Local Market Update – July 2016

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

Shirley

Single-Family Properties

	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	8	**15**	+ 87.5%	46	**48**	+ 4.3%
Closed Sales	11	**5**	- 54.5%	34	**34**	0.0%
Median Sales Price*	$325,000	**$405,000**	+ 24.6%	$327,950	**$309,500**	- 5.6%
Inventory of Homes for Sale	33	**15**	- 54.5%	--	--	--
Months Supply of Inventory	6.2	**2.8**	- 54.8%	--	--	--
Cumulative Days on Market Until Sale	93	**83**	- 10.8%	100	**128**	+ 28.0%
Percent of Original List Price Received*	95.1%	**95.9%**	+ 0.8%	96.0%	**96.5%**	+ 0.5%
New Listings	9	**8**	- 11.1%	66	**54**	- 18.2%

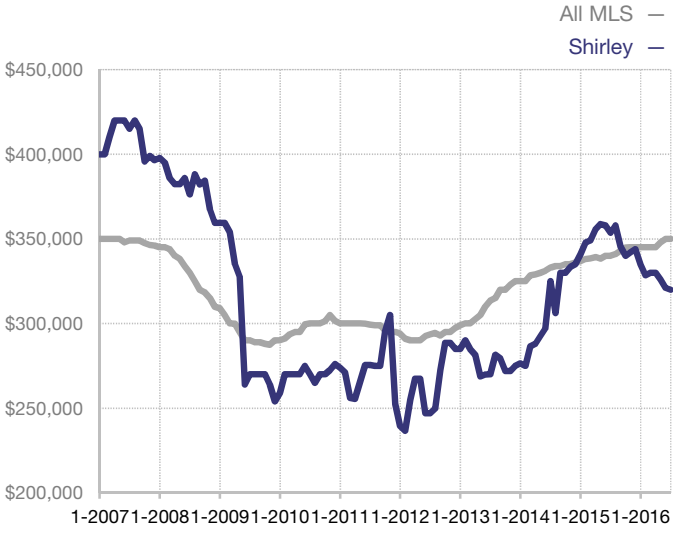
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

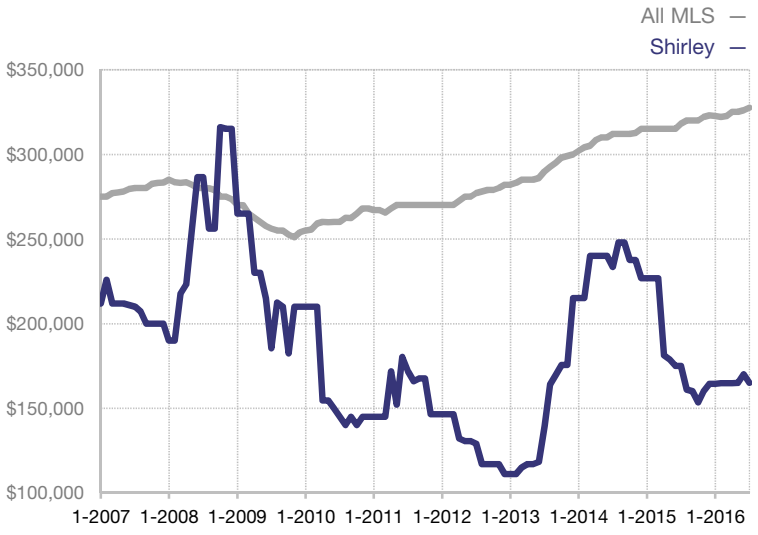
	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	0	**0**	--	8	**7**	- 12.5%
Closed Sales	2	**1**	- 50.0%	7	**5**	- 28.6%
Median Sales Price*	$200,950	**$136,650**	- 32.0%	$147,000	**$185,000**	+ 25.9%
Inventory of Homes for Sale	6	**4**	- 33.3%	--	--	--
Months Supply of Inventory	4.7	**2.9**	- 38.3%	--	--	--
Cumulative Days on Market Until Sale	46	**13**	- 71.7%	89	**115**	+ 29.2%
Percent of Original List Price Received*	98.4%	**97.7%**	- 0.7%	96.9%	**99.6%**	+ 2.8%
New Listings	1	**0**	- 100.0%	11	**10**	- 9.1%

* 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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