





# Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bridgewater

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	20	18	- 10.0%	221	189	- 14.5%
Closed Sales	18	19	+ 5.6%	209	190	- 9.1%
Median Sales Price*	\$397,450	<b>\$357,500</b>	- 10.1%	\$376,000	<b>\$394,000</b>	+ 4.8%
Inventory of Homes for Sale	53	47	- 11.3%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	38	48	+ 26.3%	51	50	- 2.0%
Percent of Original List Price Received*	98.9%	98.4%	- 0.5%	98.4%	98.5%	+ 0.1%
New Listings	28	29	+ 3.6%	274	243	- 11.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	7	6	- 14.3%	58	55	- 5.2%
Closed Sales	5	7	+ 40.0%	54	53	- 1.9%
Median Sales Price*	\$180,000	<b>\$170,000</b>	- 5.6%	\$206,992	<b>\$176,000</b>	- 15.0%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	42	31	- 26.2%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	98.8%	98.7%	- 0.1%
New Listings	9	8	- 11.1%	65	68	+ 4.6%

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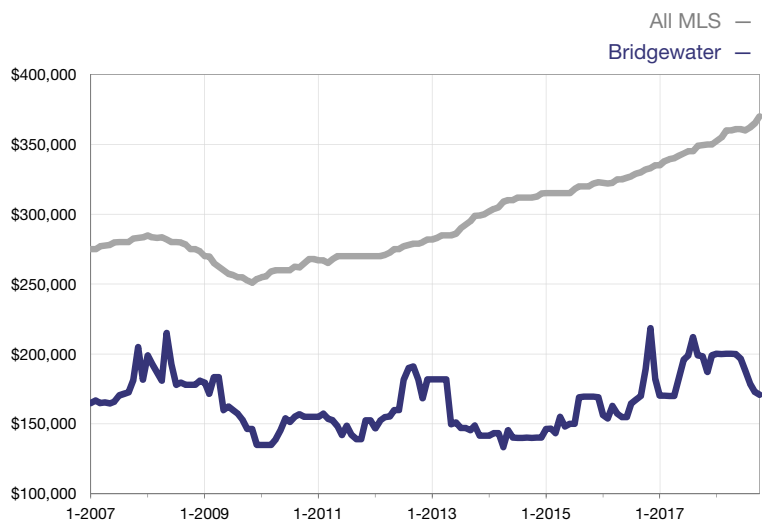
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Carver

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	8	- 42.9%	126	111	- 11.9%
Closed Sales	17	13	- 23.5%	123	111	- 9.8%
Median Sales Price*	\$324,000	<b>\$369,000</b>	+ 13.9%	\$315,000	<b>\$345,000</b>	+ 9.5%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	56	69	+ 23.2%	65	57	- 12.3%
Percent of Original List Price Received*	98.1%	<b>95.9%</b>	- 2.2%	97.6%	<b>98.4%</b>	+ 0.8%
New Listings	10	9	- 10.0%	150	137	- 8.7%

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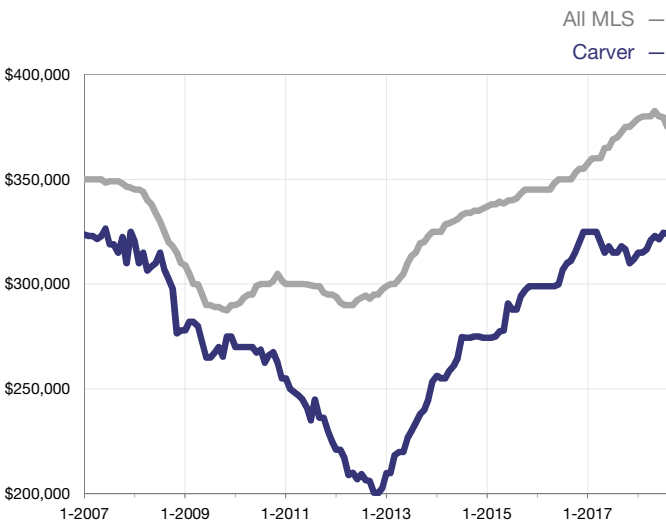
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	21	9	- 57.1%
Closed Sales	0	0	--	24	9	- 62.5%
Median Sales Price*	\$0	<b>\$0</b>	--	\$290,000	<b>\$391,310</b>	+ 34.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	47	51	+ 8.5%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	99.8%	<b>100.0%</b>	+ 0.2%
New Listings	2	3	+ 50.0%	25	14	- 44.0%

