

10-Year (2000 - 2009) Market Data for Cambridge, Somerville, Medford, and Massachusetts, by Property Type

Overview

With only one exception, all four geographic areas showed a decline in median prices from 2005 through 2009 and an increase since the year 2000. (The exception is Somerville condos, which show a median price increase of 1% since 2005). Sales volume (as measured by units sold) is mixed in the last year, down across the board from 2005, and down in all geographies for single and multi-family homes from 2000 to through 2009, but up for condos in all geographies in this same time period.

Cambridge

Cambridge **condominium** median prices were stable in 2009 (up \$1,000 from 2008), with sales volume (measured by number of units sold) down 10% from 2008. Condo prices are down 3% from the five-year high in 2005, and up 36% over the last ten years. Sales volume is off 36% from 2005 and up 15% from the year 2000.

Cambridge **single family** sales were stable in both price and volume between 2008 and 2009. Like condominiums, they show a decrease in price from the 5-year high (down 7%) but 38% appreciate since 2000. Sales volume is down 32% from 2005 and 21% from the year 2000.

The median price for **multi-family** homes in Cambridge was down 7% between 2008 and 2009, and the number of units sold increased 10% in the same period. Trends in price and volume over time and similar to single family homes: median prices are down 11% from 2005 and up 27% from the year 2000. Number of sales is down 48% from 2005 and 38% from the year 2000.

Somerville

The Somerville **condo** market looks healthy, with an increase in median price of 4% between 2008 and 2009 and an increase in sales volume of 11% during the same period. Over time, Somerville condos show price appreciation of 1% since 2005 and 48% since the year 2000. Sales volume is off 26% from the peak in 2005 and up 155% since the year 2000.

Single family homes in Somerville (which account for only 63 sales last year) show a median price decrease of 6% from 2008 to 2009 and a decrease in sales volume of 21%. Single family home median prices are off 14% from 2005 and up 48% from 2000. Sales volume is down 35% from 2005 and 21% from the year 2000.

After suffering a 14% median price decline in 2008, **multi-family** home sales were stable in 2009, with a 9% increase in sales volume. Prices here are off 22% from 2005 and up 30% from the year 2000. Sales volume is off almost 50% from 2005 and 43% from the year 2000.

Medford

Median prices for all three property types showed a decline in 2009, as did sales volumes, with the exception of condominiums, where the sales volume increased by 26%.

Median **condominium** prices were down 7% from 2008 to 2009, down 13% from 2005 and up 49% from 2005. Sales volume, as mentioned above, was up 26% in 2009, off 14% from 2005 and up 91% from the year 2000.

Median prices for **single family** homes were down 5% in 2009, 14% from 2005 and up 31% from the year 2000. Sales volumes (units sold) were down 9% last year, 22% from 2005 and 24% from the year 2000.

Median prices for **multi-family** homes declined the least of the three categories (1% in 2009), versus 17% the year before, and are off 29% from 2005, up 19% from the year 2000.

Massachusetts

In Massachusetts, all housing types saw a decline in median price over the last year, but sales volume were up in both the single family and multi-family categories.

Median **condominium** prices were down 8% and are off 10% from 2005, up 78% from the year 2000. Sales volumes were off 2% last year, off 36% from 2005 and up 10% from the year 2000.

Median **single family** prices were down 7% last year, down 20% from 2005 and up 26% from the year 2000. Sales volume was up 5% last year, but down 23% from 2005 and 16% from the year 2000.

Multi-family median prices, after a decline of 34% in 2008 were down 11%, and are off 50% from 2005, up 6% from the year 2000.

TOTAL SOLD MARKET STATISTICS FOR 10 YEARS (2000 - 2009)

**Percentage Change
10 YR 5 YR 1 YR**

Cambridge Total Sold Market Statistics Source: MLSPin

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Condominium Home	581	568	600	749	831	1041	849	1000	745	667	15%	-36%	-10%
Median Price	\$304,500	\$340,000	\$355,000	\$369,000	\$388,000	\$427,000	\$423,900	\$420,000	\$414,000	\$415,000	36%	-3%	0%
% change (price)	13%	12%	4%	4%	5%	10%	-1%	-1%	-1%	0%			

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Single Family Home	139	138	154	163	192	162	148	133	108	110	-21%	-32%	2%
Median Price	\$550,000	\$554,500	\$730,000	\$700,000	\$682,500	\$816,250	\$808,825	\$659,000	\$766,000	\$761,250	38%	-7%	-1%
% change (price)	20%	1%	32%	-4%	-3%	20%	-1%	-19%	16%	-1%			

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Multi-Family Homes	87	75	87	81	122	105	99	103	50	55	-37%	-48%	10%
Median Price	\$549,000	\$620,000	\$709,000	\$638,000	\$694,250	\$780,000	\$708,000	\$758,000	\$751,000	\$695,000	27%	-11%	-7%
% change (price)	25%	13%	14%	-10%	9%	12%	-9%	7%	-1%	-7%			

Somerville Total Sold Market Statistics (Source: MLSPin)

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Condominium Home	141	197	252	301	436	487	499	414	322	359	155%	-26%	11%
Median Price	\$245,000	\$287,000	\$314,250	\$337,000	\$343,750	\$360,000	\$350,000	\$350,000	\$350,000	\$363,000	48%	1%	4%
% change (price)	27%	17%	9%	7%	2%	5%	-3%	0%	0%	4%			

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Single Family Home	106	94	109	78	125	97	92	90	80	63	-41%	-35%	-21%
Median Price	\$255,000	\$315,950	\$335,000	\$377,500	\$389,900	\$437,000	\$430,000	\$449,950	\$399,750	\$377,000	48%	-14%	-6%
% change (price)	13%	24%	6%	13%	3%	12%	-2%	5%	-11%	-6%			

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Multi-Family Homes	275	222	210	226	260	307	176	131	143	156	-43%	-49%	9%
Median Price	\$360,000	\$432,500	\$475,500	\$539,500	\$550,000	\$600,000	\$540,000	\$545,000	\$469,000	\$466,250	30%	-22%	-1%
% change (price)	21%	20%	10%	13%	2%	9%	-10%	1%	-14%	-1%			

TOTAL SOLD MARKET STATISTICS FOR 10 YEARS (2000 - 2009)

