

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

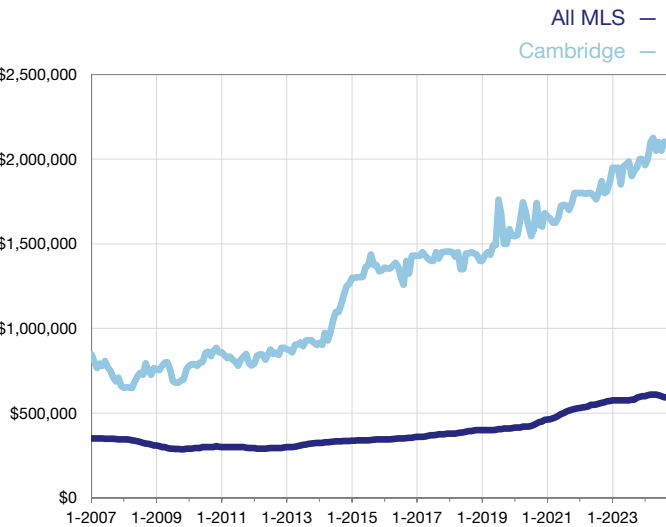
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	6	- 25.0%	64	86	+ 34.4%
Closed Sales	5	11	+ 120.0%	66	80	+ 21.2%
Median Sales Price*	\$3,950,000	\$1,900,000	- 51.9%	\$2,000,000	\$2,219,000	+ 11.0%
Inventory of Homes for Sale	25	38	+ 52.0%	--	--	--
Months Supply of Inventory	3.1	4.6	+ 48.4%	--	--	--
Cumulative Days on Market Until Sale	13	28	+ 115.4%	45	47	+ 4.4%
Percent of Original List Price Received*	106.6%	101.4%	- 4.9%	102.4%	100.2%	- 2.1%
New Listings	25	25	0.0%	103	134	+ 30.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	34	45	+ 32.4%	429	376	- 12.4%
Closed Sales	45	35	- 22.2%	415	371	- 10.6%
Median Sales Price*	\$885,000	\$889,000	+ 0.5%	\$929,000	\$938,000	+ 1.0%
Inventory of Homes for Sale	128	121	- 5.5%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--
Cumulative Days on Market Until Sale	38	57	+ 50.0%	38	44	+ 15.8%
Percent of Original List Price Received*	99.2%	97.2%	- 2.0%	100.3%	100.3%	0.0%
New Listings	82	88	+ 7.3%	585	542	- 7.4%

* 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

