

Local Market Update – September 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	13	18	+ 38.5%	158	189	+ 19.6%
Closed Sales	19	16	- 15.8%	147	176	+ 19.7%
Median Sales Price*	\$555,000	\$483,750	- 12.8%	\$533,500	\$525,000	- 1.6%
Inventory of Homes for Sale	72	71	- 1.4%	--	--	--
Months Supply of Inventory	4.9	3.9	- 20.4%	--	--	--
Cumulative Days on Market Until Sale	89	53	- 40.4%	68	74	+ 8.8%
Percent of Original List Price Received*	95.3%	93.8%	- 1.6%	96.6%	97.5%	+ 0.9%
New Listings	23	34	+ 47.8%	226	287	+ 27.0%

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

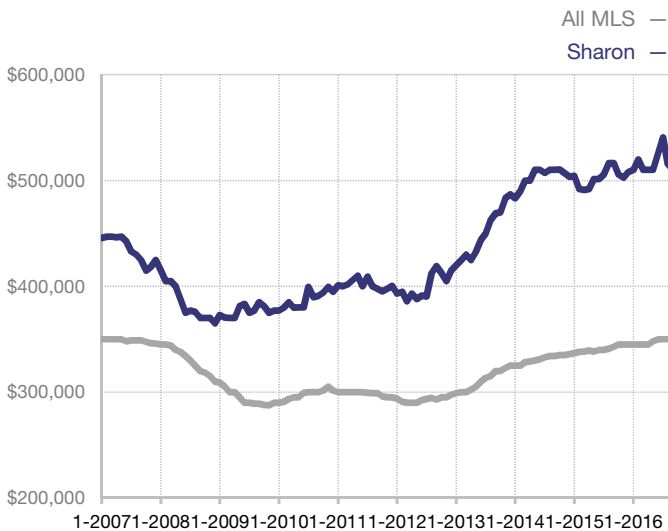
Condominium Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	2	+ 100.0%	22	17	- 22.7%
Closed Sales	5	3	- 40.0%	25	15	- 40.0%
Median Sales Price*	\$142,000	\$550,000	+ 287.3%	\$309,900	\$375,000	+ 21.0%
Inventory of Homes for Sale	1	12	+ 1,100.0%	--	--	--
Months Supply of Inventory	0.3	3.8	+ 1,166.7%	--	--	--
Cumulative Days on Market Until Sale	70	41	- 41.4%	59	52	- 11.9%
Percent of Original List Price Received*	98.7%	96.7%	- 2.0%	97.9%	98.2%	+ 0.3%
New Listings	1	3	+ 200.0%	22	29	+ 31.8%

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

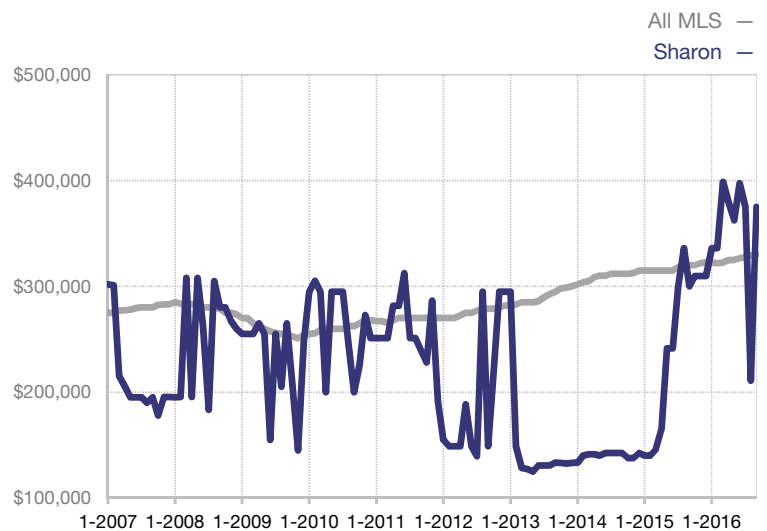
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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