

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	22	15	- 31.8%	153	171	+ 11.8%
Closed Sales	37	30	- 18.9%	132	143	+ 8.3%
Median Sales Price*	\$521,000	\$465,500	- 10.7%	\$532,500	\$480,000	- 9.9%
Inventory of Homes for Sale	77	39	- 49.4%	--	--	--
Months Supply of Inventory	3.7	1.9	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	50	64	+ 28.0%	75	76	+ 1.3%
Percent of Original List Price Received*	99.7%	99.2%	- 0.5%	98.7%	99.3%	+ 0.6%
New Listings	30	24	- 20.0%	230	202	- 12.2%

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

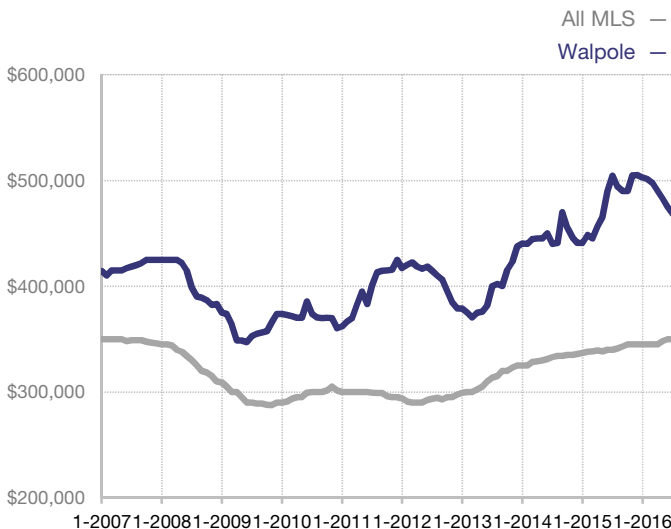
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	11	5	- 54.5%	44	43	- 2.3%
Closed Sales	6	14	+ 133.3%	37	41	+ 10.8%
Median Sales Price*	\$277,500	\$313,000	+ 12.8%	\$275,000	\$310,000	+ 12.7%
Inventory of Homes for Sale	30	8	- 73.3%	--	--	--
Months Supply of Inventory	5.4	1.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	71	46	- 35.2%	53	59	+ 11.3%
Percent of Original List Price Received*	93.9%	98.7%	+ 5.1%	95.8%	97.6%	+ 1.9%
New Listings	9	3	- 66.7%	72	41	- 43.1%

* 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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