Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Cambridge

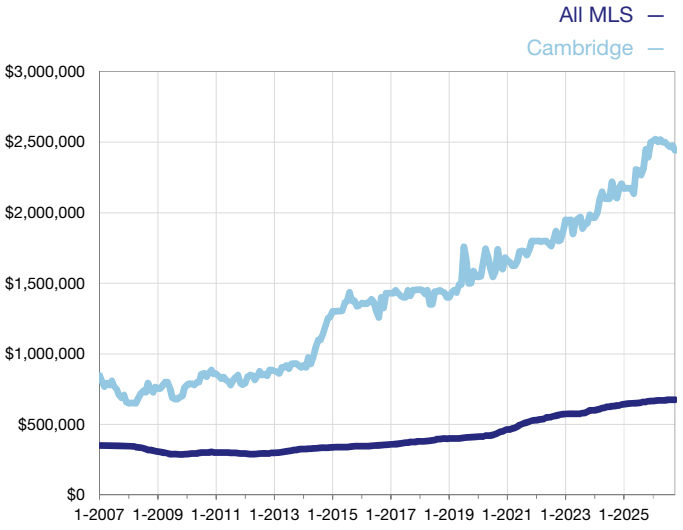
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**14**	+ 55.6%	95	**108**	+ 13.7%
Closed Sales	18	**7**	- 61.1%	91	**100**	+ 9.9%
Median Sales Price*	$3,190,000	**$2,100,000**	- 34.2%	$2,512,000	**$2,460,000**	- 2.1%
Inventory of Homes for Sale	38	**31**	- 18.4%	--	--	--
Months Supply of Inventory	4.3	**3.0**	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	38	**133**	+ 250.0%	42	**44**	+ 4.8%
Percent of Original List Price Received*	103.9%	**109.4%**	+ 5.3%	102.5%	**102.3%**	- 0.2%
New Listings	18	**17**	- 5.6%	152	**157**	+ 3.3%

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

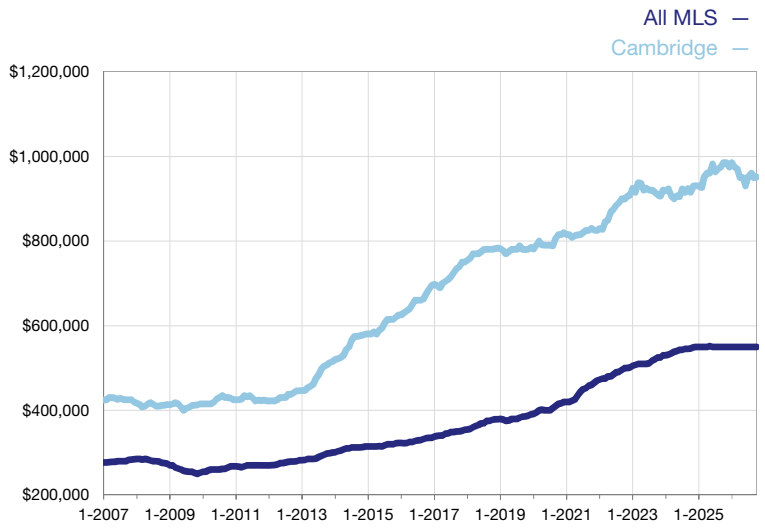
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	51	**45**	- 11.8%	428	**465**	+ 8.6%
Closed Sales	42	**50**	+ 19.0%	407	**458**	+ 12.5%
Median Sales Price*	$912,500	**$930,500**	+ 2.0%	$980,000	**$951,250**	- 2.9%
Inventory of Homes for Sale	171	**164**	- 4.1%	--	--	--
Months Supply of Inventory	4.2	**3.7**	- 11.9%	--	--	--
Cumulative Days on Market Until Sale	36	**53**	+ 47.2%	44	**48**	+ 9.1%
Percent of Original List Price Received*	99.4%	**98.3%**	- 1.1%	99.3%	**99.6%**	+ 0.3%
New Listings	65	**55**	- 15.4%	700	**758**	+ 8.3%

* 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



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