

# Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

### Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	13	19	+ 46.2%	99	126	+ 27.3%
Closed Sales	9	16	+ 77.8%	83	114	+ 37.3%
Median Sales Price*	\$180,000	<b>\$194,688</b>	+ 8.2%	\$193,500	<b>\$211,250</b>	+ 9.2%
Inventory of Homes for Sale	80	51	- 36.3%	--	--	--
Months Supply of Inventory	7.2	3.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	106	77	- 27.4%	120	103	- 14.2%
Percent of Original List Price Received*	94.6%	<b>96.9%</b>	+ 2.4%	95.4%	<b>94.1%</b>	- 1.4%
New Listings	17	22	+ 29.4%	165	163	- 1.2%

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

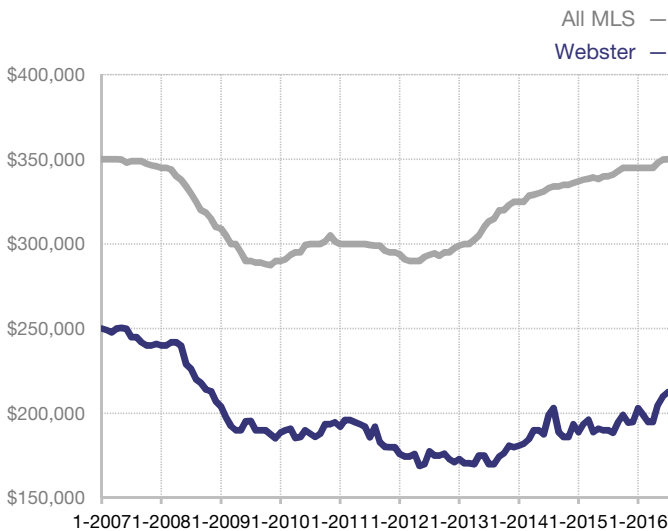
### Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	3	+ 50.0%	8	18	+ 125.0%
Closed Sales	2	2	0.0%	9	18	+ 100.0%
Median Sales Price*	\$208,950	<b>\$212,500</b>	+ 1.7%	\$230,000	<b>\$194,950</b>	- 15.2%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	7.9	4.8	- 39.2%	--	--	--
Cumulative Days on Market Until Sale	49	48	- 2.0%	115	119	+ 3.5%
Percent of Original List Price Received*	99.2%	<b>94.1%</b>	- 5.1%	93.7%	<b>93.5%</b>	- 0.2%
New Listings	1	1	0.0%	20	28	+ 40.0%

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

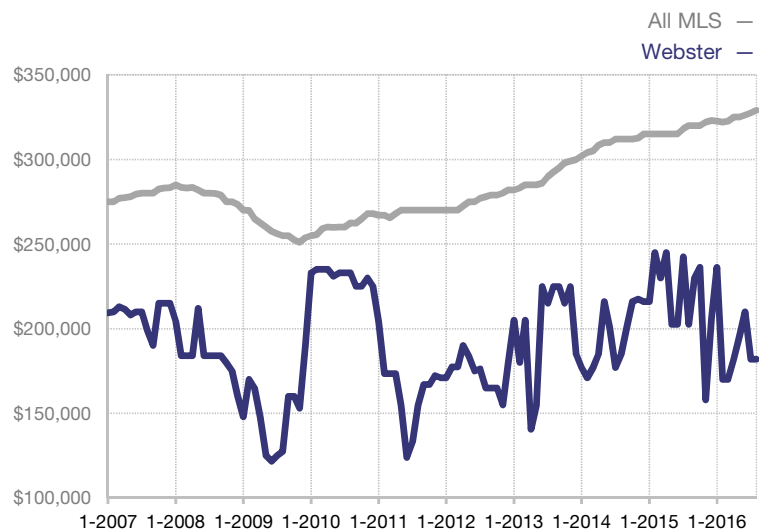
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

