

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

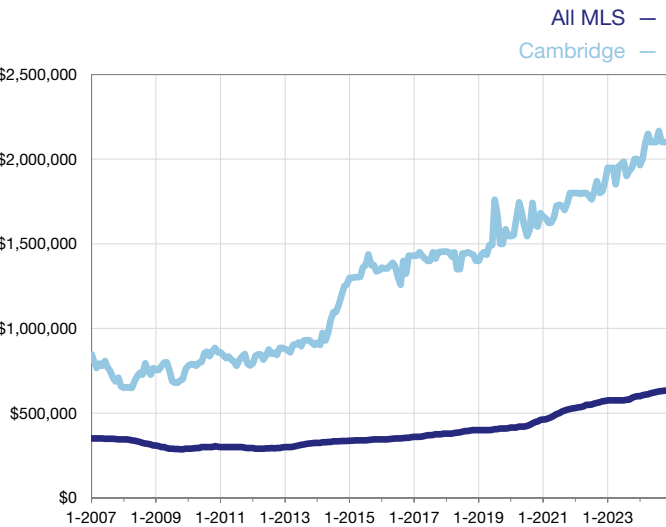
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	75	106	+ 41.3%
Closed Sales	11	10	- 9.1%	83	99	+ 19.3%
Median Sales Price*	\$2,375,000	\$2,532,500	+ 6.6%	\$2,000,000	\$2,175,000	+ 8.7%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	3.2	2.9	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	48	67	+ 39.6%	44	48	+ 9.1%
Percent of Original List Price Received*	96.8%	96.5%	- 0.3%	101.6%	100.3%	- 1.3%
New Listings	3	5	+ 66.7%	118	154	+ 30.5%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	48	+ 84.6%	504	456	- 9.5%
Closed Sales	38	38	0.0%	488	448	- 8.2%
Median Sales Price*	\$849,500	\$1,092,500	+ 28.6%	\$920,000	\$930,000	+ 1.1%
Inventory of Homes for Sale	116	80	- 31.0%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	44	50	+ 13.6%	38	43	+ 13.2%
Percent of Original List Price Received*	97.6%	98.6%	+ 1.0%	100.2%	100.1%	- 0.1%
New Listings	39	24	- 38.5%	682	620	- 9.1%

* 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

