

Cambridge

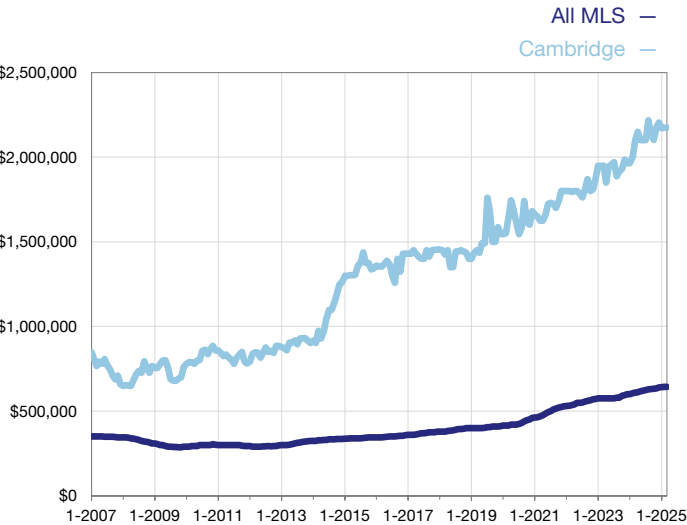
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	9	- 25.0%	23	20	- 13.0%
Closed Sales	4	5	+ 25.0%	11	17	+ 54.5%
Median Sales Price*	\$2,885,000	\$3,575,000	+ 23.9%	\$2,850,000	\$2,790,000	- 2.1%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	4.6	3.2	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	62	152	+ 145.2%	57	76	+ 33.3%
Percent of Original List Price Received*	98.8%	96.7%	- 2.1%	99.2%	98.8%	- 0.4%
New Listings	16	22	+ 37.5%	38	42	+ 10.5%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	44	58	+ 31.8%	102	111	+ 8.8%
Closed Sales	35	29	- 17.1%	81	78	- 3.7%
Median Sales Price*	\$825,000	\$1,148,000	+ 39.2%	\$915,000	\$952,500	+ 4.1%
Inventory of Homes for Sale	105	88	- 16.2%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	55	41	- 25.5%	53	66	+ 24.5%
Percent of Original List Price Received*	100.0%	103.8%	+ 3.8%	99.6%	99.4%	- 0.2%
New Listings	56	68	+ 21.4%	152	168	+ 10.5%

* 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

