

G B A R

REAL ESTATE REWIND



Metro Boston Region	Total SF Properties Sold (4th Q '16)	Difference from 4th Q '15	Median Price (4th Q '16)	Difference from 4th Q '15	Average Days on Market (4th Q '16)	Total Under Agreements (4th Q '16)	Total SF on Market (4th Q '16)	Difference from 4th Q '15	Total SF Properties Sold (4th Q '15)	Median Price (4th Q '15)	Average Days on Market (4th Q '15)	Total Under Agreements (4th Q '15)	Total SF on Market (4th Q '15)
Arlington	63	-19.2%	\$705,000	10.2%	20	51	9	-10.0%	78	\$639,500	31	73	10
Belmont	28	-33.3%	\$1,230,000	37.8%	48	19	9	12.5%	42	\$892,500	51	32	8
Boston	245	-2.0%	\$502,000	3.8%	44	236	92	-18.6%	250	\$483,500	51	274	113
Brookline	39	5.4%	\$1,280,000	-1.6%	62	33	18	-40.0%	37	\$1,301,000	58	33	30
Cambridge	24	-7.7%	\$1,394,950	33.2%	37	29	9	80.0%	26	\$1,047,500	34	32	5
Chelsea	14	27.3%	\$379,500	21.6%	38	19	1	-83.3%	11	\$312,000	97	12	6
Dedham	53	-27.4%	\$450,000	10.3%	40	60	25	-13.8%	73	\$407,930	53	65	29
Everett	24	-31.4%	\$380,000	18.8%	43	24	5	-16.7%	35	\$320,000	56	42	6
Milton	56	-11.1%	\$600,000	0.2%	44	59	32	3.2%	63	\$599,000	83	70	31
Newton	117	-13.3%	\$1,001,000	-8.3%	55	100	47	-39.7%	135	\$1,091,500	73	134	78
Revere	62	26.5%	\$396,750	20.6%	50	77	14	-39.1%	49	\$329,000	73	62	23
Somerville	29	61.1%	\$741,000	4.0%	30	19	5	-58.3%	18	\$712,500	34	17	12
Waltham	92	-2.1%	\$525,000	5.0%	34	75	15	-40.0%	94	\$500,001	49	89	25
Watertown	21	23.5%	\$625,000	34.6%	37	19	3	0.0%	17	\$464,500	38	14	3
Winthrop	15	-25.0%	\$428,000	14.3%	41	20	6	-25.0%	20	\$374,500	61	26	8
Region Total	882	-7.0%			42	840	290	-25.1%	948		56	975	387
GBREB Total	3,256	-3.0%	\$530,000	7.1%	54	3,042	1,440	-22.1%	3,358	\$495,000	65	3,294	1,849
State Total	14,307	4.7%	\$357,000	5.0%	77	12,482	11,447	-35.5%	13,665	\$340,000	98	11,624	17,739

Central Middlesex Region	Total SF Properties Sold (4th Q '16)	Difference from 4th Q '15	Median Price (4th Q '16)	Difference from 4th Q '15	Average Days on Market (4th Q '16)	Total Under Agreements (4th Q '16)	Total SF on Market (4th Q '16)	Difference from 4th Q '15	Total SF Properties Sold (4th Q '15)	Median Price (4th Q '15)	Average Days on Market (4th Q '15)	Total Under Agreements (4th Q '15)	Total SF on Market (4th Q '15)
Acton	43	-29.5%	\$573,000	3.2%	62	42	29	-19.4%	61	\$555,000	67	51	36
Bedford	42	23.5%	\$712,500	6.3%	61	37	15	114.3%	34	\$670,000	62	33	7
Boxborough	9	80.0%	\$775,000	46.6%	98	7	5	0.0%	5	\$528,500	39	6	5
Concord	57	21.3%	\$988,000	11.6%	99	47	29	-32.6%	47	\$885,000	98	42	43
Hudson	29	-25.6%	\$358,000	12.4%	26	27	12	-47.8%	39	\$318,500	89	38	23
Lexington	89	-2.2%	\$1,070,000	8.6%	72	79	31	-6.1%	91	\$985,000	81	75	33
Lincoln	14	7.7%	\$1,057,000	-2.0%	115	11	13	0.0%	13	\$1,079,000	115	12	13
Maynard	24	-17.2%	\$351,000	1.3%	54	21	6	-71.4%	29	\$346,400	86	33	21
Stow	21	16.7%	\$520,000	12.4%	83	18	11	-56.0%	18	\$462,500	114	22	25
Sudbury	54	10.2%	\$697,000	17.1%	94	43	40	-21.6%	49	\$595,000	87	43	51
Wayland	44	7.3%	\$646,000	1.7%	62	34	17	-29.2%	41	\$635,000	109	39	24
Weston	30	-9.1%	\$1,342,500	-17.1%	158	34	70	6.1%	33	\$1,619,500	157	39	66
Region Total	456	-0.9%			82	400	278	-19.9%	460		92	433	347
GBREB Total	3,256	-3.0%	\$530,000	7.1%	54	3,042	1,440	-22.1%	3,358	\$495,000	65	3,294	1,849
State Total	14,307	4.7%	\$357,000	5.0%	77	12,482	11,447	-35.5%	13,665	\$340,000	98	11,624	17,739

