Local Market Update – October 2016

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

Braintree

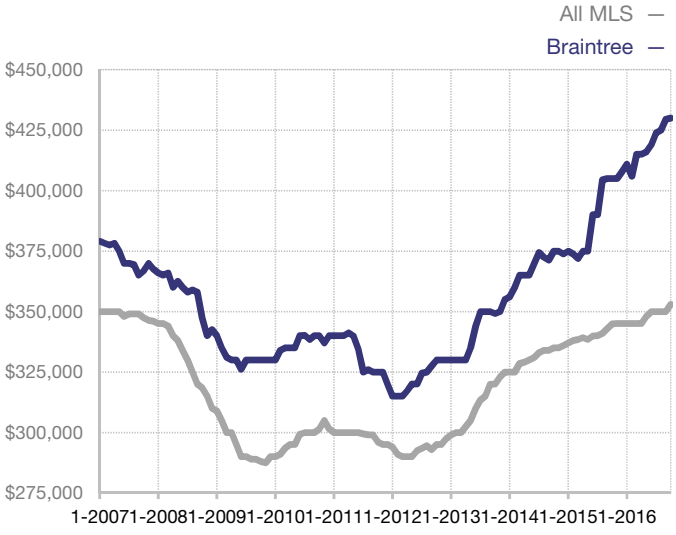
Single-Family Properties	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	27	**27**	0.0%	260	**265**	+ 1.9%
Closed Sales	22	**33**	+ 50.0%	238	**255**	+ 7.1%
Median Sales Price*	$382,500	**$410,000**	+ 7.2%	$405,750	**$433,000**	+ 6.7%
Inventory of Homes for Sale	52	**29**	- 44.2%	--	--	--
Months Supply of Inventory	2.2	**1.2**	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	62	**31**	- 50.0%	55	**48**	- 12.7%
Percent of Original List Price Received*	96.0%	**98.6%**	+ 2.7%	97.5%	**98.6%**	+ 1.1%
New Listings	40	**21**	- 47.5%	315	**308**	- 2.2%

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

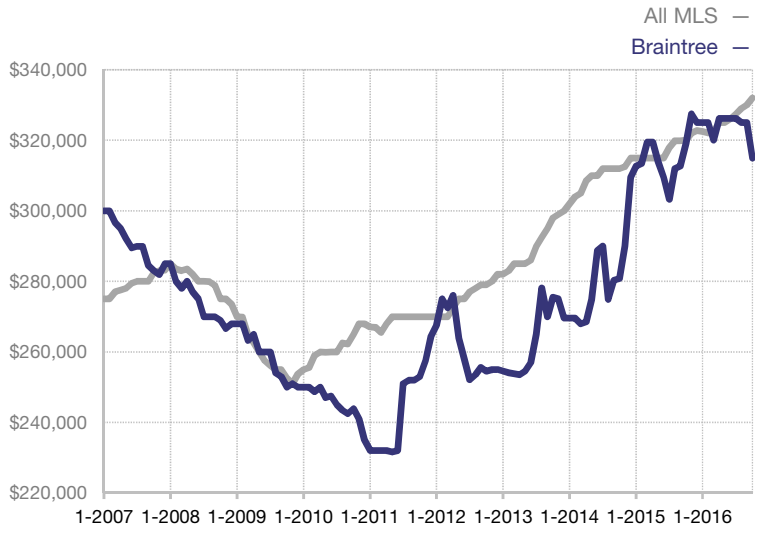
Condominium Properties	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	15	**13**	- 13.3%	139	**115**	- 17.3%
Closed Sales	14	**5**	- 64.3%	109	**107**	- 1.8%
Median Sales Price*	$447,205	**$287,000**	- 35.8%	$305,720	**$299,500**	- 2.0%
Inventory of Homes for Sale	18	**15**	- 16.7%	--	--	--
Months Supply of Inventory	1.5	**1.2**	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	52	**35**	- 32.7%	68	**50**	- 26.5%
Percent of Original List Price Received*	102.7%	**99.3%**	- 3.3%	99.0%	**98.9%**	- 0.1%
New Listings	8	**11**	+ 37.5%	139	**144**	+ 3.6%

* 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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