

Cambridge

+ 94.4% **+ 31.3%** **+ 6.9%**

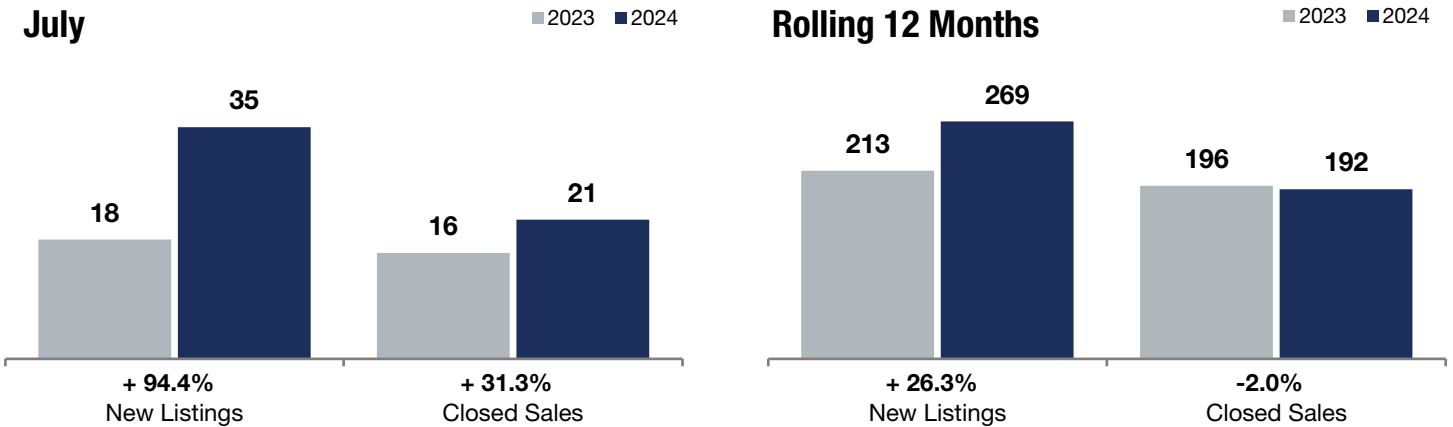
Change in
New Listings

Change in
Closed Sales

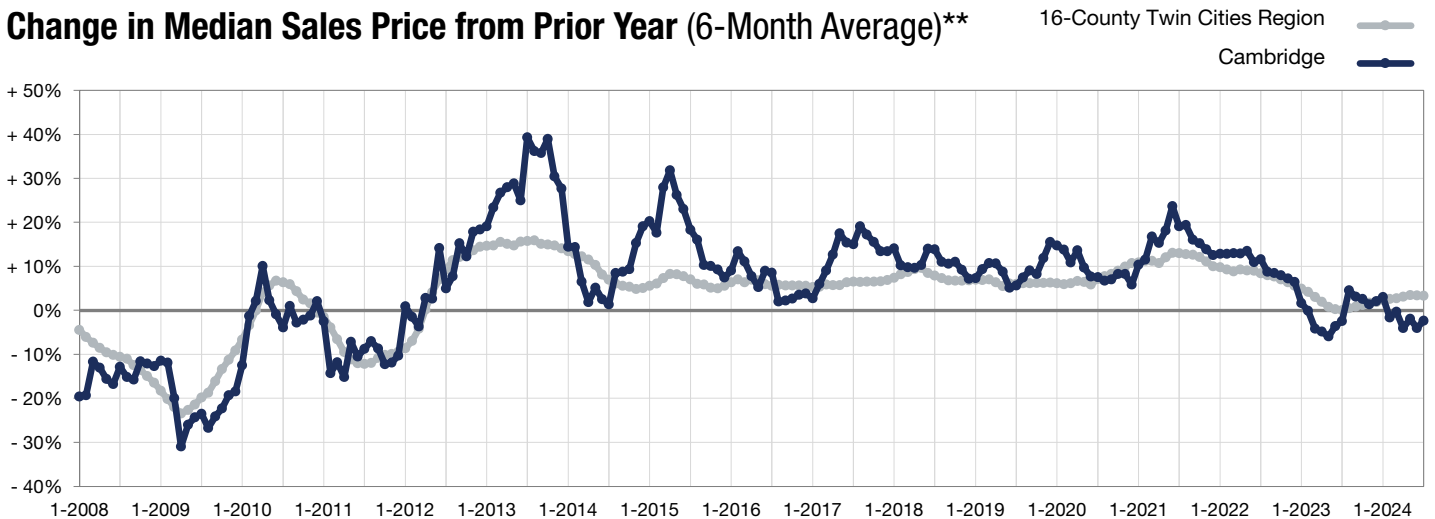
Change in
Median Sales Price

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	35	+ 94.4%	213	269	+ 26.3%
Closed Sales	16	21	+ 31.3%	196	192	-2.0%
Median Sales Price*	\$312,500	\$334,000	+ 6.9%	\$296,250	\$307,500	+ 3.8%
Average Sales Price*	\$324,563	\$341,824	+ 5.3%	\$318,044	\$328,534	+ 3.3%
Price Per Square Foot*	\$173	\$203	+ 17.6%	\$180	\$188	+ 4.4%
Percent of Original List Price Received*	101.4%	101.2%	-0.2%	99.9%	99.3%	-0.6%
Days on Market Until Sale	19	33	+ 73.7%	37	44	+ 18.9%
Inventory of Homes for Sale	39	49	+ 25.6%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

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



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.