Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hamilton

Single-Family Properties

	July			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	11	**11**	0.0%	64	**65**	+ 1.6%
Closed Sales	5	**9**	+ 80.0%	50	**56**	+ 12.0%
Median Sales Price*	$825,000	**$510,000**	- 38.2%	$560,000	**$549,900**	- 1.8%
Inventory of Homes for Sale	37	**35**	- 5.4%	--	--	--
Months Supply of Inventory	5.3	**4.2**	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	136	**101**	- 25.7%	128	**87**	- 32.0%
Percent of Original List Price Received*	98.3%	**101.1%**	+ 2.8%	96.0%	**96.1%**	+ 0.1%
New Listings	7	**12**	+ 71.4%	78	**90**	+ 15.4%

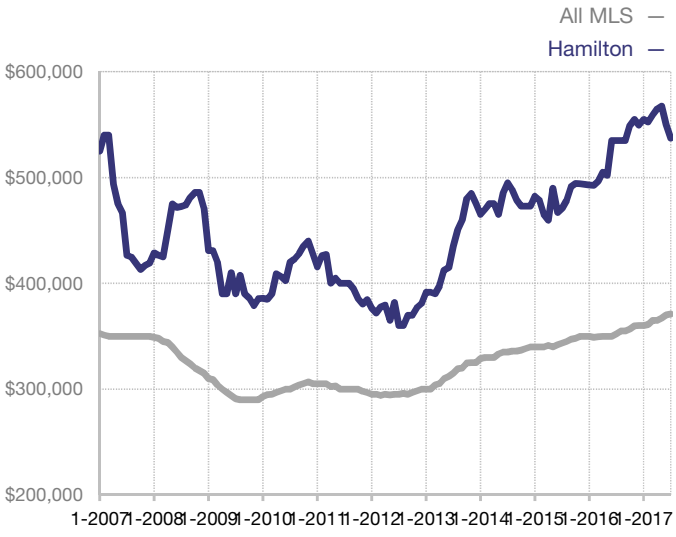
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

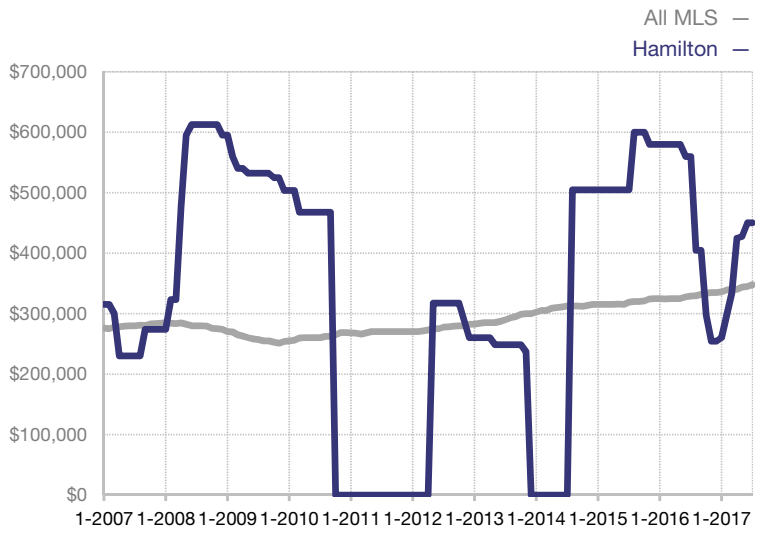
	July			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	0	**0**	--	1	**5**	+ 400.0%
Closed Sales	0	**0**	--	1	**8**	+ 700.0%
Median Sales Price*	$0	**$0**	--	$249,000	**$555,000**	+ 122.9%
Inventory of Homes for Sale	7	**0**	- 100.0%	--	--	--
Months Supply of Inventory	7.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	73	**203**	+ 178.1%
Percent of Original List Price Received*	0.0%	**0.0%**	--	100.0%	**95.2%**	- 4.8%
New Listings	1	**0**	- 100.0%	8	**3**	- 62.5%

* 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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