

Cambridge

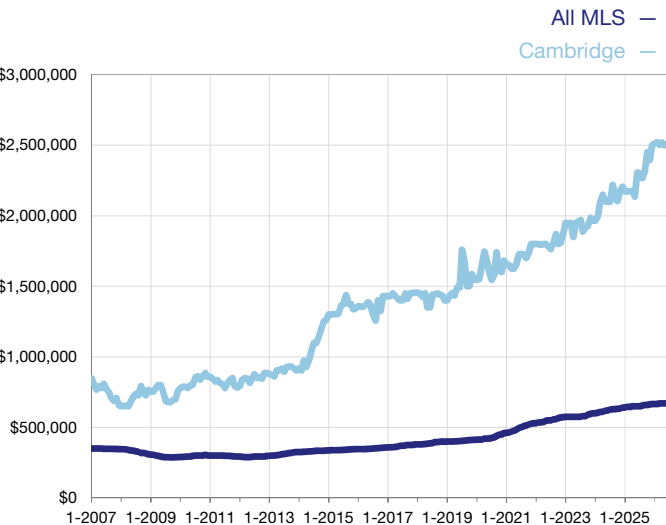
Single-Family Properties	June			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	22	+ 175.0%	56	76	+ 35.7%
Closed Sales	14	17	+ 21.4%	48	53	+ 10.4%
Median Sales Price*	\$2,900,000	\$2,550,000	- 12.1%	\$2,173,500	\$2,480,000	+ 14.1%
Inventory of Homes for Sale	33	34	+ 3.0%	--	--	--
Months Supply of Inventory	3.7	3.1	- 16.2%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	47	37	- 21.3%
Percent of Original List Price Received*	101.7%	101.5%	- 0.2%	102.9%	101.7%	- 1.2%
New Listings	12	25	+ 108.3%	87	114	+ 31.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	49	56	+ 14.3%	267	314	+ 17.6%
Closed Sales	64	80	+ 25.0%	243	262	+ 7.8%
Median Sales Price*	\$1,077,500	\$929,750	- 13.7%	\$1,095,000	\$950,000	- 13.2%
Inventory of Homes for Sale	155	149	- 3.9%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	36	36	0.0%	46	52	+ 13.0%
Percent of Original List Price Received*	99.7%	100.2%	+ 0.5%	99.8%	100.0%	+ 0.2%
New Listings	87	96	+ 10.3%	435	480	+ 10.3%

* 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

