

GREATER BOSTON MARKET SUMMARY

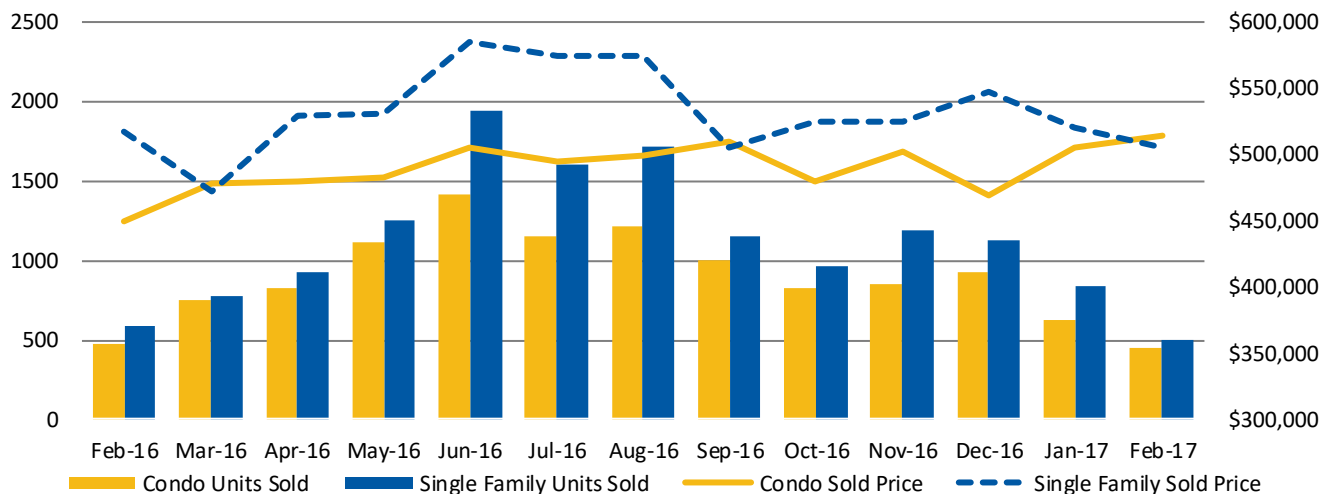
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$505,000	\$517,500	▼ -2.4%	\$520,000	▼ -2.9%	\$515,000	\$500,500	▲ 2.9%
Units Sold	504	589	▼ -14.4%	837	▼ -39.8%	1,341	1,432	▼ -6.4%
Active Listings	1,891	2,918	▼ -35.2%	1,852	▲ 2.1%	---	---	---
Months Supply of Inventory	3.8	5.0	▼ -24.4%	2.2	▲ 69.7%	---	---	---
New Listings	1,057	1,134	▼ -6.8%	908	▲ 16.4%	1,965	2,062	▼ -4.7%
Pending Sales	820	755	▲ 8.6%	665	▲ 23.3%	1,485	1,437	▲ 3.3%
Days to Off Market	58	75	▼ -22.7%	71	▼ -18.3%	64	76	▼ -16.0%
Sold to Original Price Ratio	96.3%	95.6%	▲ 0.7%	96.0%	▲ 0.3%	96.1%	95.7%	▲ 0.4%
Price per Square Foot	\$281	\$277	▲ 1.5%	\$291	▼ -3.6%	\$287	\$278	▲ 3.2%

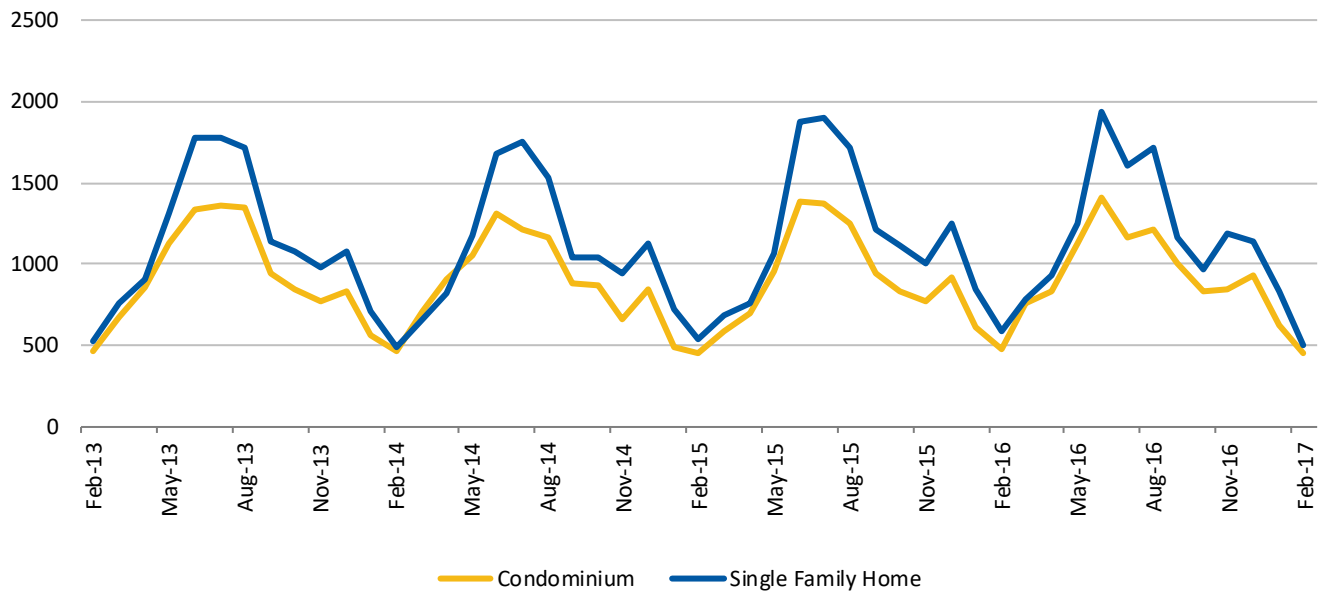
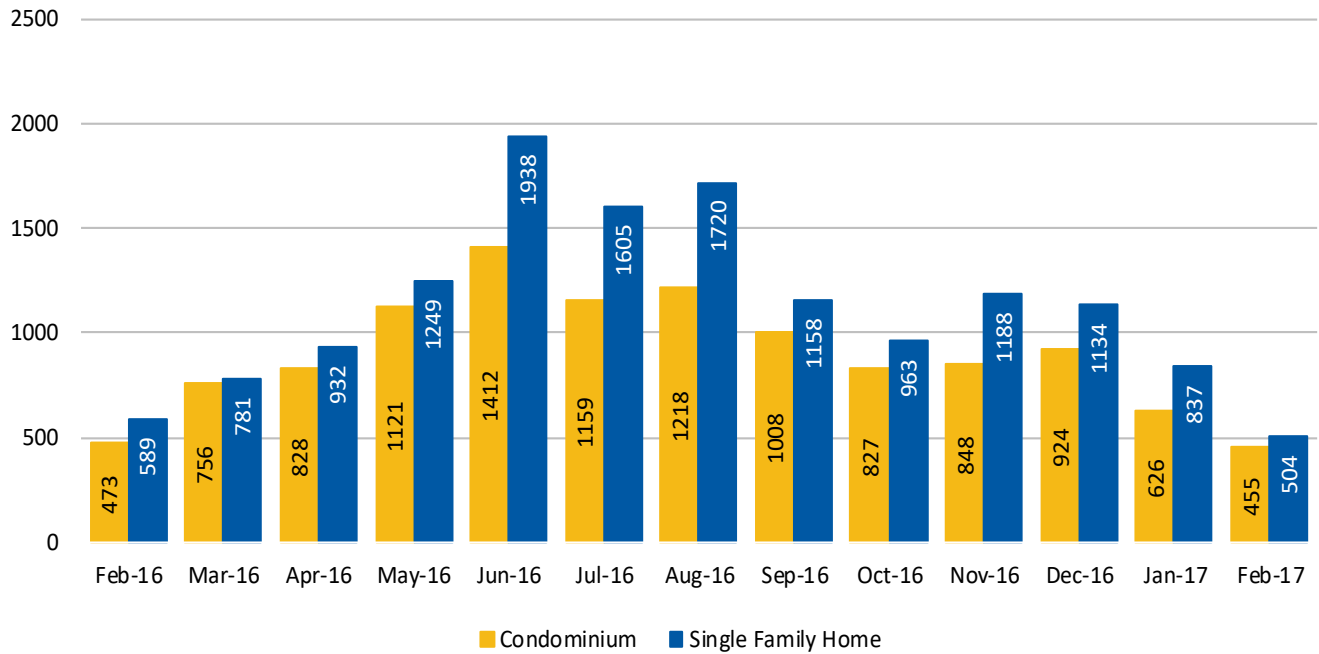
Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$515,000	\$449,000	▲ 14.7%	\$504,950	▲ 2.0%	\$506,000	\$445,000	▲ 13.7%
Units Sold	455	473	▼ -3.8%	626	▼ -27.3%	1,081	1,077	▲ 0.4%
Active Listings	1,272	1,756	▼ -27.6%	1,325	▼ -4.0%	---	---	---
Months Supply of Inventory	2.8	3.7	▼ -24.5%	2.1	▲ 32.1%	---	---	---
New Listings	860	940	▼ -8.5%	831	▲ 3.5%	1,691	1,754	▼ -3.6%
Pending Sales	760	777	▼ -2.2%	583	▲ 30.4%	1,343	1,323	▲ 1.5%
Days to Off Market	48	48	■ 0.0%	48	■ 0.0%	48	50	▼ -4.2%
Sold to Original Price Ratio	99.1%	98.0%	▲ 1.1%	97.7%	▲ 1.4%	98.3%	97.9%	▲ 0.4%
Price per Square Foot	\$468	\$472	▼ -0.7%	\$485	▼ -3.5%	\$478	\$456	▲ 4.8%



