

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cambridge

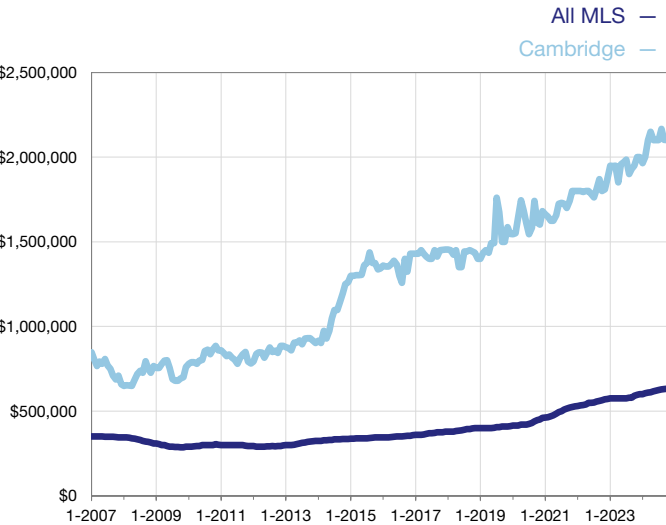
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	13	+ 116.7%	70	99	+ 41.4%
Closed Sales				6	9	+ 50.0%	72	89	+ 23.6%
Median Sales Price*				\$1,805,000	\$1,845,000	+ 2.2%	\$1,965,000	\$2,103,000	+ 7.0%
Inventory of Homes for Sale				29	38	+ 31.0%	--	--	--
Months Supply of Inventory				3.9	4.3	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale				29	34	+ 17.2%	43	46	+ 7.0%
Percent of Original List Price Received*				101.7%	105.7%	+ 3.9%	102.3%	100.8%	- 1.5%
New Listings				12	16	+ 33.3%	115	150	+ 30.4%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				49	48	- 2.0%	478	417	- 12.8%
Closed Sales				35	38	+ 8.6%	450	410	- 8.9%
Median Sales Price*				\$845,000	\$852,500	+ 0.9%	\$925,000	\$924,000	- 0.1%
Inventory of Homes for Sale				119	113	- 5.0%	--	--	--
Months Supply of Inventory				2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale				27	37	+ 37.0%	37	43	+ 16.2%
Percent of Original List Price Received*				101.7%	99.6%	- 2.1%	100.4%	100.2%	- 0.2%
New Listings				58	58	0.0%	643	599	- 6.8%

\* 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

