



PRIVATE  
BROKERAGE

ROBERT PAUL PROPERTIES

THE SOMERVILLE MARKET  
2016 YEAR END SALES REPORT



Somerville Single Family Residences

PRICE BANDS	HOMES SOLD						HOMES UNDER AGREEMENT	HOMES LISTED
	2011 YTD	2012 YTD	2013 YTD	2014 YTD	2015 YTD	2016 YTD	AS OF 01/03/2017	CURRENT INVENTORY AS OF 01/03/2017
\$50K - \$499K	36	51	29	30	11	14	0	0
\$500K - \$749K	20	30	48	34	36	32	2	3
\$750K - \$999K	10	7	6	11	25	17	3	1
\$1M - \$1.9M	0	4	5	10	12	23	0	2
\$2M - \$2.9M	0	0	0	0	0	0	0	0
<b>GRAND TOTALS</b>	<b>66</b>	<b>92</b>	<b>88</b>	<b>85</b>	<b>84</b>	<b>86</b>	<b>5</b>	<b>6</b>
<b>MEDIAN PRICE</b>	<b>\$486,500</b>	<b>\$466,500</b>	<b>\$549,350</b>	<b>\$562,000</b>	<b>\$725,000</b>	<b>\$718,500</b>		
<b>HIGHEST SALE YTD</b>	<b>\$965,000</b>	<b>\$1.30M</b>	<b>\$1.15M</b>	<b>\$1.34M</b>	<b>\$1.73M</b>	<b>\$1.75M</b>		

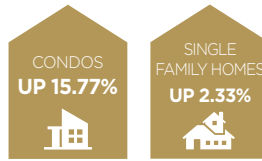


Somerville Multi Family Units

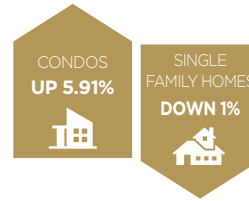
PRICE BANDS	HOMES SOLD						HOMES UNDER AGREEMENT	HOMES LISTED
	2011 YTD	2012 YTD	2013 YTD	2014 YTD	2015 YTD	2016 YTD	AS OF 01/03/2017	CURRENT INVENTORY AS OF 01/03/2017
\$50K - \$499K	78	59	21	7	2	0	0	0
\$500K - \$999K	83	97	115	114	99	107	13	2
\$1M - \$1.9M	1	5	12	29	49	56	12	3
\$2M+	1	0	1	0	1	2	0	2
<b>GRAND TOTALS</b>	<b>163</b>	<b>161</b>	<b>149</b>	<b>150</b>	<b>151</b>	<b>165</b>	<b>25</b>	<b>7</b>
<b>MEDIAN PRICE</b>	<b>\$508,000</b>	<b>\$549,000</b>	<b>\$680,000</b>	<b>\$780,000</b>	<b>\$859,000</b>	<b>\$900,000</b>		
<b>HIGHEST SALE YTD</b>	<b>\$2.10M</b>	<b>\$1.40M</b>	<b>\$2.10M</b>	<b>\$1.59M</b>	<b>\$2.23M</b>	<b>\$2.46M</b>		

THE SOMERVILLE MARKET  
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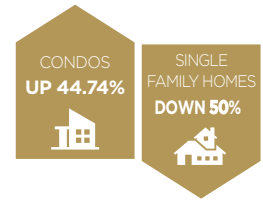
CLOSED SALES  
 YEAR OVER YEAR



MEDIAN PRICE  
 YEAR OVER YEAR



HOMES LISTED EOY  
 YEAR OVER YEAR



 Somerville Condominiums

PRICE BANDS	HOMES SOLD						HOMES UNDER AGREEMENT	HOMES LISTED
	2011 YTD	2012 YTD	2013 YTD	2014 YTD	2015 YTD	2016 YTD	AS OF 01/03/2017	CURRENT INVENTORY AS OF 01/03/2017
\$50K - \$249K	61	48	26	19	8	3	1	0
\$250K - \$499K	228	336	294	229	136	130	8	3
\$500K - \$749K	52	63	130	186	189	239	29	22
\$750K - \$999K	9	13	22	31	52	76	10	6
\$1M - \$1.9M	2	1	3	9	21	34	8	7
\$2M - \$2.9M	0	0	0	0	0	0	0	0
<b>GRAND TOTALS</b>	<b>352</b>	<b>461</b>	<b>475</b>	<b>474</b>	<b>406</b>	<b>482</b>	<b>56</b>	<b>38</b>
<b>MEDIAN PRICE</b>	<b>\$365,500</b>	<b>\$385,000</b>	<b>\$419,900</b>	<b>\$490,000</b>	<b>\$561,000</b>	<b>\$596,250</b>		
<b>HIGHEST SALE YTD</b>	<b>\$1.18M</b>	<b>\$1.20M</b>	<b>\$1.13M</b>	<b>\$1.40M</b>	<b>\$1.50M</b>	<b>\$1.75M</b>		

ARLINGTON



2015 Median Price: \$585,000  
 2016 Median Price: \$637,500  
 2015 Homes Sold: 605  
 2016 Homes Sold: 600  
 2016 Highest Sale Price: \$1,635,500

SOMERVILLE



2015 Median Price: \$628,000  
 2016 Median Price: \$660,500  
 2015 Homes Sold: 641  
 2016 Homes Sold: 733  
 2016 Highest Sale Price: \$2,460,000

BELMONT



2015 Median Price: \$815,000  
 2016 Median Price: \$835,000  
 2015 Homes Sold: 273  
 2016 Homes Sold: 241  
 2016 Highest Sale Price: \$3,250,000

MEDFORD



2015 Median Price: \$450,000  
 2016 Median Price: \$510,000  
 2015 Homes Sold: 587  
 2016 Homes Sold: 614  
 2016 Highest Sale Price: \$1,300,000

CAMBRIDGE



2015 Median Price: \$695,000  
 2016 Median Price: \$756,844  
 2015 Homes Sold: 783  
 2016 Homes Sold: 858  
 2016 Highest Sale Price: \$7,100,000

WATERTOWN



2015 Median Price: \$475,000  
 2016 Median Price: \$545,000  
 2015 Homes Sold: 360  
 2016 Homes Sold: 400  
 2016 Highest Sale Price: \$1,615,000