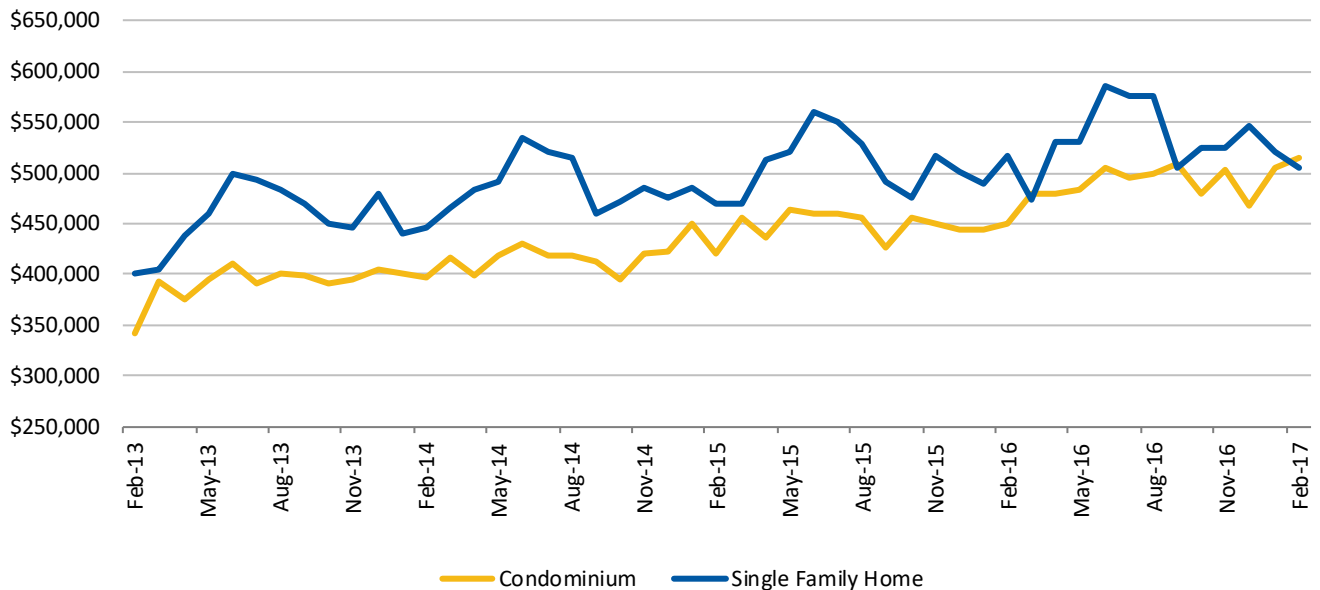
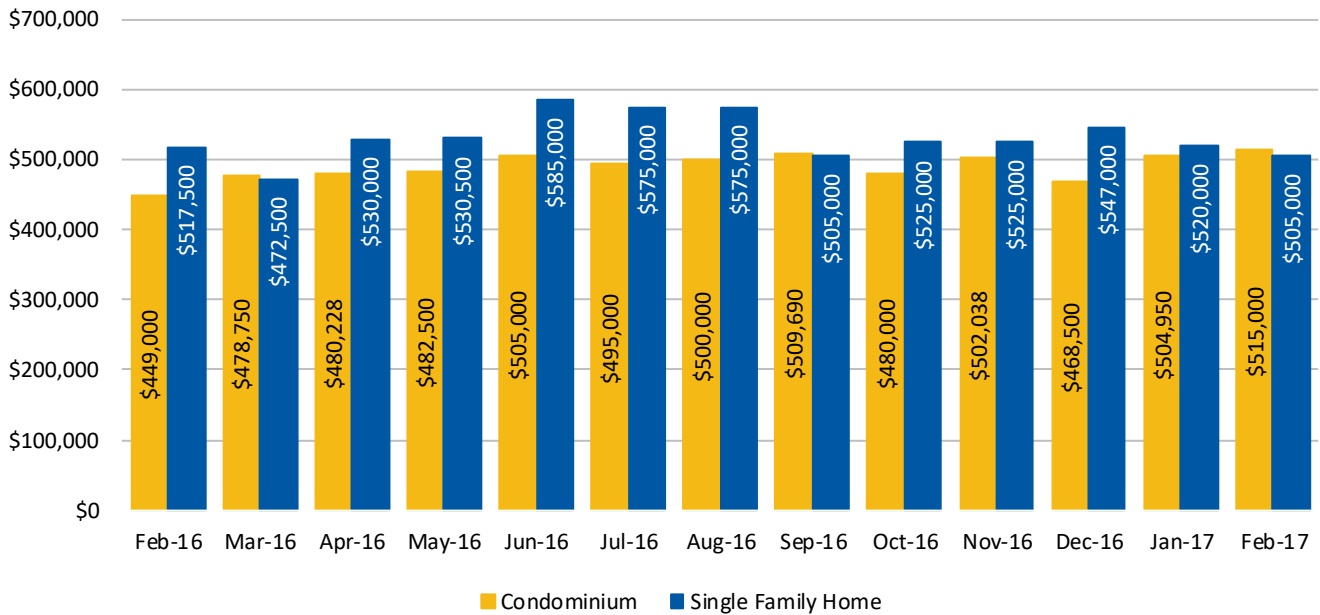
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
SINGLE FAMILY HOMES	504	589	▼ -14.4%	837	▼ -39.8%	1,341	1,432	▼ -6.4%
CONDOMINIUMS	455	473	▼ -3.8%	626	▼ -27.3%	1,081	1,077	▲ 0.4%



MEDIAN SELLING PRICE

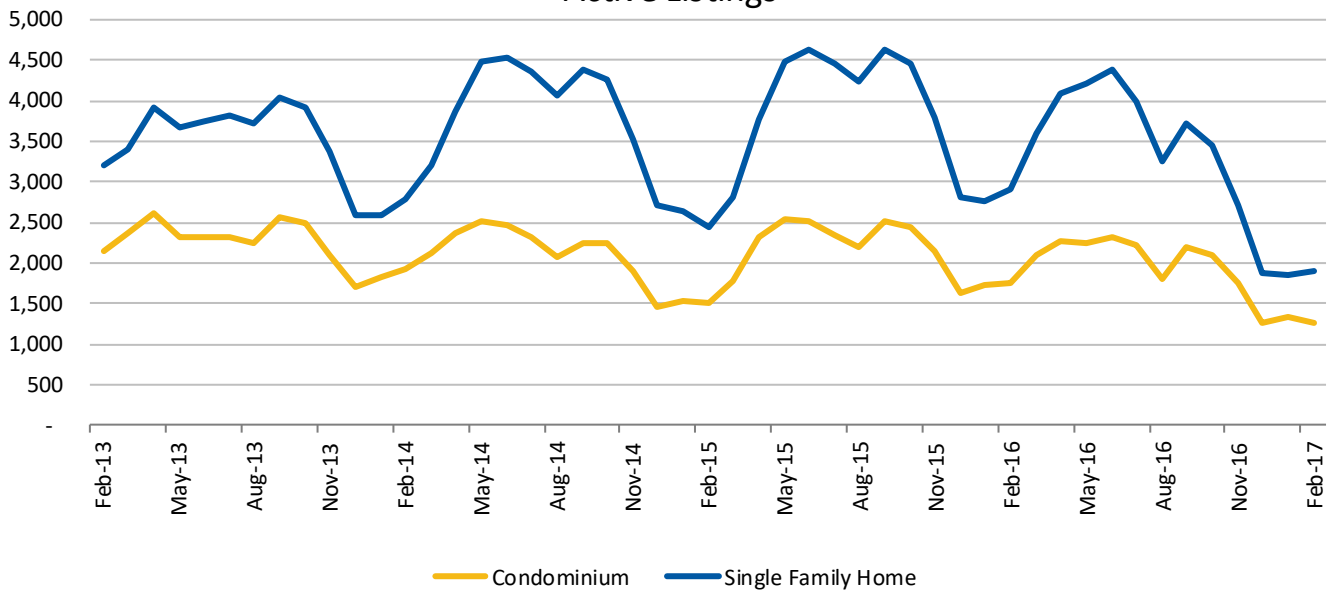
	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
SINGLE FAMILY HOMES	\$505,000	\$517,500	▼ -2.4%	\$520,000	▼ -2.9%	\$515,000	\$500,500	▲ 2.9%
CONDOMINIUMS	\$515,000	\$449,000	▲ 14.7%	\$504,950	▲ 2.0%	\$506,000	\$445,000	▲ 13.7%



