

Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	25	32	+ 28.0%	200	236	+ 18.0%
Closed Sales	31	40	+ 29.0%	176	201	+ 14.2%
Median Sales Price*	\$285,000	\$356,500	+ 25.1%	\$274,000	\$320,000	+ 16.8%
Inventory of Homes for Sale	109	58	- 46.8%	--	--	--
Months Supply of Inventory	5.1	2.4	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	67	86	+ 28.4%	107	95	- 11.2%
Percent of Original List Price Received*	94.8%	100.0%	+ 5.5%	95.0%	97.6%	+ 2.7%
New Listings	40	18	- 55.0%	298	276	- 7.4%

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

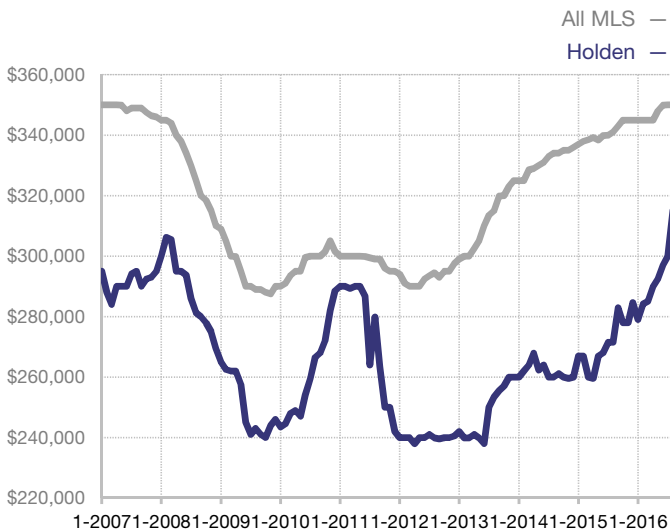
Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	6	+ 200.0%	25	52	+ 108.0%
Closed Sales	1	8	+ 700.0%	22	45	+ 104.5%
Median Sales Price*	\$219,000	\$203,000	- 7.3%	\$206,200	\$186,500	- 9.6%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	7.0	3.4	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	98	88	- 10.2%	179	100	- 44.1%
Percent of Original List Price Received*	100.4%	97.5%	- 2.9%	96.3%	96.7%	+ 0.4%
New Listings	4	8	+ 100.0%	35	68	+ 94.3%

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

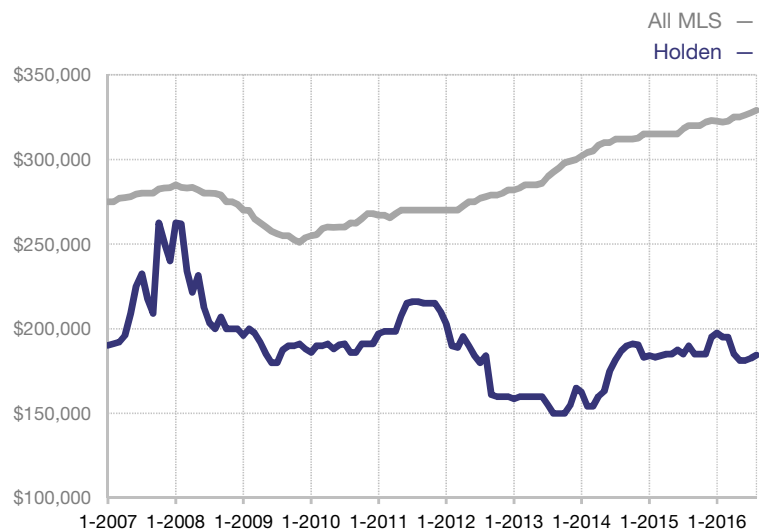
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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