Cambridge

September 2026 · All homes

Closed sales through September 30, 2026. Source: MLS PIN.

Median sale price
$862,500
28 homes sold in September 2026

Days to offer, median
27 days
Listing to accepted offer, 28 sales with both dates

Sale to list price, median
96.9%
21% sold above their original asking price

Homes for sale
207
On October 10, 2026, 3.0 months of supply

The month in brief

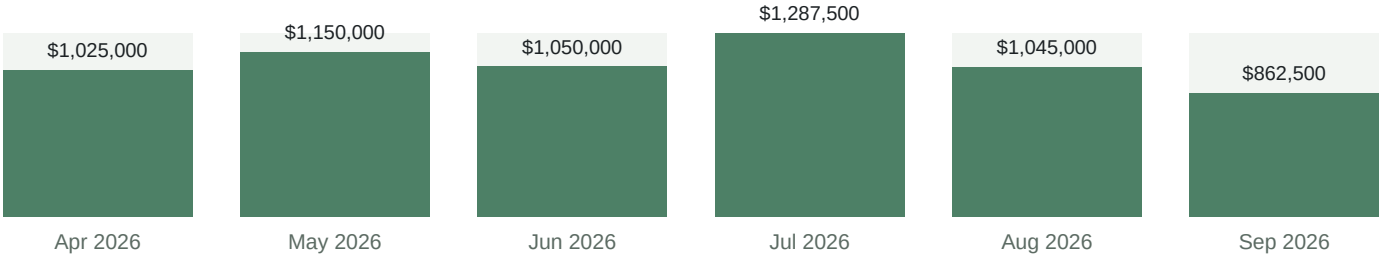
In September 2026, MLS PIN shows 28 homes sold in Cambridge at a median price of $863,000. Half went under agreement within 27 days, and the median sale closed at 96.9% of its original asking price. 21% sold above their original asking price. On October 10, 2026, 207 homes were for sale, about 3.0 months of supply at the last six months' pace. Over April to September 2026, the median sale price was $1,100,000, down 5.6% from the same months a year earlier.

Month by month

Closed sales, April to September 2026

Month	Sales	Median price	Days to offer	Sale to list	Above asking
Apr 2026	51	$1,025,000	8	100.3%	53%
May 2026	83	$1,150,000	7	100.0%	48%
Jun 2026	102	$1,050,000	12	100.0%	43%
Jul 2026	86	$1,287,500	8	100.0%	41%
Aug 2026	67	$1,045,000	18	99.4%	34%
Sep 2026	28	$862,500	27	96.9%	21%

Median sale price by month



Compared with a year earlier

April to September 2026 against April to September 2025

Measure	April to September 2026	April to September 2025	Change
Sales	417	342	up 21.9%
Median sale price	$1,100,000	$1,165,000	down 5.6%
Days to offer, median	10	9	+1 days
Sale to list price, median	100.0%	100.0%	Same
Sold above asking	42.0%	42.7%	-0.7 points
Median price per square foot	$942	$931	up 1.2%

Changes are shown when both periods have at least 10 sales.

Homes for sale

On October 10, 2026, 207 homes were for sale in Cambridge at a median asking price of $899,900. At the pace of the last six months, they would sell in about 3.0 months.

How to read this report

Figures are MLS PIN residential sales in the town that may be shown publicly through MLS PIN's Internet Data Exchange (IDX) program. They are not every transaction in the town. Multi-family homes are MLS PIN's Residential Income listings; parking spaces are left out.

A month counts the sales that closed in it. A median needs at least 5 sales and a change from a year earlier needs at least 10 sales in each period, so some figures read "Too few" or are left out. A change in the mix of homes sold can move a median; it isn't the change in any one home's value.

Days to offer is the median number of calendar days from the listing date to the accepted offer (the purchase contract date), for sales with both dates. It isn't MLS days on market.

Sale to list price is each sale price divided by its original asking price; the median is shown. Sold above asking is the share of sales that closed above their original asking price.

Homes for sale counts the active listings when the report was prepared, early the next month. Months of supply divides that count by the average sales a month over the six months.

Each month's report is kept as it was prepared. Sales reported to MLS PIN after that day aren't in it.

These are market figures, not an estimate of any home's value.

Listing data and images were compiled by MLS PIN from third-party sources for consumers' personal, noncommercial property searches; accuracy is not guaranteed.

The full report online: https://www.ivyrg.com/market-reports/cambridge-ma?month=2026-09