

Overview of homes sold in Cambridge, MA

First Half of 2015 (January-June)

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	Condos	Single-family	Total
# Sold	235	47	282
Average price	\$702,040	\$1,474,351	\$830,759

Avi Kaufman ♦ (508) 335-1644 ♦ avi@avirealestate.com ♦ www.AviRealEstate.com



235 Condos sold

Summary for all 235 condos sold

All condos	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
Median	\$579,900	\$615,000	4.3%	7.0	\$310.00	1920	1.0
Average	\$667,759	\$702,040	5.9%	19.1	\$394.67	1936	0.6
Std. Deviation	\$346,194	\$348,815	8.3%	38.0	\$328.33	48	0.7

Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
1-bedroom	63	\$439,000	\$463,000	2.6%	7.0	\$360.72	1965	0
2-bedrooms	112	\$577,000	\$615,000	5.1%	6.0	\$309.41	1920	1
3-bedrooms	53	\$869,000	\$900,000	3.7%	7.0	\$275.00	1907	1

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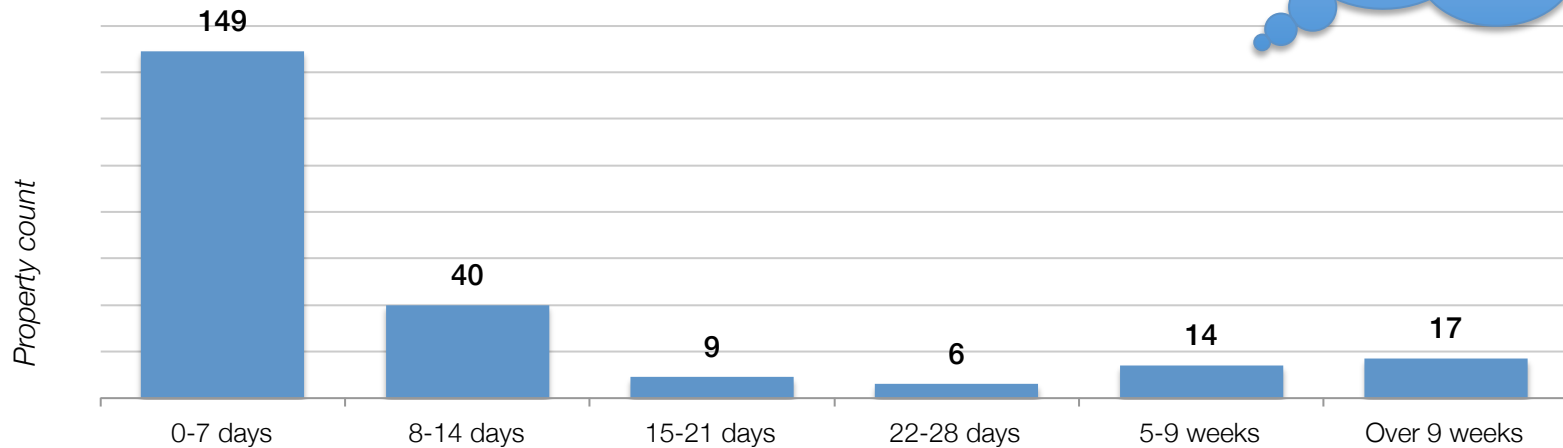


235 Condos sold

Days to Offer

How long did listings last until an offer was accepted?

