Local Market Update – June 2016

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

Sharon

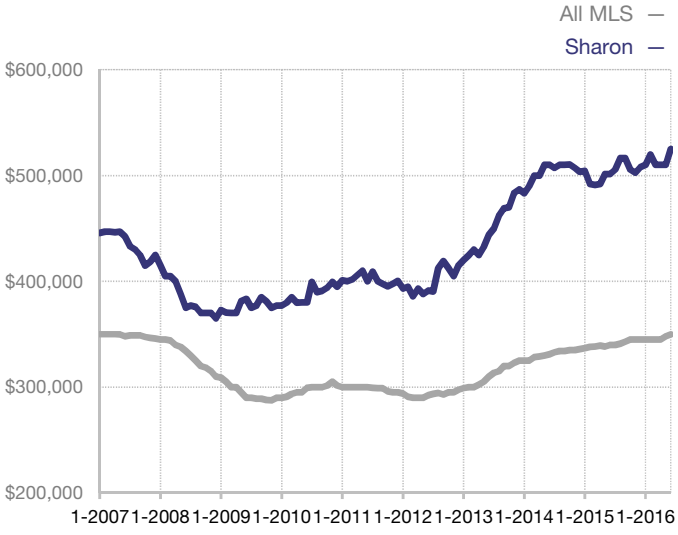
Single-Family Properties	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	21	**26**	+ 23.8%	106	**134**	+ 26.4%
Closed Sales	30	**36**	+ 20.0%	81	**100**	+ 23.5%
Median Sales Price*	$505,500	**$604,500**	+ 19.6%	$505,000	**$527,000**	+ 4.4%
Inventory of Homes for Sale	85	**70**	- 17.6%	--	--	--
Months Supply of Inventory	5.1	**4.0**	- 21.6%	--	--	--
Cumulative Days on Market Until Sale	69	**61**	- 11.6%	73	**79**	+ 8.2%
Percent of Original List Price Received*	96.0%	**98.1%**	+ 2.2%	95.8%	**97.6%**	+ 1.9%
New Listings	48	**39**	- 18.8%	162	**201**	+ 24.1%

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

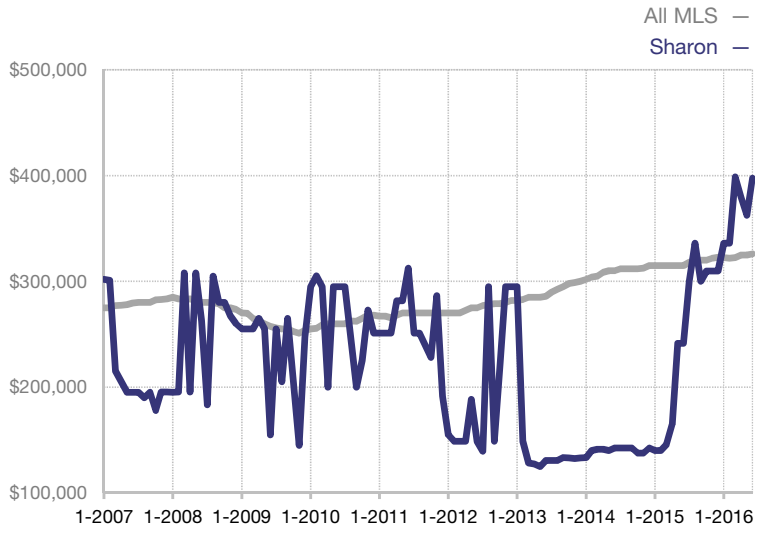
Condominium Properties	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	3	**5**	+ 66.7%	17	**9**	- 47.1%
Closed Sales	3	**1**	- 66.7%	16	**2**	- 87.5%
Median Sales Price*	$362,500	**$455,000**	+ 25.5%	$304,950	**$312,750**	+ 2.6%
Inventory of Homes for Sale	2	**10**	+ 400.0%	--	--	--
Months Supply of Inventory	0.8	**4.0**	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	66	**19**	- 71.2%	63	**24**	- 61.9%
Percent of Original List Price Received*	94.9%	**99.1%**	+ 4.4%	97.1%	**104.2%**	+ 7.3%
New Listings	1	**4**	+ 300.0%	18	**19**	+ 5.6%

* 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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