**Percentage Change
10 YR 5 YR 1 YR**

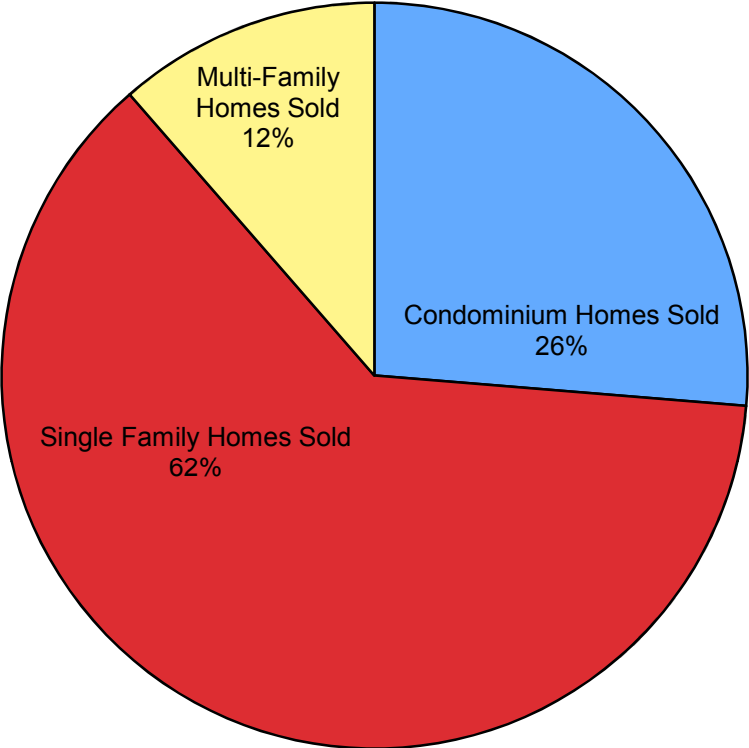
Medford Total Sold Market Statistics

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Condominium Home	98	119	133	151	185	218	195	197	149	187	91%	-14%	26%
Median Price	\$184,000	\$219,900	\$259,000	\$269,900	\$292,450	\$315,000	\$318,000	\$300,000	\$295,000	\$275,000	49%	-13%	-7%
% change (price)	27%	20%	18%	4%	8%	8%	1%	-6%	-2%	-7%			
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Single Family Home	270	243	263	250	297	263	292	240	223	204	-24%	-22%	-9%
Median Price	\$260,000	\$295,000	\$340,000	\$359,000	\$390,000	\$395,000	\$390,000	\$386,000	\$357,000	\$340,000	31%	-14%	-5%
% change (price)	16%	13%	15%	6%	9%	1%	-1%	-1%	-8%	-5%			
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Multi-Family Homes	119	99	114	145	162	164	114	88	102	94	-21%	-43%	-8%
Median Price	\$320,000	\$380,000	\$430,000	\$459,900	\$504,950	\$540,000	\$505,000	\$461,350	\$385,000	\$382,000	19%	-29%	-1%
% change (price)	18%	19%	13%	7%	10%	7%	-6%	-9%	-17%	-1%			

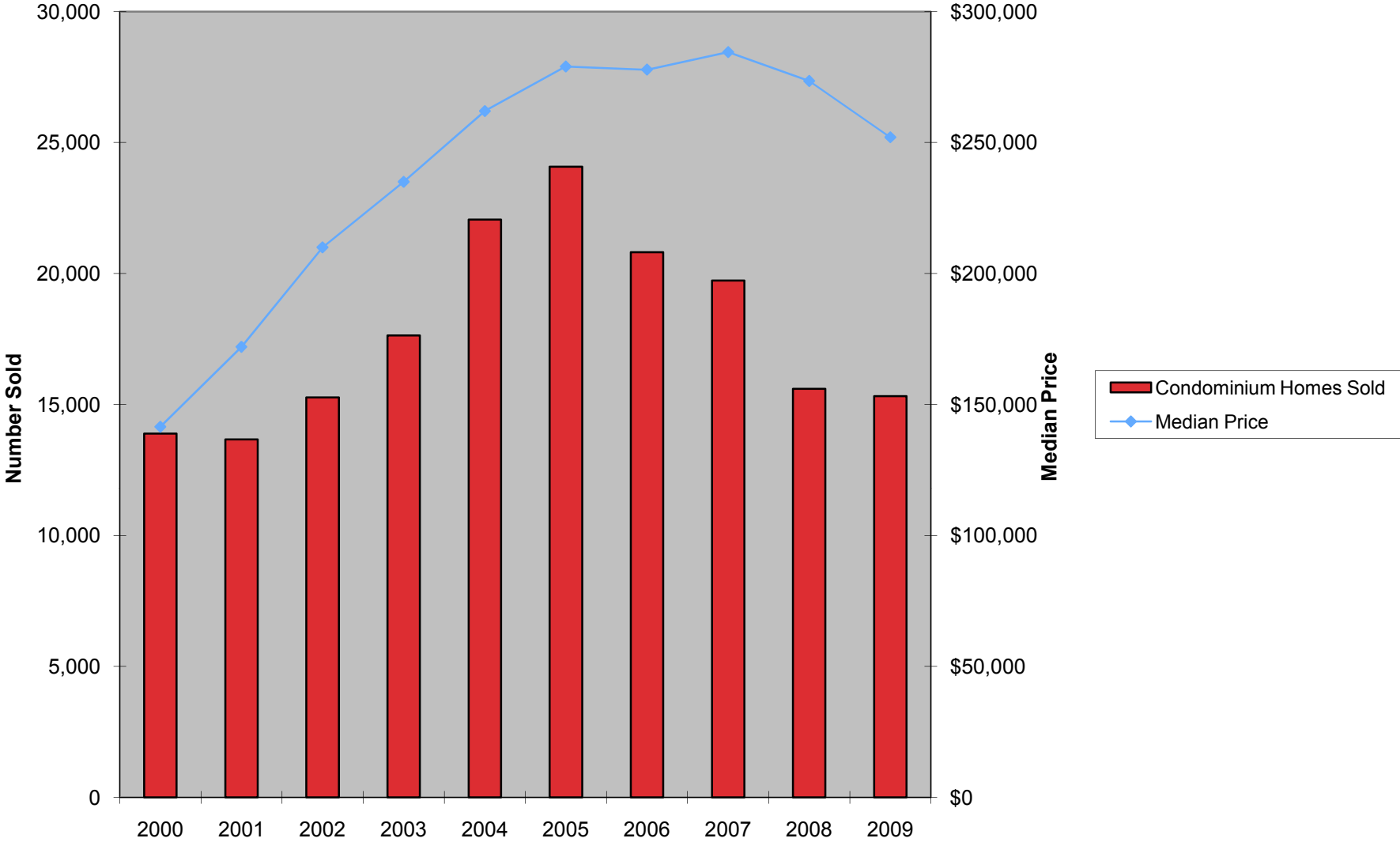
Massachusetts Total Sold Market Statistics

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Condominium Home	13885	13662	15271	17640	22059	24080	20809	19735	15594	15314	10%	-36%	-2%
Median Price	\$141,500	\$172,000	\$210,000	\$235,000	\$262,000	\$279,000	\$277,800	\$284,500	\$273,500	\$252,000	78%	-10%	-8%
% change (price)	13%	22%	22%	12%	11%	6%	0%	2%	-4%	-8%			
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Single Family Home	42964	41785	42792	44895	49316	47358	40907	39655	34525	36279	-16%	-23%	5%
Median Price	\$229,000	\$252,000	\$290,000	\$317,000	\$346,500	\$362,000	\$350,000	\$345,000	\$310,000	\$289,000	26%	-20%	-7%
% change (price)	17%	10%	15%	9%	9%	4%	-3%	-1%	-10%	-7%			
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Multi-Family Homes	7486	7191	7514	8136	9832	9980	7060	4988	6348	6641	-11%	-33%	5%
Median Price	\$180,000	\$219,900	\$269,000	\$320,000	\$359,000	\$385,000	\$368,000	\$326,450	\$215,000	\$191,000	6%	-50%	-11%
% change (price)	13%	22%	22%	19%	12%	7%	-4%	-11%	-34%	-11%			

