

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	8	13	+ 62.5%	105	107	+ 1.9%
Closed Sales	18	25	+ 38.9%	97	88	- 9.3%
Median Sales Price*	\$645,000	\$649,900	+ 0.8%	\$680,000	\$709,125	+ 4.3%
Inventory of Homes for Sale	46	36	- 21.7%	--	--	--
Months Supply of Inventory	3.6	2.9	- 19.4%	--	--	--
Cumulative Days on Market Until Sale	84	100	+ 19.0%	86	96	+ 11.6%
Percent of Original List Price Received*	97.0%	96.1%	- 0.9%	96.6%	96.2%	- 0.4%
New Listings	11	15	+ 36.4%	132	134	+ 1.5%

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

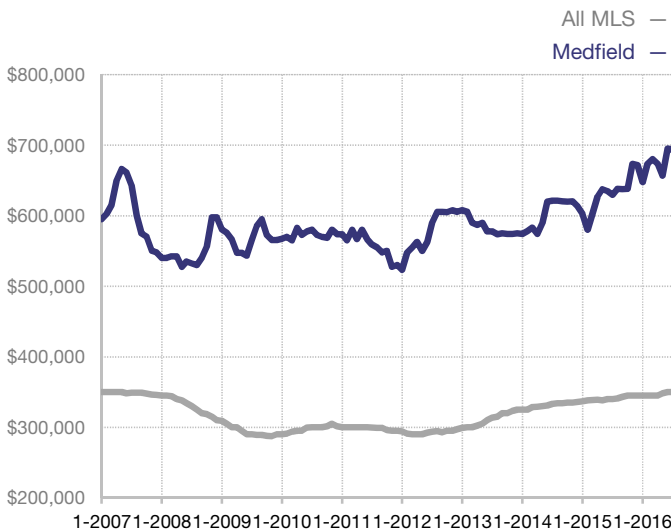
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	1	- 66.7%	21	17	- 19.0%
Closed Sales	4	3	- 25.0%	13	17	+ 30.8%
Median Sales Price*	\$527,500	\$170,000	- 67.8%	\$425,000	\$625,000	+ 47.1%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	7.9	1.9	- 75.9%	--	--	--
Cumulative Days on Market Until Sale	91	278	+ 205.5%	114	182	+ 59.6%
Percent of Original List Price Received*	98.6%	101.1%	+ 2.5%	98.8%	98.0%	- 0.8%
New Listings	3	2	- 33.3%	28	19	- 32.1%

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

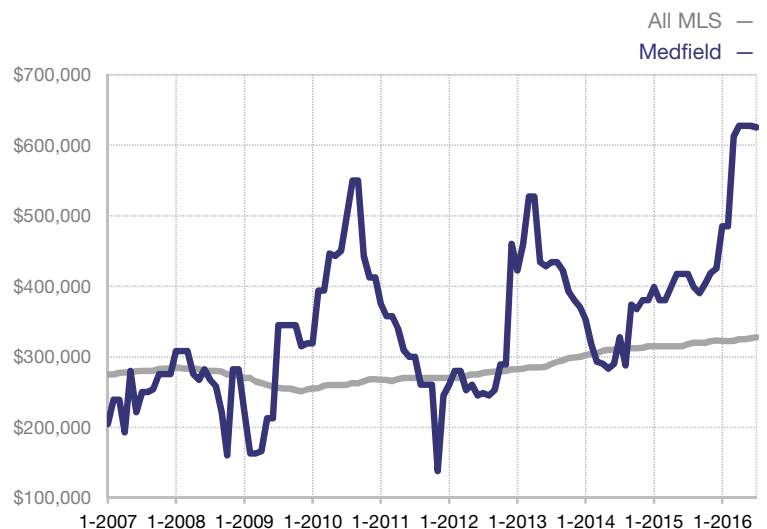
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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