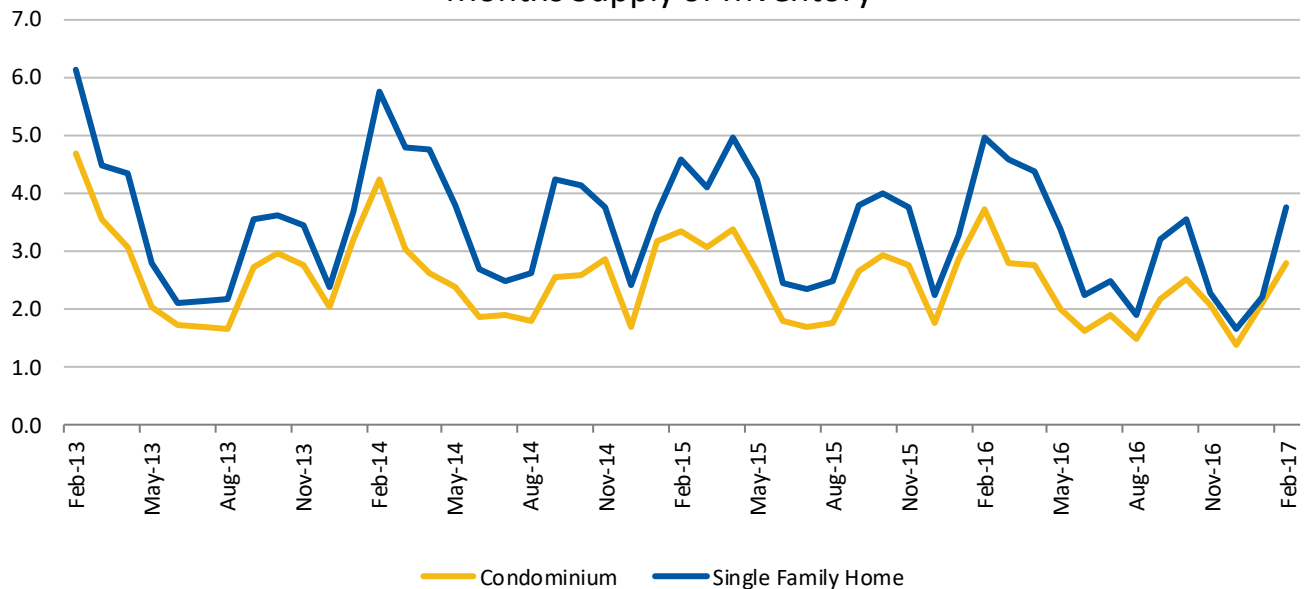
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Feb 2017	Feb 2016	Change	Jan 2017	Change
SINGLE FAMILY HOMES	Active Listings	1,891	2,918	▼ -35.2%	1,852	▲ 2.1%
	Months Supply of Inventory	3.8	5.0	▼ -24.4%	2.2	▲ 69.7%
CONDOMINIUMS	Active Listings	1,272	1,756	▼ -27.6%	1,325	▼ -4.0%
	Months Supply of Inventory	2.8	3.7	▼ -24.5%	2.1	▲ 32.1%

Active Listings

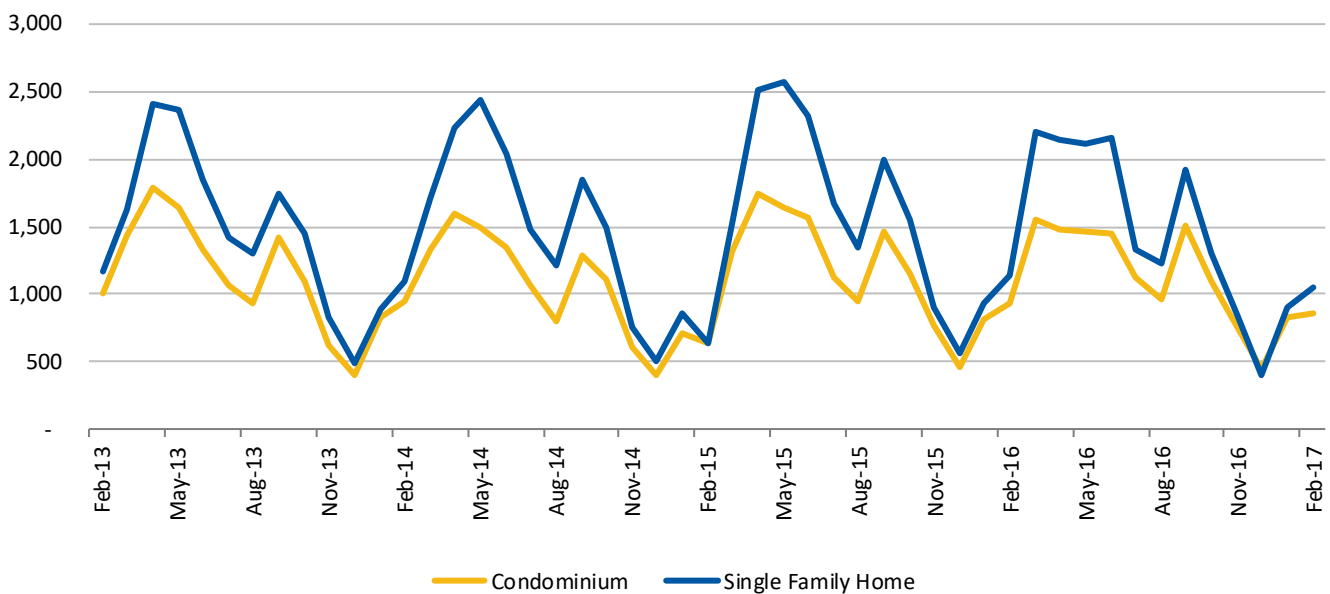
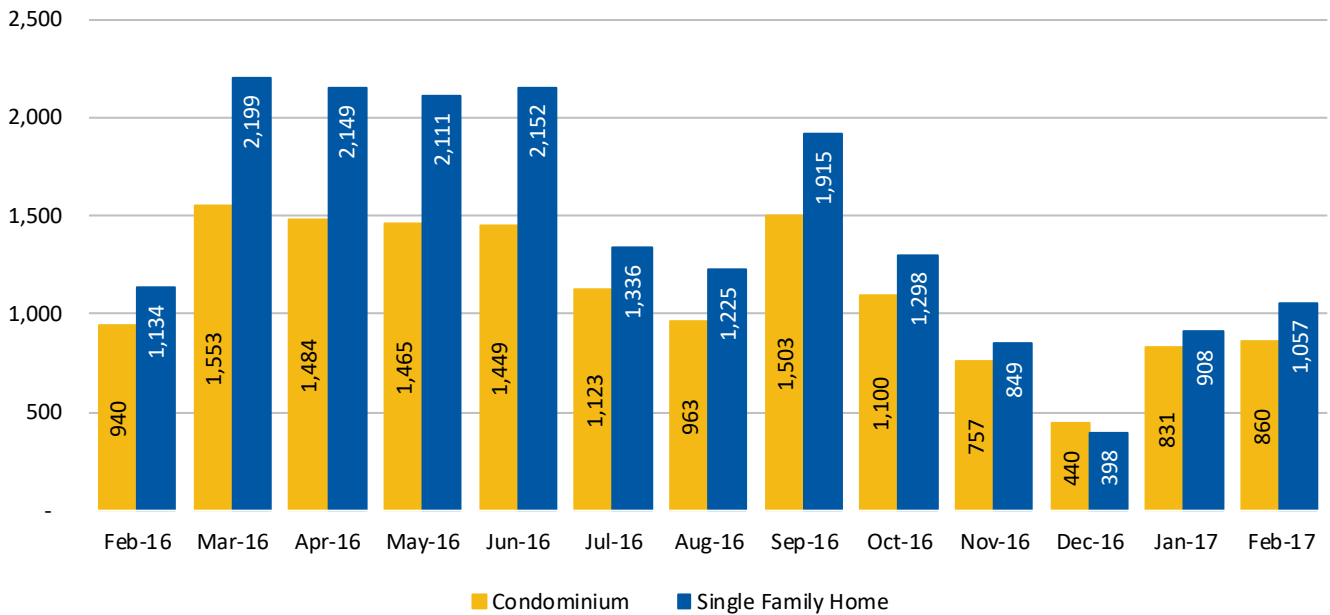


