

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	8	+ 100.0%	71	63	- 11.3%
Closed Sales	18	11	- 38.9%	66	54	- 18.2%
Median Sales Price*	\$1,462,500	\$2,660,000	+ 81.9%	\$1,413,500	\$1,712,500	+ 21.2%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	22	16	- 27.3%	29	32	+ 10.3%
Percent of Original List Price Received*	102.4%	107.7%	+ 5.2%	105.5%	104.8%	- 0.7%
New Listings	8	8	0.0%	87	80	- 8.0%

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

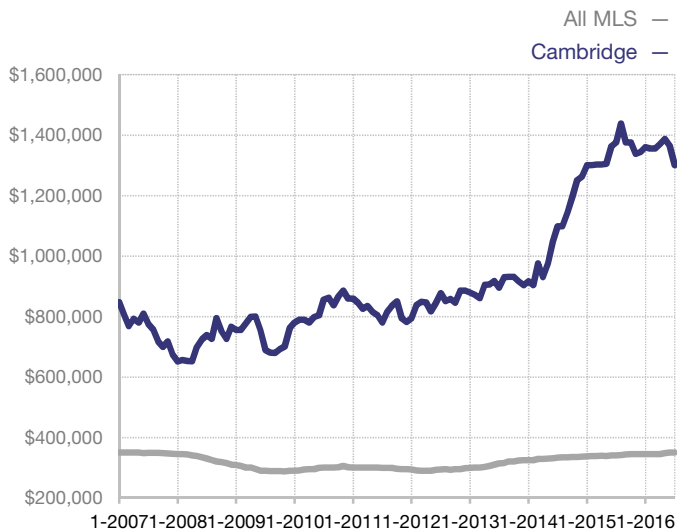
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	67	74	+ 10.4%	409	459	+ 12.2%
Closed Sales	95	81	- 14.7%	340	371	+ 9.1%
Median Sales Price*	\$668,000	\$660,000	- 1.2%	\$628,500	\$695,000	+ 10.6%
Inventory of Homes for Sale	51	45	- 11.8%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	32	29	- 9.4%
Percent of Original List Price Received*	105.2%	106.1%	+ 0.9%	105.1%	106.0%	+ 0.9%
New Listings	67	76	+ 13.4%	475	518	+ 9.1%

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

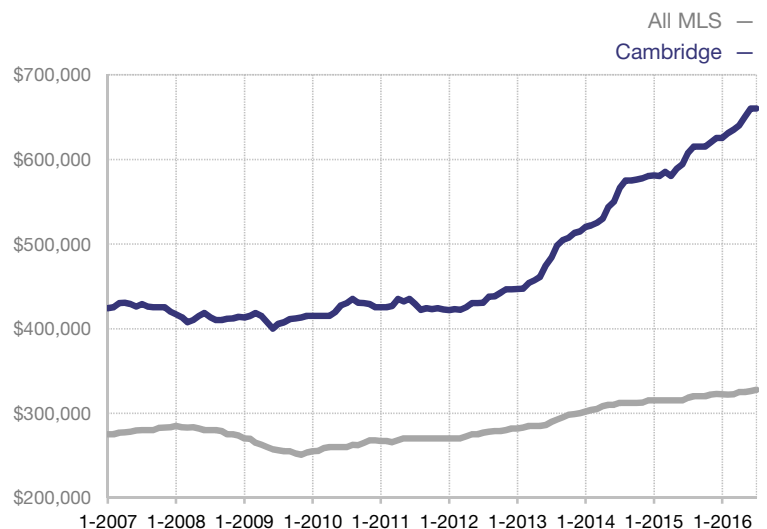
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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