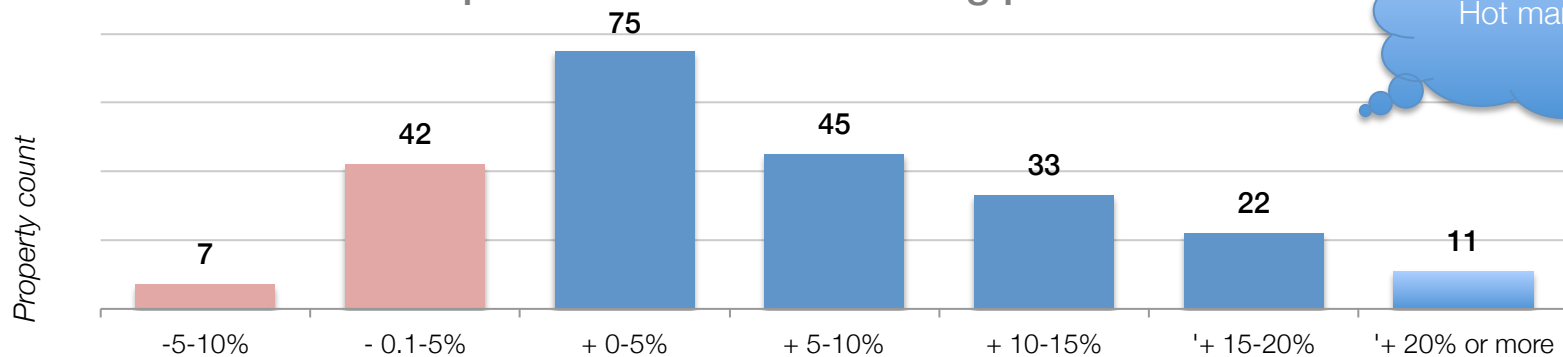
80% had offers within two weeks = bidding wars



Sold price vs. List price

How much did the sale price differ from the asking price?

Hot market!!!



Sale price / List price (as percent)

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47 Single Family Houses sold

Summary for all 47 houses sold

All houses	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
Median	\$1,250,000	\$1,402,000	3.8%	7.0	1886	1.0
Average	\$1,382,168	\$1,474,351	7.8%	21.6	1896	1.6
Std. Deviation	\$795,796	\$789,012	12.2%	42.6	42	1.4

Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
3-bedrooms	13	\$798,000	\$795,000	2.9%	7.0	1886	1
4-bedrooms	20	\$1,399,500	\$1,542,500	5.5%	6.0	1890.5	2
5+ bedrooms	9	\$2,385,000	\$2,428,000	7.1%	7.0	1897	2

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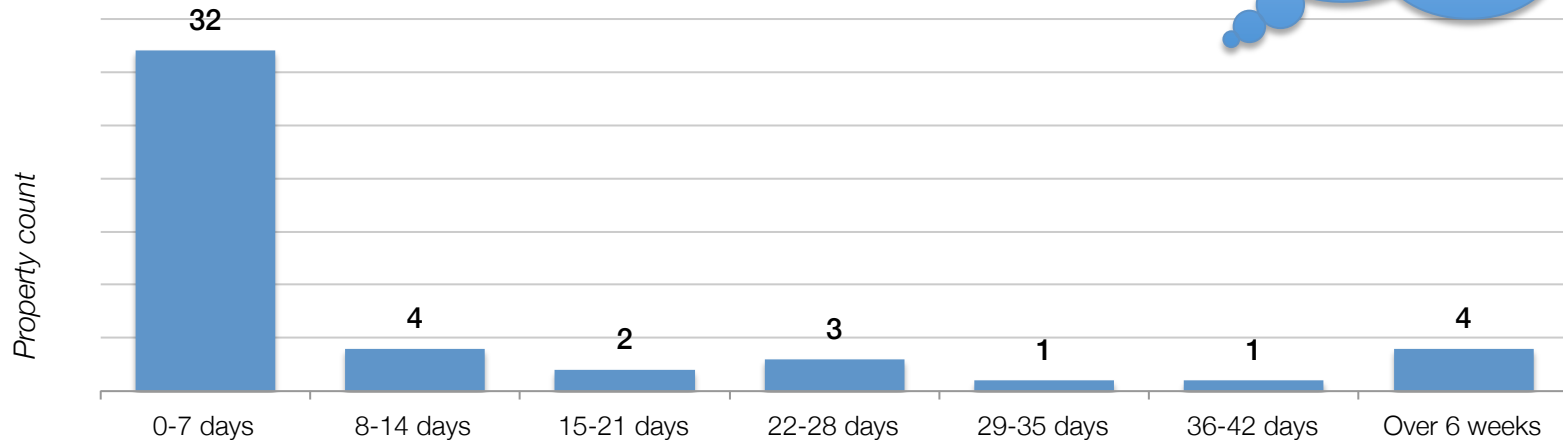


Single-family houses

Days to Offer

How long did listings last until an offer was accepted?