Months Supply of Inventory



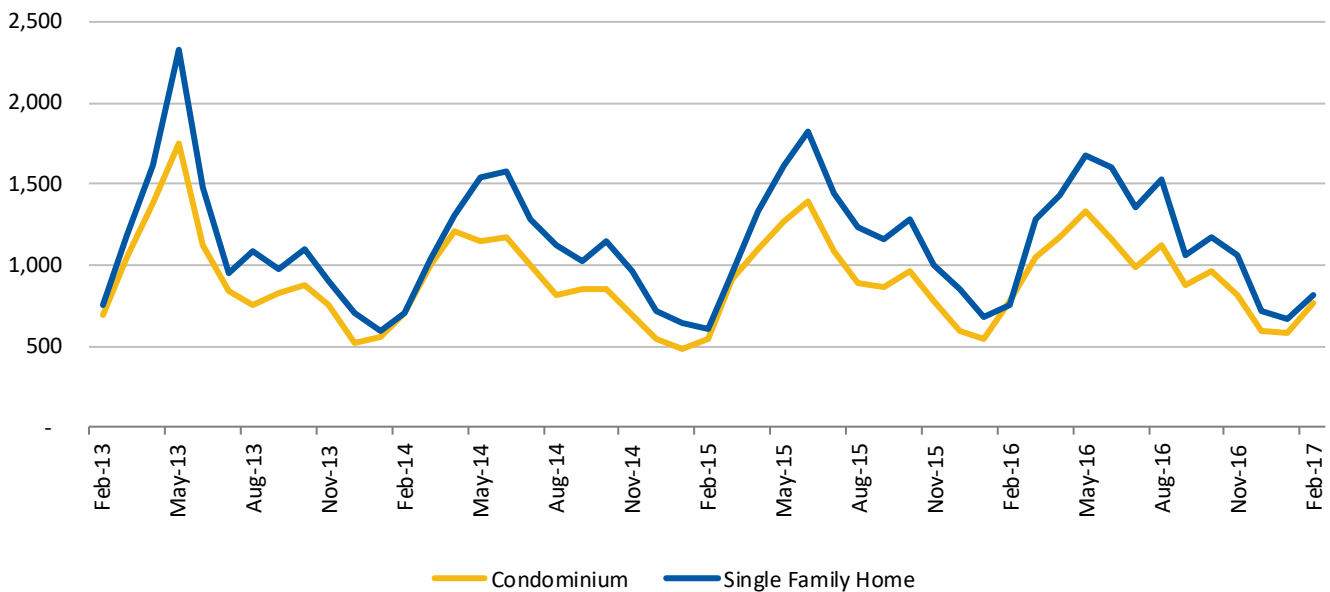
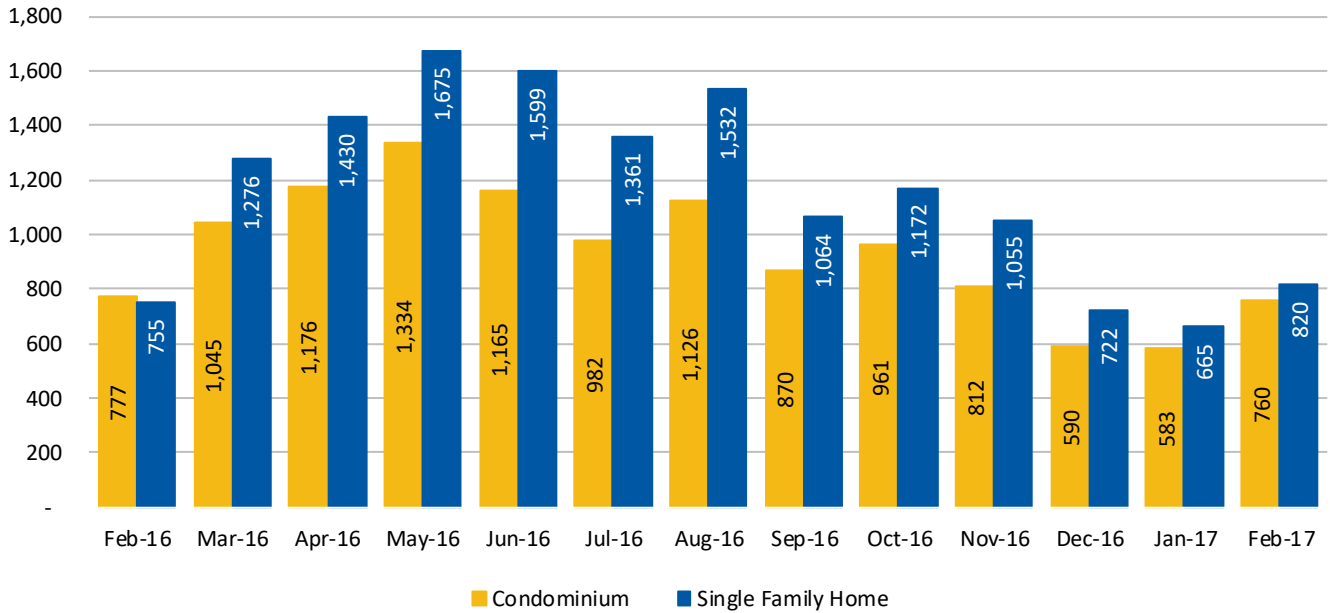
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
SINGLE FAMILY HOMES	1,057	1,134	▼ -6.8%	908	▲ 16.4%	1,965	2,062	▼ -4.7%
CONDOMINIUMS	860	940	▼ -8.5%	831	▲ 3.5%	1,691	1,754	▼ -3.6%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
SINGLE FAMILY HOMES	820	755	▲ 8.6%	665	▲ 23.3%	1,485	1,437	▲ 3.3%
CONDOMINIUMS	760	777	▼ -2.2%	583	▲ 30.4%	1,343	1,323	▲ 1.5%



CENTRAL MIDDLESEX REGION

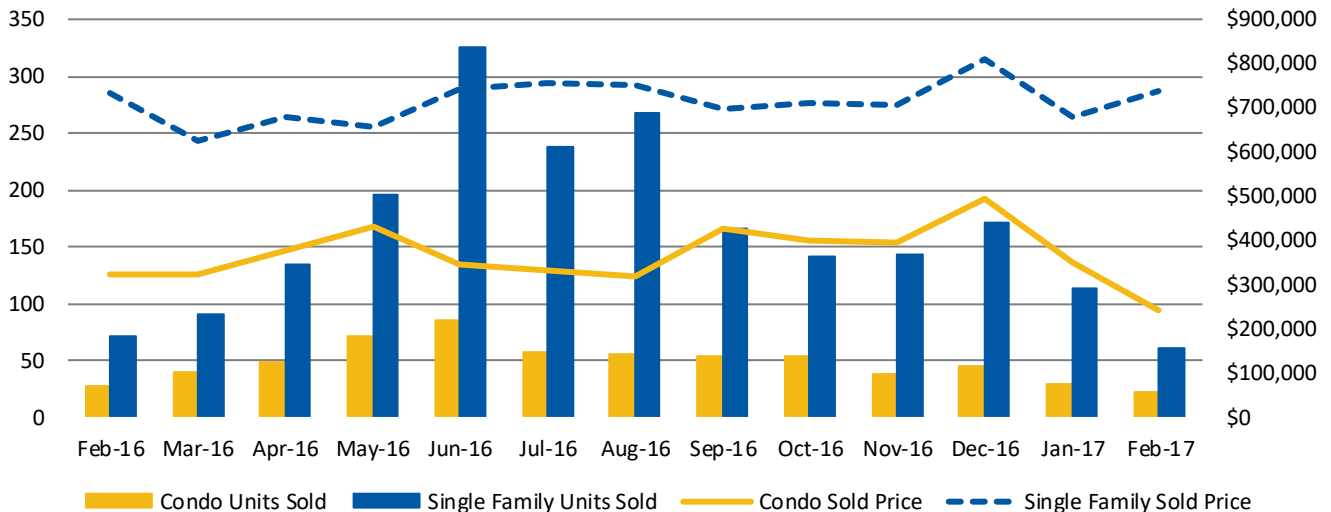
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$740,000	\$734,000	▲ 0.8%	\$677,500	▲ 9.2%	\$702,500	\$694,500	▲ 1.2%
Units Sold	60	72	▼ -16.7%	114	▼ -47.4%	174	182	▼ -4.4%
Active Listings	370	546	▼ -32.2%	332	▲ 11.4%	---	---	---
Months Supply of Inventory	6.2	7.6	▼ -18.6%	2.9	▲ 112.0%	---	---	---
New Listings	176	203	▼ -13.3%	127	▲ 38.6%	303	326	▼ -7.1%
Pending Sales	110	105	▲ 4.8%	95	▲ 15.8%	205	188	▲ 9.0%
Days to Off Market	47	86	▼ -45.3%	80	▼ -41.3%	62	87	▼ -28.7%
Sold to Original Price Ratio	94.5%	94.5%	▲ 0.1%	94.1%	▲ 0.4%	94.3%	94.8%	▼ -0.6%
Price per Square Foot	\$298	\$301	▼ -0.9%	\$302	▼ -1.1%	\$300	\$285	▲ 5.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$243,100	\$325,000	▼ -25.2%	\$352,000	▼ -30.9%	\$310,000	\$399,000	▼ -22.3%
Units Sold	22	27	▼ -18.5%	29	▼ -24.1%	51	75	▼ -32.0%
Active Listings	95	136	▼ -30.1%	92	▲ 3.3%	---	---	---
Months Supply of Inventory	4.3	5.0	▼ -14.3%	3.2	▲ 36.3%	---	---	---
New Listings	50	44	▲ 13.6%	38	▲ 31.6%	88	84	▲ 4.8%
Pending Sales	42	26	▲ 61.5%	29	▲ 44.8%	71	49	▲ 44.9%
Days to Off Market	86	46	▲ 87.0%	63	▲ 36.5%	77	65	▲ 18.5%
Sold to Original Price Ratio	95.9%	97.1%	▼ -1.2%	96.5%	▼ -0.6%	96.2%	98.9%	▼ -2.6%
Price per Square Foot	\$196	\$253	▼ -22.4%	\$240	▼ -18.3%	\$221	\$249	▼ -11.2%



