

Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	15	10	- 33.3%	301	266	- 11.6%
Closed Sales	32	21	- 34.4%	297	280	- 5.7%
Median Sales Price*	\$455,250	\$490,000	+ 7.6%	\$463,000	\$515,250	+ 11.3%
Inventory of Homes for Sale	23	5	- 78.3%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	52	30	- 42.3%	42	37	- 11.9%
Percent of Original List Price Received*	96.9%	100.6%	+ 3.8%	101.4%	101.5%	+ 0.1%
New Listings	9	4	- 55.6%	342	281	- 17.8%

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

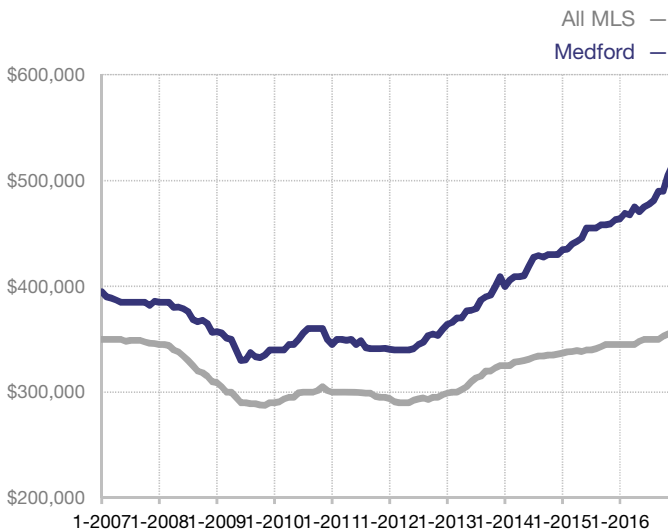
Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	9	+ 125.0%	202	234	+ 15.8%
Closed Sales	16	22	+ 37.5%	208	227	+ 9.1%
Median Sales Price*	\$457,500	\$430,000	- 6.0%	\$385,750	\$430,000	+ 11.5%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	39	30	- 23.1%	35	35	0.0%
Percent of Original List Price Received*	98.0%	100.2%	+ 2.2%	101.5%	101.6%	+ 0.1%
New Listings	10	8	- 20.0%	240	245	+ 2.1%

* 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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