

Local Market Update for December 2016

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



Boston

Single-Family Homes	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	100	92	- 8.0%	998	1,030	+ 3.2%
Median Sales Price*	\$445,000	\$550,500	+ 23.7%	\$473,000	\$529,500	+ 11.9%
Inventory of Homes for Sale	171	103	- 39.8%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Days on Market Until Sale	54	42	- 22.2%	51	49	- 3.9%
Percent of Original List Price Received*	98.4%	99.6%	+ 1.2%	98.9%	99.1%	+ 0.2%
New Listings	56	32	- 42.9%	1,308	1,319	+ 0.8%
Pending Sales	49	51	+ 4.1%	1,004	1,066	+ 6.2%

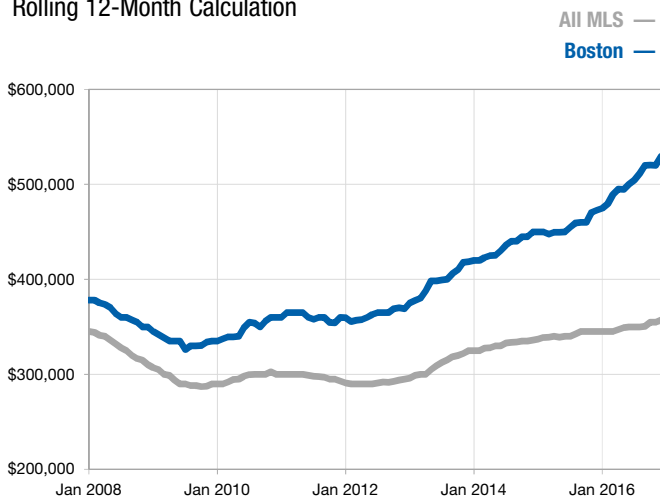
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condominiums	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	359	349	- 2.8%	4,321	4,316	- 0.1%
Median Sales Price*	\$545,000	\$549,000	+ 0.7%	\$529,000	\$574,454	+ 8.6%
Inventory of Homes for Sale	576	471	- 18.2%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Days on Market Until Sale	50	45	- 10.0%	47	45	- 4.3%
Percent of Original List Price Received*	98.2%	98.1%	- 0.1%	99.9%	99.9%	0.0%
New Listings	204	154	- 24.5%	5,523	5,387	- 2.5%
Pending Sales	211	193	- 8.5%	4,461	4,364	- 2.2%

* 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.

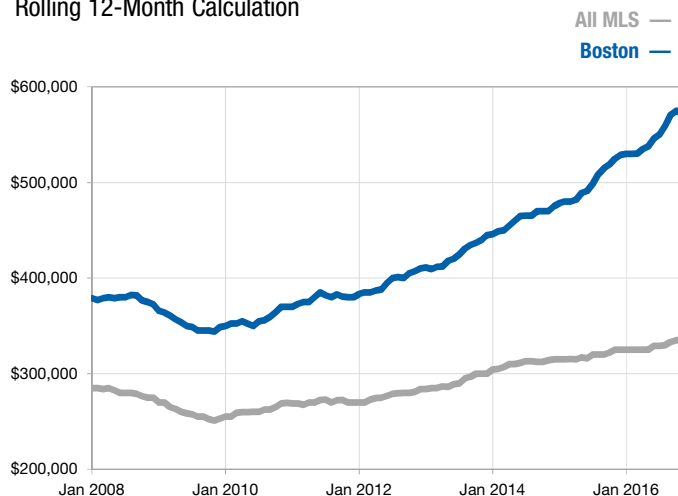
Median Sales Price - Single-Family Homes

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.