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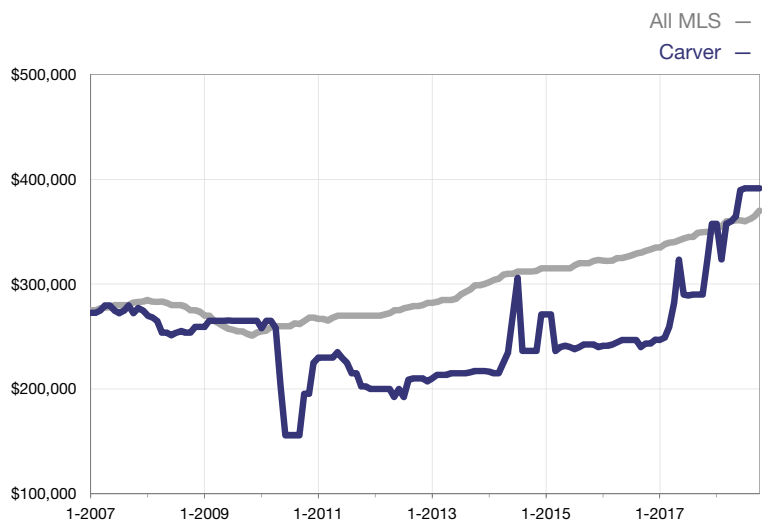
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Cohasset

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	12	+ 50.0%	111	120	+ 8.1%
Closed Sales	12	9	- 25.0%	134	109	- 18.7%
Median Sales Price*	\$999,250	<b>\$1,070,000</b>	+ 7.1%	\$945,000	<b>\$1,011,000</b>	+ 7.0%
Inventory of Homes for Sale	81	64	- 21.0%	--	--	--
Months Supply of Inventory	6.3	6.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	96	154	+ 60.4%	115	99	- 13.9%
Percent of Original List Price Received*	93.7%	91.0%	- 2.9%	94.6%	93.4%	- 1.3%
New Listings	17	16	- 5.9%	180	195	+ 8.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	1	0.0%	16	16	0.0%
Closed Sales	2	0	- 100.0%	18	15	- 16.7%
Median Sales Price*	\$514,950	<b>\$0</b>	- 100.0%	\$735,000	<b>\$695,000</b>	- 5.4%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	5.9	2.6	- 55.9%	--	--	--
Cumulative Days on Market Until Sale	38	0	- 100.0%	101	155	+ 53.5%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.5%	96.2%	- 2.3%
New Listings	5	0	- 100.0%	28	20	- 28.6%

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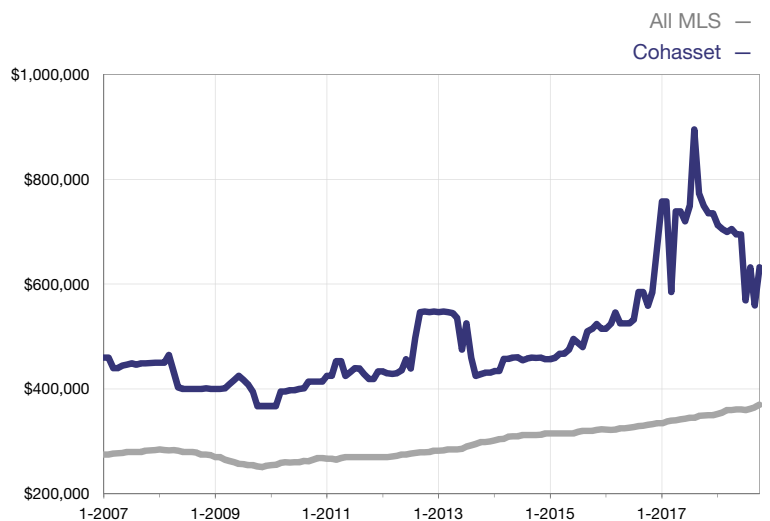
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Duxbury