Metro West Region	Total SF Properties Sold (4th Q '16)	Difference from 4th Q '15	Median Price (4th Q '16)	Difference from 4th Q '15	Average Days on Market (4th Q '16)	Total Under Agreements (4th Q '16)	Total SF on Market (4th Q '16)	Difference from 4th Q '15	Total SF Properties Sold (4th Q '15)	Median Price (4th Q '15)	Average Days on Market (4th Q '15)	Total Under Agreements (4th Q '15)	Total SF on Market (4th Q '15)
Ashland	46	64.3%	\$409,000	1.0%	49	39	15	7.1%	28	\$405,000	91	31	14
Dover	19	-5.0%	\$1,077,000	16.7%	102	29	47	11.9%	20	\$923,000	220	24	42
Framingham	148	-9.2%	\$413,450	13.0%	48	121	37	-53.8%	163	\$366,000	69	148	80
Holliston	34	-26.1%	\$476,500	-7.5%	92	39	29	-27.5%	46	\$515,000	72	43	40
Hopkinton	50	11.1%	\$613,240	-6.1%	92	42	42	-4.5%	45	\$653,105	90	48	44
Medfield	24	-27.3%	\$685,000	7.0%	78	28	25	-7.4%	33	\$640,000	67	34	27
Medway	33	-13.2%	\$355,000	-5.9%	59	30	11	-35.3%	38	\$377,400	68	35	17
Millis	18	-25.0%	\$414,450	21.0%	76	24	18	5.9%	24	\$342,500	63	19	17
Natick	79	-2.5%	\$530,000	3.3%	52	82	32	-15.8%	81	\$513,000	70	81	38
Needham	59	-3.3%	\$1,060,000	21.8%	81	59	36	-7.7%	61	\$870,000	70	62	39
Sherborn	16	0.0%	\$633,000	-12.2%	144	13	24	-22.6%	16	\$720,750	78	15	31
Wellesley	77	18.5%	\$1,435,000	34.7%	109	84	77	14.9%	65	\$1,065,000	78	85	67
Region Total	603	-2.7%			82	590	393	-13.8%	620		86	625	456
GBREB Total	3,256	-3.0%	\$530,000	7.1%	54	3,042	1,440	-22.1%	3,358	\$495,000	65	3,294	1,849
State Total	14,307	4.7%	\$357,000	5.0%	77	12,482	11,447	-35.5%	13,665	\$340,000	98	11,624	17,739

