

Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	86	110	+ 27.9%	653	907	+ 38.9%
Closed Sales	80	90	+ 12.5%	610	784	+ 28.5%
Median Sales Price*	\$224,500	\$254,450	+ 13.3%	\$225,000	\$245,000	+ 8.9%
Inventory of Homes for Sale	260	154	- 40.8%	--	--	--
Months Supply of Inventory	4.3	2.0	- 53.5%	--	--	--
Cumulative Days on Market Until Sale	85	61	- 28.2%	84	71	- 15.5%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	97.3%	98.1%	+ 0.8%
New Listings	92	108	+ 17.4%	911	1,074	+ 17.9%

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

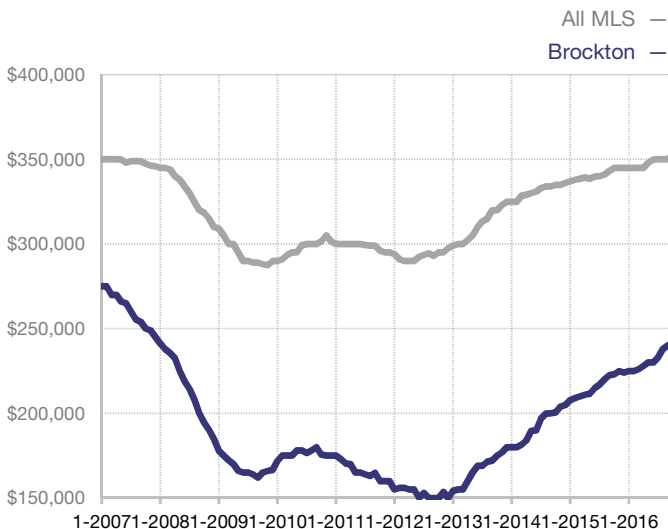
Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	6	7	+ 16.7%	65	66	+ 1.5%
Closed Sales	6	4	- 33.3%	62	62	0.0%
Median Sales Price*	\$119,950	\$136,750	+ 14.0%	\$115,000	\$118,500	+ 3.0%
Inventory of Homes for Sale	30	9	- 70.0%	--	--	--
Months Supply of Inventory	5.2	1.4	- 73.1%	--	--	--
Cumulative Days on Market Until Sale	128	19	- 85.2%	77	70	- 9.1%
Percent of Original List Price Received*	95.3%	100.4%	+ 5.4%	96.0%	95.7%	- 0.3%
New Listings	14	9	- 35.7%	100	81	- 19.0%

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

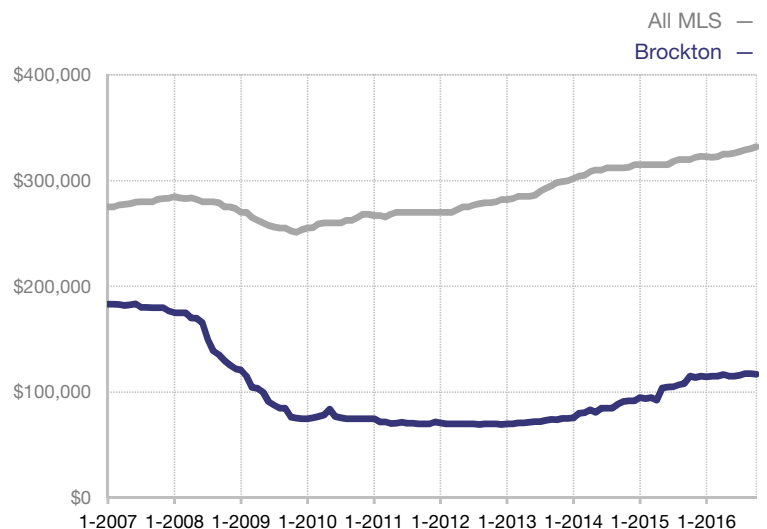
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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