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	15	16	+ 6.7%	194	196	+ 1.0%
Closed Sales	22	22	0.0%	185	175	- 5.4%
Median Sales Price*	\$622,500	<b>\$617,000</b>	- 0.9%	\$673,000	<b>\$678,000</b>	+ 0.7%
Inventory of Homes for Sale	74	68	- 8.1%	--	--	--
Months Supply of Inventory	4.1	4.0	- 2.4%	--	--	--
Cumulative Days on Market Until Sale	50	63	+ 26.0%	79	69	- 12.7%
Percent of Original List Price Received*	96.1%	94.6%	- 1.6%	96.6%	96.4%	- 0.2%
New Listings	24	24	0.0%	280	286	+ 2.1%

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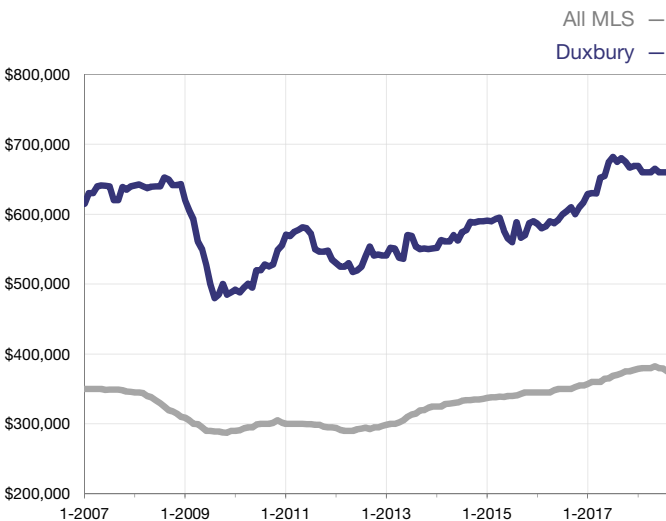
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	1	- 66.7%	22	24	+ 9.1%
Closed Sales	4	4	0.0%	20	26	+ 30.0%
Median Sales Price*	\$534,950	<b>\$334,500</b>	- 37.5%	\$405,000	<b>\$424,750</b>	+ 4.9%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	3.0	5.2	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	26	71	+ 173.1%	69	68	- 1.4%
Percent of Original List Price Received*	97.7%	97.6%	- 0.1%	94.6%	97.1%	+ 2.6%
New Listings	2	3	+ 50.0%	30	42	+ 40.0%

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Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## East Bridgewater

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	12	- 14.3%	133	133	0.0%
Closed Sales	18	16	- 11.1%	126	125	- 0.8%
Median Sales Price*	\$327,000	<b>\$374,950</b>	+ 14.7%	\$347,250	<b>\$377,000</b>	+ 8.6%
Inventory of Homes for Sale	39	36	- 7.7%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	49	61	+ 24.5%	50	54	+ 8.0%
Percent of Original List Price Received*	102.2%	98.4%	- 3.7%	98.8%	98.5%	- 0.3%
New Listings	16	17	+ 6.3%	173	174	+ 0.6%

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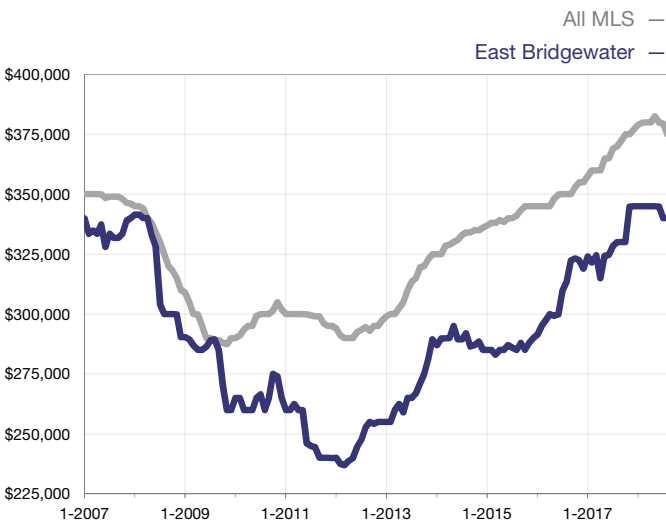
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	1	- 50.0%	25	26	+ 4.0%
Closed Sales	2	3	+ 50.0%	21	29	+ 38.1%
Median Sales Price*	\$251,200	<b>\$297,000</b>	+ 18.2%	\$220,000	<b>\$220,000</b>	0.0%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	45	22	- 51.1%	36	52	+ 44.4%
Percent of Original List Price Received*	96.0%	99.8%	+ 4.0%	98.6%	99.5%	+ 0.9%
New Listings	2	0	- 100.0%	29	33	+ 13.8%

