Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

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Single-Family Properties

	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	18	**15**	- 16.7%	74	**83**	+ 12.2%
Closed Sales	10	**17**	+ 70.0%	61	**66**	+ 8.2%
Median Sales Price*	$126,200	**$150,500**	+ 19.3%	$124,500	**$125,950**	+ 1.2%
Inventory of Homes for Sale	77	**54**	- 29.9%	--	--	--
Months Supply of Inventory	7.4	**4.5**	- 39.2%	--	--	--
Cumulative Days on Market Until Sale	82	**67**	- 18.3%	148	**122**	- 17.6%
Percent of Original List Price Received*	95.4%	**95.9%**	+ 0.5%	91.6%	**93.9%**	+ 2.5%
New Listings	18	**19**	+ 5.6%	113	**113**	0.0%

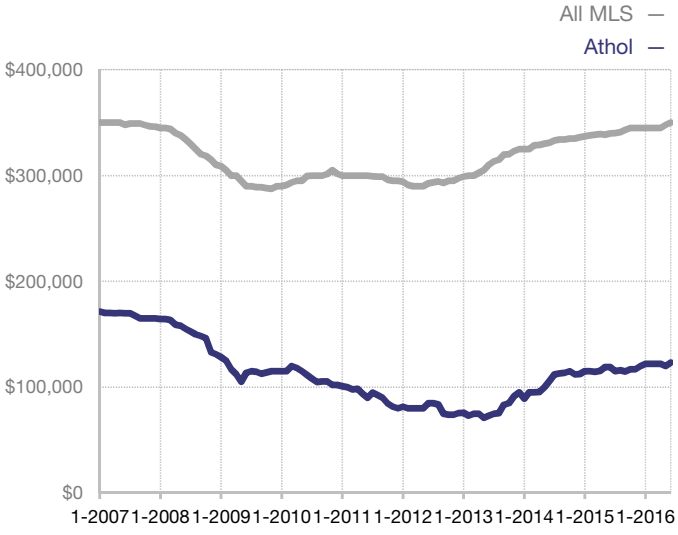
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

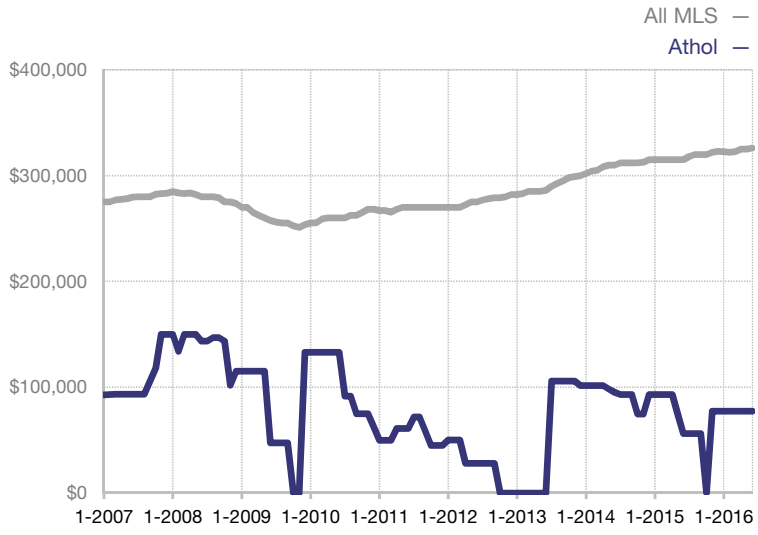
	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	0	**2**	--	0	**3**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	4.0	**1.5**	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	1	**0**	- 100.0%	3	**5**	+ 66.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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