Massachusetts Residential Housing Market, 2009



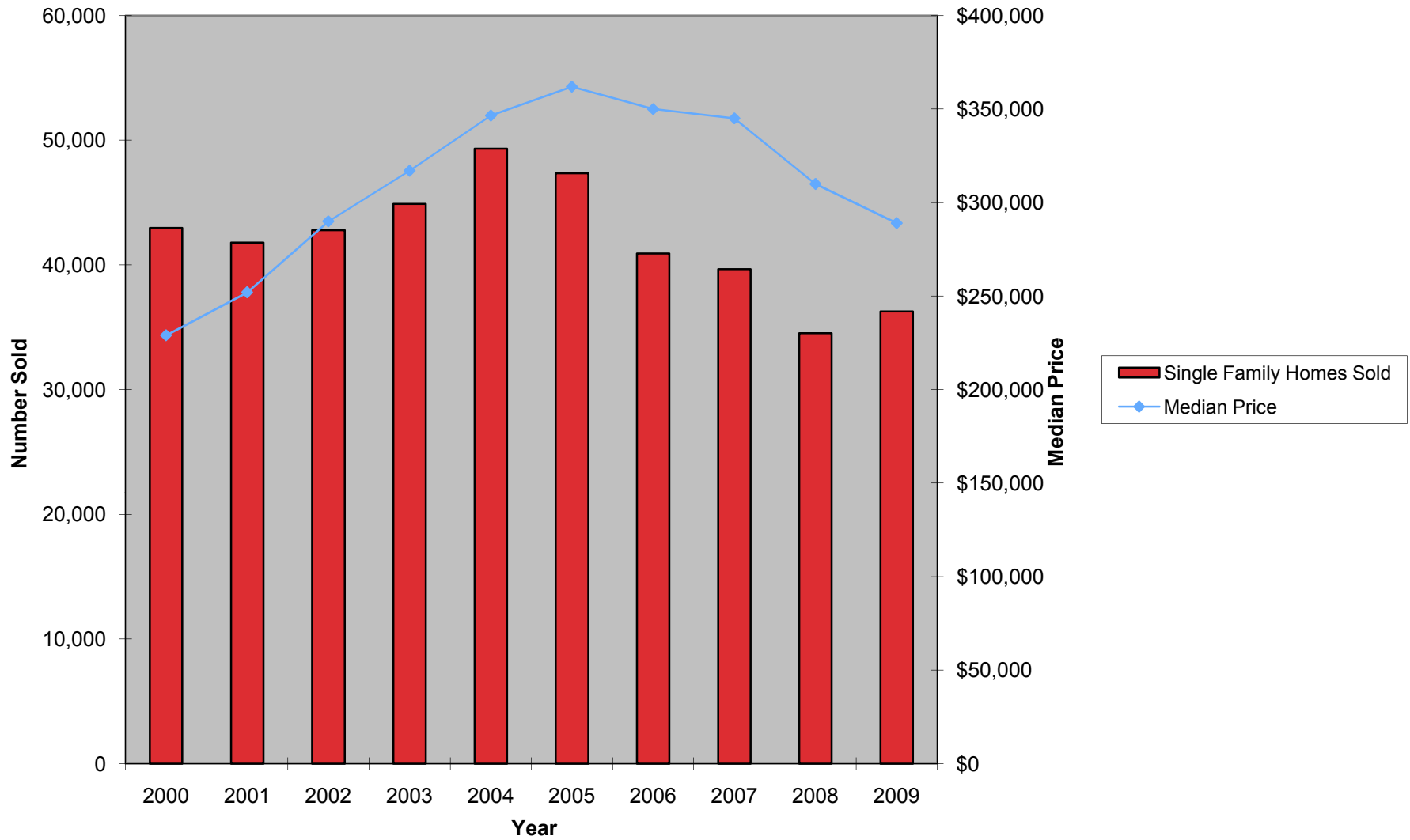
Massachusetts Condominium Market, 10 Years (2000 - 2009)



