

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cambridge

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	11	+ 37.5%	27	35	+ 29.6%
Closed Sales	3	13	+ 333.3%	20	25	+ 25.0%
Median Sales Price*	\$1,600,000	<b>\$2,888,000</b>	+ 80.5%	\$2,323,500	<b>\$2,575,000</b>	+ 10.8%
Inventory of Homes for Sale	36	38	+ 5.6%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--
Cumulative Days on Market Until Sale	11	41	+ 272.7%	66	52	- 21.2%
Percent of Original List Price Received*	113.7%	<b>101.8%</b>	- 10.5%	101.1%	<b>100.8%</b>	- 0.3%
New Listings	21	34	+ 61.9%	59	66	+ 11.9%

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

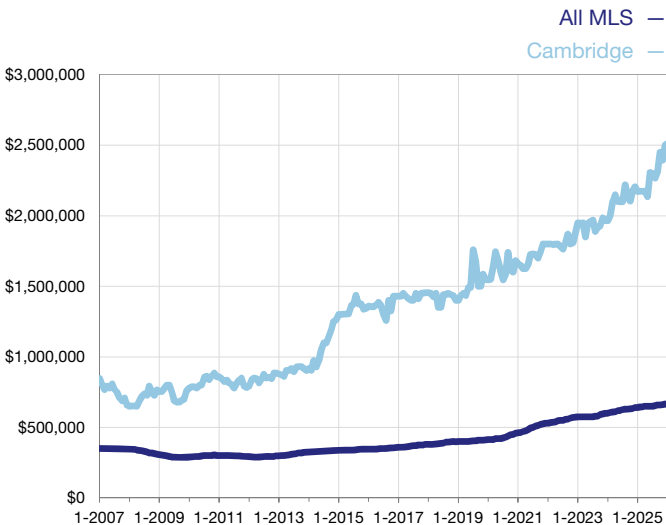
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	57	97	+ 70.2%	162	180	+ 11.1%
Closed Sales	42	37	- 11.9%	122	109	- 10.7%
Median Sales Price*	\$1,172,500	<b>\$950,000</b>	- 19.0%	\$1,097,500	<b>\$948,000</b>	- 13.6%
Inventory of Homes for Sale	115	134	+ 16.5%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--
Cumulative Days on Market Until Sale	26	43	+ 65.4%	52	69	+ 32.7%
Percent of Original List Price Received*	101.7%	<b>102.8%</b>	+ 1.1%	100.2%	<b>98.5%</b>	- 1.7%
New Listings	86	117	+ 36.0%	258	294	+ 14.0%

\* 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

