

# Cambridge

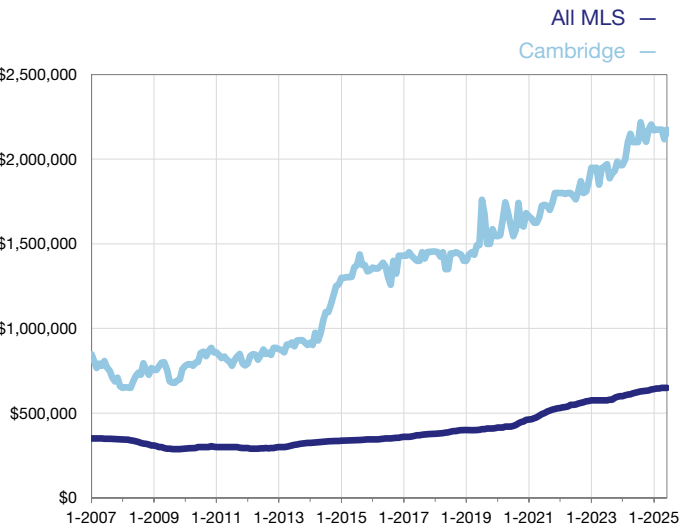
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	58	59	+ 1.7%
Closed Sales	11	14	+ 27.3%	48	48	0.0%
Median Sales Price*	\$1,700,000	\$2,900,000	+ 70.6%	\$2,100,000	\$2,173,500	+ 3.5%
Inventory of Homes for Sale	34	28	- 17.6%	--	--	--
Months Supply of Inventory	4.5	3.1	- 31.1%	--	--	--
Cumulative Days on Market Until Sale	84	28	- 66.7%	52	47	- 9.6%
Percent of Original List Price Received*	94.4%	101.7%	+ 7.7%	99.4%	102.9%	+ 3.5%
New Listings	14	13	- 7.1%	89	89	0.0%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	52	55	+ 5.8%	260	275	+ 5.8%
Closed Sales	49	63	+ 28.6%	225	240	+ 6.7%
Median Sales Price*	\$960,000	\$1,060,000	+ 10.4%	\$960,000	\$1,085,000	+ 13.0%
Inventory of Homes for Sale	127	141	+ 11.0%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--
Cumulative Days on Market Until Sale	42	36	- 14.3%	45	46	+ 2.2%
Percent of Original List Price Received*	101.9%	99.8%	- 2.1%	100.8%	99.8%	- 1.0%
New Listings	64	92	+ 43.8%	370	436	+ 17.8%

\* 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