EASTERN MIDDLESEX REGION

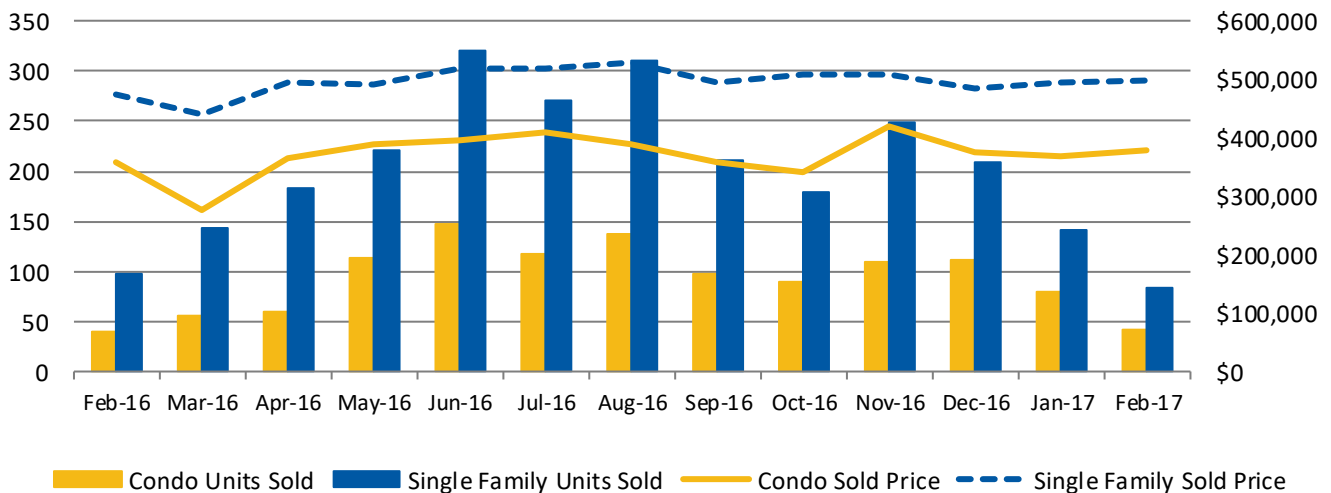
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$499,000	\$475,000	▲ 5.1%	\$495,000	▲ 0.8%	\$496,000	\$460,000	▲ 7.8%
Units Sold	83	97	▼ -14.4%	141	▼ -41.1%	224	262	▼ -14.5%
Active Listings	212	363	▼ -41.6%	231	▼ -8.2%	---	---	---
Months Supply of Inventory	2.6	3.7	▼ -31.8%	1.6	▲ 55.5%	---	---	---
New Listings	151	182	▼ -17.0%	145	▲ 4.1%	296	313	▼ -5.4%
Pending Sales	146	114	▲ 28.1%	100	▲ 46.0%	246	233	▲ 5.6%
Days to Off Market	49	55	▼ -10.9%	53	▼ -7.5%	50	66	▼ -24.2%
Sold to Original Price Ratio	98.2%	97.6%	▲ 0.7%	97.6%	▲ 0.6%	97.9%	96.9%	▲ 1.0%
Price per Square Foot	\$278	\$282	▼ -1.4%	\$280	▼ -0.6%	\$279	\$269	▲ 3.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$380,000	\$360,000	▲ 5.6%	\$370,000	▲ 2.7%	\$370,000	\$334,000	▲ 10.8%
Units Sold	41	39	▲ 5.1%	79	▼ -48.1%	120	110	▲ 9.1%
Active Listings	88	142	▼ -38.0%	104	▼ -15.4%	---	---	---
Months Supply of Inventory	2.2	3.6	▼ -40.9%	1.3	▲ 62.9%	---	---	---
New Listings	85	77	▲ 10.4%	103	▼ -17.5%	188	149	▲ 26.2%
Pending Sales	84	62	▲ 35.5%	76	▲ 10.5%	160	119	▲ 34.5%
Days to Off Market	24	59	▼ -59.3%	38	▼ -36.8%	30	50	▼ -40.0%
Sold to Original Price Ratio	100.2%	99.0%	▲ 1.2%	98.8%	▲ 1.5%	99.3%	98.1%	▲ 1.2%
Price per Square Foot	\$322	\$280	▲ 14.9%	\$307	▲ 4.8%	\$312	\$282	▲ 10.8%



METRO BOSTON REGION

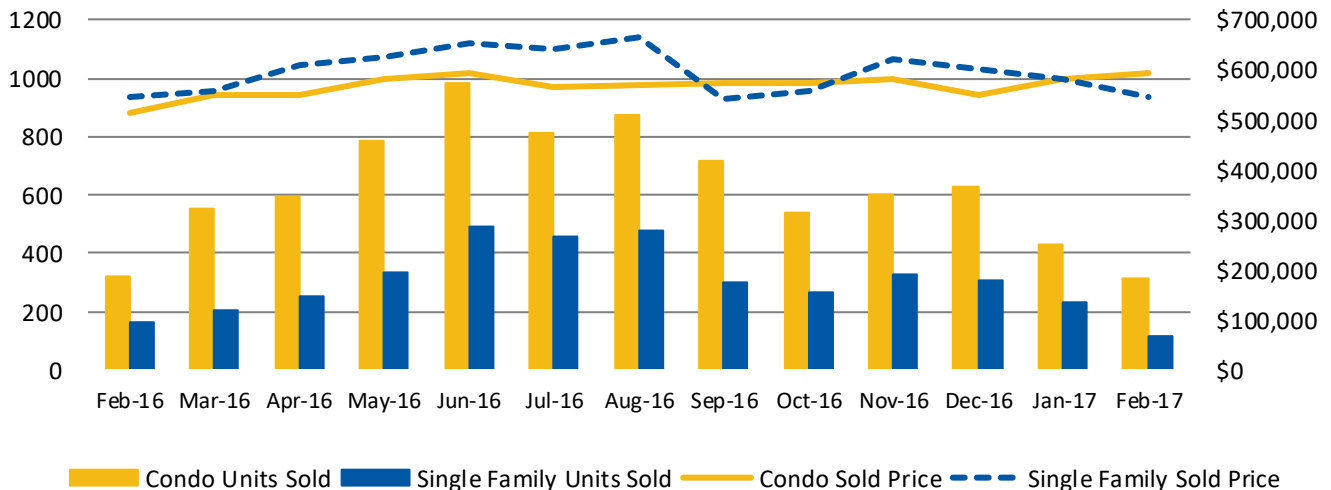
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$546,000	\$546,850	▼ -0.2%	\$580,000	▼ -5.9%	\$567,500	\$540,000	▲ 5.1%
Units Sold	116	160	▼ -27.5%	234	▼ -50.4%	350	397	▼ -11.8%
Active Listings	437	682	▼ -35.9%	424	▲ 3.1%	---	---	---
Months Supply of Inventory	3.8	4.3	▼ -11.5%	1.8	▲ 108.3%	---	---	---
New Listings	297	282	▲ 5.3%	270	▲ 10.0%	567	532	▲ 6.6%
Pending Sales	222	200	▲ 11.0%	177	▲ 25.4%	399	372	▲ 7.3%
Days to Off Market	40	62	▼ -35.5%	60	▼ -33.3%	49	66	▼ -25.8%
Sold to Original Price Ratio	97.1%	95.9%	▲ 1.3%	96.0%	▲ 1.1%	96.4%	95.8%	▲ 0.6%
Price per Square Foot	\$333	\$329	▲ 1.4%	\$344	▼ -3.1%	\$340	\$333	▲ 2.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$595,000	\$515,000	▲ 15.5%	\$580,000	▲ 2.6%	\$587,450	\$515,000	▲ 14.1%
Units Sold	311	321	▼ -3.1%	431	▼ -27.8%	742	733	▲ 1.2%
Active Listings	837	1,097	▼ -23.7%	863	▼ -3.0%	---	---	---
Months Supply of Inventory	2.7	3.4	▼ -21.3%	2.0	▲ 34.5%	---	---	---
New Listings	611	675	▼ -9.5%	558	▲ 9.5%	1,169	1,233	▼ -5.2%
Pending Sales	528	559	▼ -5.5%	386	▲ 36.8%	914	944	▼ -3.2%
Days to Off Market	46	43	▲ 7.0%	48	▼ -4.2%	47	46	▲ 2.2%
Sold to Original Price Ratio	99.2%	98.2%	▲ 1.1%	97.5%	▲ 1.7%	98.2%	97.9%	▲ 0.3%
Price per Square Foot	\$568	\$583	▼ -2.6%	\$585	▼ -2.8%	\$578	\$556	▲ 3.9%



