

# Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tisbury

### Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	1	- 80.0%	13	17	+ 30.8%
Closed Sales	2	2	0.0%	6	10	+ 66.7%
Median Sales Price*	\$387,450	<b>\$570,000</b>	+ 47.1%	\$435,000	<b>\$845,000</b>	+ 94.3%
Inventory of Homes for Sale	55	47	- 14.5%	--	--	--
Months Supply of Inventory	29.3	20.7	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	84	177	+ 110.7%	104	322	+ 209.6%
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	96.2%	87.2%	- 9.4%
New Listings	8	7	- 12.5%	54	46	- 14.8%

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

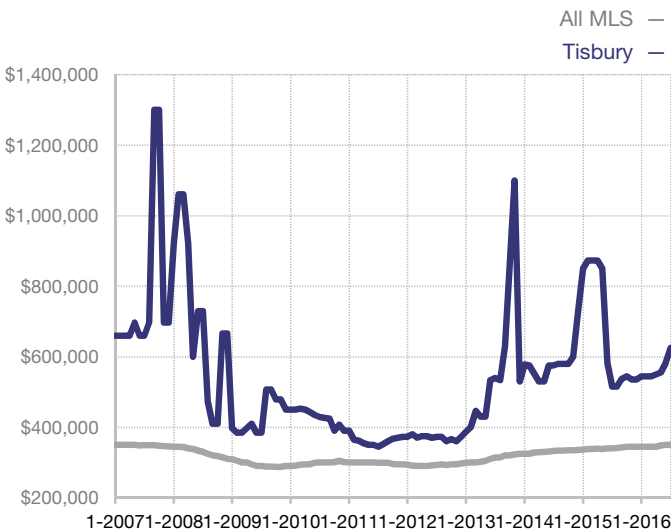
### Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	2	+ 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$58,000	<b>\$0</b>	- 100.0%	\$41,000	<b>\$70,000</b>	+ 70.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	176	0	- 100.0%	321	72	- 77.6%
Percent of Original List Price Received*	89.2%	0.0%	- 100.0%	67.3%	90.9%	+ 35.1%
New Listings	1	0	- 100.0%	6	5	- 16.7%

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

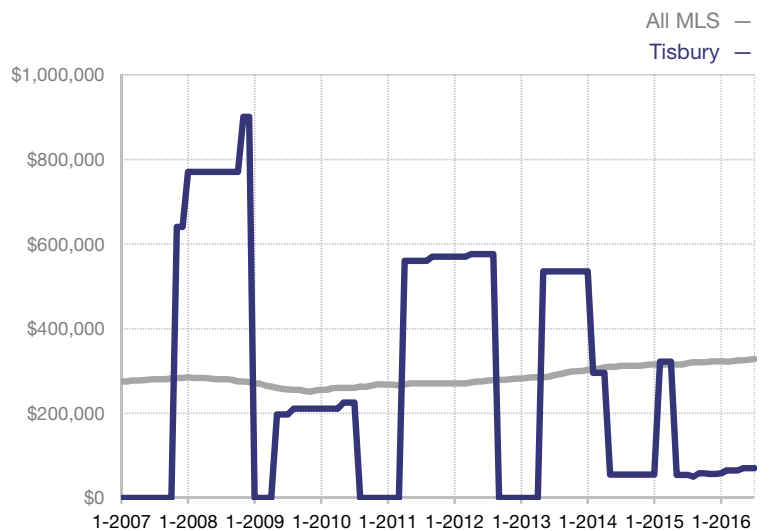
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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