

Local Market Update – September 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oakham

Single-Family Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	2	- 50.0%	20	18	- 10.0%
Closed Sales	4	2	- 50.0%	18	13	- 27.8%
Median Sales Price*	\$220,250	\$221,000	+ 0.3%	\$258,650	\$282,500	+ 9.2%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	8.7	2.6	- 70.1%	--	--	--
Cumulative Days on Market Until Sale	108	67	- 38.0%	155	72	- 53.5%
Percent of Original List Price Received*	98.3%	94.3%	- 4.1%	95.2%	96.1%	+ 0.9%
New Listings	8	2	- 75.0%	32	24	- 25.0%

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

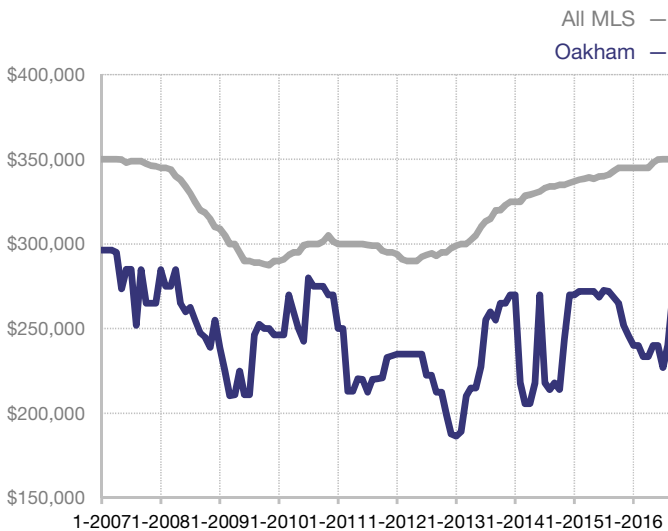
Condominium Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

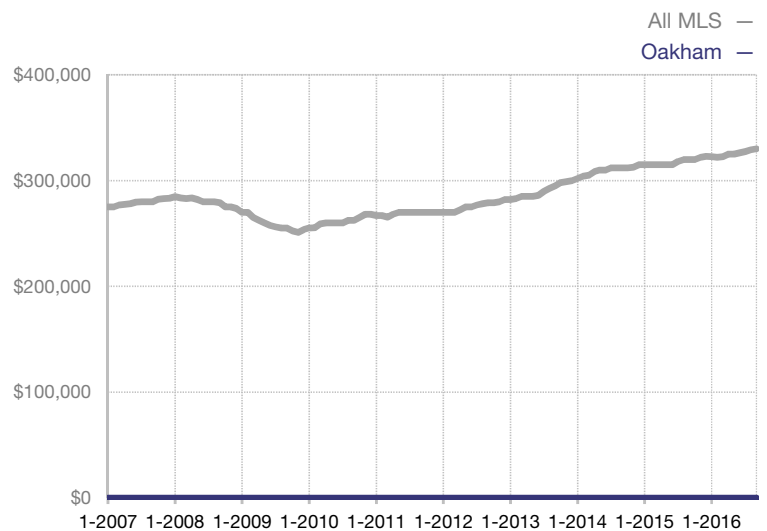
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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