

# Local Market Update for December 2016

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Cambridge

### Single-Family Homes

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Closed Sales	12	7	- 41.7%	112	96	- 14.3%
Median Sales Price*	\$1,077,500	\$1,425,000	+ 32.3%	\$1,343,500	\$1,452,500	+ 8.1%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Days on Market Until Sale	26	55	+ 111.5%	32	32	0.0%
Percent of Original List Price Received*	103.4%	99.2%	- 4.1%	104.6%	103.7%	- 0.9%
New Listings	2	1	- 50.0%	136	124	- 8.8%
Pending Sales	3	8	+ 166.7%	107	96	- 10.3%

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

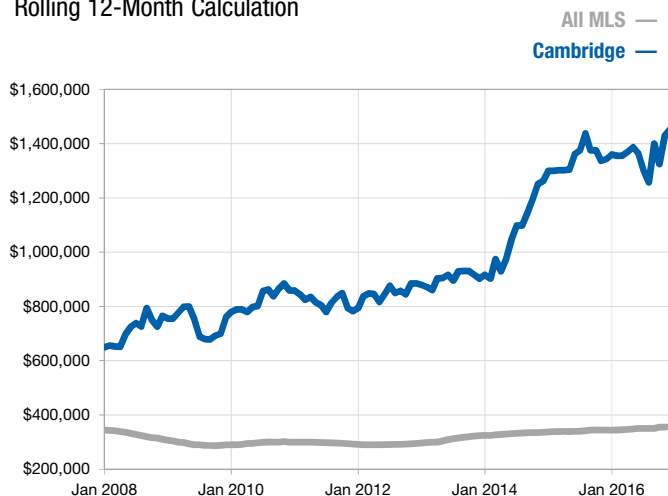
### Condominiums

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Closed Sales	31	48	+ 54.8%	594	671	+ 13.0%
Median Sales Price*	\$599,000	\$725,000	+ 21.0%	\$625,000	\$695,000	+ 11.2%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Days on Market Until Sale	44	23	- 47.7%	31	27	- 12.9%
Percent of Original List Price Received*	99.4%	101.9%	+ 2.5%	104.8%	105.2%	+ 0.4%
New Listings	16	10	- 37.5%	697	781	+ 12.1%
Pending Sales	18	23	+ 27.8%	599	692	+ 15.5%

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

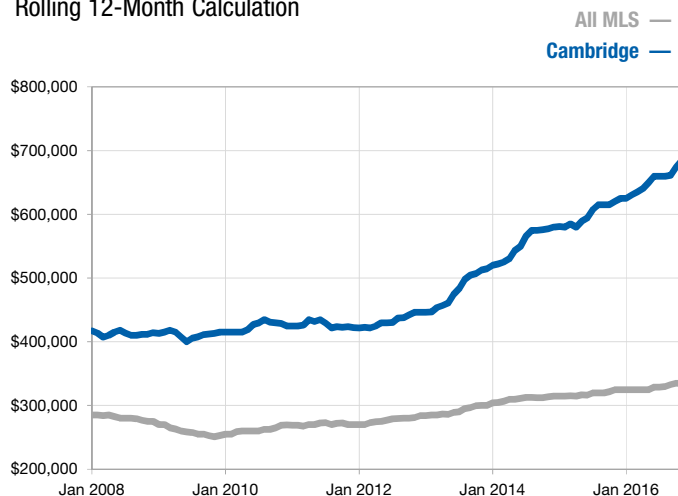
### Median Sales Price - Single-Family Homes

Rolling 12-Month Calculation



### Median Sales Price - Condominiums

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.