

Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	14	13	- 7.1%	134	155	+ 15.7%
Closed Sales	12	10	- 16.7%	124	143	+ 15.3%
Median Sales Price*	\$360,000	\$342,950	- 4.7%	\$400,000	\$382,500	- 4.4%
Inventory of Homes for Sale	49	26	- 46.9%	--	--	--
Months Supply of Inventory	4.0	1.8	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	54	71	+ 31.5%	79	60	- 24.1%
Percent of Original List Price Received*	99.1%	98.8%	- 0.3%	96.8%	97.5%	+ 0.7%
New Listings	15	14	- 6.7%	179	184	+ 2.8%

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

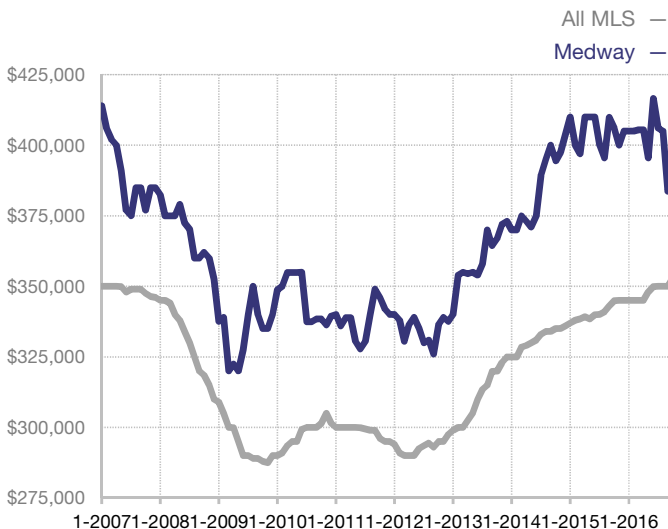
Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	0	- 100.0%	26	25	- 3.8%
Closed Sales	7	4	- 42.9%	25	24	- 4.0%
Median Sales Price*	\$443,550	\$305,125	- 31.2%	\$230,000	\$234,500	+ 2.0%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--
Cumulative Days on Market Until Sale	62	31	- 50.0%	88	77	- 12.5%
Percent of Original List Price Received*	99.7%	94.4%	- 5.3%	96.6%	96.9%	+ 0.3%
New Listings	1	2	+ 100.0%	32	26	- 18.8%

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

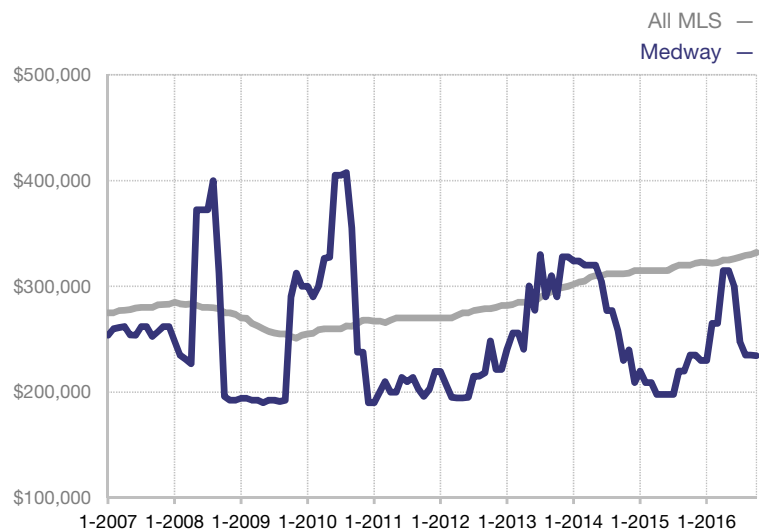
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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