

+ 15.6% **+ 109.1%** **+ 9.7%**

Change in
New Listings

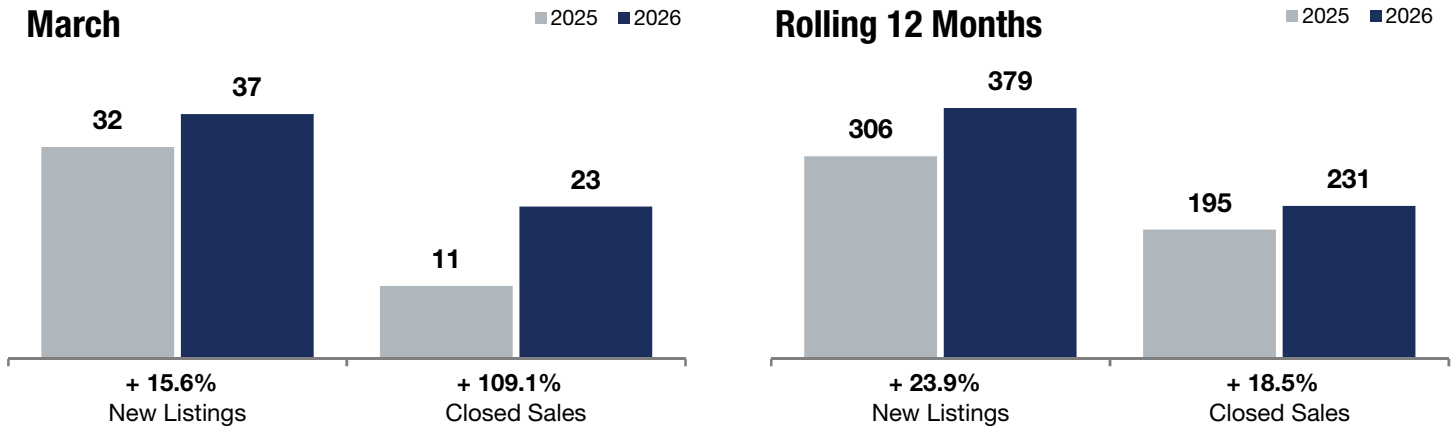
Change in
Closed Sales

Change in
Median Sales Price

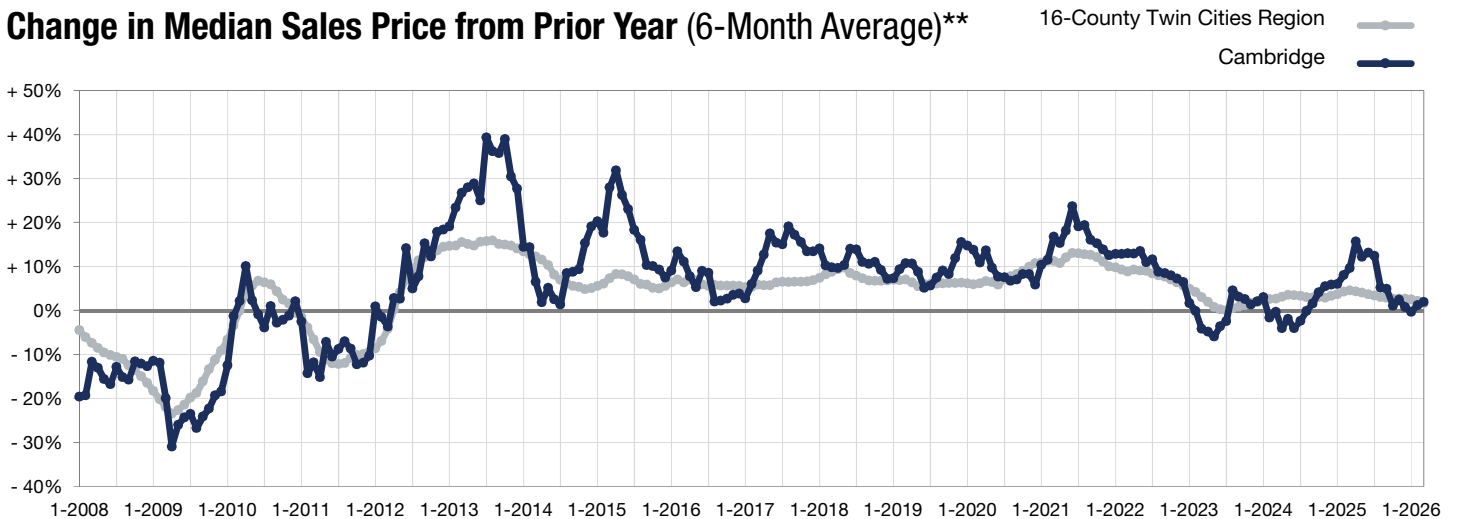
Cambridge

	March			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	32	37	+ 15.6%	306	379	+ 23.9%
Closed Sales	11	23	+ 109.1%	195	231	+ 18.5%
Median Sales Price*	\$308,000	\$338,000	+ 9.7%	\$319,900	\$327,900	+ 2.5%
Average Sales Price*	\$369,716	\$320,896	-13.2%	\$328,881	\$341,244	+ 3.8%
Price Per Square Foot*	\$207	\$198	-4.2%	\$193	\$205	+ 6.5%
Percent of Original List Price Received*	97.7%	98.7%	+ 1.0%	99.0%	98.3%	-0.7%
Days on Market Until Sale	121	98	-19.0%	50	64	+ 28.0%
Inventory of Homes for Sale	39	57	+ 46.2%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

* 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.