Local Market Update – December 2016

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

Stoughton

Single-Family Properties

	December			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	10	**20**	+ 100.0%	253	**294**	+ 16.2%
Closed Sales	26	**19**	- 26.9%	250	**276**	+ 10.4%
Median Sales Price*	$300,000	**$320,000**	+ 6.7%	$315,000	**$340,000**	+ 7.9%
Inventory of Homes for Sale	58	**21**	- 63.8%	--	--	--
Months Supply of Inventory	2.8	**0.9**	- 67.9%	--	--	--
Cumulative Days on Market Until Sale	104	**71**	- 31.7%	73	**63**	- 13.7%
Percent of Original List Price Received*	93.6%	**93.9%**	+ 0.3%	96.5%	**98.5%**	+ 2.1%
New Listings	9	**11**	+ 22.2%	334	**324**	- 3.0%

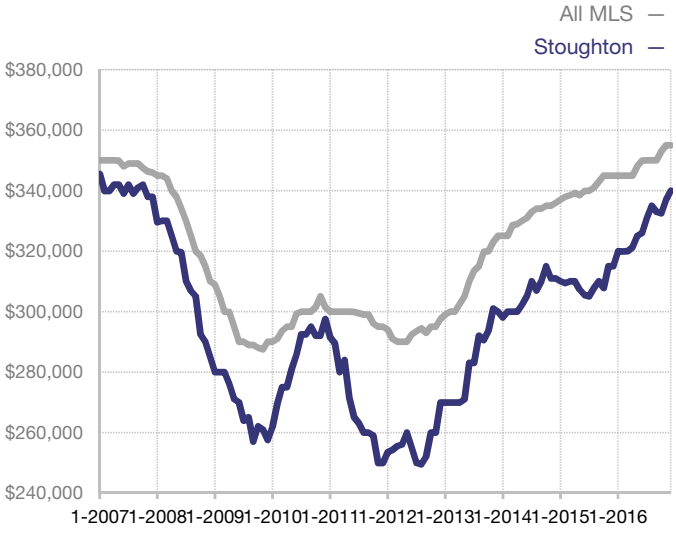
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

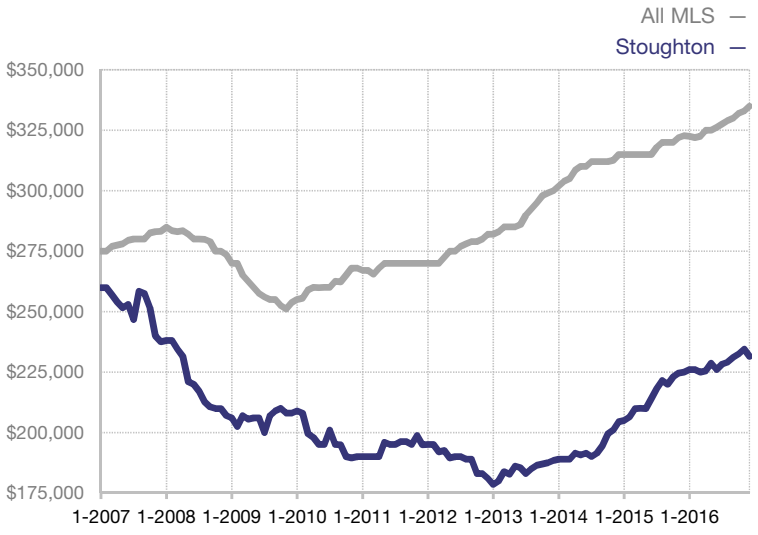
	December			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	7	**5**	- 28.6%	111	**104**	- 6.3%
Closed Sales	14	**7**	- 50.0%	103	**104**	+ 1.0%
Median Sales Price*	$235,250	**$194,238**	- 17.4%	$225,000	**$231,500**	+ 2.9%
Inventory of Homes for Sale	17	**11**	- 35.3%	--	--	--
Months Supply of Inventory	2.0	**1.3**	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	47	**41**	- 12.8%	61	**55**	- 9.8%
Percent of Original List Price Received*	98.2%	**101.7%**	+ 3.6%	96.2%	**98.8%**	+ 2.7%
New Listings	3	**10**	+ 233.3%	141	**125**	- 11.3%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.