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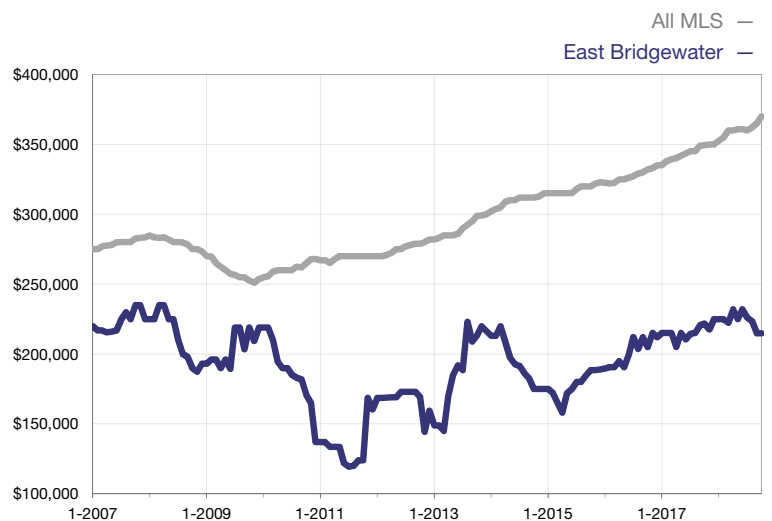
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Rolling 12-Month Calculation



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## Halifax

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	9	+ 12.5%	77	88	+ 14.3%
Closed Sales	6	8	+ 33.3%	71	74	+ 4.2%
Median Sales Price*	\$303,700	<b>\$316,450</b>	+ 4.2%	\$327,400	<b>\$349,450</b>	+ 6.7%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	46	- 23.3%	49	40	- 18.4%
Percent of Original List Price Received*	92.8%	97.1%	+ 4.6%	96.9%	97.9%	+ 1.0%
New Listings	13	6	- 53.8%	95	111	+ 16.8%

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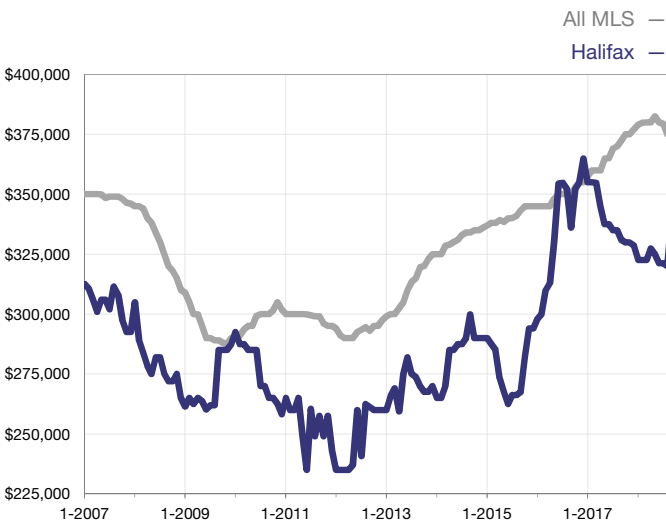
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	4	- 20.0%	25	22	- 12.0%
Closed Sales	1	1	0.0%	19	18	- 5.3%
Median Sales Price*	\$215,000	<b>\$250,000</b>	+ 16.3%	\$214,000	<b>\$225,000</b>	+ 5.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	39	18	- 53.8%	53	24	- 54.7%
Percent of Original List Price Received*	97.7%	102.1%	+ 4.5%	99.7%	100.1%	+ 0.4%
New Listings	2	4	+ 100.0%	23	31	+ 34.8%

