

Local Market Update for November 2016

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



Cambridge

Single-Family Homes	November			Year to Date		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
Key Metrics						
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	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--
Days on Market Until Sale	42	24	- 42.9%	33	30	- 9.1%
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	124	- 7.5%
Pending Sales	5	6	+ 20.0%	104	88	- 15.4%

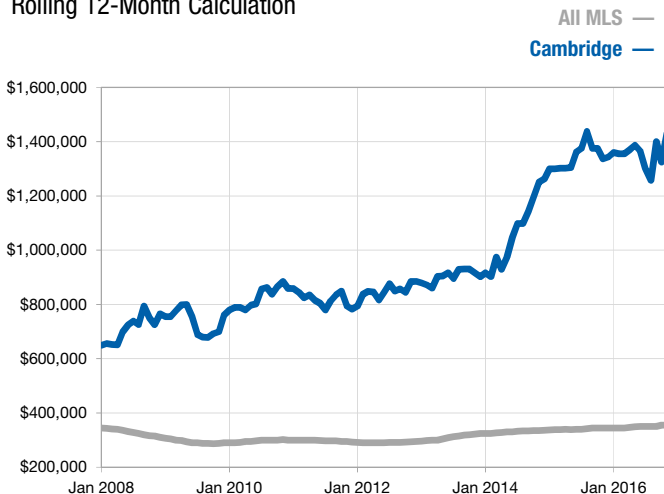
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condominiums	November			Year to Date		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
Key Metrics						
Closed Sales	40	64	+ 60.0%	563	623	+ 10.7%
Median Sales Price*	\$673,500	\$731,500	+ 8.6%	\$625,000	\$693,696	+ 11.0%
Inventory of Homes for Sale	43	53	+ 23.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Days on Market Until Sale	31	20	- 35.5%	30	27	- 10.0%
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	770	+ 13.1%
Pending Sales	32	35	+ 9.4%	581	670	+ 15.3%

* 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.

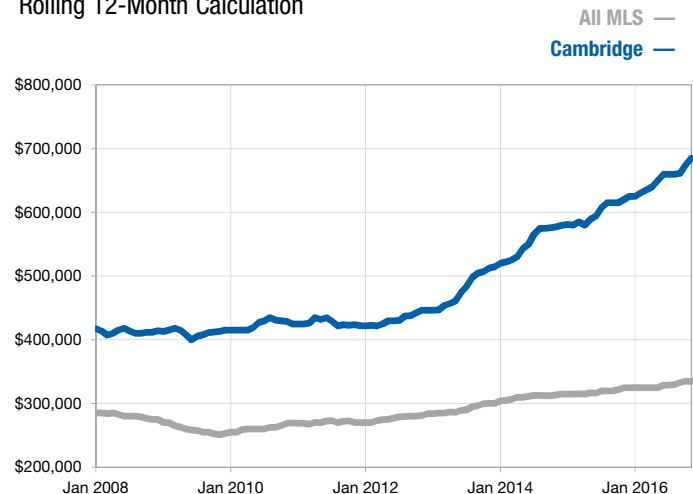
Median Sales Price - Single-Family Homes

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.