

# Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Palmer

### Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	10	10	0.0%	91	122	+ 34.1%
Closed Sales	12	8	- 33.3%	85	116	+ 36.5%
Median Sales Price*	\$162,125	<b>\$163,700</b>	+ 1.0%	\$165,000	<b>\$165,900</b>	+ 0.5%
Inventory of Homes for Sale	81	38	- 53.1%	--	--	--
Months Supply of Inventory	8.4	3.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	113	88	- 22.1%	146	123	- 15.8%
Percent of Original List Price Received*	97.4%	<b>98.9%</b>	+ 1.5%	94.2%	<b>94.4%</b>	+ 0.2%
New Listings	10	12	+ 20.0%	179	154	- 14.0%

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

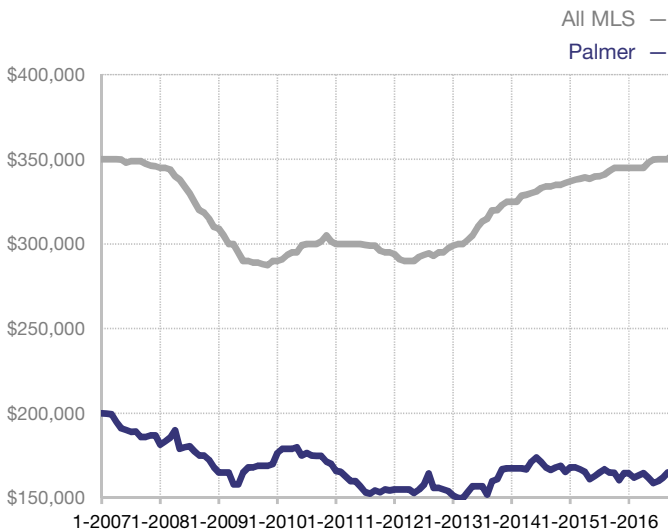
### Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	2	+ 100.0%	8	12	+ 50.0%
Closed Sales	1	1	0.0%	9	11	+ 22.2%
Median Sales Price*	\$110,000	<b>\$125,000</b>	+ 13.6%	\$108,500	<b>\$108,000</b>	- 0.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	3.3	3.8	+ 15.2%	--	--	--
Cumulative Days on Market Until Sale	762	115	- 84.9%	322	69	- 78.6%
Percent of Original List Price Received*	95.7%	<b>79.4%</b>	- 17.0%	89.0%	<b>91.4%</b>	+ 2.7%
New Listings	2	2	0.0%	10	19	+ 90.0%

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

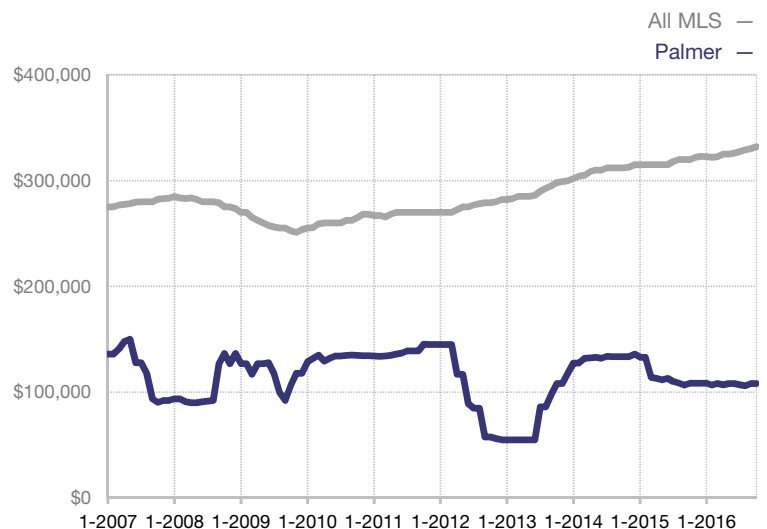
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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