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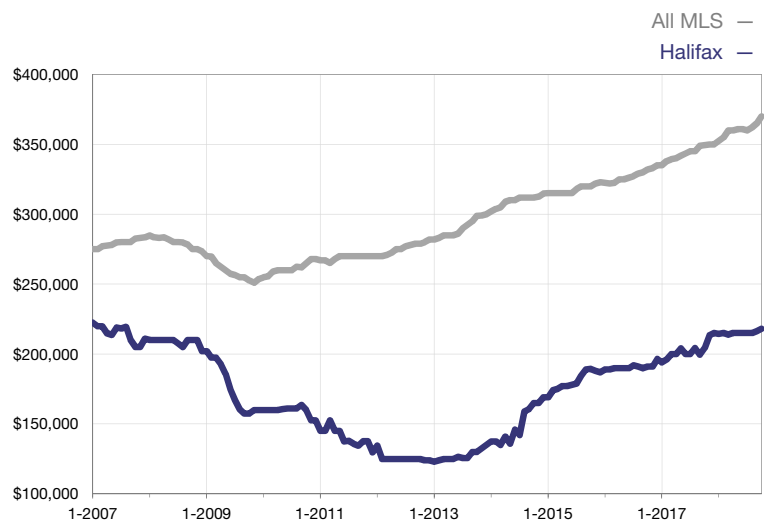
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hanover

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	20	14	- 30.0%	184	132	- 28.3%
Closed Sales	18	14	- 22.2%	169	133	- 21.3%
Median Sales Price*	\$612,500	<b>\$517,500</b>	- 15.5%	\$494,500	<b>\$559,900</b>	+ 13.2%
Inventory of Homes for Sale	47	36	- 23.4%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	116	43	- 62.9%	74	57	- 23.0%
Percent of Original List Price Received*	97.2%	97.7%	+ 0.5%	96.8%	97.7%	+ 0.9%
New Listings	19	15	- 21.1%	229	183	- 20.1%

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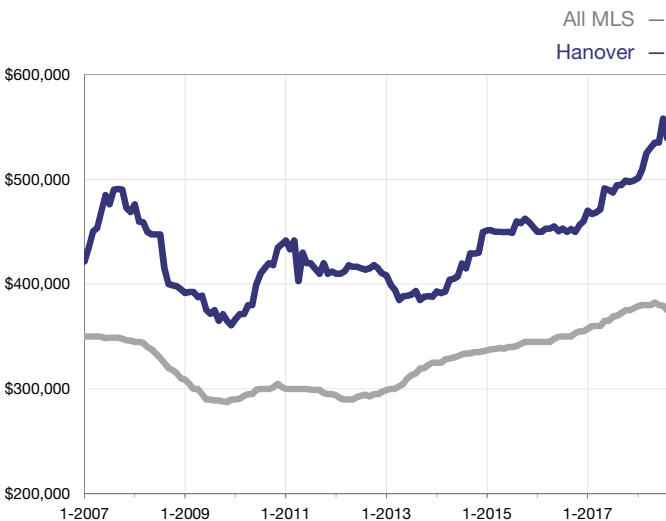
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	1	- 66.7%	31	21	- 32.3%
Closed Sales	7	3	- 57.1%	27	18	- 33.3%
Median Sales Price*	\$530,100	<b>\$649,089</b>	+ 22.4%	\$454,900	<b>\$607,537</b>	+ 33.6%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	157	120	- 23.6%	116	111	- 4.3%
Percent of Original List Price Received*	102.3%	102.1%	- 0.2%	99.8%	101.3%	+ 1.5%
New Listings	3	3	0.0%	43	40	- 7.0%

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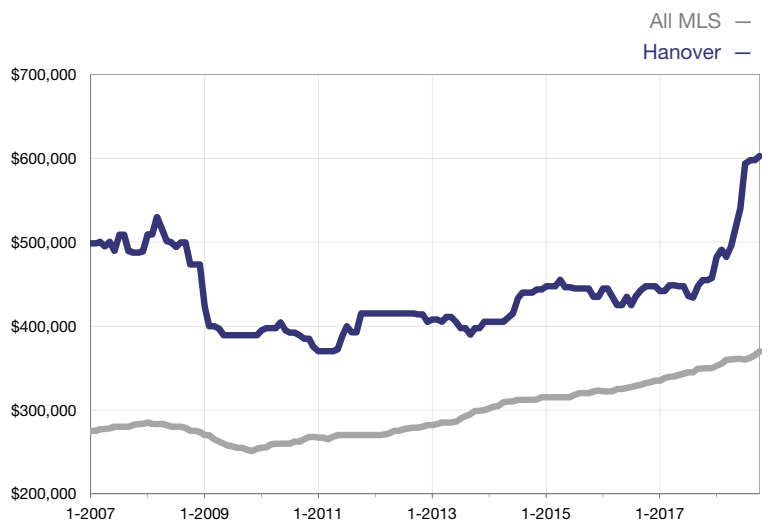
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Hanson

