

# Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Somerset

### Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	14	18	+ 28.6%	190	200	+ 5.3%
Closed Sales	16	19	+ 18.8%	178	185	+ 3.9%
Median Sales Price*	\$229,950	<b>\$260,000</b>	+ 13.1%	\$227,700	<b>\$249,900</b>	+ 9.7%
Inventory of Homes for Sale	66	50	- 24.2%	--	--	--
Months Supply of Inventory	4.1	2.9	- 29.3%	--	--	--
Cumulative Days on Market Until Sale	66	37	- 43.9%	119	73	- 38.7%
Percent of Original List Price Received*	94.0%	98.5%	+ 4.8%	94.0%	96.8%	+ 3.0%
New Listings	15	20	+ 33.3%	259	253	- 2.3%

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

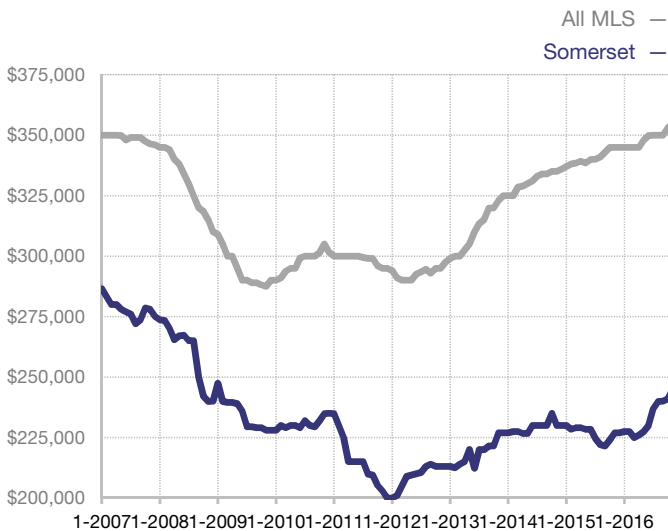
### Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	1	--	0	5	--
Closed Sales	0	0	--	0	4	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$265,500</b>	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	44	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	96.6%	--
New Listings	0	0	--	1	4	+ 300.0%

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

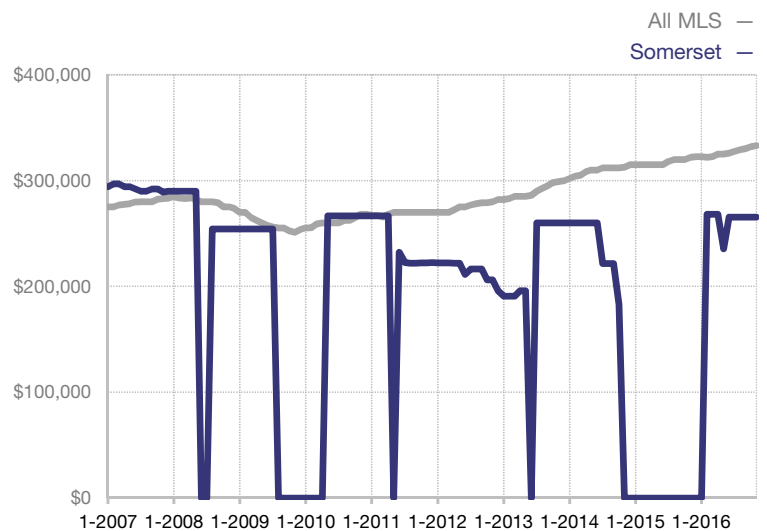
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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