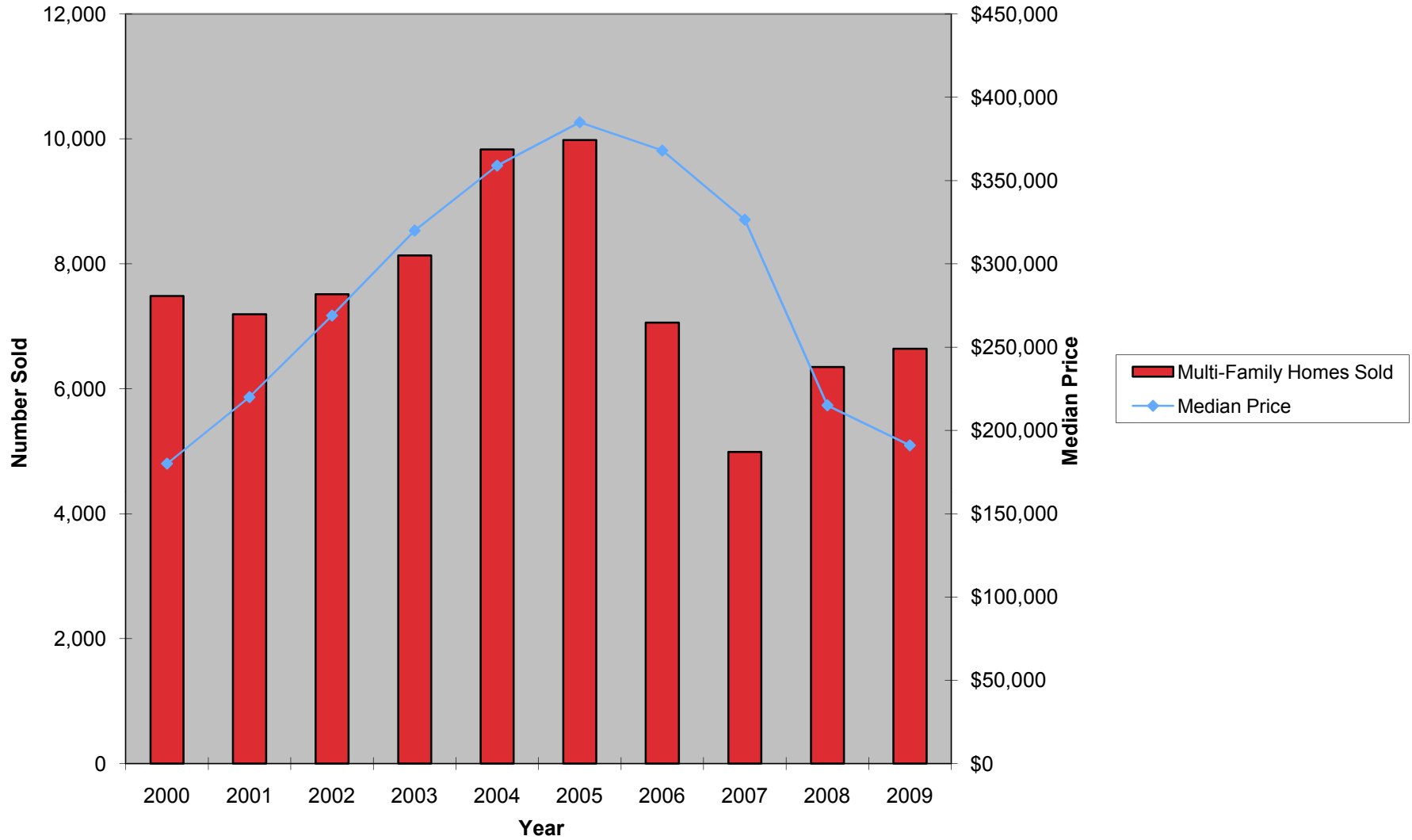
source: MLSPin

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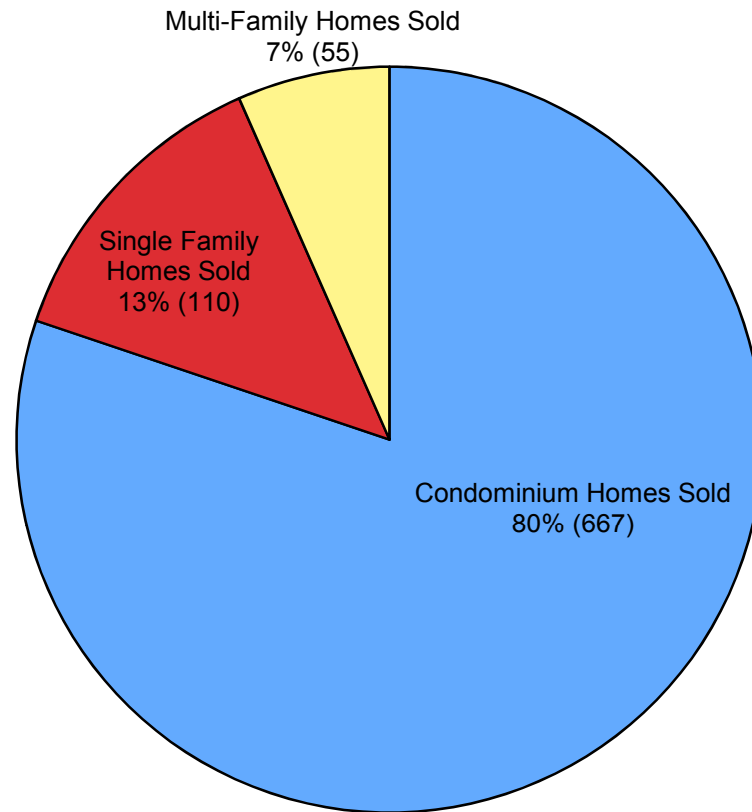
Massachusetts Single Family Market, 10 Years (2000 - 2009)



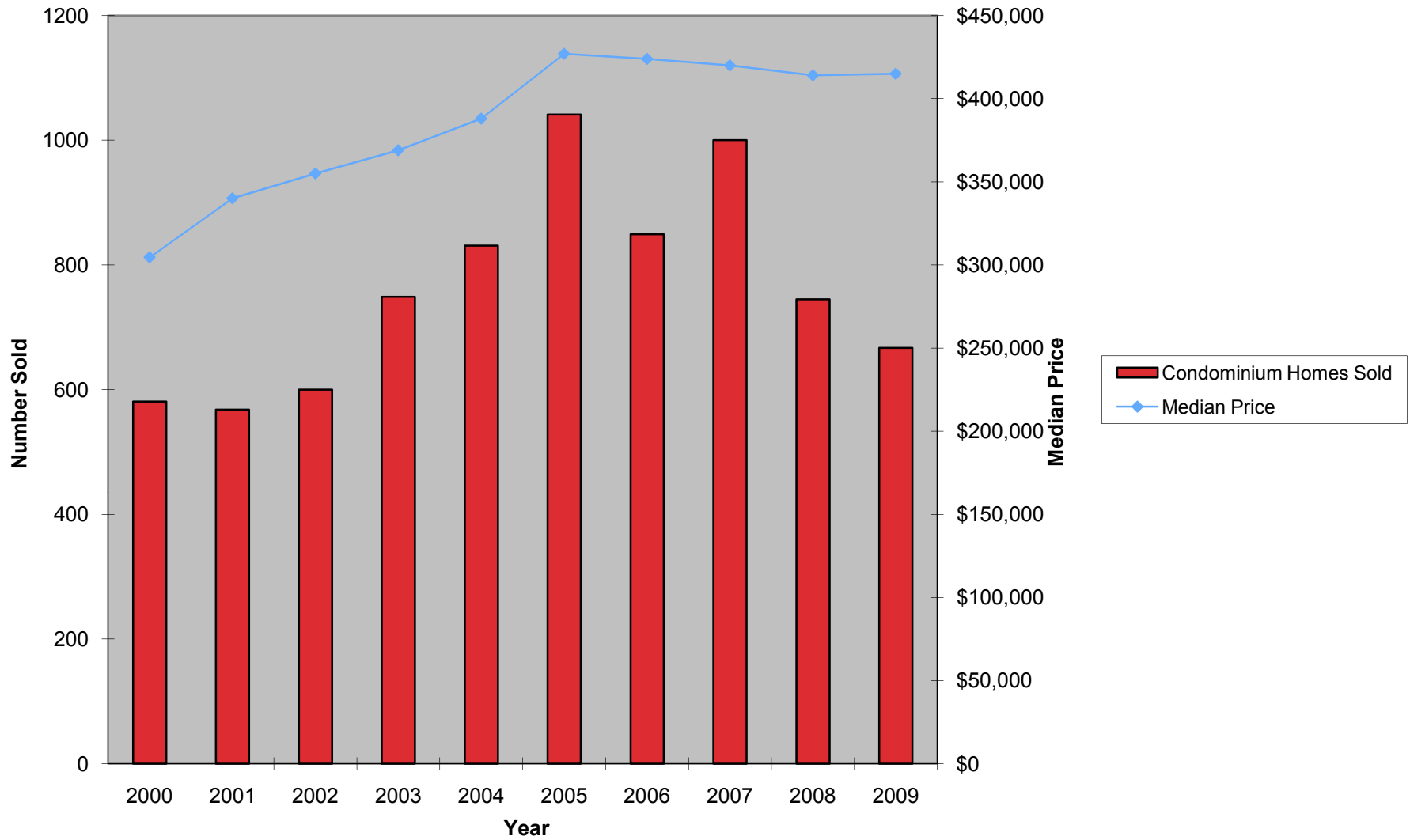
Massachusetts Multi-Family Market, 10 Year (2000 - 2009)



