

Local Market Update for December 2016

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



South End/Bay Village

Single-Family Homes	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	8	3	- 62.5%	39	34	- 12.8%
Median Sales Price*	\$1,917,500	\$1,905,000	- 0.7%	\$2,160,000	\$2,527,500	+ 17.0%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--
Days on Market Until Sale	64	57	- 10.9%	56	89	+ 58.9%
Percent of Original List Price Received*	96.1%	99.7%	+ 3.7%	97.0%	93.2%	- 3.9%
New Listings	1	2	+ 100.0%	55	50	- 9.1%
Pending Sales	1	2	+ 100.0%	37	36	- 2.7%

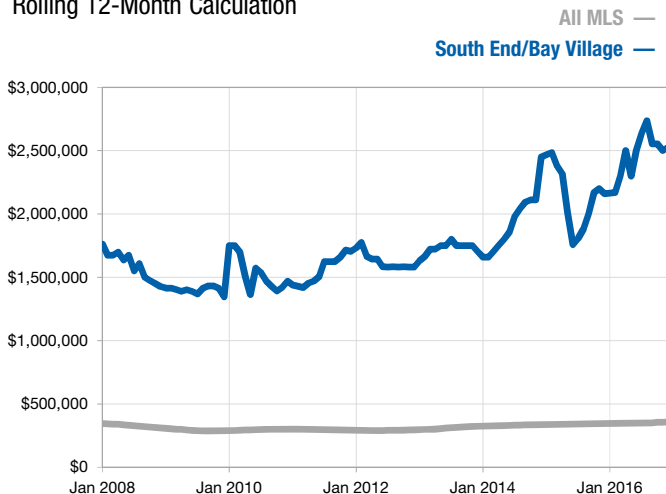
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condominiums	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
Closed Sales	66	31	- 53.0%	556	479	- 13.8%
Median Sales Price*	\$833,750	\$812,000	- 2.6%	\$800,000	\$833,000	+ 4.1%
Inventory of Homes for Sale	52	41	- 21.2%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Days on Market Until Sale	41	36	- 12.2%	45	36	- 20.0%
Percent of Original List Price Received*	100.7%	99.5%	- 1.2%	101.0%	100.8%	- 0.2%
New Listings	16	16	0.0%	665	588	- 11.6%
Pending Sales	29	17	- 41.4%	569	487	- 14.4%

* 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.

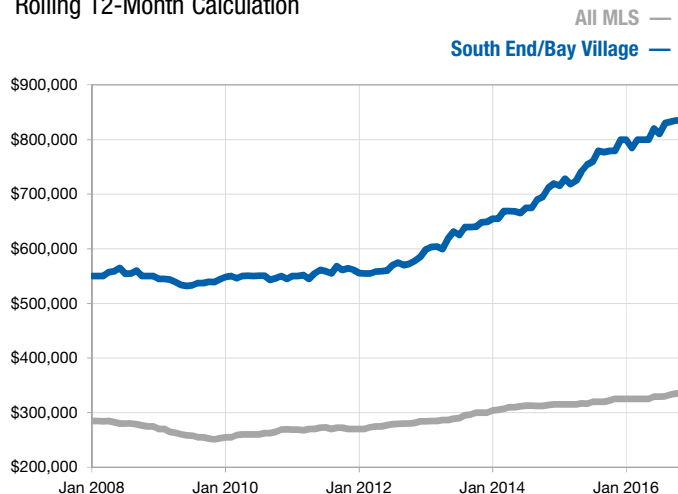
Median Sales Price - Single-Family Homes

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.