

# Local Market Update – February 2025

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## Cambridge

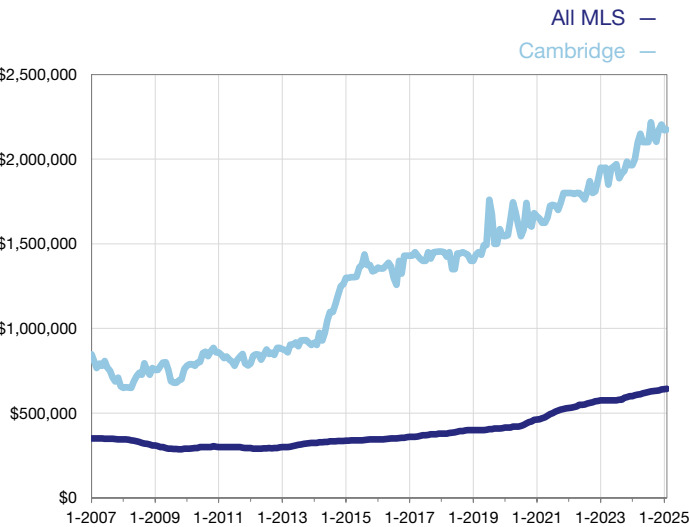
| Single-Family Properties                 | February    |             |          | Year to Date |             |         |
|--|-------------|-------------|----------|--------------|-------------|---------|
|  | 2024        | 2025        | + / -    | 2024         | 2025        | + / -   |
| Key Metrics                              |             |             |          |              |             |         |
| Pending Sales                            | 7           | 8           | + 14.3%  | 11           | 12          | + 9.1%  |
| Closed Sales                             | 4           | 5           | + 25.0%  | 7            | 12          | + 71.4% |
| Median Sales Price*                      | \$2,200,000 | \$2,837,500 | + 29.0%  | \$2,500,000  | \$2,107,500 | - 15.7% |
| Inventory of Homes for Sale              | 28          | 14          | - 50.0%  | --           | --          | --      |
| Months Supply of Inventory               | 4.2         | 1.5         | - 64.3%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 22          | 61          | + 177.3% | 54           | 45          | - 16.7% |
| Percent of Original List Price Received* | 107.9%      | 96.3%       | - 10.8%  | 99.4%        | 99.7%       | + 0.3%  |
| New Listings                             | 11          | 10          | - 9.1%   | 22           | 20          | - 9.1%  |

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

| Condominium Properties                   | February  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2024      | 2025      | + / -   | 2024         | 2025      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 33        | 29        | - 12.1% | 58           | 57        | - 1.7%  |
| Closed Sales                             | 23        | 20        | - 13.0% | 46           | 48        | + 4.3%  |
| Median Sales Price*                      | \$987,000 | \$922,000 | - 6.6%  | \$960,000    | \$880,000 | - 8.3%  |
| Inventory of Homes for Sale              | 103       | 82        | - 20.4% | --           | --        | --      |
| Months Supply of Inventory               | 2.3       | 2.1       | - 8.7%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 47        | 69        | + 46.8% | 51           | 80        | + 56.9% |
| Percent of Original List Price Received* | 100.1%    | 98.3%     | - 1.8%  | 99.3%        | 96.8%     | - 2.5%  |
| New Listings                             | 57        | 54        | - 5.3%  | 96           | 101       | + 5.2%  |

\* 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

