

Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	15	20	+ 33.3%	84	84	0.0%
Closed Sales	18	13	- 27.8%	76	63	- 17.1%
Median Sales Price*	\$167,450	\$201,000	+ 20.0%	\$161,450	\$175,000	+ 8.4%
Inventory of Homes for Sale	63	37	- 41.3%	--	--	--
Months Supply of Inventory	6.2	3.6	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	167	71	- 57.5%	139	103	- 25.9%
Percent of Original List Price Received*	95.4%	95.1%	- 0.3%	94.5%	90.6%	- 4.1%
New Listings	17	16	- 5.9%	119	107	- 10.1%

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

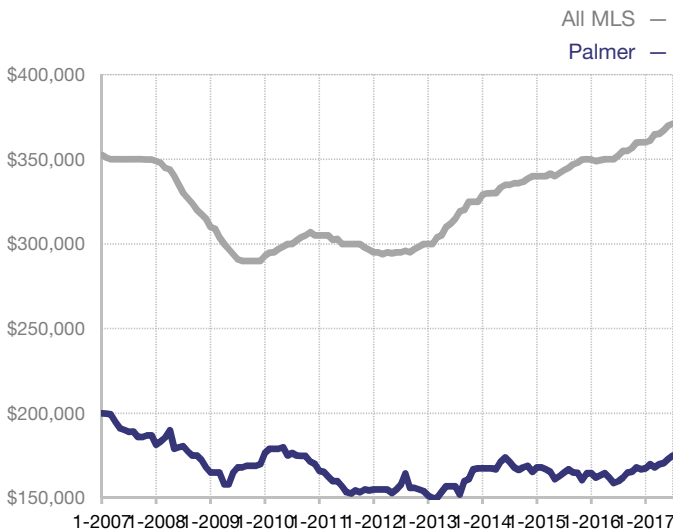
Condominium Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	2	2	0.0%	8	12	+ 50.0%
Closed Sales	1	1	0.0%	8	13	+ 62.5%
Median Sales Price*	\$74,000	\$69,900	- 5.5%	\$90,000	\$130,000	+ 44.4%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.8	4.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	67	289	+ 331.3%	70	90	+ 28.6%
Percent of Original List Price Received*	93.7%	82.3%	- 12.2%	91.6%	93.9%	+ 2.5%
New Listings	3	7	+ 133.3%	13	18	+ 38.5%

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

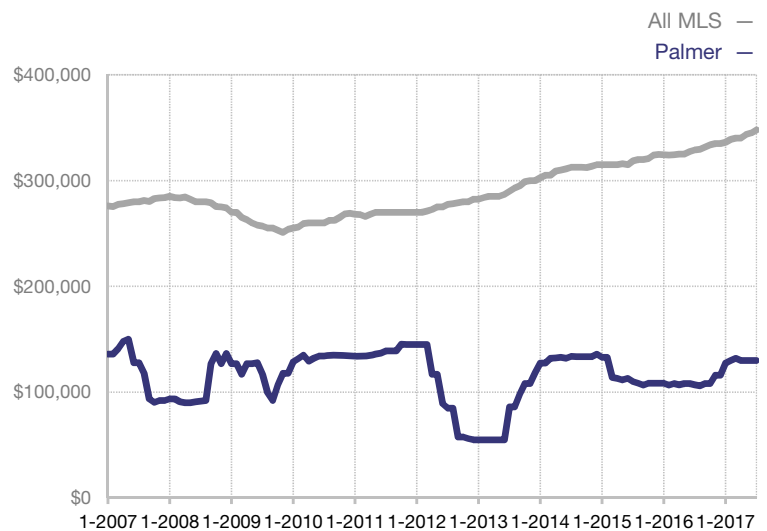
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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