

Community Comparison -- Cambridge and Surrounding Areas

2010 Median Home Prices and Number of Sales for Selected Communities within Route 128 and price change since 2005

	Condominiums Median Sale Price 2005	Condominium Median Sale Price 2010	6-Year Change (from 2005)	1-Year Change (from 2009)	#CC 2010	Single Family Median Sale Price 2005	Single Family Median Sale Price 2010	6-Year Change (from 2005)	1-Year Change (from 2009)	#SF 2010	Two Family Median Sale Price 2005	Two Family Median Sale Price 2010	6-Year Change (from 2005)	1-Year Change (from 2009)	#2F 2010	DC*
Cambridge	\$427,000	\$425,000	0%	2%	633	\$816,250	\$860,750	5%	13%	128	\$685,000	\$705,000	3%	14%	37	0
Somerville	\$360,000	\$359,000	0%	-1%	373	\$437,000	\$402,500	-8%	7%	78	\$564,000	\$500,000	-11%	9%	101	1
Arlington	\$408,000	\$375,000	-8%	10%	201	\$503,000	\$500,000	-1%	2%	277	\$620,750	\$558,266	-10%	1%	34	1
Belmont	\$397,750	\$377,500	-5%	3%	49	\$709,500	\$703,000	-1%	8%	144	\$625,000	\$585,000	-6%	8%	32	1
Watertown	\$380,000	\$321,000	-16%	0%	179	\$488,250	\$471,000	-4%	13%	71	\$602,750	\$482,000	-20%	10%	37	1
Charlestown	\$505,000	\$415,000	-18%	3%	225	\$675,000	\$702,500	4%	24%	64	\$596,000	\$589,450	-1%	11%	6	1
Medford	\$315,000	\$291,250	-8%	6%	152	\$395,000	\$350,000	-11%	3%	211	\$535,000	\$400,000	-25%	7%	81	2
Lexington	\$455,000	\$517,000	14%	10%	60	\$725,000	\$745,000	3%	15%	331	\$580,000	\$575,000	-1%	-2%	7	2
East Boston	\$228,500	\$215,000	-6%	-6%	61	\$330,000	\$246,500	-25%	33%	22	\$442,500	\$232,750	-47%	8%	26	2
Back Bay	\$621,000	\$827,500	33%	22%	448	\$2,725,000	*	*	*	*	*	*	*	*	*	2
Beacon Hill	\$459,100	\$574,250	25%	6%	136	\$1,980,000	\$2,400,000	21%	-4%	25	*	*	*	*	*	2
Brookline	\$485,000	\$468,000	-4%	3%	493	\$1,120,000	\$1,156,750	3%	-6%	136	\$1,035,000	\$1,125,000	9%	44%	13	2
Waltham	\$340,000	\$316,000	-7%	1%	207	\$435,000	\$390,000	-10%	-1%	265	\$500,000	\$397,900	-20%	3%	29	2
Melrose	\$269,900	\$234,750	-13%	-2%	52	\$411,000	\$406,650	-1%	5%	198	\$530,000	\$388,000	-27%	6%	23	2
Allston/Brighton	\$280,000	\$251,000	-10%	-5%	338	\$486,500	\$412,000	-15%	-4%	36	\$615,000	\$540,000	-12%	-4%	46	2
Malden	\$263,000	\$174,500	-34%	-7%	100	\$360,000	\$267,000	-26%	2%	158	\$483,000	\$320,000	-34%	5%	105	3
Everett	\$219,900	\$190,000	-14%	70%	54	\$350,000	\$232,895	-33%	6%	79	\$490,000	\$475,000	-3%	76%	80	3
South End	\$500,000	\$547,500	10%	0%	502	\$1,235,000	\$1,645,000	33%	22%	28	\$1,205,500	\$1,525,000	27%	-8%	8	3
Roxbury	\$263,000	\$150,000	-43%	33%	43	\$345,000	\$180,450	-48%	33%	18	\$445,000	\$203,000	-54%	12%	17	3
Dorchester	\$279,000	\$180,000	-35%	14%	339	\$360,000	\$280,000	-22%	-2%	103	\$475,000	\$273,000	-43%	10%	117	3
Roslindale	\$298,500	\$270,000	-10%	2%	101	\$381,000	\$323,250	-15%	-2%	102	\$515,000	\$360,000	-30%	13%	27	3
South Boston	\$415,000	\$364,250	-12%	6%	485	\$430,000	\$445,750	4%	25%	46	\$560,000	\$420,000	-25%	1%	17	3
Newton	\$480,000	\$403,250	-16%	-5%	262	\$806,000	\$744,150	-8%	5%	518	\$690,000	\$552,500	-20%	-4%	58	3
Winchester	\$439,000	\$382,000	-13%	-2%	56	\$739,500	\$697,230	-6%	-2%	204	\$605,000	\$617,500	2%	13%	12	3
Jamaica Plain	\$320,000	\$321,500	0%	1%	325	\$505,000	\$520,000	3%	-4%	60	\$599,000	\$540,000	-10%	5%	13	3

* Not applicable: fewer than four properties sold in a given year

DC - "Distance from Cambridge" 1 = borders Cambridge; 2 = separated by 1 town; 3 = separate by 2 towns

Source: MLSPIN