

Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2015 | 2016 | + / - | 2015 | 2016 | + / - |
| Pending Sales | 5 | 2 | - 60.0% | 58 | 69 | + 19.0% |
| Closed Sales | 9 | 11 | + 22.2% | 58 | 65 | + 12.1% |
| Median Sales Price* | \$590,000 | \$500,000 | - 15.3% | \$617,000 | \$582,500 | - 5.6% |
| Inventory of Homes for Sale | 34 | 23 | - 32.4% | -- | -- | -- |
| Months Supply of Inventory | 6.1 | 3.5 | - 42.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 65 | 100 | + 53.8% | 85 | 104 | + 22.4% |
| Percent of Original List Price Received* | 95.1% | 93.1% | - 2.1% | 96.3% | 94.9% | - 1.5% |
| New Listings | 10 | 11 | + 10.0% | 91 | 100 | + 9.9% |

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

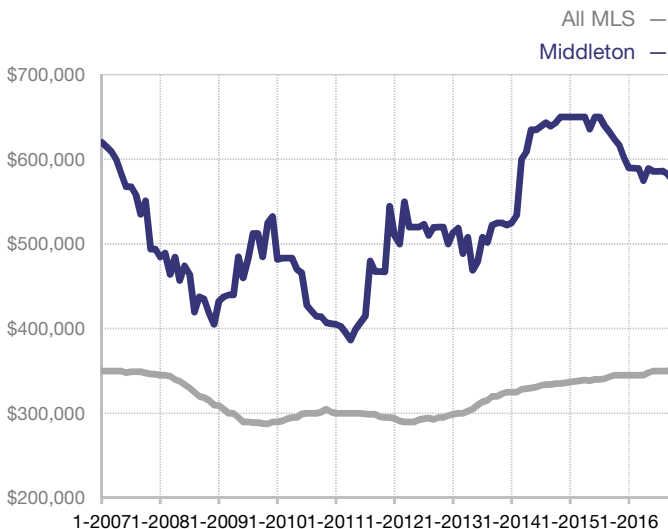
Condominium Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2015 | 2016 | + / - | 2015 | 2016 | + / - |
| Pending Sales | 8 | 9 | + 12.5% | 65 | 66 | + 1.5% |
| Closed Sales | 9 | 6 | - 33.3% | 61 | 53 | - 13.1% |
| Median Sales Price* | \$392,450 | \$367,500 | - 6.4% | \$394,888 | \$409,900 | + 3.8% |
| Inventory of Homes for Sale | 18 | 8 | - 55.6% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 1.5 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 65 | 140 | + 115.4% | 90 | 86 | - 4.4% |
| Percent of Original List Price Received* | 97.5% | 95.3% | - 2.3% | 97.1% | 97.1% | 0.0% |
| New Listings | 9 | 6 | - 33.3% | 85 | 76 | - 10.6% |

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

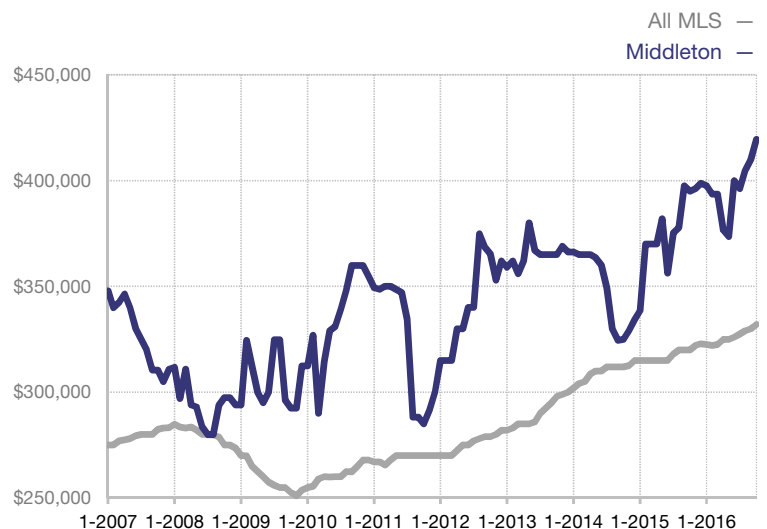
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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