

# Cambridge

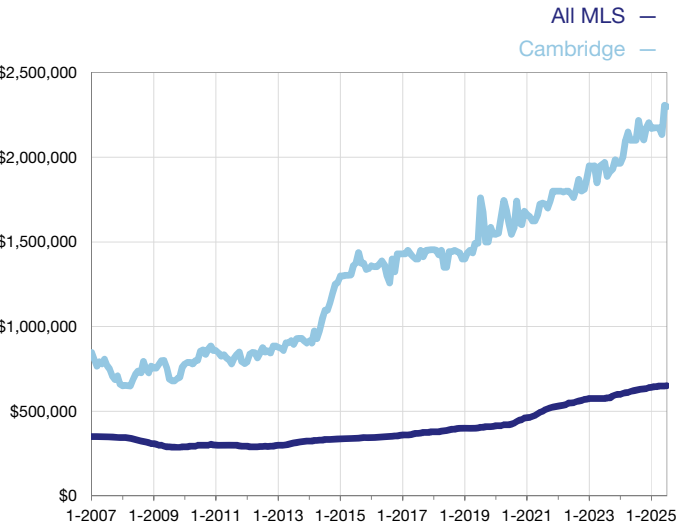
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	65	65	0.0%
Closed Sales	15	12	- 20.0%	63	60	- 4.8%
Median Sales Price*	\$2,800,000	\$2,613,000	- 6.7%	\$2,168,000	\$2,431,500	+ 12.2%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	51	35	- 31.4%	52	44	- 15.4%
Percent of Original List Price Received*	100.8%	102.2%	+ 1.4%	99.7%	102.8%	+ 3.1%
New Listings	8	12	+ 50.0%	97	98	+ 1.0%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	40	43	+ 7.5%	300	312	+ 4.0%
Closed Sales	54	45	- 16.7%	279	285	+ 2.2%
Median Sales Price*	\$1,027,000	\$880,000	- 14.3%	\$965,000	\$995,000	+ 3.1%
Inventory of Homes for Sale	128	129	+ 0.8%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	46	+ 39.4%	42	46	+ 9.5%
Percent of Original List Price Received*	100.3%	97.9%	- 2.4%	100.7%	99.5%	- 1.2%
New Listings	61	60	- 1.6%	431	489	+ 13.5%

\* 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

