

# Local Market Update – November 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oak Bluffs

### Single-Family Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	3	3	0.0%	46	41	- 10.9%
Closed Sales	3	3	0.0%	45	39	- 13.3%
Median Sales Price*	\$840,000	<b>\$945,000</b>	+ 12.5%	\$691,000	<b>\$693,700</b>	+ 0.4%
Inventory of Homes for Sale	49	49	0.0%	--	--	--
Months Supply of Inventory	11.3	14.0	+ 23.9%	--	--	--
Cumulative Days on Market Until Sale	97	383	+ 294.8%	137	135	- 1.5%
Percent of Original List Price Received*	94.2%	100.0%	+ 6.2%	92.9%	93.4%	+ 0.5%
New Listings	6	4	- 33.3%	90	103	+ 14.4%

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

### Condominium Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$443,500	<b>\$547,500</b>	+ 23.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	53	34	- 35.8%
Percent of Original List Price Received*	0.0%	0.0%	--	99.3%	96.2%	- 3.1%
New Listings	0	0	--	2	2	0.0%

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

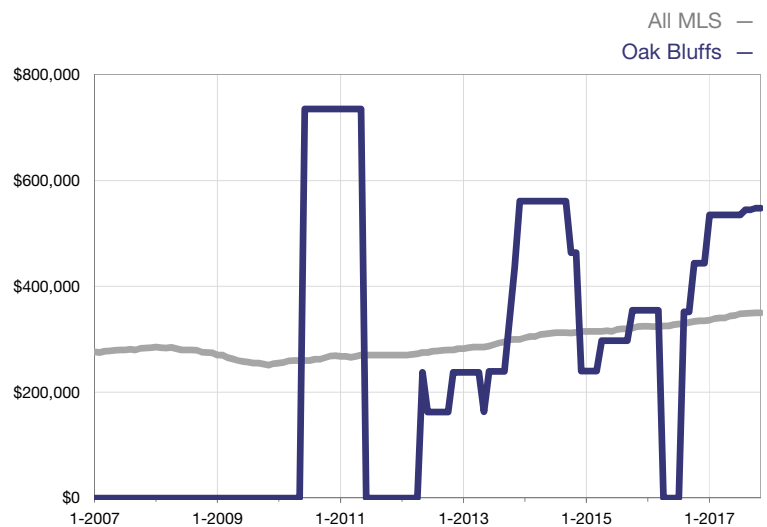
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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