

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

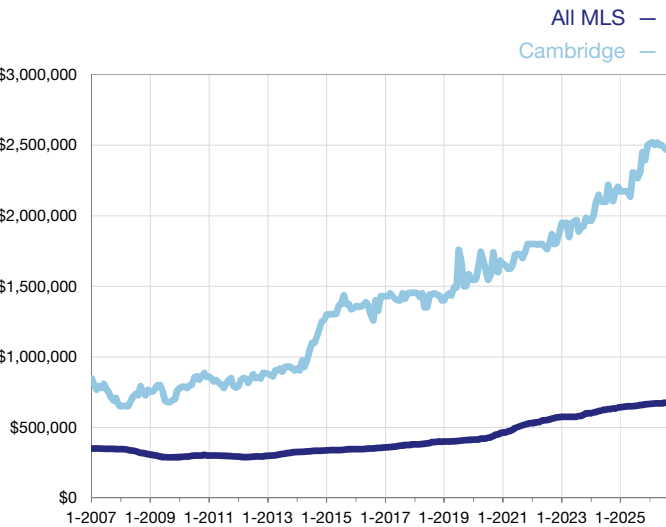
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	68	89	+ 30.9%
Closed Sales	6	11	+ 83.3%	66	87	+ 31.8%
Median Sales Price*	\$3,075,000	\$1,764,000	- 42.6%	\$2,431,500	\$2,460,000	+ 1.2%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	42	53	+ 26.2%	44	35	- 20.5%
Percent of Original List Price Received*	95.0%	101.6%	+ 6.9%	102.1%	102.4%	+ 0.3%
New Listings	6	3	- 50.0%	104	121	+ 16.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	42	33	- 21.4%	344	386	+ 12.2%
Closed Sales	46	54	+ 17.4%	334	384	+ 15.0%
Median Sales Price*	\$862,000	\$935,000	+ 8.5%	\$989,000	\$975,000	- 1.4%
Inventory of Homes for Sale	133	111	- 16.5%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 2.4%	45	48	+ 6.7%
Percent of Original List Price Received*	98.7%	100.0%	+ 1.3%	99.4%	99.9%	+ 0.5%
New Listings	44	35	- 20.5%	536	574	+ 7.1%

* 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

