Local Market Update – June 2017

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

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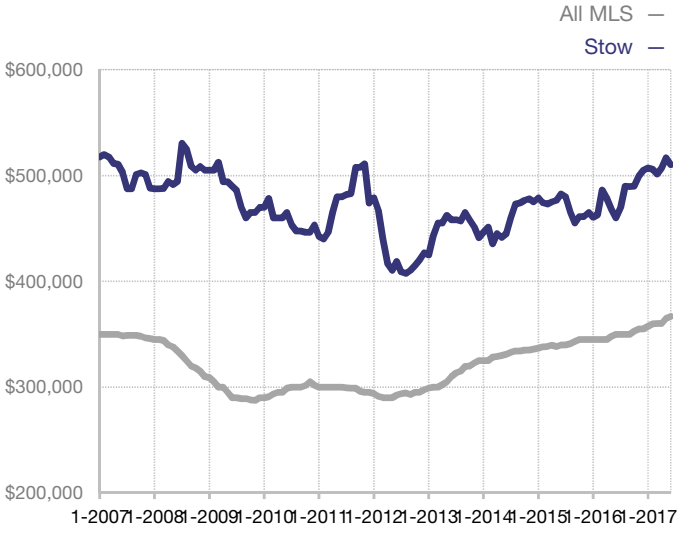
Single-Family Properties	June			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	10	**9**	- 10.0%	61	**46**	- 24.6%
Closed Sales	12	**11**	- 8.3%	44	**34**	- 22.7%
Median Sales Price*	$459,950	**$490,000**	+ 6.5%	$455,000	**$483,000**	+ 6.2%
Inventory of Homes for Sale	31	**29**	- 6.5%	--	--	--
Months Supply of Inventory	3.9	**4.2**	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	44	**18**	- 59.1%	125	**67**	- 46.4%
Percent of Original List Price Received*	98.0%	**101.4%**	+ 3.5%	96.0%	**97.2%**	+ 1.3%
New Listings	10	**15**	+ 50.0%	72	**71**	- 1.4%

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

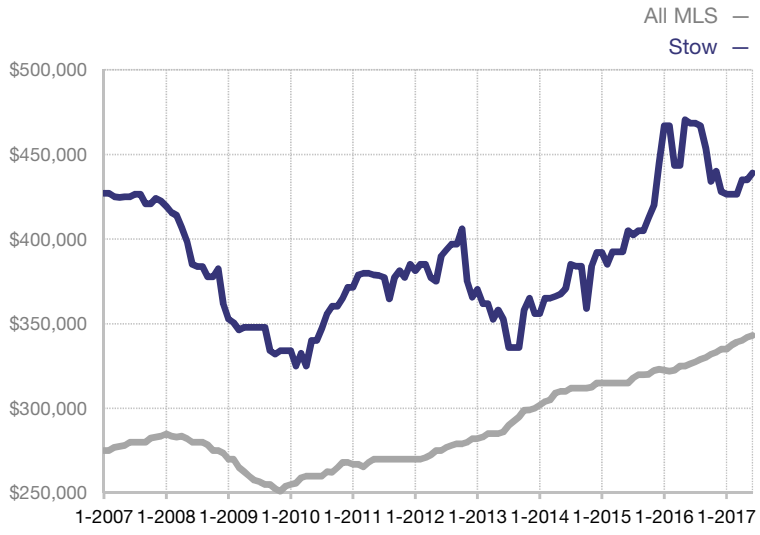
Condominium Properties	June			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	1	**4**	+ 300.0%	5	**15**	+ 200.0%
Closed Sales	2	**2**	0.0%	6	**8**	+ 33.3%
Median Sales Price*	$449,000	**$465,000**	+ 3.6%	$468,450	**$441,250**	- 5.8%
Inventory of Homes for Sale	2	**7**	+ 250.0%	--	--	--
Months Supply of Inventory	1.4	**4.3**	+ 207.1%	--	--	--
Cumulative Days on Market Until Sale	71	**47**	- 33.8%	60	**86**	+ 43.3%
Percent of Original List Price Received*	95.7%	**92.6%**	- 3.2%	96.6%	**94.8%**	- 1.9%
New Listings	1	**5**	+ 400.0%	8	**20**	+ 150.0%

* 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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