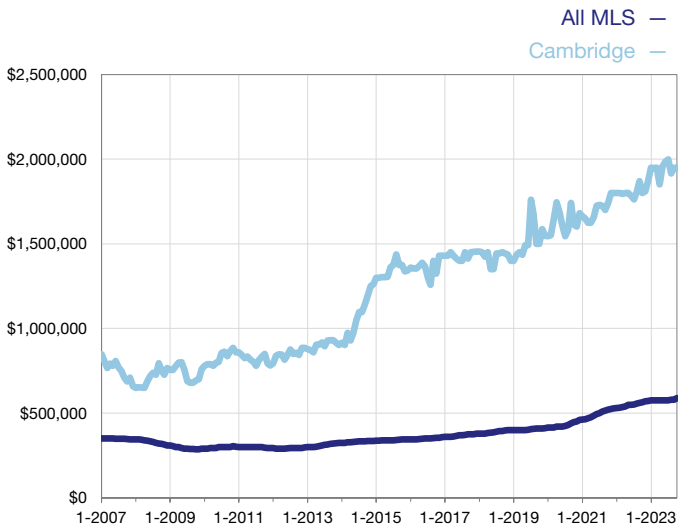
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	51	+ 21.4%	511	480	- 6.1%
Closed Sales	44	35	- 20.5%	506	448	- 11.5%
Median Sales Price*	\$925,000	<b>\$845,000</b>	- 8.6%	\$934,000	<b>\$922,500</b>	- 1.2%
Inventory of Homes for Sale	131	100	- 23.7%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	29	37	+ 27.6%
Percent of Original List Price Received*	98.9%	<b>101.7%</b>	+ 2.8%	102.2%	<b>100.4%</b>	- 1.8%
New Listings	40	59	+ 47.5%	708	639	- 9.7%

\* 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

