

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	14	+ 75.0%	30	39	+ 30.0%
Closed Sales	10	14	+ 40.0%	28	24	- 14.3%
Median Sales Price*	\$1,801,000	\$2,186,500	+ 21.4%	\$1,837,000	\$2,385,000	+ 29.8%
Inventory of Homes for Sale	15	30	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	4.1	+ 156.3%	--	--	--
Cumulative Days on Market Until Sale	56	35	- 37.5%	64	43	- 32.8%
Percent of Original List Price Received*	103.8%	99.9%	- 3.8%	101.8%	100.3%	- 1.5%
New Listings	6	22	+ 266.7%	42	62	+ 47.6%

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

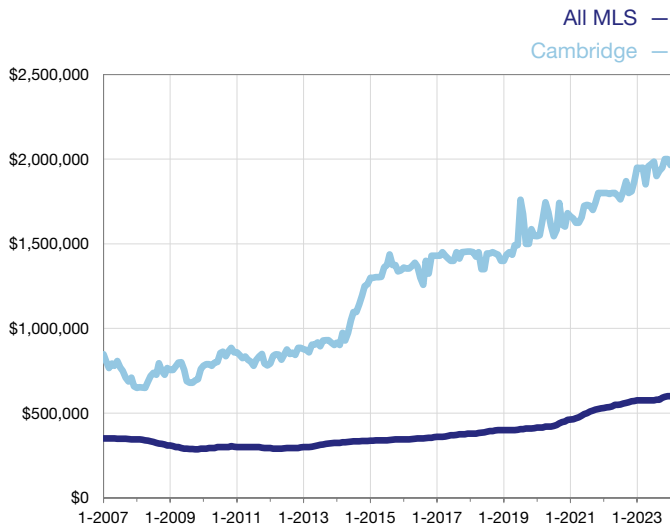
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	62	48	- 22.6%	170	149	- 12.4%
Closed Sales	45	35	- 22.2%	129	116	- 10.1%
Median Sales Price*	\$1,100,000	\$915,000	- 16.8%	\$1,020,000	\$915,000	- 10.3%
Inventory of Homes for Sale	112	104	- 7.1%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	48	48	0.0%
Percent of Original List Price Received*	101.3%	100.7%	- 0.6%	98.3%	99.9%	+ 1.6%
New Listings	91	73	- 19.8%	248	225	- 9.3%

* 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