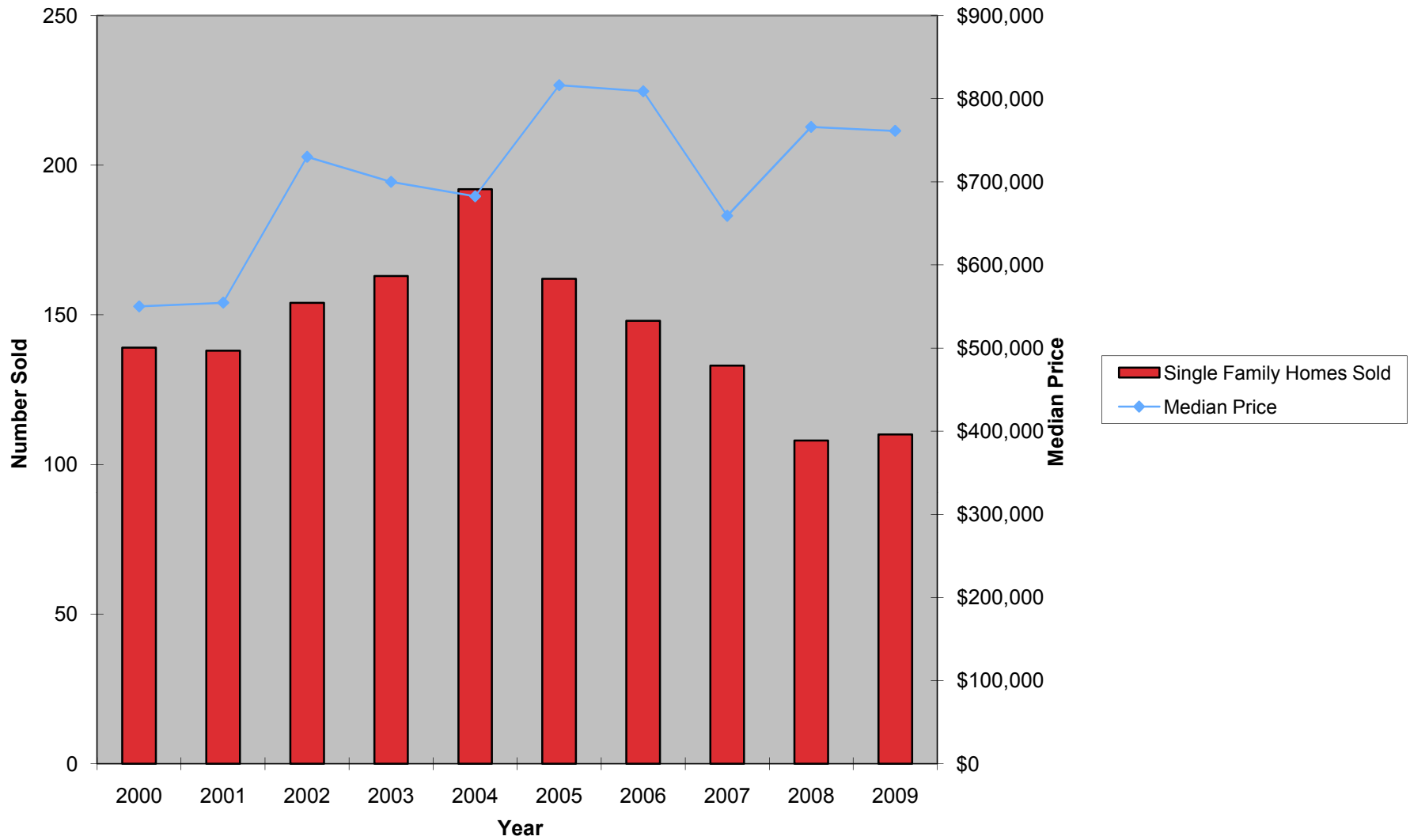
Cambridge Residential Market, 2009



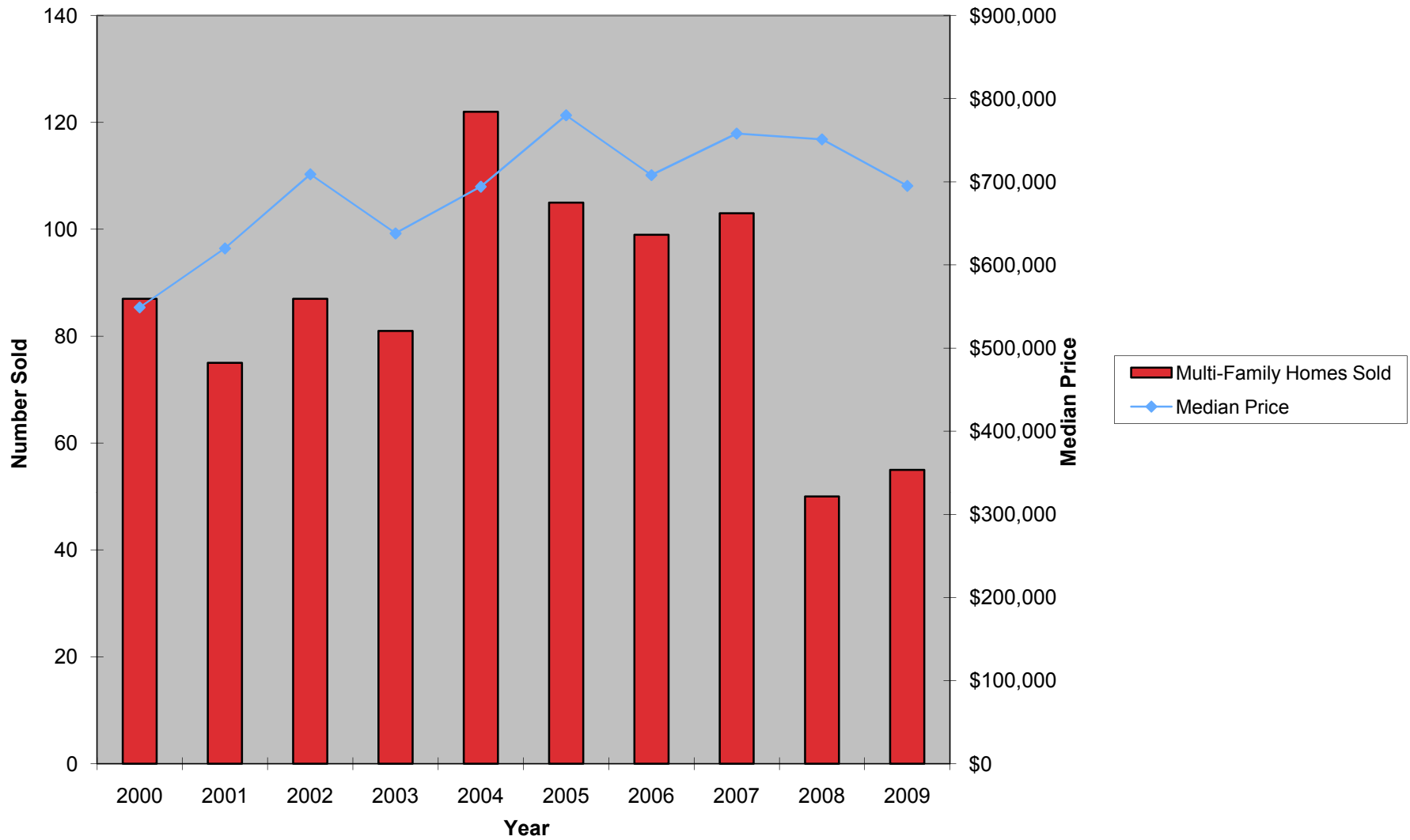
Cambridge Condominium Market 10 Years (2000 - 2009)



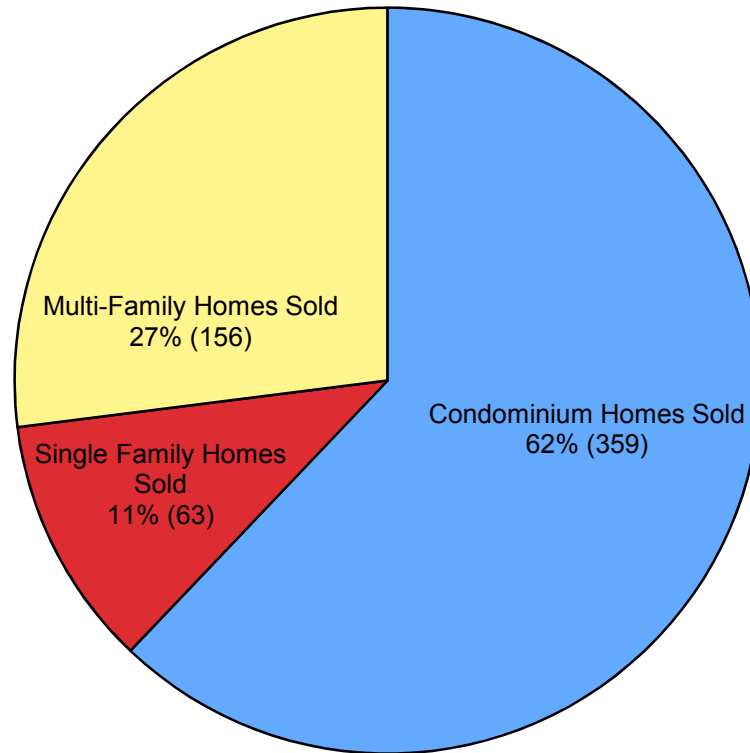
Cambridge Single Family Market 10 Years (2000 - 2009)



