

# Cambridge

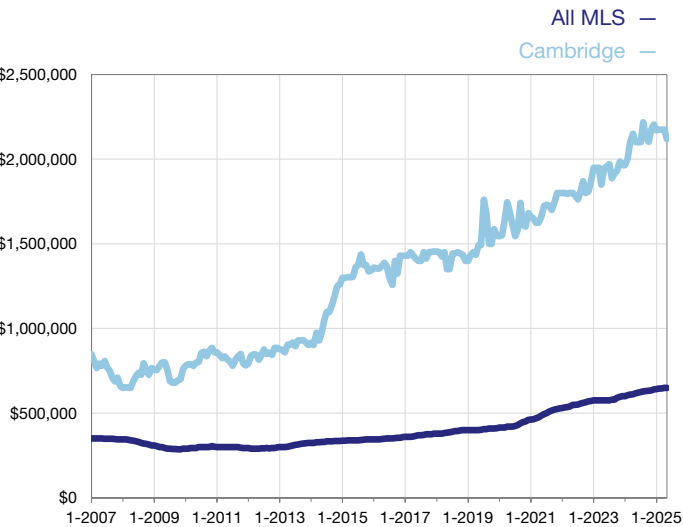
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	21	+ 40.0%	49	50	+ 2.0%
Closed Sales	12	15	+ 25.0%	37	35	- 5.4%
Median Sales Price*	\$2,134,000	\$1,925,000	- 9.8%	\$2,270,000	\$2,000,000	- 11.9%
Inventory of Homes for Sale	32	30	- 6.3%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	42	54	+ 28.6%
Percent of Original List Price Received*	103.4%	106.0%	+ 2.5%	100.8%	103.2%	+ 2.4%
New Listings	17	20	+ 17.6%	75	79	+ 5.3%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	63	59	- 6.3%	208	222	+ 6.7%
Closed Sales	57	55	- 3.5%	176	176	0.0%
Median Sales Price*	\$1,100,000	\$998,000	- 9.3%	\$960,000	\$1,085,000	+ 13.0%
Inventory of Homes for Sale	126	122	- 3.2%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	41	43	+ 4.9%	46	49	+ 6.5%
Percent of Original List Price Received*	101.9%	99.1%	- 2.7%	100.5%	99.9%	- 0.6%
New Listings	80	90	+ 12.5%	306	345	+ 12.7%

\* 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