METRO WEST REGION

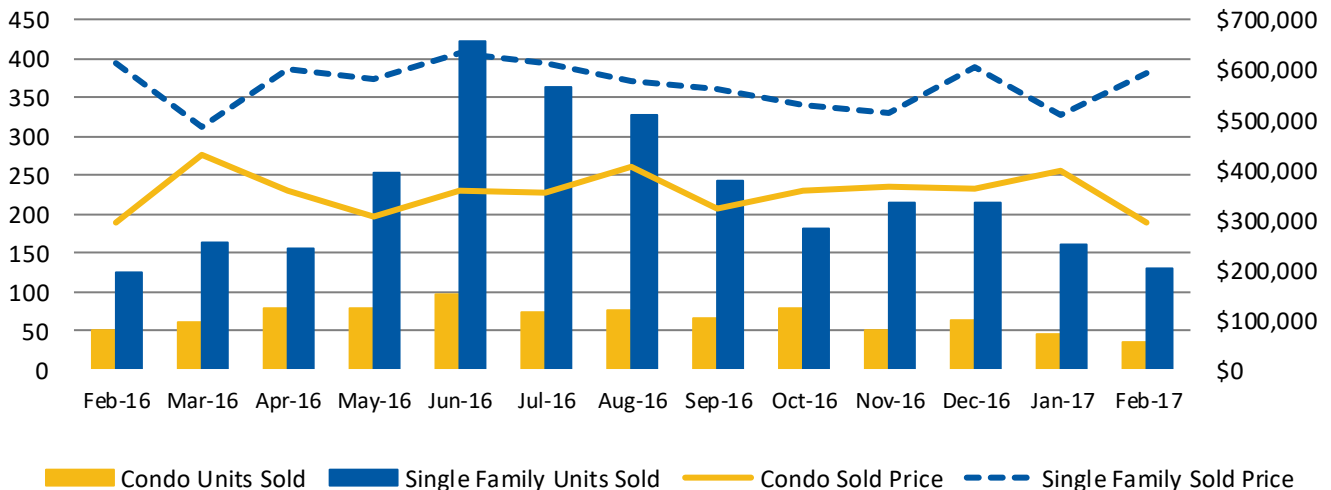
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$593,950	\$613,250	▼ -3.1%	\$509,900	▲ 16.5%	\$551,000	\$597,000	▼ -7.7%
Units Sold	130	126	▲ 3.2%	161	▼ -19.3%	291	274	▲ 6.2%
Active Listings	472	665	▼ -29.0%	453	▲ 4.2%	---	---	---
Months Supply of Inventory	3.6	5.3	▼ -31.4%	2.8	▲ 29.2%	---	---	---
New Listings	248	253	▼ -2.0%	193	▲ 28.5%	441	462	▼ -4.5%
Pending Sales	191	162	▲ 17.9%	140	▲ 36.4%	331	301	▲ 10.0%
Days to Off Market	79	81	▼ -2.5%	89	▼ -11.2%	83	82	▲ 1.2%
Sold to Original Price Ratio	94.9%	94.2%	▲ 0.8%	96.1%	▼ -1.2%	95.5%	94.8%	▲ 0.8%
Price per Square Foot	\$273	\$264	▲ 3.5%	\$281	▼ -2.6%	\$277	\$274	▲ 1.0%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$296,450	\$295,000	▲ 0.5%	\$398,500	▼ -25.6%	\$347,250	\$332,500	▲ 4.4%
Units Sold	36	51	▼ -29.4%	46	▼ -21.7%	82	85	▼ -3.5%
Active Listings	127	176	▼ -27.8%	126	▲ 0.8%	---	---	---
Months Supply of Inventory	3.5	3.5	▲ 2.3%	2.7	▲ 28.8%	---	---	---
New Listings	53	59	▼ -10.2%	72	▼ -26.4%	125	146	▼ -14.4%
Pending Sales	44	83	▼ -47.0%	44	■ 0.0%	88	127	▼ -30.7%
Days to Off Market	53	70	▼ -24.3%	42	▲ 26.2%	48	65	▼ -26.2%
Sold to Original Price Ratio	100.1%	97.3%	▲ 2.9%	99.8%	▲ 0.3%	100.0%	97.5%	▲ 2.6%
Price per Square Foot	\$245	\$232	▲ 5.8%	\$272	▼ -9.9%	\$260	\$236	▲ 10.4%



SOUTHERN NORFOLK REGION

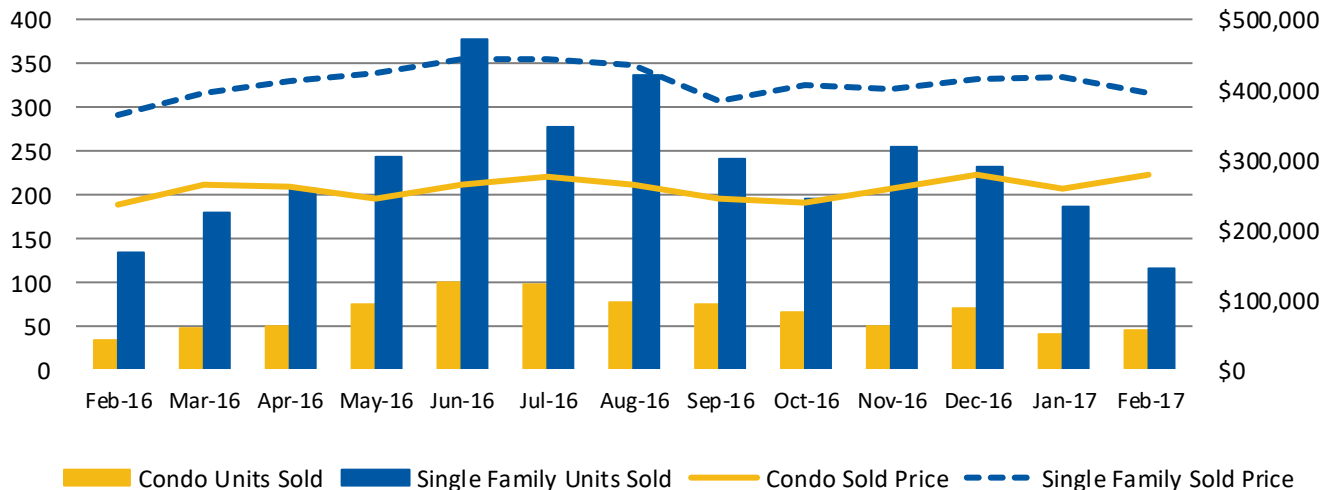
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$396,000	\$363,000	▲ 9.1%	\$418,500	▼ -5.4%	\$415,000	\$395,000	▲ 5.1%
Units Sold	115	134	▼ -14.2%	187	▼ -38.5%	302	317	▼ -4.7%
Active Listings	400	662	▼ -39.6%	412	▼ -2.9%	---	---	---
Months Supply of Inventory	3.5	4.9	▼ -29.6%	2.2	▲ 58.2%	---	---	---
New Listings	185	214	▼ -13.6%	173	▲ 6.9%	358	429	▼ -16.6%
Pending Sales	151	174	▼ -13.2%	153	▼ -1.3%	304	343	▼ -11.4%
Days to Off Market	74	89	▼ -16.9%	73	▲ 1.4%	74	82	▼ -9.8%
Sold to Original Price Ratio	96.6%	95.8%	▲ 0.8%	95.9%	▲ 0.7%	96.2%	95.9%	▲ 0.3%
Price per Square Foot	\$228	\$208	▲ 9.3%	\$235	▼ -3.2%	\$232	\$216	▲ 7.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$280,000	\$235,000	▲ 19.1%	\$260,000	▲ 7.7%	\$264,950	\$237,500	▲ 11.6%
Units Sold	45	35	▲ 28.6%	41	▲ 9.8%	86	74	▲ 16.2%
Active Listings	125	205	▼ -39.0%	140	▼ -10.7%	---	---	---
Months Supply of Inventory	2.8	5.9	▼ -52.6%	3.4	▼ -18.5%	---	---	---
New Listings	61	85	▼ -28.2%	60	▲ 1.7%	121	142	▼ -14.8%
Pending Sales	62	47	▲ 31.9%	48	▲ 29.2%	110	84	▲ 31.0%
Days to Off Market	76	59	▲ 28.8%	59	▲ 28.8%	69	64	▲ 7.8%
Sold to Original Price Ratio	98.2%	97.1%	▲ 1.1%	96.7%	▲ 1.6%	97.5%	97.1%	▲ 0.4%
Price per Square Foot	\$218	\$179	▲ 21.6%	\$197	▲ 10.7%	\$208	\$188	▲ 10.5%