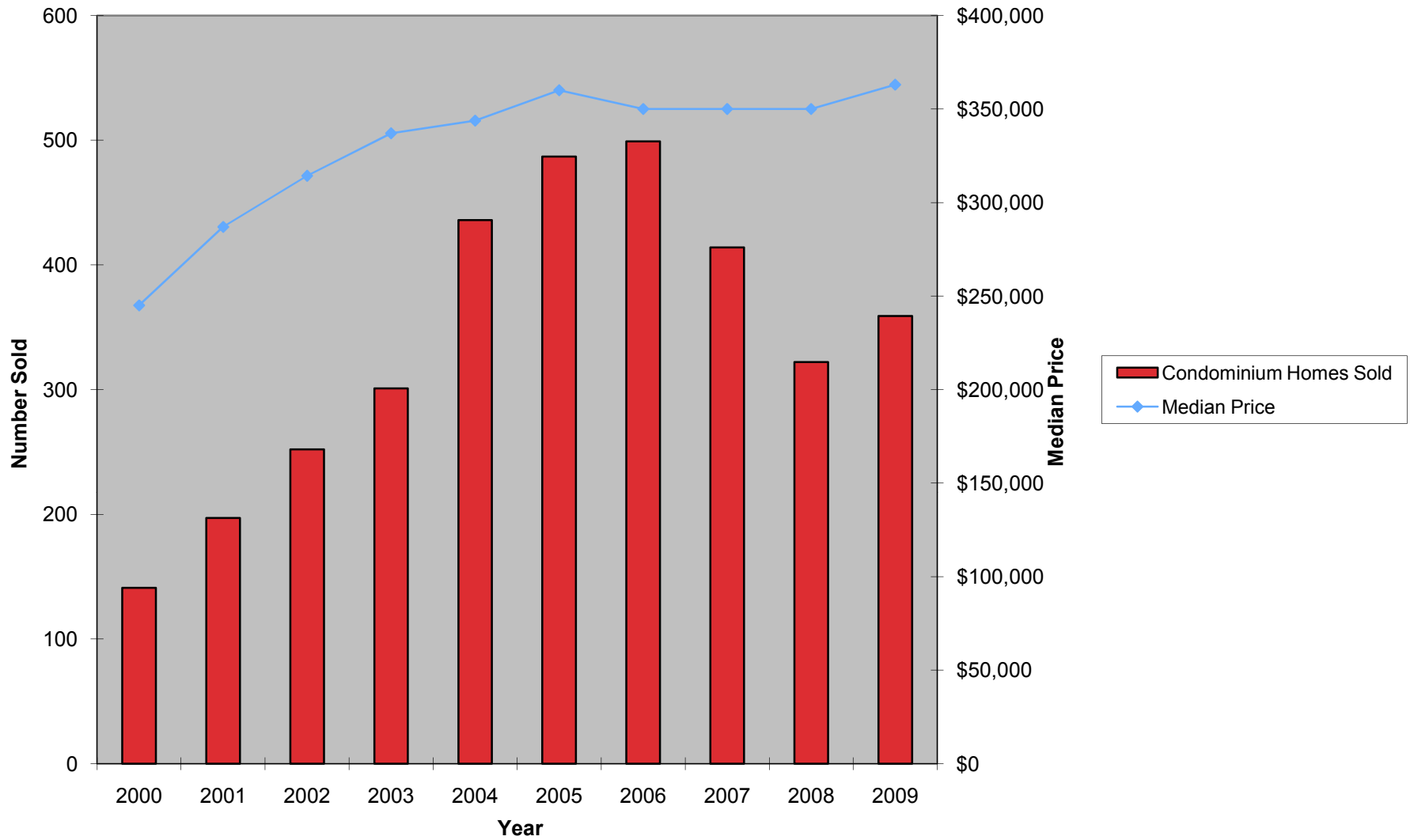
Cambridge Multi-Family Market, 10 Years (2000 - 2009)



