

Local Market Update for December 2016

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



Beacon Hill

Single-Family Homes	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	0	2	--	21	16	- 23.8%
Median Sales Price*	--	\$2,100,000	--	\$2,892,750	\$3,150,000	+ 8.9%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	4.6	4.0	- 13.0%	--	--	--
Days on Market Until Sale	--	52	--	139	92	- 33.8%
Percent of Original List Price Received*	--	99.1%	--	91.1%	94.0%	+ 3.2%
New Listings	1	0	- 100.0%	31	25	- 19.4%
Pending Sales	3	0	- 100.0%	21	13	- 38.1%

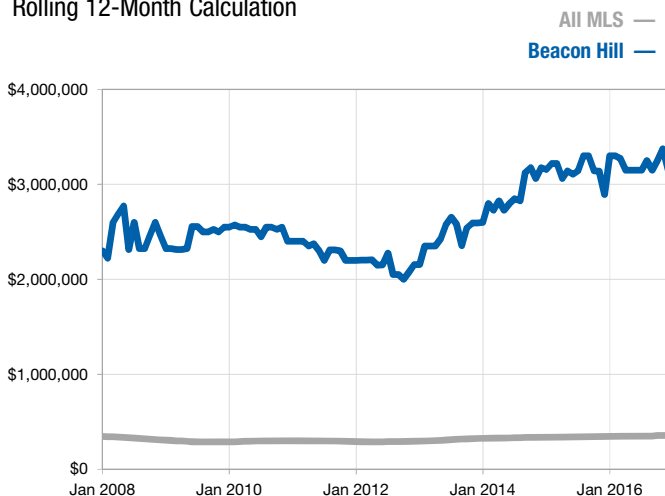
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condominiums	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	12	7	- 41.7%	148	128	- 13.5%
Median Sales Price*	\$696,000	\$536,000	- 23.0%	\$660,000	\$720,000	+ 9.1%
Inventory of Homes for Sale	22	31	+ 40.9%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--
Days on Market Until Sale	37	31	- 16.2%	37	39	+ 5.4%
Percent of Original List Price Received*	99.5%	99.1%	- 0.4%	100.8%	99.4%	- 1.4%
New Listings	3	4	+ 33.3%	182	185	+ 1.6%
Pending Sales	3	6	+ 100.0%	144	137	- 4.9%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

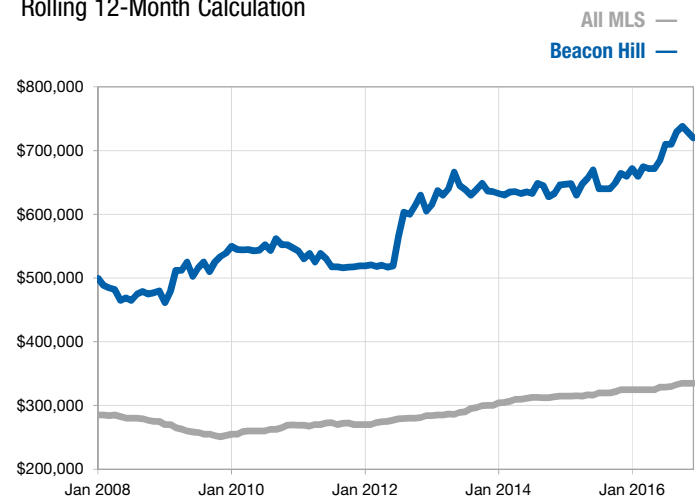
Median Sales Price - Single-Family Homes

Rolling 12-Month Calculation



Median Sales Price - Condominiums

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.