Local Market Update – July 2016

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

Medway

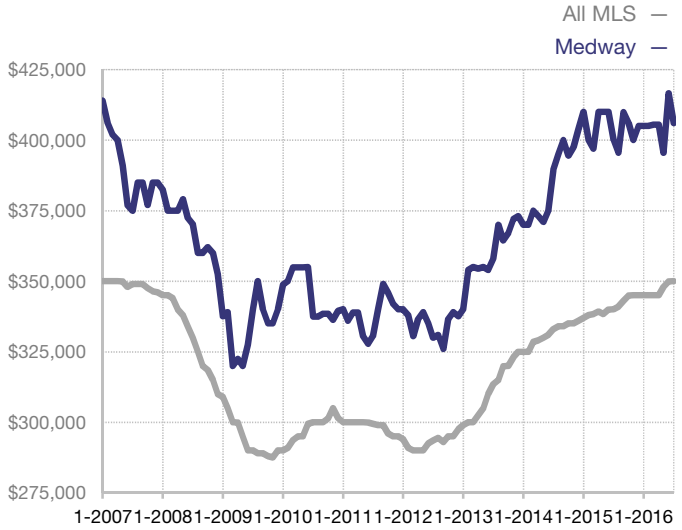
Single-Family Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	15	**12**	- 20.0%	94	**111**	+ 18.1%
Closed Sales	18	**25**	+ 38.9%	73	**96**	+ 31.5%
Median Sales Price*	$430,000	**$350,000**	- 18.6%	$385,000	**$400,000**	+ 3.9%
Inventory of Homes for Sale	51	**29**	- 43.1%	--	--	--
Months Supply of Inventory	4.3	**2.0**	- 53.5%	--	--	--
Cumulative Days on Market Until Sale	72	**53**	- 26.4%	85	**65**	- 23.5%
Percent of Original List Price Received*	97.4%	**98.3%**	+ 0.9%	96.3%	**97.8%**	+ 1.6%
New Listings	25	**15**	- 40.0%	126	**132**	+ 4.8%

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

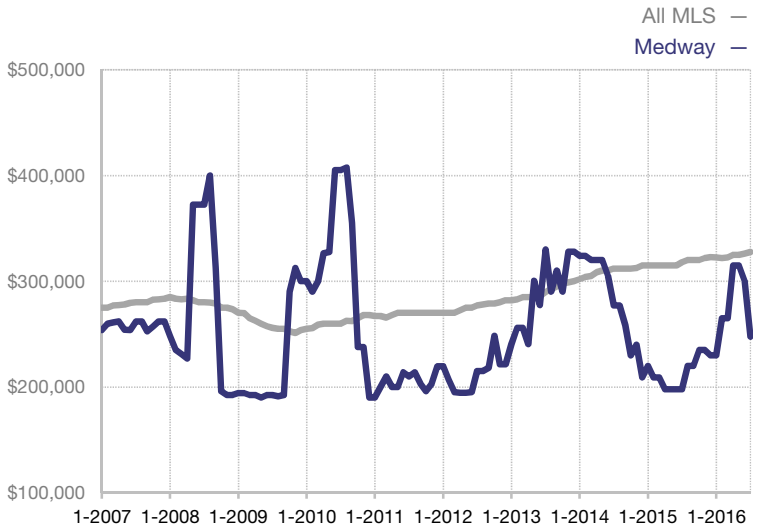
Condominium Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	2	**1**	- 50.0%	16	**19**	+ 18.8%
Closed Sales	3	**4**	+ 33.3%	14	**17**	+ 21.4%
Median Sales Price*	$230,000	**$187,450**	- 18.5%	$208,950	**$234,000**	+ 12.0%
Inventory of Homes for Sale	6	**9**	+ 50.0%	--	--	--
Months Supply of Inventory	2.9	**2.5**	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	48	**109**	+ 127.1%	83	**82**	- 1.2%
Percent of Original List Price Received*	97.1%	**92.9%**	- 4.3%	95.5%	**97.1%**	+ 1.7%
New Listings	3	**2**	- 33.3%	21	**19**	- 9.5%

* 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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