

Local Market Update – October 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	27	35	+ 29.6%	264	271	+ 2.7%
Closed Sales	33	21	- 36.4%	255	248	- 2.7%
Median Sales Price*	\$410,000	\$460,000	+ 12.2%	\$433,000	\$470,000	+ 8.5%
Inventory of Homes for Sale	34	46	+ 35.3%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	31	37	+ 19.4%	48	35	- 27.1%
Percent of Original List Price Received*	98.6%	94.8%	- 3.9%	98.6%	97.9%	- 0.7%
New Listings	20	36	+ 80.0%	307	350	+ 14.0%

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

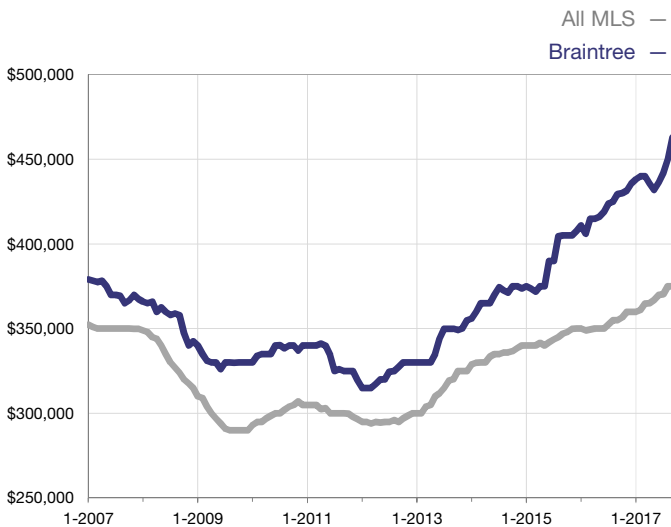
Condominium Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	11	11	0.0%	114	113	- 0.9%
Closed Sales	5	12	+ 140.0%	108	114	+ 5.6%
Median Sales Price*	\$287,000	\$368,450	+ 28.4%	\$299,750	\$323,250	+ 7.8%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	35	46	+ 31.4%	50	38	- 24.0%
Percent of Original List Price Received*	99.3%	97.3%	- 2.0%	99.0%	98.3%	- 0.7%
New Listings	11	11	0.0%	144	124	- 13.9%

* 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®

