Local Market Update – June 2018

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

Braintree

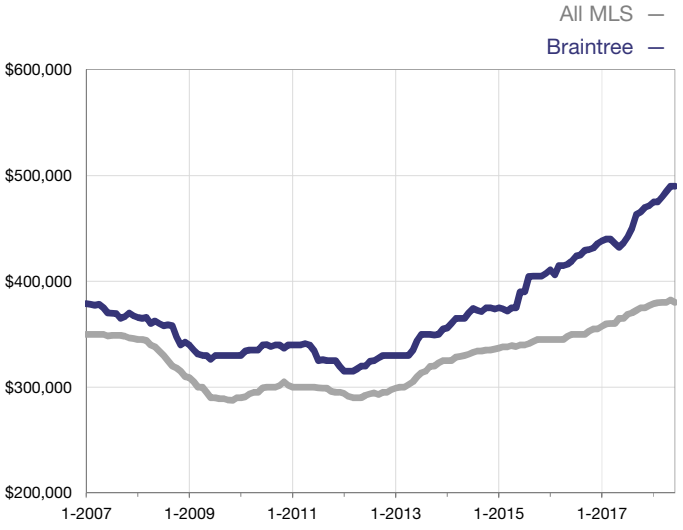
Single-Family Properties	June			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	44	**41**	- 6.8%	143	**158**	+ 10.5%
Closed Sales	25	**35**	+ 40.0%	111	**128**	+ 15.3%
Median Sales Price*	$495,000	**$503,000**	+ 1.6%	$440,000	**$507,500**	+ 15.3%
Inventory of Homes for Sale	46	**44**	- 4.3%	--	--	--
Months Supply of Inventory	1.9	**1.6**	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	34	**34**	0.0%	38	**41**	+ 7.9%
Percent of Original List Price Received*	99.7%	**100.5%**	+ 0.8%	97.6%	**99.6%**	+ 2.0%
New Listings	53	**44**	- 17.0%	197	**203**	+ 3.0%

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

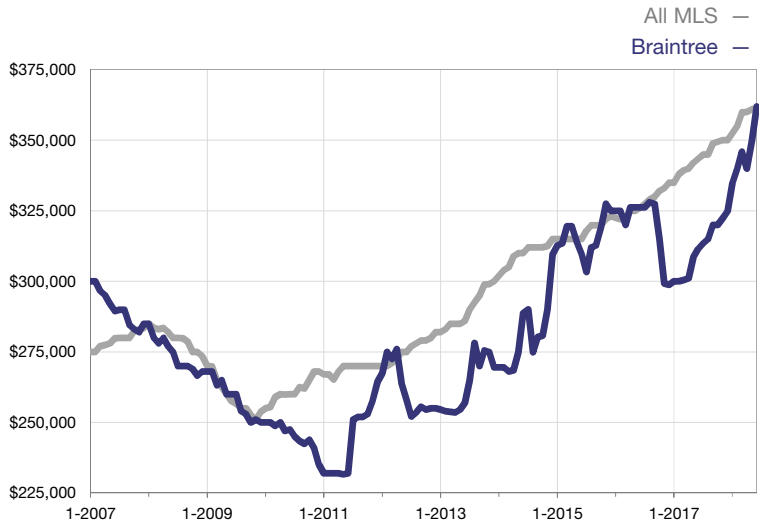
Condominium Properties	June			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	11	**14**	+ 27.3%	64	**75**	+ 17.2%
Closed Sales	17	**15**	- 11.8%	61	**64**	+ 4.9%
Median Sales Price*	$320,000	**$366,000**	+ 14.4%	$314,500	**$361,000**	+ 14.8%
Inventory of Homes for Sale	17	**24**	+ 41.2%	--	--	--
Months Supply of Inventory	1.5	**2.2**	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	32	**20**	- 37.5%	43	**31**	- 27.9%
Percent of Original List Price Received*	97.9%	**101.4%**	+ 3.6%	98.2%	**99.4%**	+ 1.2%
New Listings	19	**19**	0.0%	76	**95**	+ 25.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.