

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	9	11	+ 22.2%
Closed Sales	3	4	+ 33.3%	12	6	- 50.0%
Median Sales Price*	\$1,825,000	\$2,200,000	+ 20.5%	\$1,924,500	\$2,200,000	+ 14.3%
Inventory of Homes for Sale	13	29	+ 123.1%	--	--	--
Months Supply of Inventory	1.4	4.4	+ 214.3%	--	--	--
Cumulative Days on Market Until Sale	117	22	- 81.2%	65	48	- 26.2%
Percent of Original List Price Received*	94.9%	107.9%	+ 13.7%	96.7%	102.1%	+ 5.6%
New Listings	6	13	+ 116.7%	15	24	+ 60.0%

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

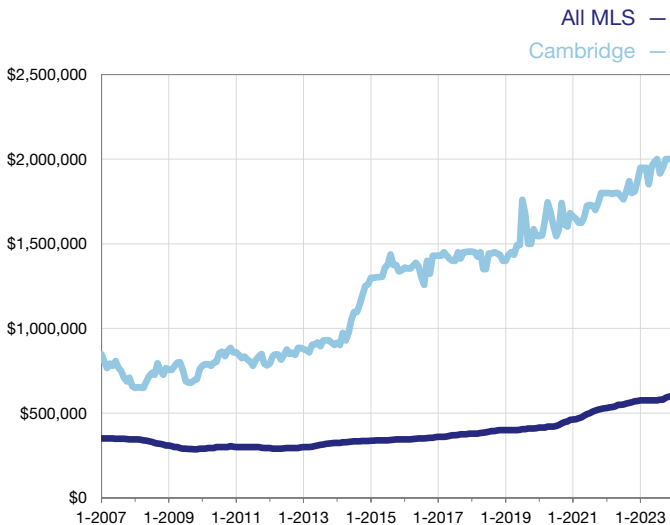
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	32	38	+ 18.8%	56	63	+ 12.5%
Closed Sales	24	23	- 4.2%	47	46	- 2.1%
Median Sales Price*	\$844,500	\$987,000	+ 16.9%	\$898,000	\$960,000	+ 6.9%
Inventory of Homes for Sale	71	81	+ 14.1%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	74	47	- 36.5%	57	51	- 10.5%
Percent of Original List Price Received*	95.1%	100.1%	+ 5.3%	95.4%	99.3%	+ 4.1%
New Listings	42	56	+ 33.3%	83	97	+ 16.9%

* 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