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	11	11	0.0%	109	106	- 2.8%
Closed Sales	14	12	- 14.3%	104	97	- 6.7%
Median Sales Price*	\$343,500	<b>\$477,750</b>	+ 39.1%	\$342,500	<b>\$373,000</b>	+ 8.9%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	44	42	- 4.5%	48	49	+ 2.1%
Percent of Original List Price Received*	100.4%	<b>95.0%</b>	- 5.4%	99.0%	<b>97.9%</b>	- 1.1%
New Listings	10	9	- 10.0%	131	121	- 7.6%

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### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	2	0.0%	41	21	- 48.8%
Closed Sales	1	0	- 100.0%	33	26	- 21.2%
Median Sales Price*	\$451,900	<b>\$0</b>	- 100.0%	\$342,900	<b>\$359,950</b>	+ 5.0%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	5.2	1.6	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	90	112	+ 24.4%
Percent of Original List Price Received*	102.7%	<b>0.0%</b>	- 100.0%	100.2%	<b>100.7%</b>	+ 0.5%
New Listings	10	1	- 90.0%	49	23	- 53.1%

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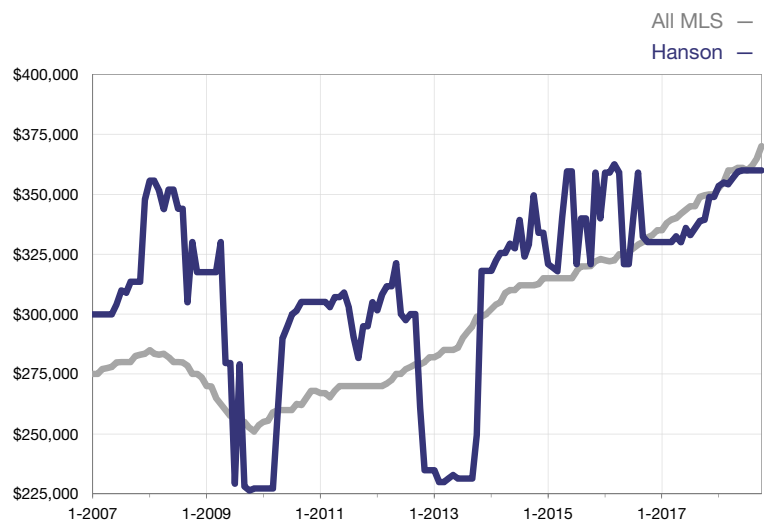
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Hingham

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	21	17	- 19.0%	214	258	+ 20.6%
Closed Sales	19	20	+ 5.3%	210	249	+ 18.6%
Median Sales Price*	\$922,500	<b>\$1,025,000</b>	+ 11.1%	\$799,500	<b>\$817,500</b>	+ 2.3%
Inventory of Homes for Sale	106	94	- 11.3%	--	--	--
Months Supply of Inventory	4.9	4.0	- 18.4%	--	--	--
Cumulative Days on Market Until Sale	57	54	- 5.3%	64	67	+ 4.7%
Percent of Original List Price Received*	97.6%	<b>92.6%</b>	- 5.1%	94.8%	<b>95.4%</b>	+ 0.6%
New Listings	32	29	- 9.4%	347	383	+ 10.4%

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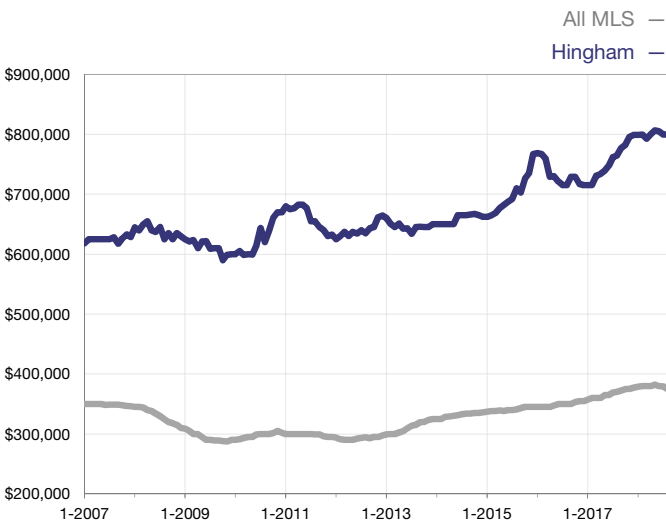
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	19	5	- 73.7%	81	56	- 30.9%
Closed Sales	7	6	- 14.3%	66	35	- 47.0%
Median Sales Price*	\$1,085,000	<b>\$467,500</b>	- 56.9%	\$469,250	<b>\$465,000</b>	- 0.9%
Inventory of Homes for Sale	12	30	+ 150.0%	--	--	--
Months Supply of Inventory	1.9	7.5	+ 294.7%	--	--	--
Cumulative Days on Market Until Sale	43	73	+ 69.8%	64	48	- 25.0%
Percent of Original List Price Received*	95.1%	<b>100.2%</b>	+ 5.4%	95.7%	<b>97.4%</b>	+ 1.8%
New Listings	26	17	- 34.6%	92	95	+ 3.3%