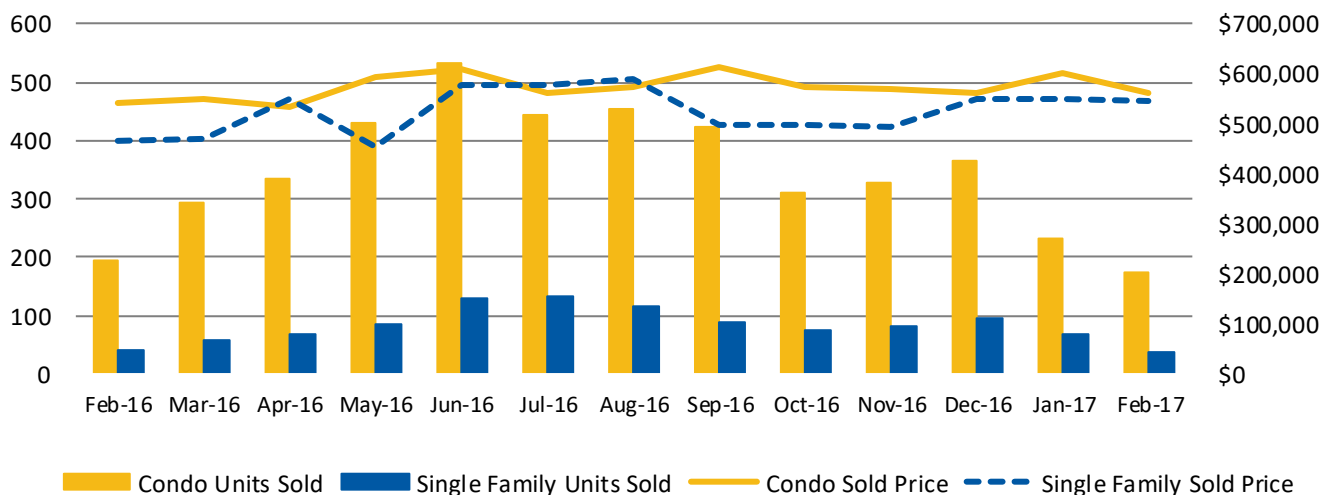
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$546,000	\$465,500	▲ 17.3%	\$550,000	▼ -0.7%	\$550,000	\$490,000	▲ 12.2%
Units Sold	38	41	▼ -7.3%	69	▼ -44.9%	107	105	▲ 1.9%
Active Listings	119	183	▼ -35.0%	141	▼ -15.6%	---	---	---
Months Supply of Inventory	3.1	4.5	▼ -29.8%	2.0	▲ 53.3%	---	---	---
New Listings	72	56	▲ 28.6%	80	▼ -10.0%	152	121	▲ 25.6%
Pending Sales	67	46	▲ 45.7%	47	▲ 42.6%	114	98	▲ 16.3%
Days to Off Market	46	66	▼ -30.3%	51	▼ -9.8%	48	70	▼ -32.1%
Sold to Original Price Ratio	94.7%	97.6%	▼ -2.9%	97.3%	▼ -2.7%	96.4%	96.7%	▼ -0.3%
Price per Square Foot	\$342	\$299	▲ 14.3%	\$352	▼ -3.0%	\$349	\$338	▲ 3.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$560,000	\$542,500	▲ 3.2%	\$600,000	▼ -6.7%	\$585,000	\$525,000	▲ 11.4%
Units Sold	175	195	▼ -10.3%	233	▼ -24.9%	408	425	▼ -4.0%
Active Listings	570	707	▼ -19.4%	594	▼ -4.0%	---	---	---
Months Supply of Inventory	3.3	3.6	▼ -10.2%	2.5	▲ 27.8%	---	---	---
New Listings	378	390	▼ -3.1%	337	▲ 12.2%	715	719	▼ -0.6%
Pending Sales	335	318	▲ 5.3%	224	▲ 49.6%	559	552	▲ 1.3%
Days to Off Market	51	44	▲ 15.9%	56	▼ -8.9%	53	48	▲ 11.2%
Sold to Original Price Ratio	98.4%	97.7%	▲ 0.7%	96.9%	▲ 1.5%	97.5%	97.5%	▲ 0.1%
Price per Square Foot	\$643	\$681	▼ -5.6%	\$691	▼ -7.0%	\$670	\$646	▲ 3.8%



MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

2 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$545,000	\$545,000	▬ 0.0%	\$550,000	▼ -0.9%	\$550,000	\$538,250	▲ 2.2%
Units Sold	65	93	▼ -30.1%	120	▼ -45.8%	185	204	▼ -9.3%
Active Listings	156	304	▼ -48.7%	167	▼ -6.6%	---	---	---
Months Supply of Inventory	2.4	3.3	▼ -26.6%	1.4	▲ 72.7%	---	---	---
New Listings	106	116	▼ -8.6%	115	▼ -7.8%	221	221	▬ 0.0%
Pending Sales	93	94	▼ -1.1%	82	▲ 13.4%	175	173	▲ 1.2%
Days to Off Market	33	61	▼ -45.9%	56	▼ -41.1%	44	67	▼ -34.7%
Sold to Original Price Ratio	99.0%	98.8%	▲ 0.2%	100.4%	▼ -1.4%	99.9%	98.1%	▲ 1.9%
Price per Square Foot	\$248	\$240	▲ 3.6%	\$251	▼ -1.3%	\$250	\$235	▲ 6.6%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$625,000	\$575,000	▲ 8.7%	\$750,000	▼ -16.7%	\$657,500	\$600,000	▲ 9.6%
Units Sold	31	37	▼ -16.2%	45	▼ -31.1%	76	87	▼ -12.6%
Active Listings	56	127	▼ -55.9%	74	▼ -24.3%	---	---	---
Months Supply of Inventory	1.8	3.4	▼ -47.2%	1.6	▲ 10.4%	---	---	---
New Listings	51	46	▲ 10.9%	45	▲ 13.3%	96	89	▲ 7.9%
Pending Sales	45	29	▲ 55.2%	33	▲ 36.4%	78	62	▲ 25.8%
Days to Off Market	45	79	▼ -43.0%	29	▲ 55.2%	38	71	▼ -46.4%
Sold to Original Price Ratio	96.0%	97.9%	▼ -1.9%	100.9%	▼ -4.8%	98.9%	97.2%	▲ 1.7%
Price per Square Foot	\$218	\$224	▼ -2.9%	\$261	▼ -16.4%	\$243	\$219	▲ 11.2%

4 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$775,000	\$887,000	▼ -12.6%	\$777,500	▼ -0.3%	\$775,000	\$906,000	▼ -14.5%
Units Sold	5	4	▲ 25.0%	6	▼ -16.7%	11	13	▼ -15.4%
Active Listings	11	35	▼ -68.6%	11	▬ 0.0%	---	---	---
Months Supply of Inventory	2.2	8.8	▼ -74.9%	1.8	▲ 20.2%	---	---	---
New Listings	8	8	▬ 0.0%	8	▬ 0.0%	16	15	▲ 6.7%
Pending Sales	4	8	▼ -50.0%	4	▬ 0.0%	8	8	▬ 0.0%
Days to Off Market	59	153	▼ -61.4%	43	▲ 37.2%	51	153	▼ -66.7%
Sold to Original Price Ratio	99.8%	100.0%	▼ -0.2%	100.5%	▼ -0.7%	100.2%	98.1%	▲ 2.1%
Price per Square Foot	\$157	\$285	▼ -45.0%	\$190	▼ -17.7%	\$175	\$321	▼ -45.5%

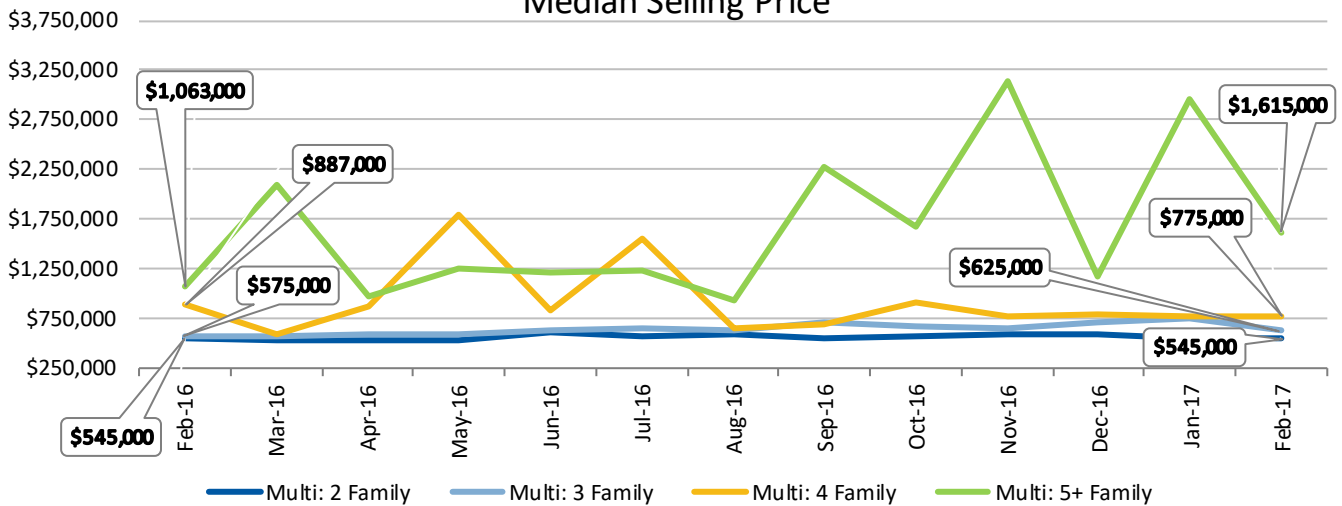
MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

