

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	6	+ 20.0%	104	88	- 15.4%
Closed Sales	10	10	0.0%	100	89	- 11.0%
Median Sales Price*	\$970,000	\$1,414,950	+ 45.9%	\$1,352,500	\$1,475,000	+ 9.1%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	42	24	- 42.9%	33	31	- 6.1%
Percent of Original List Price Received*	101.3%	99.6%	- 1.7%	104.7%	104.1%	- 0.6%
New Listings	6	9	+ 50.0%	134	123	- 8.2%

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

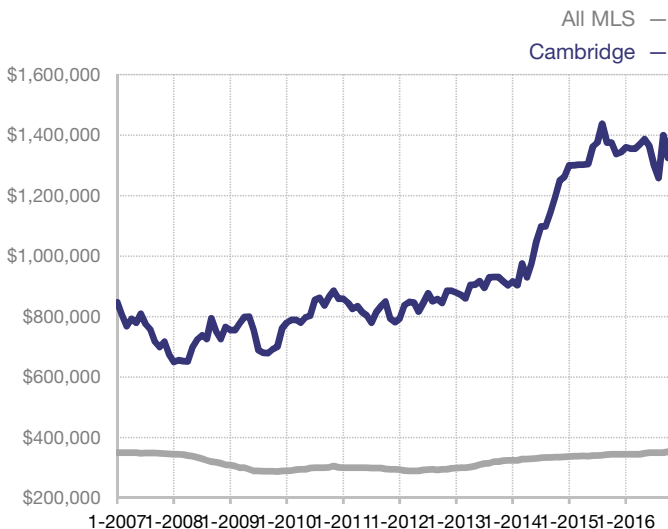
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	32	36	+ 12.5%	581	671	+ 15.5%
Closed Sales	40	64	+ 60.0%	563	622	+ 10.5%
Median Sales Price*	\$673,500	\$731,500	+ 8.6%	\$625,000	\$694,348	+ 11.1%
Inventory of Homes for Sale	43	51	+ 18.6%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	31	27	- 12.9%
Percent of Original List Price Received*	103.3%	106.7%	+ 3.3%	105.1%	105.4%	+ 0.3%
New Listings	33	41	+ 24.2%	681	771	+ 13.2%

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

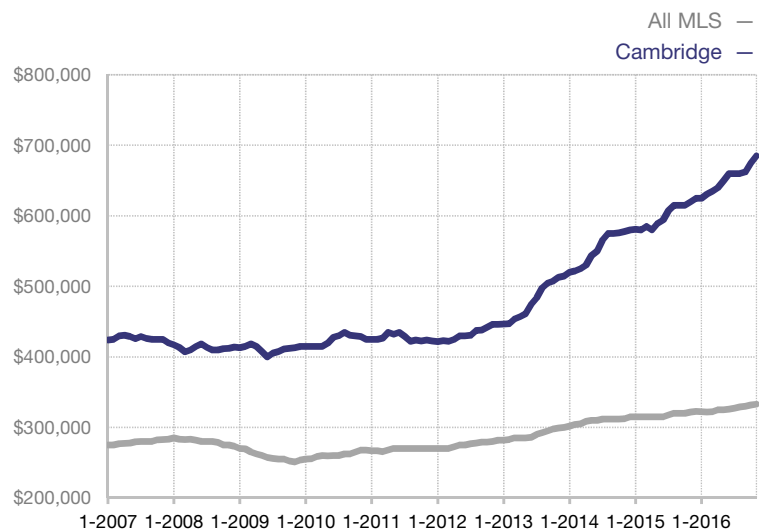
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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