

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Boylston

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	6	8	+ 33.3%	53	50	- 5.7%
Closed Sales	8	10	+ 25.0%	46	41	- 10.9%
Median Sales Price*	\$318,000	\$328,250	+ 3.2%	\$260,000	\$260,000	0.0%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	4.3	2.8	- 34.9%	--	--	--
Cumulative Days on Market Until Sale	65	71	+ 9.2%	100	112	+ 12.0%
Percent of Original List Price Received*	98.5%	98.4%	- 0.1%	95.5%	96.4%	+ 0.9%
New Listings	7	8	+ 14.3%	64	56	- 12.5%

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

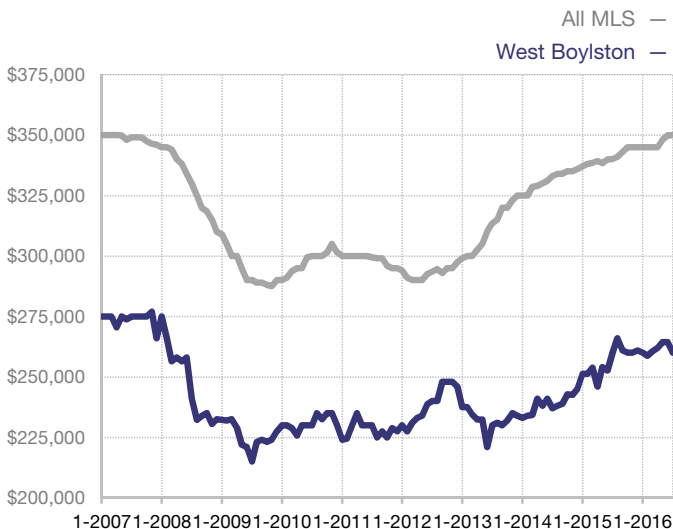
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	3	- 25.0%	18	12	- 33.3%
Closed Sales	2	2	0.0%	16	9	- 43.8%
Median Sales Price*	\$220,750	\$219,000	- 0.8%	\$263,750	\$176,300	- 33.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--
Cumulative Days on Market Until Sale	77	31	- 59.7%	201	98	- 51.2%
Percent of Original List Price Received*	98.4%	100.4%	+ 2.0%	96.2%	93.6%	- 2.7%
New Listings	4	3	- 25.0%	12	17	+ 41.7%

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

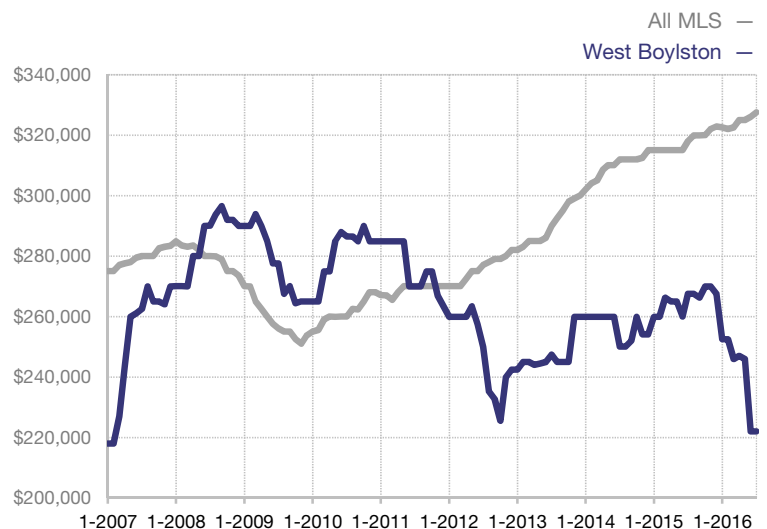
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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