



Tamela Roche, Realtor®
Representing You. Always.

How's The Market?

By Tamela Roche, Realtor®

Comparing YTD results with '09, Total Sales Volume increased 14% in Cambridge and 12% in Somerville with Cambridge homes selling 2 days faster and Somerville homes selling 8 days faster. The Average Sale Price for homes increased 3% in Somerville and 10% in Cambridge.

Cambridge 2010 Year-To-Date:

- Average Sale Price increased 10 %
- Median Sale Price increased 6 %
- Total Volume increased 14 %

CAMBRIDGE	Jan 1 – Oct 31	Jan 1 - Oct 31
	2010	2009
Condo, Single & Multi-Family:		
Total # On Market	1399	1220
Total # Sold	723 (52%)	701 (57%)
Ave. Days on Market	78 days	80 days
Ave. Sale Price	\$ 607,708	\$ 551,125
Median Sale Price	\$ 463,000	\$ 438,000
Total Volume	\$439,372,708	\$386,338,312

CAMBRIDGE	Condominium Only:	
	Jan 1 - Oct 31	Jan 1 - Oct 31
	2010	2009
Total # On Market	1086	953
Total # Sold	570 (52%)	565 (59%)
Ave. Days on Market	81 days	79 days
Ave. Sale Price	\$ 494,752	\$ 454,811
Median Sale Price	\$ 430,000	\$ 410,500
Total Volume	\$282,008,480	\$256,968,090

Somerville 2010 Year-To-Date:

- Average Sale Price increased 3 %
- Median Sale Price No Change
- Total Volume increased 12 %

SOMERVILLE	Jan 1 - Oct 31	Jan 1 - Oct 31
	2010	2009
Condo, Single & Multi-Family:		
Total # On Market	955	852
Total # Sold	526 (55%)	482 (57%)
Ave. Days on Market	77 days	85 days
Ave. Sale Price	\$ 418,605	\$ 406,379
Median Sale Price	\$ 385,000	\$ 383,500
Total Volume	\$220,186,265	\$195,874,599

SOMERVILLE	Condominium Only:	
	Jan 1 - Oct 31	Jan 1 - Oct 31
	2010	2009
Total # On Market	598	542
Total # Sold	332 (55%)	298 (55%)
Ave. Days on Market	80 days	87 days
Ave. Sale Price	\$ 374,071	\$ 376,829
Median Sale Price	\$ 355,000	\$ 365,000
Total Volume	\$124,191,468	\$112,295,166

Source For All Statistics: MLS Pin 11/11/2010

Welcome Home!

Exclusive Listings
by Tamela Roche, Realtor®

Under Contract!



102
Monument Street #1
West Medford
Offered for \$279,000
1,0790 SF, 2 BR, 1 BA
Yard, Garage Parking, Walk to T
Ease of Condo Living...benefits of a
Single Family!

We need inventory! Ready to sell? Call me!

For More Details: www.CambridgeAgents.com

Raise The Roof!

Since January I have been working closely with Stephen Labuda & Agency 3 to re-design and re-tool my outdated and "messy" website. No small task but the new site has far surpassed my expectations; I am thrilled and the home sales results and feedback from Clients is proof! **Thank You Stephen & Agency 3!**



AGENCY 3 designs and develops custom websites and web applications to best articulate your brand with cutting-edge web marketing tools for small to mid-size businesses from Main Street to Wall Street.

If you are seeking a new web design, a secure and reliable web host or how to utilize proven Internet marketing strategies; AGENCY 3 has the expertise to maximize exposure and increase profitability for your business.

Contact Agency 3 at 1-866-932-2923 for details.

HOME FACTS

- 51** Total # SF Properties **SOLD** past 12 months
For **\$1m+** in **Cambridge**
- 25** Total # Condominiums **SOLD** past 12 months
For **\$1m+** in **Cambridge**
- 1** Total # SF & Condo's **SOLD** past 12 months
For **\$1m+** in **Somerville**
Preview: www.16SaintJamesAve.com
Source: MLS Pin 11/11/2010



Order Deadline Saturday, Nov. 20th

We need your help! We raised \$15,895.00 in 2009 for Community Servings "Pie In The Sky" and we want to do it again! Visit: www.PieItForward.com to order your pie today!

Since 1990, **Community Servings** is Greater Boston's free, home-delivered meals program for the acutely ill, their families and their caregivers throughout 200 square miles of eastern Massachusetts battling 35 types of illnesses including HIV/AIDS, Cancer, Lupus, MS, Diabetes. Community Servings founding goals are to help clients maintain their health and dignity, provide nutritionally and culturally appropriate meals, preserve the integrity of their family, **and send the message that someone cares.**

Pie The Numbers

→ 92¢

35 nutritious & culturally appropriate meals

92 cents of every \$1 raised goes directly to the program

3,340 meals delivered weekly

377,000 meals delivered yearly

We've teamed up to ... Pie It Forward!



Tamela Roche

Mike Bavuso

Brooke Kavoogian

Karen Coleman

Brian Jurgens

Joseph Aceto

Patrick Dwyer

Janet Picinich

Kathy Wentworth

Andrew Sheehan

\$25 One delicious pie...

DELIVERS:

5 Five days of healthy meals for a Community Servings Client



This Thanksgiving, it all starts with pie.



www.PieItForward.COM

WHAT TO ASK before joining a Non-Profit

1. Talk to current members and volunteers to gain feedback on their experiences
2. Be sure to understand total cost of membership and what is and is not included in member dues
3. Ask for an Annual Report and overview of the organization's fiscal health and accountability

Volunteering can be very rewarding with many ways to donate your time and energy. If you are looking for volunteer opportunities to match your interests, I'd be delighted to tell you more about:

- Community Servings
- Everybody Wins!
- Breakthrough Cambridge
- "Our Place" Day Care for Homeless Children



Tamela Roche, Realtor®
617-245-4072 Tamela.Roche@comcast.net
Coldwell Banker Residential Brokerage
1730 Massachusetts Ave., Cambridge MA 02138
#1 Coldwell Banker Office in New England 2009

Recently Announced:

REAL ESTATE TAX RATES CAMBRIDGE

FY 2011 Tax Rates (per \$1,000):

Residential	\$ 8.16
Commercial	\$ 19.90
Personal Property	\$ 19.90

FY 2011 Cambridge Residential Exemption

Residential exemption amount = \$ 196,226
Translates to a tax savings of \$1,601.20

More Details: www.CambridgeAgents.com



STILL TIME TO JOIN US!

Thursday, Nov. 18th

Golden Ticket Gala!

7 - 10 pm at Prudential Tower
Top of the Hub Skywalk!

For Details & Tickets: www.EWMB.org
Everybody Wins! Metro Boston