

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cambridge

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	15	+ 275.0%	56	81	+ 44.6%
Closed Sales	5	7	+ 40.0%	61	69	+ 13.1%
Median Sales Price*	\$1,750,000	<b>\$2,850,000</b>	+ 62.9%	\$1,930,000	<b>\$2,270,000</b>	+ 17.6%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	19	39	+ 105.3%	47	50	+ 6.4%
Percent of Original List Price Received*	99.8%	<b>100.3%</b>	+ 0.5%	102.0%	<b>100.0%</b>	- 2.0%
New Listings	4	14	+ 250.0%	78	110	+ 41.0%

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

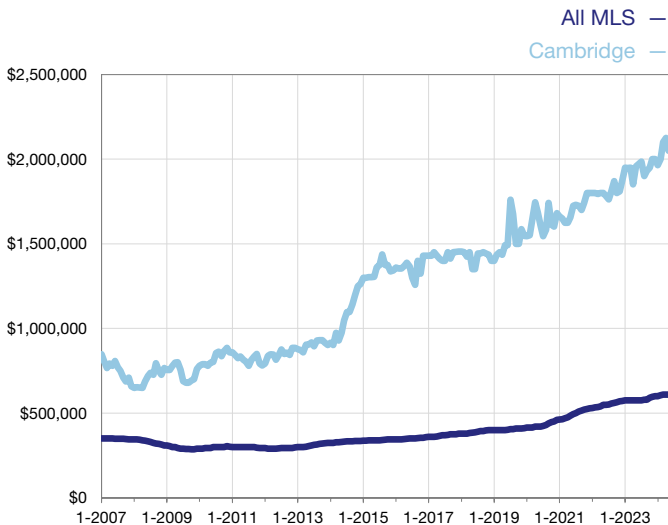
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	41	35	- 14.6%	395	334	- 15.4%
Closed Sales	47	57	+ 21.3%	370	334	- 9.7%
Median Sales Price*	\$905,000	<b>\$825,000</b>	- 8.8%	\$942,000	<b>\$952,000</b>	+ 1.1%
Inventory of Homes for Sale	97	92	- 5.2%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	42	40	- 4.8%	38	42	+ 10.5%
Percent of Original List Price Received*	99.3%	<b>100.3%</b>	+ 1.0%	100.4%	<b>100.6%</b>	+ 0.2%
New Listings	41	24	- 41.5%	503	456	- 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

