

# Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oak Bluffs

### Single-Family Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	6	4	- 33.3%	25	27	+ 8.0%
Closed Sales	3	2	- 33.3%	23	25	+ 8.7%
Median Sales Price*	\$440,000	<b>\$737,500</b>	+ 67.6%	\$599,000	<b>\$683,750</b>	+ 14.1%
Inventory of Homes for Sale	53	42	- 20.8%	--	--	--
Months Supply of Inventory	12.2	10.1	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	73	390	+ 434.2%	122	108	- 11.5%
Percent of Original List Price Received*	97.2%	85.0%	- 12.6%	94.0%	93.6%	- 0.4%
New Listings	8	7	- 12.5%	58	63	+ 8.6%

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

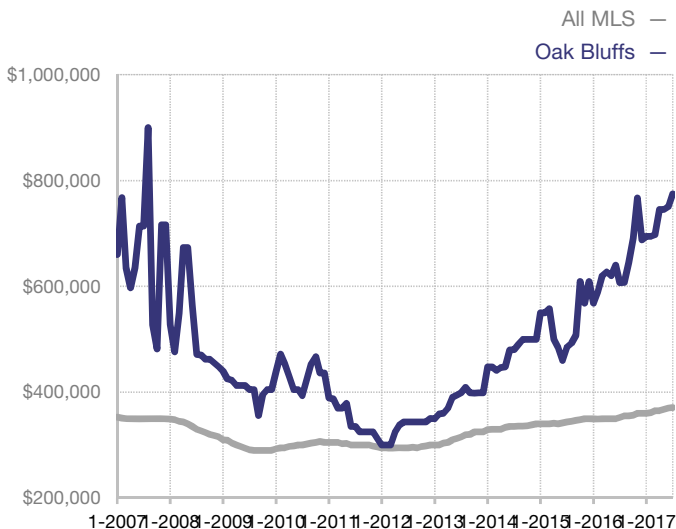
### Condominium Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$555,000</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	35	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.2%	--
New Listings	0	0	--	2	0	- 100.0%

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

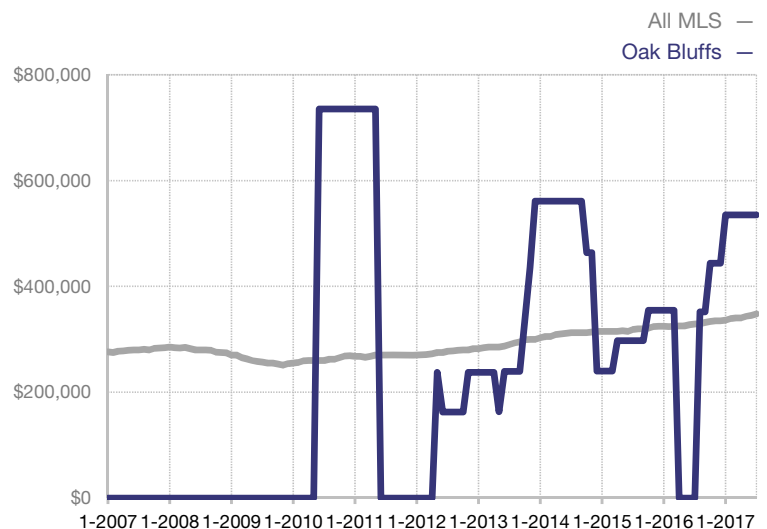
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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