

Cambridge

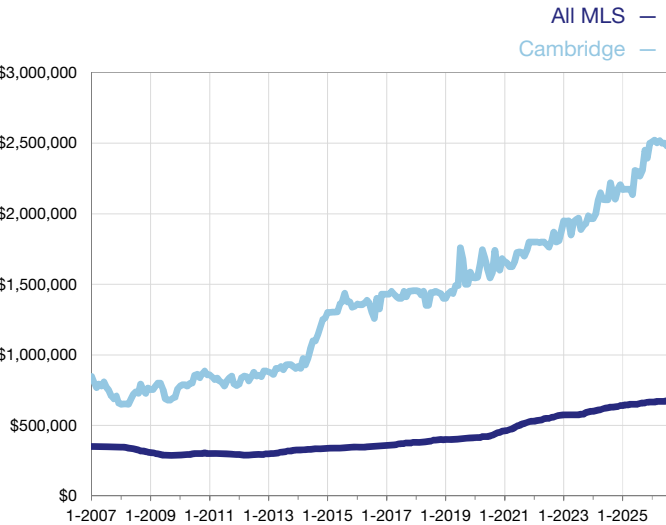
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	64	83	+ 29.7%
Closed Sales	12	22	+ 83.3%	60	76	+ 26.7%
Median Sales Price*	\$2,613,000	\$2,480,000	- 5.1%	\$2,431,500	\$2,477,500	+ 1.9%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	3.5	2.0	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	35	22	- 37.1%	44	33	- 25.0%
Percent of Original List Price Received*	102.2%	105.3%	+ 3.0%	102.8%	102.6%	- 0.2%
New Listings	12	6	- 50.0%	98	118	+ 20.4%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	35	43	+ 22.9%	302	355	+ 17.5%
Closed Sales	45	64	+ 42.2%	288	330	+ 14.6%
Median Sales Price*	\$880,000	\$1,125,500	+ 27.9%	\$1,011,500	\$993,000	- 1.8%
Inventory of Homes for Sale	152	132	- 13.2%	--	--	--
Months Supply of Inventory	3.8	2.9	- 23.7%	--	--	--
Cumulative Days on Market Until Sale	46	41	- 10.9%	46	49	+ 6.5%
Percent of Original List Price Received*	97.9%	99.6%	+ 1.7%	99.5%	99.9%	+ 0.4%
New Listings	56	63	+ 12.5%	492	539	+ 9.6%

* 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