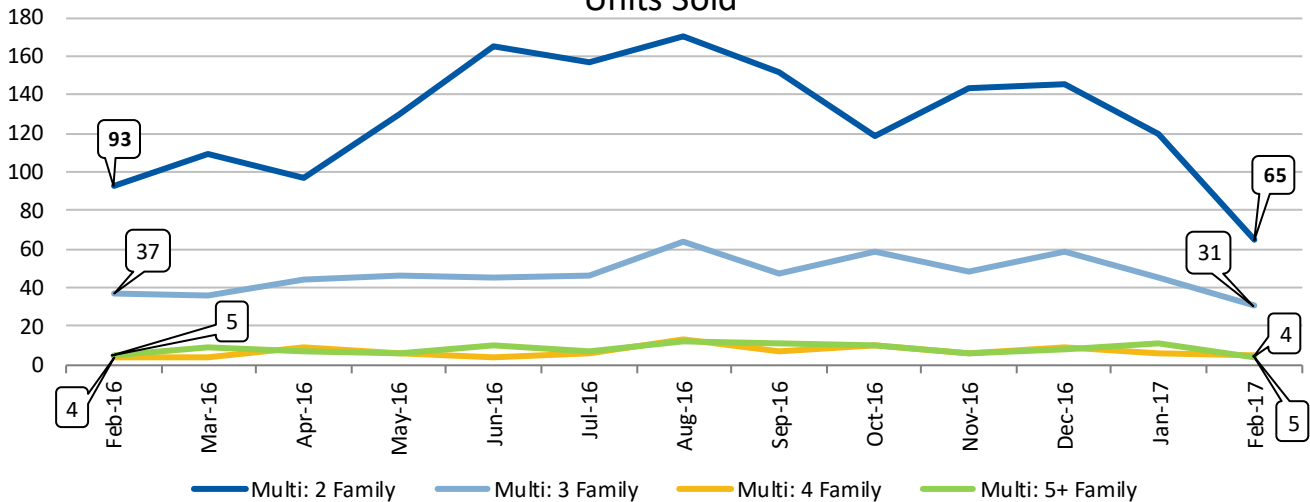
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2017	Feb 2016	Change	Jan 2017	Change	2017	2016	Change
Median Selling Price	\$1,615,000	\$1,063,000	▲ 51.9%	\$2,950,000	▼ -45.3%	\$2,700,000	\$1,850,000	▲ 45.9%
Units Sold	4	5	▼ -20.0%	11	▼ -63.6%	15	13	▲ 15.4%
Active Listings	25	46	▼ -45.7%	22	▲ 13.6%	---	---	---
Months Supply of Inventory	6.3	9.2	▼ -32.1%	2.0	▲ 212.5%	---	---	---
New Listings	11	11	▬ 0.0%	10	▲ 10.0%	21	24	▼ -12.5%
Pending Sales	8	6	▲ 33.3%	8	▬ 0.0%	16	11	▲ 45.5%
Days to Off Market	75	76	▼ -1.3%	79	▼ -5.1%	77	106	▼ -27.3%
Sold to Original Price Ratio	92.3%	84.0%	▲ 9.8%	97.7%	▼ -5.6%	96.3%	87.8%	▲ 9.6%
Price per Square Foot	\$313	\$209	▲ 49.4%	\$464	▼ -32.6%	\$424	\$393	▲ 8.0%

Median Selling Price

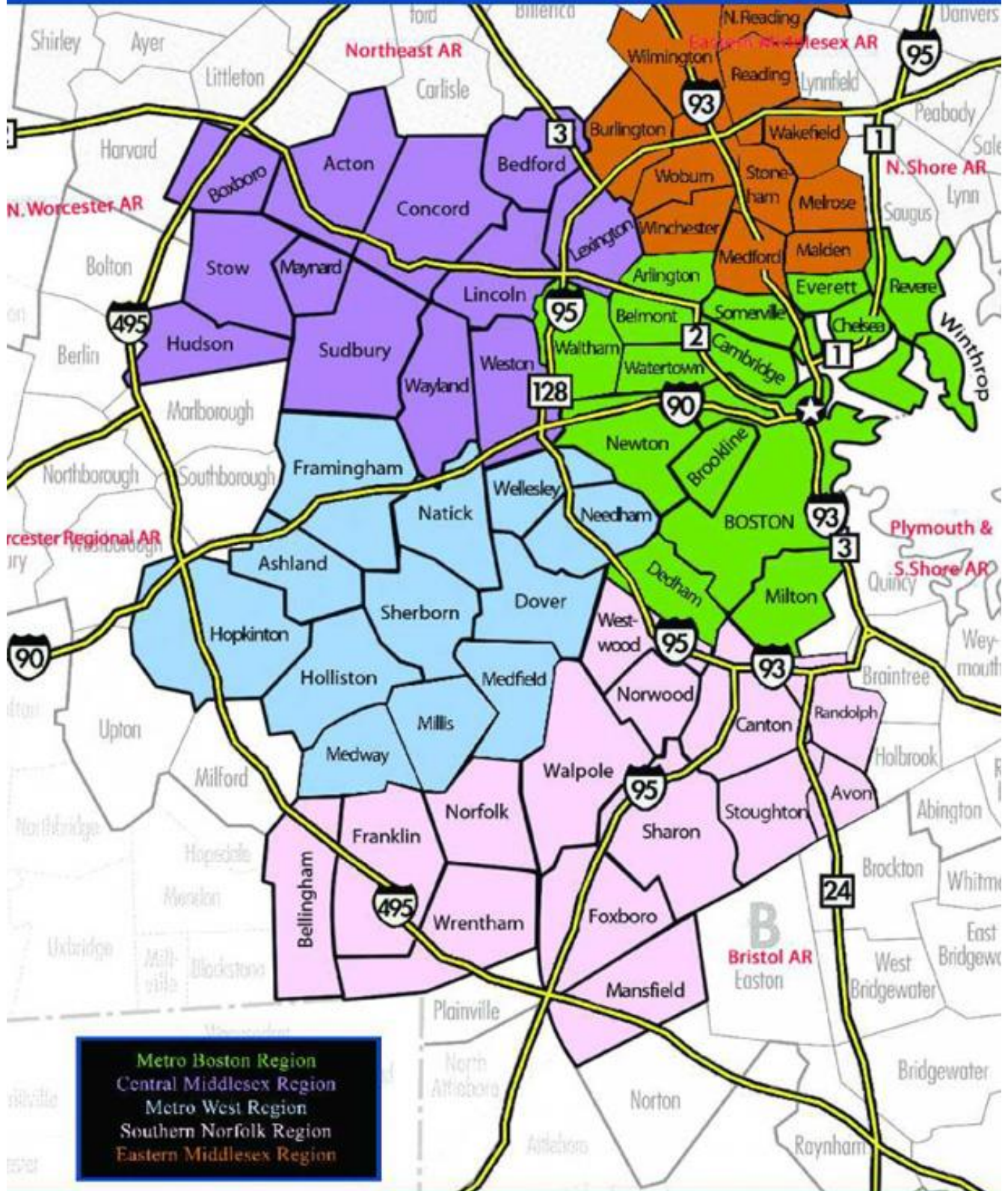


Units Sold



GBAR JURISDICTIONAL AREA

Greater Boston Association of REALTORS® Regional Map



GLOSSARY

Days to Off Market is the Average number of days between when a property is listed and the off market date when an offer is accepted.

Active Listings is the number of Active properties available for sale at the end of the month.

Median Selling Price is the mid-point where the price for half of the sales are higher and half are lower. Median is preferred to average as it better accounts for outliers at the high or low end of the price range.

Months Supply of Inventory (MSI), also known as Absorption, is the number of months it would take to sell through the units available for sale at the current monthly sales rate. The National Association of REALTORS® describes a balanced market as between 5 and 7 months supply of inventory (MSI).

New Listings is the number of properties listed in a given month or time period.

Pending Sales is the number of properties newly under contract in a given month or time period.

Price per Square Foot is the average of the sold price divided by the square feet of the property.

Sale Price to Original Price Ratio is the average of the Sales Price divided by the Original List Price, and expressed as a percentage.

Units Sold is the number of properties which actually Sold within a given month or time period.

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Market trends and analysis based on data from the MLS Property Information Network, Inc. through the end of each month. Due to timing of data entry into the MLS, data shown may be different than previously reported.

The Monthly Insights report provides monthly summaries of the overall market served by the Greater Boston Association of REALTORS®. As market conditions vary within smaller geographic areas, the Association also provides to its members an online, interactive dashboard which delivers timely, relevant data with many more metrics and filtering capabilities. Contact your Association representative for details.