

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|------------------------------------------|-------------|--------------------|---------|--------------|--------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 8 | 15 | + 87.5% | 19 | 24 | + 26.3% |
| Closed Sales | 5 | 1 | - 80.0% | 17 | 12 | - 29.4% |
| Median Sales Price* | \$3,575,000 | \$1,190,000 | - 66.7% | \$2,790,000 | \$2,560,000 | - 8.2% |
| Inventory of Homes for Sale | 25 | 17 | - 32.0% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 1.8 | - 37.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 152 | 26 | - 82.9% | 76 | 64 | - 15.8% |
| Percent of Original List Price Received* | 96.7% | 88.3% | - 8.7% | 98.8% | 99.8% | + 1.0% |
| New Listings | 20 | 20 | 0.0% | 38 | 31 | - 18.4% |

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

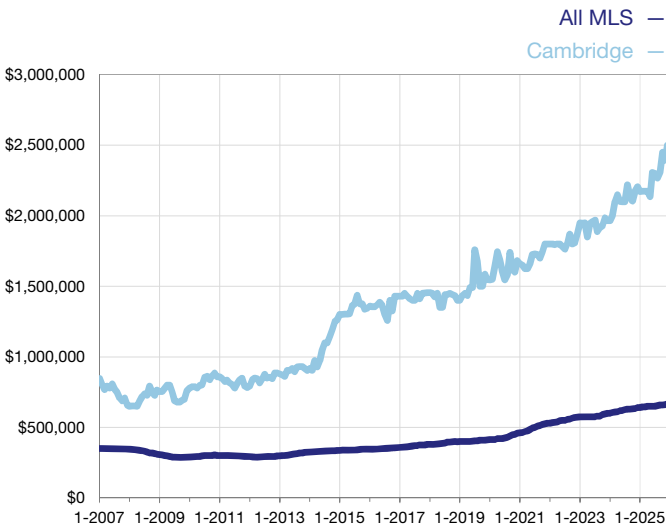
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|------------------------------------------|-------------|--------------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 53 | 59 | + 11.3% | 105 | 97 | - 7.6% |
| Closed Sales | 31 | 22 | - 29.0% | 80 | 72 | - 10.0% |
| Median Sales Price* | \$1,195,000 | \$1,200,000 | + 0.4% | \$971,500 | \$913,000 | - 6.0% |
| Inventory of Homes for Sale | 102 | 119 | + 16.7% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 2.9 | + 11.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 42 | 88 | + 109.5% | 66 | 81 | + 22.7% |
| Percent of Original List Price Received* | 103.8% | 99.0% | - 4.6% | 99.5% | 96.2% | - 3.3% |
| New Listings | 70 | 98 | + 40.0% | 172 | 184 | + 7.0% |

* 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

