

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	15	+ 15.4%	22	26	+ 18.2%
Closed Sales	6	4	- 33.3%	18	10	- 44.4%
Median Sales Price*	\$1,570,000	\$2,885,000	+ 83.8%	\$1,837,000	\$2,675,000	+ 45.6%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	1.9	3.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	75	62	- 17.3%	68	54	- 20.6%
Percent of Original List Price Received*	108.6%	98.8%	- 9.0%	100.7%	100.8%	+ 0.1%
New Listings	21	16	- 23.8%	36	40	+ 11.1%

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

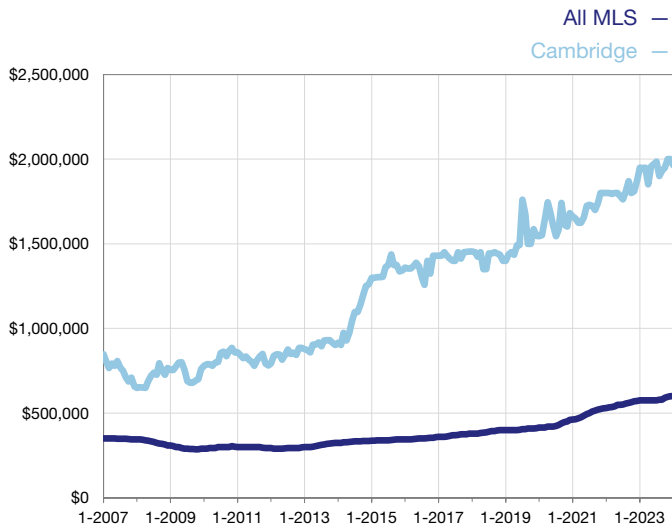
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	52	49	- 5.8%	108	108	0.0%
Closed Sales	37	35	- 5.4%	84	81	- 3.6%
Median Sales Price*	\$1,240,000	\$825,000	- 33.5%	\$987,500	\$915,000	- 7.3%
Inventory of Homes for Sale	89	88	- 1.1%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	51	55	+ 7.8%	55	53	- 3.6%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	96.7%	99.6%	+ 3.0%
New Listings	74	57	- 23.0%	157	153	- 2.5%

* 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

