

# Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Paxton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	6	9	+ 50.0%	39	49	+ 25.6%
Closed Sales	11	2	- 81.8%	29	33	+ 13.8%
Median Sales Price*	\$295,000	<b>\$344,750</b>	+ 16.9%	\$295,000	<b>\$281,000</b>	- 4.7%
Inventory of Homes for Sale	36	21	- 41.7%	--	--	--
Months Supply of Inventory	8.0	4.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	122	61	- 50.0%	159	159	0.0%
Percent of Original List Price Received*	96.1%	<b>92.9%</b>	- 3.3%	93.5%	<b>93.3%</b>	- 0.2%
New Listings	3	6	+ 100.0%	66	53	- 19.7%

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

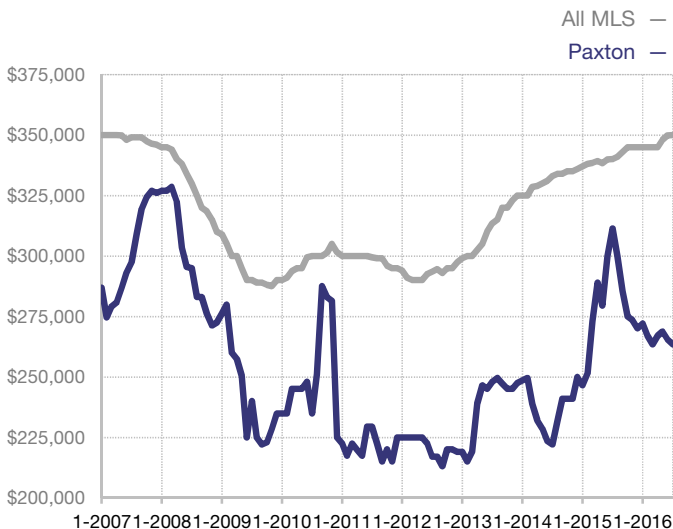
### Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$256,500	<b>\$289,900</b>	+ 13.0%	\$256,500	<b>\$284,950</b>	+ 11.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	488	185	- 62.1%	488	142	- 70.9%
Percent of Original List Price Received*	95.0%	<b>100.0%</b>	+ 5.3%	95.0%	<b>98.3%</b>	+ 3.5%
New Listings	2	0	- 100.0%	3	2	- 33.3%

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

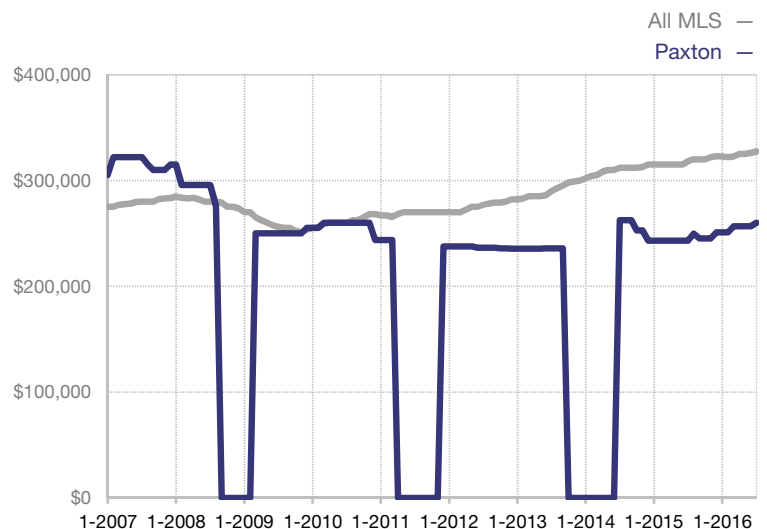
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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