

Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	9	15	+ 66.7%	70	66	- 5.7%
Closed Sales	18	11	- 38.9%	63	54	- 14.3%
Median Sales Price*	\$243,000	\$244,900	+ 0.8%	\$264,500	\$247,400	- 6.5%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	77	98	+ 27.3%	147	108	- 26.5%
Percent of Original List Price Received*	91.0%	100.6%	+ 10.5%	93.1%	97.9%	+ 5.2%
New Listings	8	15	+ 87.5%	76	81	+ 6.6%

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

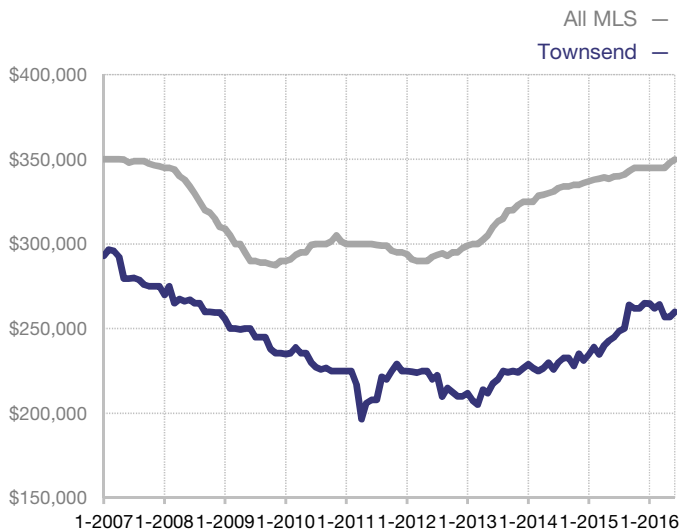
Condominium Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	2	4	+ 100.0%	4	7	+ 75.0%
Median Sales Price*	\$150,250	\$162,000	+ 7.8%	\$149,750	\$165,000	+ 10.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	44	55	+ 25.0%	173	69	- 60.1%
Percent of Original List Price Received*	95.5%	96.3%	+ 0.8%	94.6%	96.6%	+ 2.1%
New Listings	1	1	0.0%	7	12	+ 71.4%

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

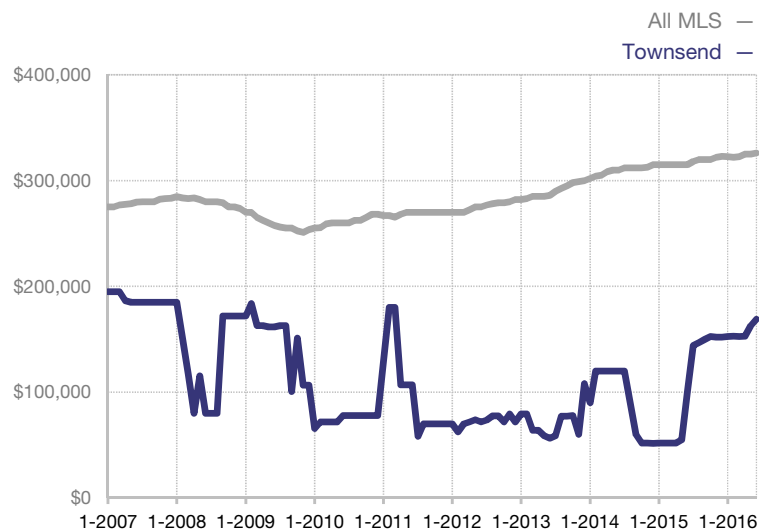
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

