

Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	16	7	- 56.3%	99	83	- 16.2%
Closed Sales	5	7	+ 40.0%	90	79	- 12.2%
Median Sales Price*	\$1,085,000	\$1,175,000	+ 8.3%	\$1,370,000	\$1,499,000	+ 9.4%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	56	30	- 46.4%	32	31	- 3.1%
Percent of Original List Price Received*	91.3%	103.9%	+ 13.8%	105.1%	104.6%	- 0.5%
New Listings	9	9	0.0%	128	116	- 9.4%

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

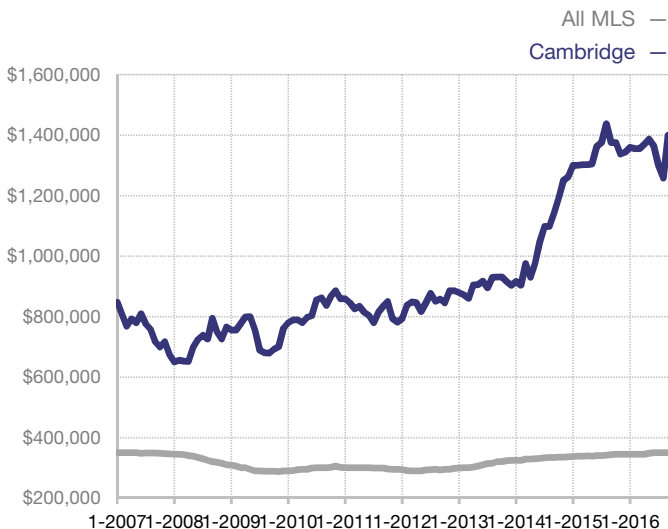
Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	51	67	+ 31.4%	549	636	+ 15.8%
Closed Sales	48	37	- 22.9%	523	558	+ 6.7%
Median Sales Price*	\$600,000	\$675,000	+ 12.5%	\$625,000	\$682,500	+ 9.2%
Inventory of Homes for Sale	50	56	+ 12.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	30	28	- 6.7%
Percent of Original List Price Received*	105.1%	103.0%	- 2.0%	105.3%	105.3%	0.0%
New Listings	35	67	+ 91.4%	648	727	+ 12.2%

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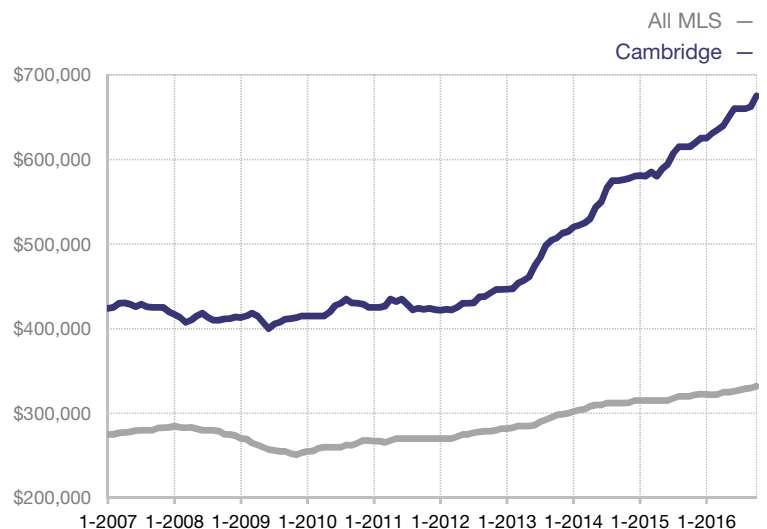
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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