

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

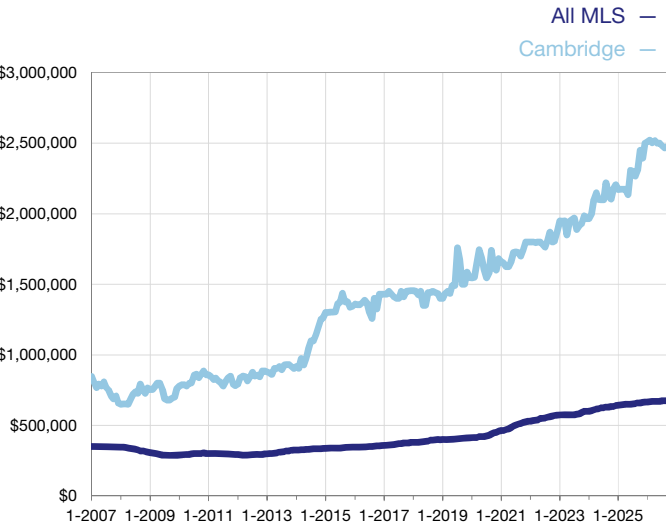
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	8	- 55.6%	86	96	+ 11.6%
Closed Sales	7	6	- 14.3%	73	93	+ 27.4%
Median Sales Price*	\$2,450,000	\$2,400,000	- 2.0%	\$2,450,000	\$2,460,000	+ 0.4%
Inventory of Homes for Sale	32	27	- 15.6%	--	--	--
Months Supply of Inventory	3.5	2.7	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	27	62	+ 129.6%	43	37	- 14.0%
Percent of Original List Price Received*	102.4%	92.4%	- 9.8%	102.1%	101.8%	- 0.3%
New Listings	30	21	- 30.0%	134	141	+ 5.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	33	44	+ 33.3%	377	426	+ 13.0%
Closed Sales	31	22	- 29.0%	365	408	+ 11.8%
Median Sales Price*	\$980,000	\$715,000	- 27.0%	\$985,000	\$951,250	- 3.4%
Inventory of Homes for Sale	177	178	+ 0.6%	--	--	--
Months Supply of Inventory	4.4	3.9	- 11.4%	--	--	--
Cumulative Days on Market Until Sale	42	46	+ 9.5%	45	48	+ 6.7%
Percent of Original List Price Received*	97.7%	97.9%	+ 0.2%	99.3%	99.8%	+ 0.5%
New Listings	99	125	+ 26.3%	635	700	+ 10.2%

* 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

