

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	5	- 66.7%	106	76	- 28.3%
Closed Sales	10	11	+ 10.0%	100	84	- 16.0%
Median Sales Price*	\$2,187,500	\$2,375,000	+ 8.6%	\$1,872,500	\$2,005,000	+ 7.1%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	48	+ 220.0%	26	44	+ 69.2%
Percent of Original List Price Received*	106.5%	96.8%	- 9.1%	105.5%	101.7%	- 3.6%
New Listings	12	4	- 66.7%	155	121	- 21.9%

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

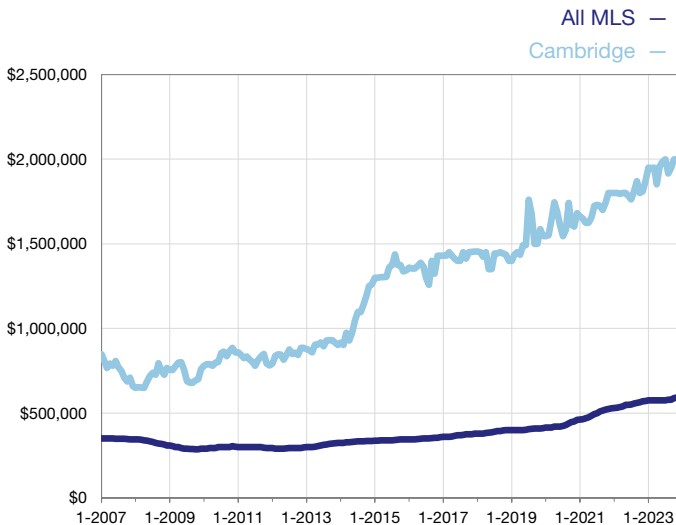
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	41	31	- 24.4%	552	511	- 7.4%
Closed Sales	46	38	- 17.4%	552	487	- 11.8%
Median Sales Price*	\$860,000	\$849,500	- 1.2%	\$925,000	\$920,000	- 0.5%
Inventory of Homes for Sale	112	92	- 17.9%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	38	44	+ 15.8%	30	38	+ 26.7%
Percent of Original List Price Received*	97.3%	97.6%	+ 0.3%	101.8%	100.1%	- 1.7%
New Listings	50	39	- 22.0%	758	676	- 10.8%

* 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