Southern Norfolk Region	Total SF Properties Sold (4th Q '16)	Difference from 4th Q '15	Median Price (4th Q '16)	Difference from 4th Q '15	Average Days on Market (4th Q '16)	Total Under Agreements (4th Q '16)	Total SF on Market (4th Q '16)	Difference from 4th Q '15	Total SF Properties Sold (4th Q '15)	Median Price (4th Q '15)	Average Days on Market (4th Q '15)	Total Under Agreements (4th Q '15)	Total SF on Market (4th Q '15)
Avon	17	-29.2%	\$325,000	27.5%	38	16	5	-54.5%	24	\$254,950	94	26	11
Bellingham	56	-3.4%	\$308,950	5.4%	102	47	23	-46.5%	58	\$293,250	94	61	43
Canton	66	43.5%	\$528,500	-1.4%	90	61	23	-45.2%	46	\$536,250	113	53	42
Foxboro	30	-28.6%	\$410,850	18.4%	60	28	12	-50.0%	42	\$347,000	66	32	24
Franklin	65	16.1%	\$411,000	-3.3%	73	68	31	-34.0%	56	\$425,000	67	63	47
Mansfield	44	15.8%	\$399,950	0.4%	43	31	13	-18.8%	38	\$398,500	62	45	16
Norfolk	33	3.1%	\$590,000	23.6%	105	29	33	-19.5%	32	\$477,500	139	37	41
Norwood	55	-11.3%	\$424,900	3.8%	49	53	20	5.3%	62	\$409,500	52	56	19
Randolph	80	-1.2%	\$319,500	3.1%	32	79	29	-14.7%	81	\$310,000	53	88	34
Sharon	42	-6.7%	\$476,500	1.4%	68	45	32	10.3%	45	\$470,000	84	50	29
Stoughton	61	-23.8%	\$350,000	7.7%	58	73	16	-61.9%	80	\$325,000	70	10	42
Walpole	58	7.4%	\$470,000	-9.4%	56	60	21	-46.2%	54	\$518,750	95	54	39
Westwood	40	5.3%	\$724,500	12.0%	72	47	31	3.3%	38	\$646,660	67	43	30
Wrentham	33	-19.5%	\$427,000	-5.1%	98	28	38	-5.0%	41	\$450,000	145	39	40
Region Total	680	-2.4%			67	665	327	-28.4%	697		86	657	457
GBREB Total	3,256	-3.0%	\$530,000	7.1%	54	3,042	1,440	-22.1%	3,358	\$495,000	65	3,294	1,849
State Total	14,307	4.7%	\$357,000	5.0%	77	12,482	11,447	-35.5%	13,665	\$340,000	98	11,624	17,739

Eastern Middlesex Region	2016				2015								
	Total SF Properties Sold (4th Q '16)	Difference from 4th Q '15	Median Price (4th Q '16)	Difference from 4th Q '15	Average Days on Market (4th Q '16)	Total Under Agreements (4th Q '16)	Total SF on Market (4th Q '16)	Difference from 4th Q '15	Total SF Properties Sold (4th Q '15)	Median Price (4th Q '15)	Average Days on Market (4th Q '15)	Total Under Agreements (4th Q '15)	Total SF on Market (4th Q '15)
Burlington	60	22.4%	\$500,000	3.1%	52	48	19	-42.4%	49	\$485,000	70	45	33
Malden	52	-20.0%	\$395,000	9.4%	32	54	8	-60.0%	65	\$361,000	57	66	20
Medford	59	-28.9%	\$530,000	15.8%	30	53	6	-60.0%	83	\$457,500	43	73	15
Melrose	66	17.9%	\$560,250	7.2%	37	48	8	-46.7%	56	\$522,750	39	55	15
North Reading	41	41.4%	\$502,000	19.0%	62	40	16	6.7%	29	\$422,000	61	28	15
Reading	50	-19.4%	\$500,000	-0.5%	36	35	16	-20.0%	62	\$502,450	48	50	20
Stoneham	53	17.8%	\$510,000	13.3%	39	52	14	16.7%	45	\$450,000	42	53	12
Wakefield	55	0.0%	\$450,000	-2.3%	45	51	14	16.7%	55	\$460,555	68	55	12
Wilmington	71	26.8%	\$434,900	-2.3%	49	60	15	-31.8%	56	\$444,950	56	58	22
Winchester	61	5.2%	\$1,075,000	14.2%	53	49	23	15.0%	58	\$941,250	69	46	20
Woburn	67	-10.7%	\$455,000	15.5%	41	57	13	-27.8%	75	\$394,000	86	75	18
Region Total	635	0.3%			43	547	152	-24.8%	633		58	604	202
GBREB Total	3,256	-3.0%	\$530,000	7.1%	54	3,042	1,440	-22.1%	3,358	\$495,000	65	3,294	1,849
State Total	14,307	4.7%	\$357,000	5.0%	77	12,482	11,447	-35.5%	13,665	\$340,000	98	11,624	17,739