

# Cambridge

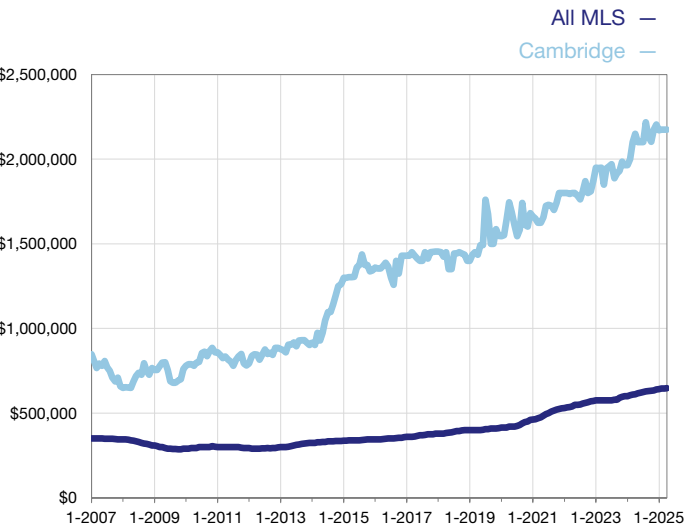
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	34	33	- 2.9%
Closed Sales	14	3	- 78.6%	25	20	- 20.0%
Median Sales Price*	\$2,186,500	\$1,600,000	- 26.8%	\$2,500,000	\$2,323,500	- 7.1%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	4.7	3.8	- 19.1%	--	--	--
Cumulative Days on Market Until Sale	35	11	- 68.6%	45	66	+ 46.7%
Percent of Original List Price Received*	99.9%	113.7%	+ 13.8%	99.6%	101.1%	+ 1.5%
New Listings	20	22	+ 10.0%	58	64	+ 10.3%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	43	63	+ 46.5%	145	167	+ 15.2%
Closed Sales	38	43	+ 13.2%	119	123	+ 3.4%
Median Sales Price*	\$945,500	\$1,112,500	+ 17.7%	\$915,000	\$1,080,000	+ 18.0%
Inventory of Homes for Sale	123	101	- 17.9%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	37	25	- 32.4%	48	52	+ 8.3%
Percent of Original List Price Received*	100.3%	102.2%	+ 1.9%	99.8%	100.4%	+ 0.6%
New Listings	74	89	+ 20.3%	226	255	+ 12.8%

\* 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

