Local Market Update – October 2016

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

Russell

Single-Family Properties

	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	3	**2**	- 33.3%	16	**19**	+ 18.8%
Closed Sales	2	**1**	- 50.0%	14	**17**	+ 21.4%
Median Sales Price*	$226,950	**$375,000**	+ 65.2%	$186,700	**$159,000**	- 14.8%
Inventory of Homes for Sale	21	**11**	- 47.6%	--	--	--
Months Supply of Inventory	11.6	**4.8**	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	262	**177**	- 32.4%	118	**116**	- 1.7%
Percent of Original List Price Received*	92.9%	**83.5%**	- 10.1%	91.6%	**90.7%**	- 1.0%
New Listings	4	**1**	- 75.0%	41	**28**	- 31.7%

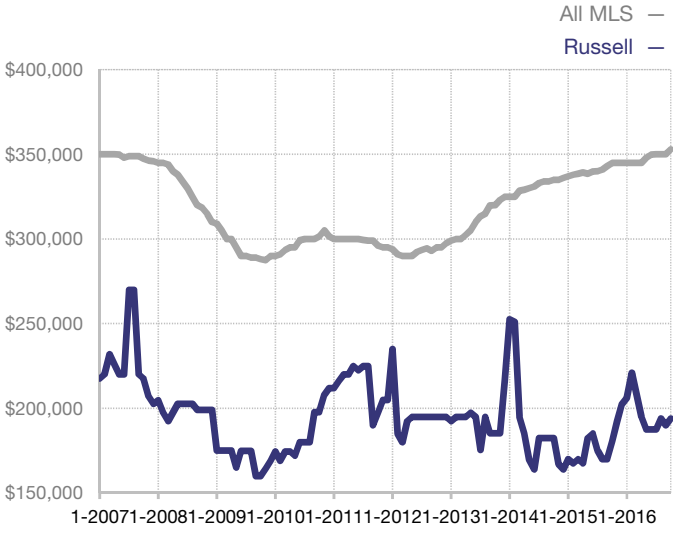
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

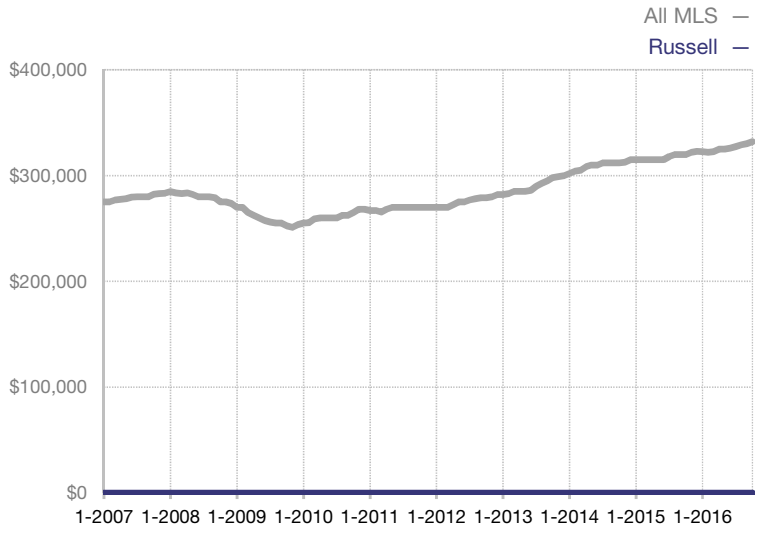
	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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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