

Cambridge

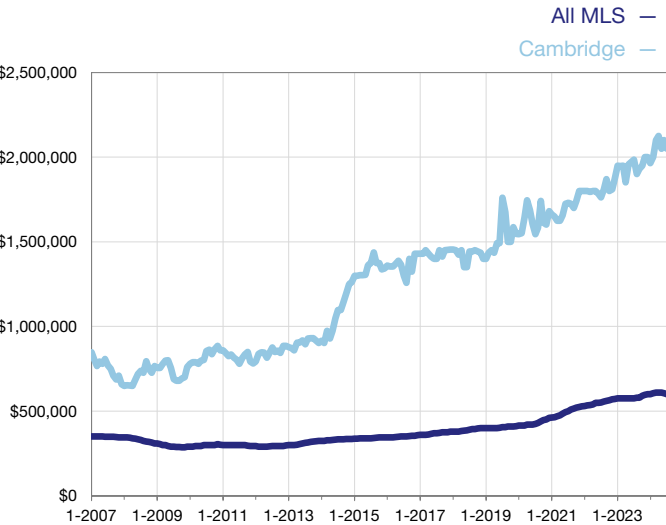
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	52	68	+ 30.8%
Closed Sales	9	15	+ 66.7%	56	62	+ 10.7%
Median Sales Price*	\$2,155,000	\$2,800,000	+ 29.9%	\$2,005,000	\$2,135,500	+ 6.5%
Inventory of Homes for Sale	16	26	+ 62.5%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--
Cumulative Days on Market Until Sale	22	51	+ 131.8%	50	51	+ 2.0%
Percent of Original List Price Received*	104.0%	100.8%	- 3.1%	102.2%	100.0%	- 2.2%
New Listings	7	10	+ 42.9%	74	100	+ 35.1%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	39	45	+ 15.4%	355	305	- 14.1%
Closed Sales	53	53	0.0%	323	277	- 14.2%
Median Sales Price*	\$855,000	\$1,004,000	+ 17.4%	\$950,000	\$965,000	+ 1.6%
Inventory of Homes for Sale	107	106	- 0.9%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	38	42	+ 10.5%
Percent of Original List Price Received*	102.4%	100.3%	- 2.1%	100.6%	100.7%	+ 0.1%
New Listings	47	59	+ 25.5%	462	427	- 7.6%

* 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

