

Community Comparison -- Cambridge and Surrounding Areas

2011 Median Home Prices and Number of Sales for Selected Communities within Route 128 and price change since 2005 peak

Data Source: MLSPIN

Ordered by single family median price

CITY	Condo Median Sale Price 2005	Condo Median Sale Price 2011	7-Year Change (2005 - 2011)	1-Year Change (2010 - 2011)	#CC 2011	Single Family Median Sale Price 2005	Single Family Median Sale Price	7-Year Change (2005 - 2011)	1-Year Change (2010 - 2011)	#SF 2011	Two Family Median Sale Price 2005	Two Family Median Sale Price 2011	7-Year Change (2005 - 2011)	1-Year Change (2010 - 2011)	#2F 2011	DC*
CITY																
East Boston	\$228,500	\$230,000	1%	7%	56	\$330,000	\$192,500	-42%	-22%	26	\$442,500	\$255,000	-42%	10%	19	2
Roxbury	\$263,000	\$177,450	-33%	18%	20	\$345,000	\$239,000	-31%	32%	11	\$445,000	\$260,000	-42%	28%	10	3
Dorchester	\$279,000	\$220,000	-21%	22%	215	\$360,000	\$277,000	-23%	-1%	88	\$475,000	\$309,000	-35%	13%	94	3
Roslindale	\$298,500	\$264,750	-11%	-2%	88	\$381,000	\$344,000	-10%	6%	84	\$515,000	\$327,500	-36%	-9%	28	3
South Boston	\$415,000	\$374,500	-10%	3%	464	\$430,000	\$400,000	-7%	-10%	56	\$560,000	\$510,000	-9%	21%	10	3
Allston/Brighton	\$280,000	\$250,000	-11%	0%	310	\$486,500	\$402,500	-17%	-2%	30	\$615,000	\$511,000	-17%	-5%	27	2
Jamaica Plain	\$320,000	\$316,900	-1%	-1%	298	\$505,000	\$570,000	13%	10%	49	\$599,000	\$580,000	-3%	7%	16	3
Charlestown	\$505,000	\$420,000	-17%	1%	222	\$675,000	\$660,994	-2%	-6%	50	\$596,000	*	*	*	*	1
Cambridge	\$427,000	\$422,000	-1%	-1%	711	\$816,250	\$782,000	-4%	-9%	114	\$685,000	\$680,000	-1%	-4%	33	0
Brookline	\$485,000	\$490,500	1%	5%	472	\$1,120,000	\$1,205,000	8%	4%	160	\$1,035,000	\$960,000	-7%	-15%	15	2
South End	\$500,000	\$564,000	13%	3%	497	\$1,235,000	\$1,850,000	50%	12%	38	\$1,205,500	\$1,320,000	9%	-13%	5	3
Beacon Hill	\$459,100	\$520,560	13%	-9%	165	\$1,980,000	\$2,200,000	11%	-8%	31	*	*	*	*	*	2
Back Bay	\$621,000	\$769,500	24%	-7%	432	\$2,725,000	\$3,800,000	39%	*	10	*	*	*	*	*	2
UBURBAN CITY																
Everett	\$219,900	\$113,500	-48%	-40%	52	\$350,000	\$222,000	-37%	-5%	85	\$490,000	\$275,000	-44%	-42%	73	3
Malden	\$263,000	\$188,000	-29%	8%	87	\$360,000	\$275,000	-24%	3%	157	\$483,000	\$320,500	-34%	0%	84	3
Medford	\$315,000	\$289,750	-8%	-1%	142	\$395,000	\$345,000	-13%	-1%	235	\$535,000	\$400,000	-25%	0%	65	2
Waltham	\$340,000	\$292,250	-14%	-8%	172	\$435,000	\$375,000	-14%	-4%	248	\$500,000	\$412,500	-18%	4%	26	2
Watertown	\$380,000	\$327,000	-14%	2%	153	\$488,250	\$432,500	-11%	-8%	87	\$602,750	\$493,500	-18%	2%	59	1
Somerville	\$360,000	\$365,500	2%	2%	348	\$437,000	\$480,000	10%	19%	65	\$564,000	\$465,000	-18%	-7%	110	1
Newton	\$480,000	\$414,000	-14%	3%	245	\$806,000	\$760,000	-6%	2%	518	\$690,000	\$587,500	-15%	6%	45	3
SUBURB																
Taunton	\$227,000	\$127,813	-44%	-14%	82	\$310,000	\$210,000	-32%	-7%	272	\$325,000	\$150,000	-54%	-15%	45	5
Stoneham	\$249,000	\$198,000	-20%	-1%	55	\$426,000	\$360,000	-15%	-10%	131	\$465,000	*	*	*	*	3

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Melrose	\$269,900	\$239,900	-11%	2%	53	\$411,000	\$399,000	-3%	-2%	212	\$530,000	\$370,000	-30%	-5%	19	2
Bedford	\$560,000	\$491,750	-12%	6%	24	\$530,000	\$510,000	-4%	-7%	97	*	\$491,750	*	*	*	3
Arlington	\$408,000	\$349,000	-14%	-7%	211	\$503,000	\$515,000	2%	3%	263	\$620,750	\$551,000	-11%	-1%	30	1
Wayland	\$594,250	\$559,000	-6%	15%	41	\$602,000	\$560,000	-7%	-1%	123	*	*	*	*	*	4
Belmont	\$397,750	\$374,500	-6%	0%	87	\$709,500	\$697,500	-2%	-1%	148	\$625,000	\$555,000	9%	-5%	29	1
Winchester	\$439,000	\$381,750	-13%	0%	52	\$739,500	\$720,500	-3%	3%	178	\$605,000	\$522,500	9%	-15%	10	3
Concord	\$440,000	\$464,250	6%	30%	42	\$749,900	\$730,800	-3%	4%	177	*	*	*	*	*	3
Lexington	\$455,000	\$543,000	19%	5%	60	\$725,000	\$744,500	3%	0%	343	\$580,000	\$520,000	9%	-10%	6	2
Lincoln	\$438,000	\$390,000	-11%	-4%	15	\$1,200,000	\$937,500	-22%	-8%	40	*	*	*	*	*	3
Wellesley	\$643,200	\$558,750	-13%	0%	24	\$1,010,000	\$1,000,000	-1%	7%	283	*	*	*	*	*	3
Weston	\$592,300	\$600,000	1%	-36%	15	\$1,272,400	\$1,150,000	-10%	5%	107	*	*	*	*	*	4

* Not applicable: fewer than five 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