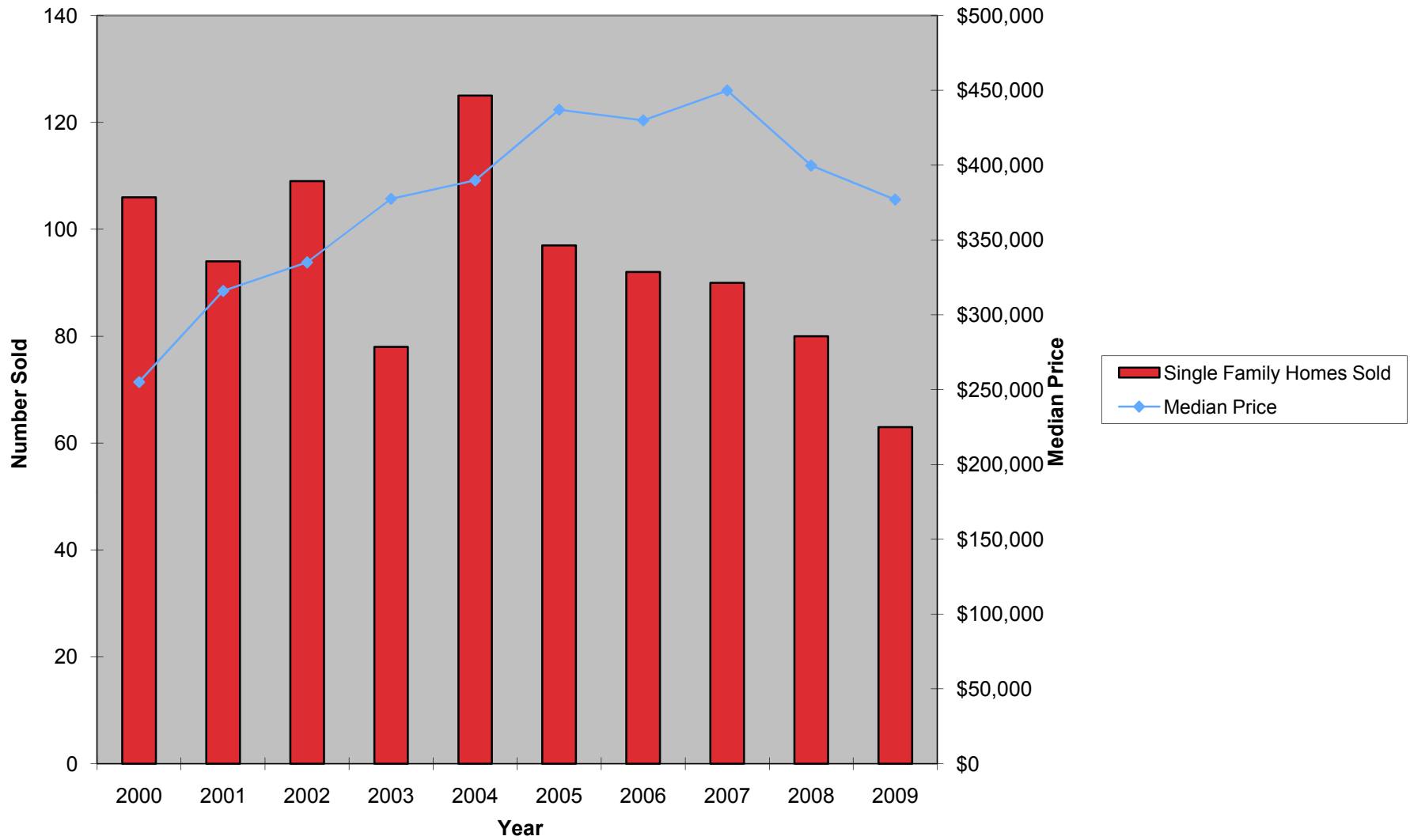
Somerville Residential Market, 2009



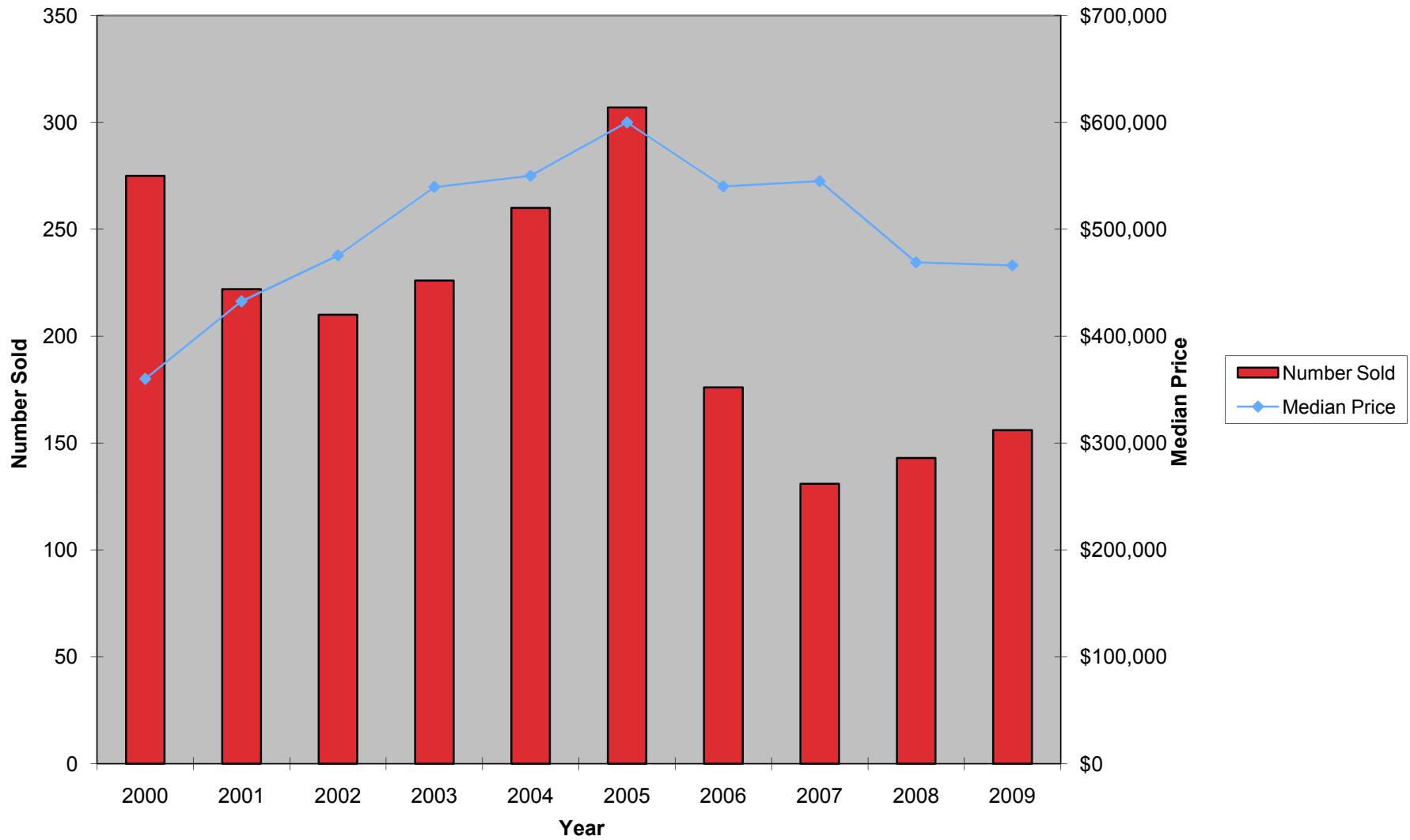
Somerville Condominium Market 10 Year (2000 - 2009)



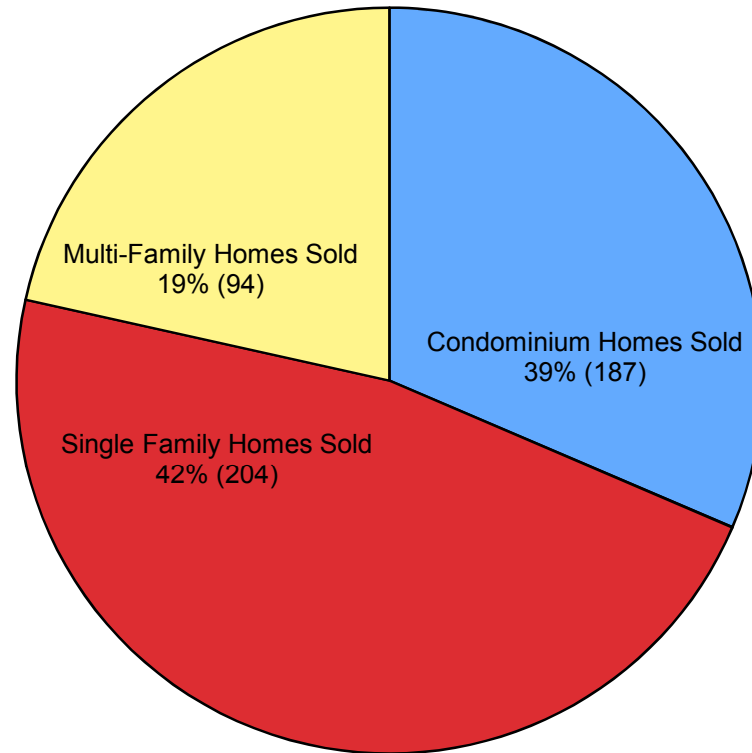
Somerville Single Family Market 10 Year (2000 - 2009)