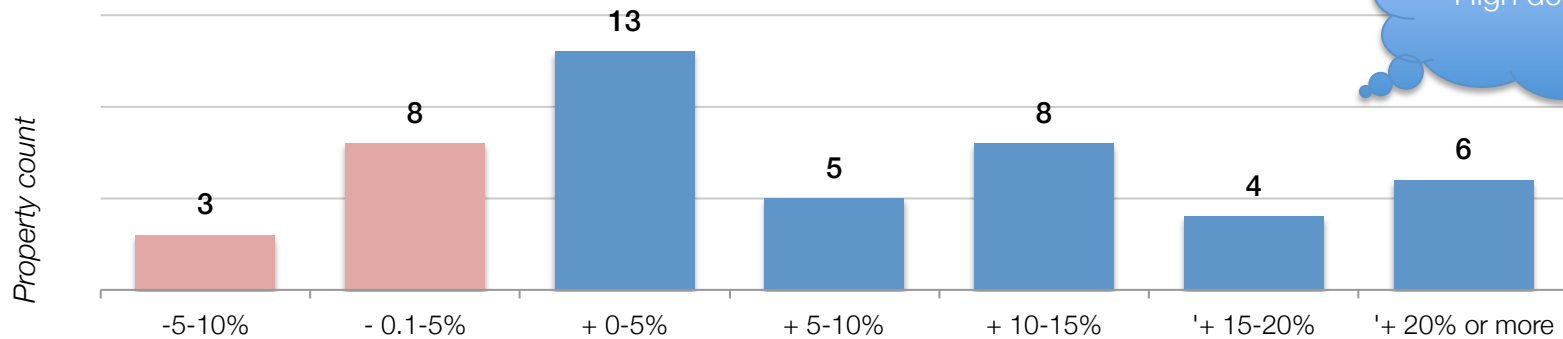
77% had offers within two weeks = bidding wars



Sold price vs. List price

How much did the sale price differ from the asking price?

High demand



Sale price / List price

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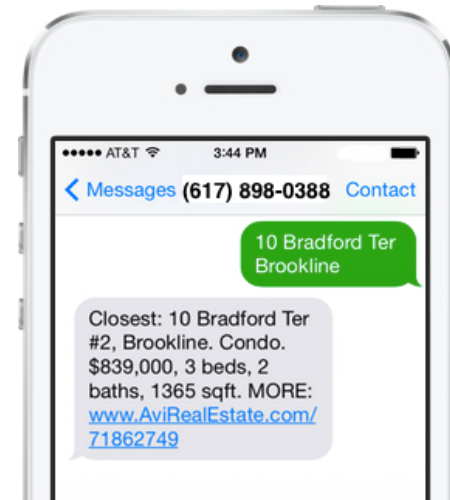
Are you interested in buying or selling a home in the next two years? I may be able to help you. Let's talk, no pressure. (508) 335-1644

About Avi

I started as a real estate agent in 2004. Most of my business came from referrals due to the high level of service I provide. In 2007 I took a break of a few years, during which time I earned my MBA from MIT Sloan, served in the US Army, including a tour in Iraq, and worked as a marketing leader at General Electric. In 2015, I re-entered the real estate business with the goal of developing an innovative, client-focused, data-driven practice. My inspiration is my grandfather who founded and led what was at the time one of the most innovative brokerages, Isgood Realty, in Berkshire County.

Property info by text msg

Have you ever walked by a real estate sign and wondered what they're asking for the property? Text the address to **(617) 898-0388**. Within seconds you'll receive an automated reply with the basic details. (Add the number to your phonebook now so that you'll have it next time you pass a real estate sign.) I coded this myself, so let me know what you think!



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