

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cambridge

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	3	- 57.1%	11	9	- 18.2%
Closed Sales	5	6	+ 20.0%	12	11	- 8.3%
Median Sales Price*	\$2,837,500	<b>\$3,512,500</b>	+ 23.8%	\$2,107,500	<b>\$2,575,000</b>	+ 22.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	61	45	- 26.2%	45	68	+ 51.1%
Percent of Original List Price Received*	96.3%	<b>102.7%</b>	+ 6.6%	99.7%	<b>100.8%</b>	+ 1.1%
New Listings	8	5	- 37.5%	18	13	- 27.8%

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

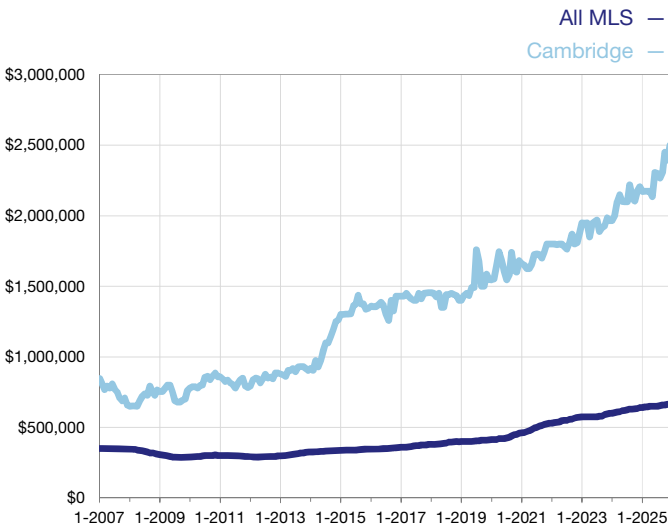
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	23	- 8.0%	52	41	- 21.2%
Closed Sales	20	26	+ 30.0%	49	50	+ 2.0%
Median Sales Price*	\$922,000	<b>\$782,500</b>	- 15.1%	\$880,000	<b>\$855,000</b>	- 2.8%
Inventory of Homes for Sale	94	89	- 5.3%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	69	69	0.0%	80	79	- 1.3%
Percent of Original List Price Received*	98.3%	<b>95.6%</b>	- 2.7%	96.8%	<b>95.0%</b>	- 1.9%
New Listings	55	54	- 1.8%	102	88	- 13.7%

\* 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