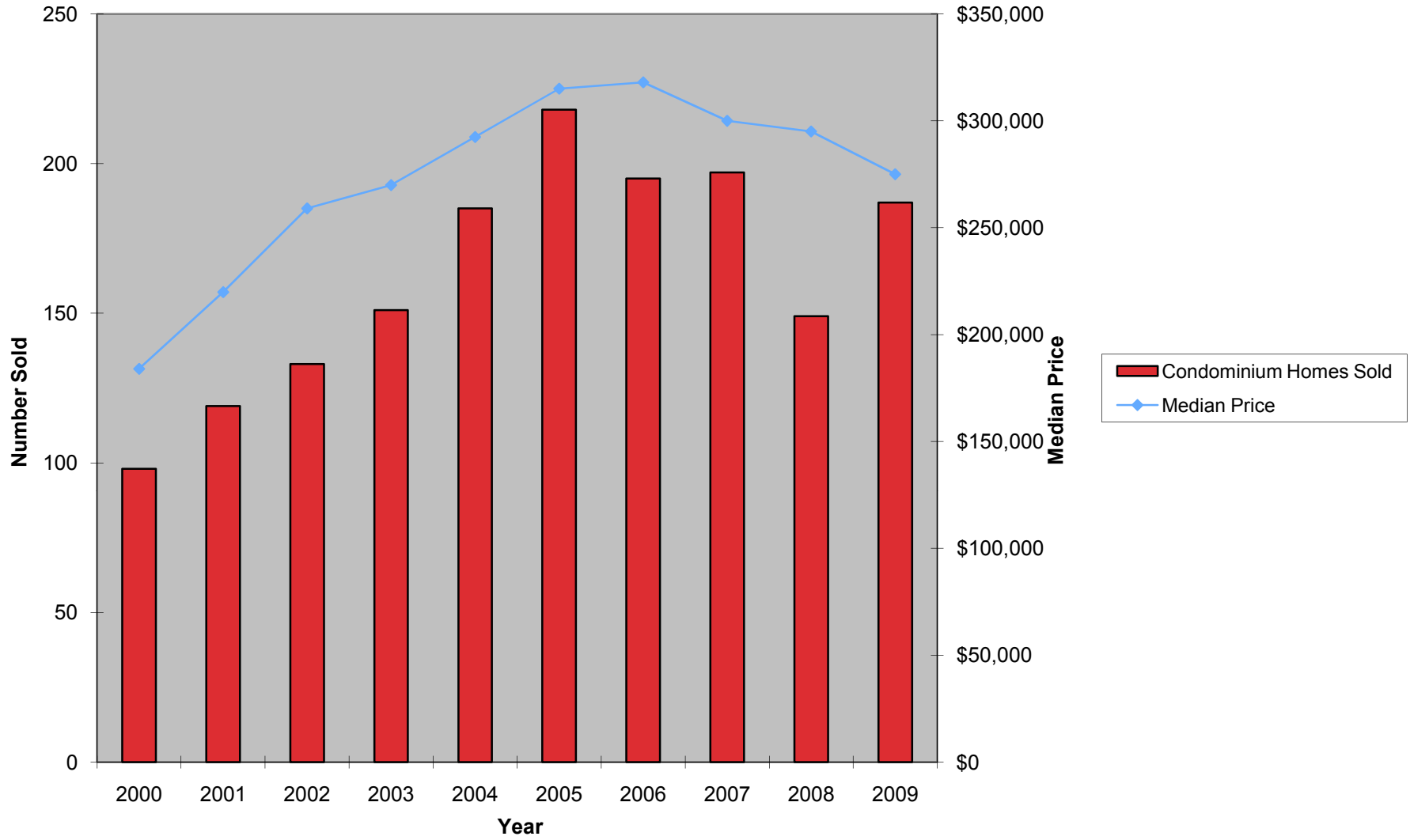
Somerville Multi-Family Market 10 Year (2000 - 2009)



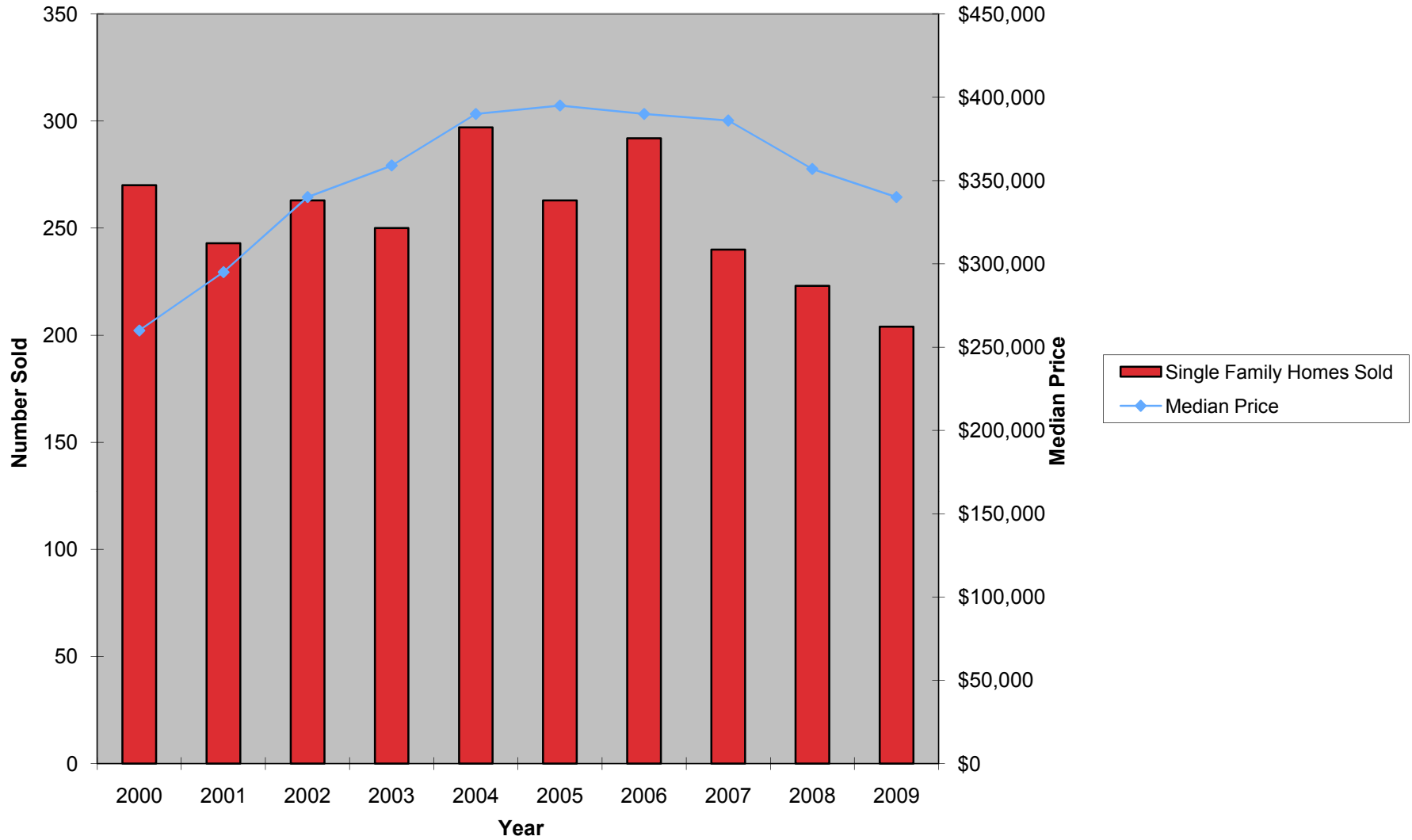
Medford Residential Market, 2009



Medford Condominium Market, 10 Years (2000 - 2009)



Medford Single Family Market, 10 Years (2000 - 2009)



Medford Multi-Family Market 10 Years (2000 - 2009)

