

Cambridge

+ 25.9%

Change in
New Listings

- 3.8%

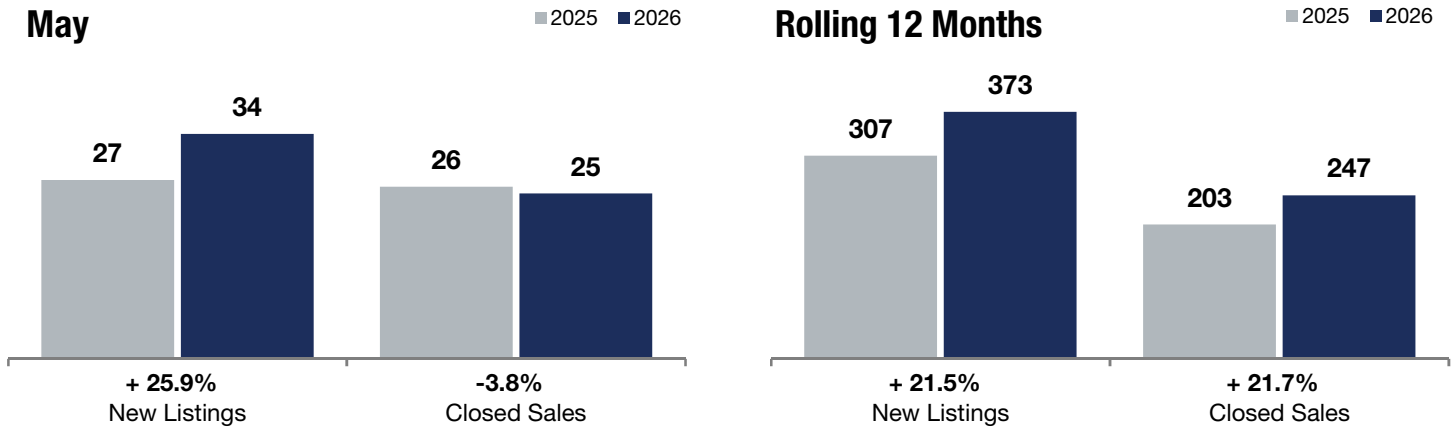
Change in
Closed Sales

+ 10.6%

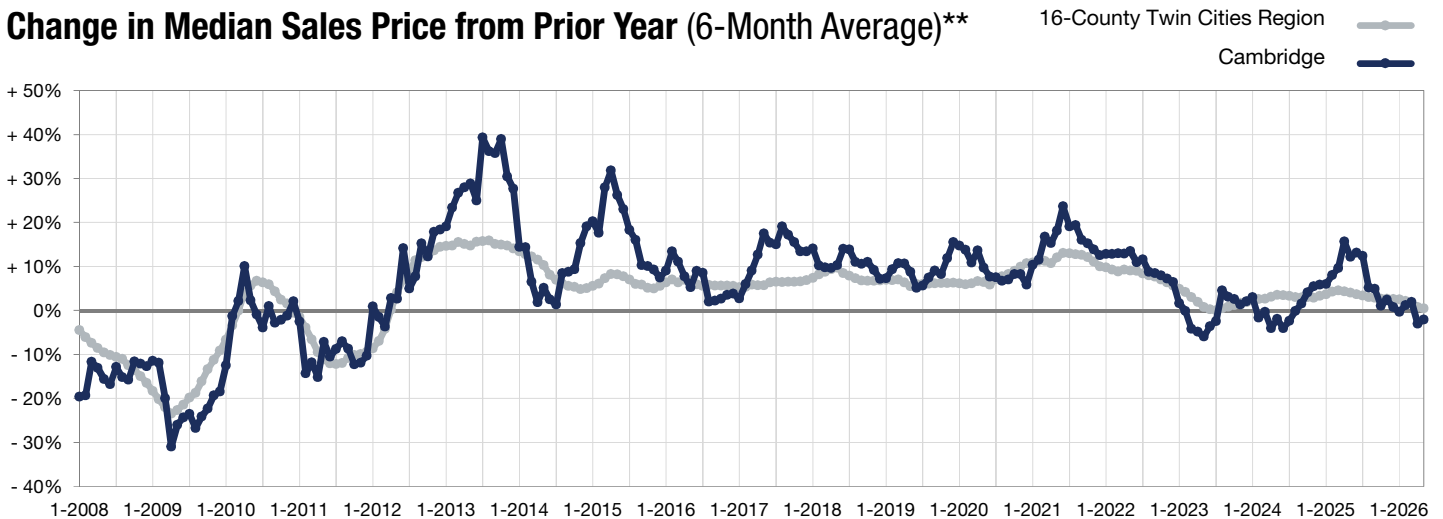
Change in
Median Sales Price

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	27	34	+ 25.9%	307	373	+ 21.5%
Closed Sales	26	25	-3.8%	203	247	+ 21.7%
Median Sales Price*	\$319,950	\$353,900	+ 10.6%	\$320,000	\$330,000	+ 3.1%
Average Sales Price*	\$324,415	\$350,592	+ 8.1%	\$333,259	\$339,788	+ 2.0%
Price Per Square Foot*	\$202	\$201	-0.3%	\$194	\$203	+ 4.5%
Percent of Original List Price Received*	98.4%	99.6%	+ 1.2%	98.8%	98.2%	-0.6%
Days on Market Until Sale	90	69	-23.3%	58	63	+ 8.6%
Inventory of Homes for Sale	51	52	+ 2.0%	--	--	--
Months Supply of Inventory	3.0	2.4	-20.0%	--	--	--

* 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.