Local Market Update – July 2016

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

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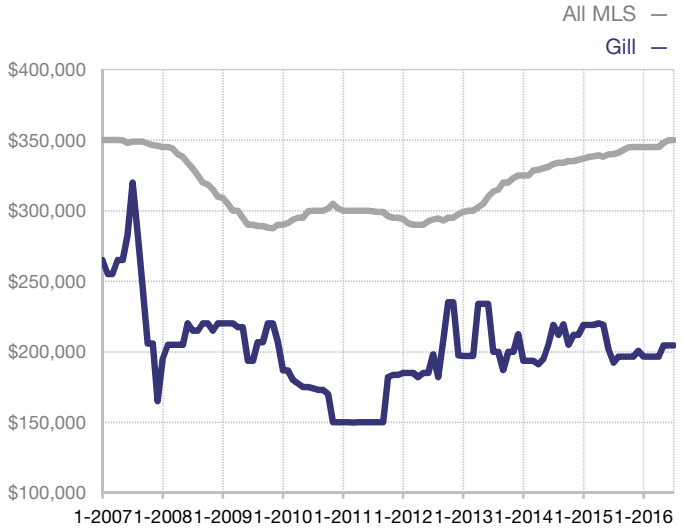
Single-Family Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	5	**7**	+ 40.0%
Closed Sales	1	**1**	0.0%	4	**7**	+ 75.0%
Median Sales Price*	$145,000	**$55,000**	- 62.1%	$180,750	**$196,500**	+ 8.7%
Inventory of Homes for Sale	5	**3**	- 40.0%	--	--	--
Months Supply of Inventory	3.5	**2.5**	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	237	**86**	- 63.7%	127	**218**	+ 71.7%
Percent of Original List Price Received*	90.7%	**63.6%**	- 29.9%	93.2%	**84.8%**	- 9.0%
New Listings	2	**1**	- 50.0%	6	**8**	+ 33.3%

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

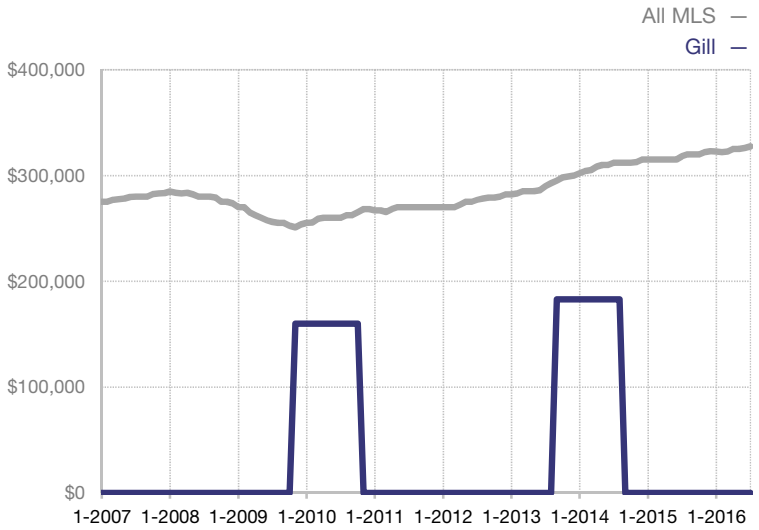
Condominium Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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



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