

Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	16	16	0.0%	145	171	+ 17.9%
Closed Sales	24	36	+ 50.0%	128	160	+ 25.0%
Median Sales Price*	\$578,000	\$490,750	- 15.1%	\$525,000	\$527,000	+ 0.4%
Inventory of Homes for Sale	72	69	- 4.2%	--	--	--
Months Supply of Inventory	4.8	3.7	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	53	75	+ 41.5%	65	76	+ 16.9%
Percent of Original List Price Received*	97.6%	97.5%	- 0.1%	96.8%	97.9%	+ 1.1%
New Listings	21	25	+ 19.0%	203	253	+ 24.6%

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

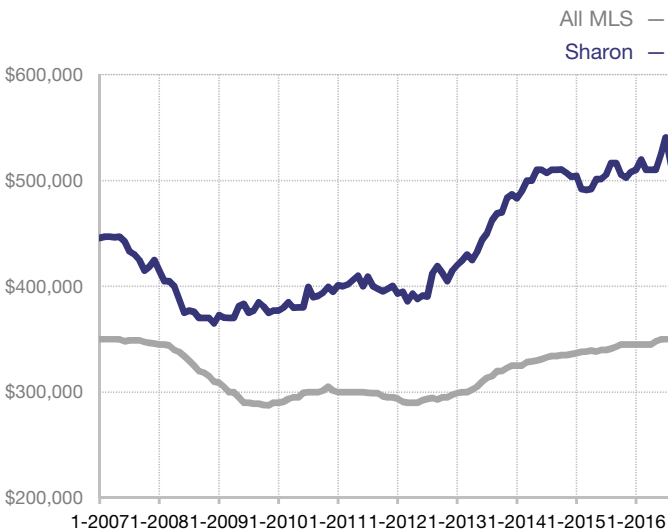
Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	1	- 50.0%	21	15	- 28.6%
Closed Sales	2	6	+ 200.0%	20	12	- 40.0%
Median Sales Price*	\$504,500	\$278,000	- 44.9%	\$381,250	\$355,000	- 6.9%
Inventory of Homes for Sale	1	11	+ 1,000.0%	--	--	--
Months Supply of Inventory	0.4	3.1	+ 675.0%	--	--	--
Cumulative Days on Market Until Sale	41	76	+ 85.4%	56	55	- 1.8%
Percent of Original List Price Received*	101.4%	94.7%	- 6.6%	97.7%	98.5%	+ 0.8%
New Listings	2	6	+ 200.0%	21	26	+ 23.8%

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

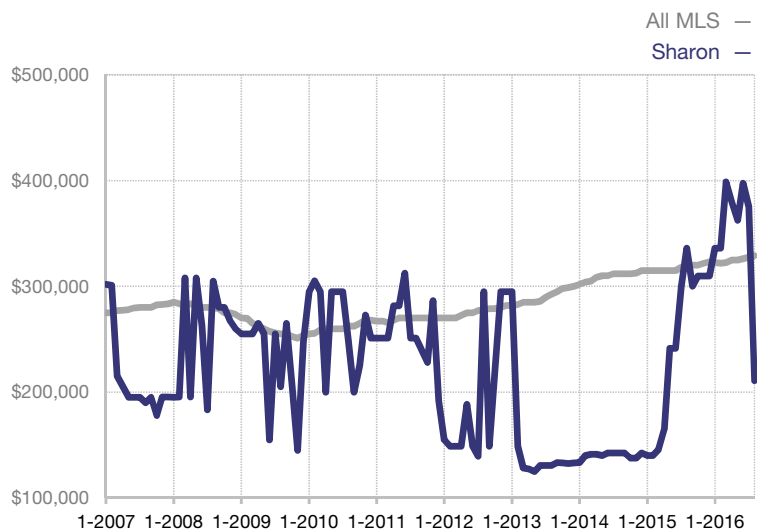
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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