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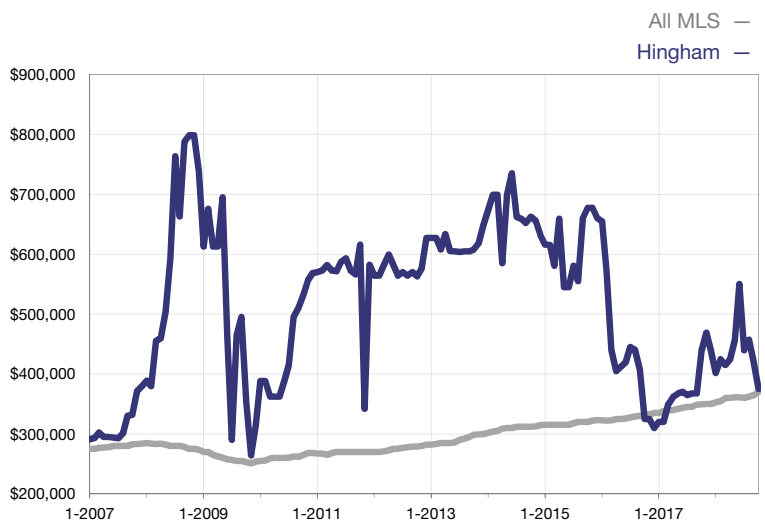
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Holbrook

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	16	15	- 6.3%	127	136	+ 7.1%
Closed Sales	9	11	+ 22.2%	119	126	+ 5.9%
Median Sales Price*	\$322,000	<b>\$366,000</b>	+ 13.7%	\$315,000	<b>\$339,750</b>	+ 7.9%
Inventory of Homes for Sale	38	29	- 23.7%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	48	21	- 56.3%	40	35	- 12.5%
Percent of Original List Price Received*	97.4%	<b>101.2%</b>	+ 3.9%	99.2%	<b>100.9%</b>	+ 1.7%
New Listings	12	21	+ 75.0%	164	180	+ 9.8%

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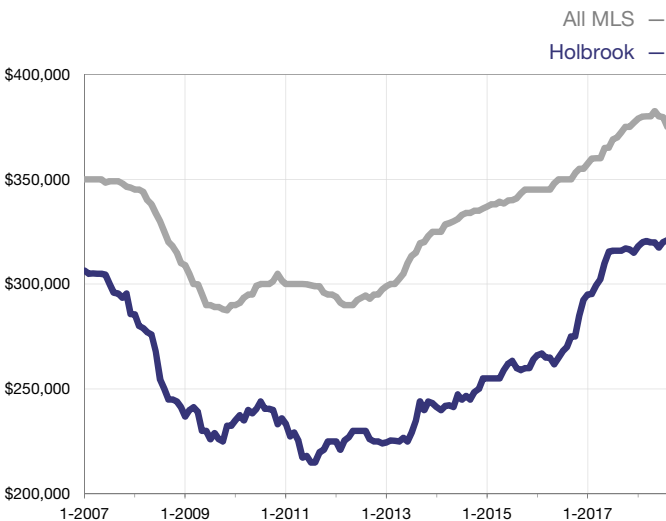
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	6	1	- 83.3%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$205,000	<b>\$204,000</b>	- 0.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	45	+ 125.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	101.4%	<b>97.2%</b>	- 4.1%
New Listings	1	1	0.0%	6	2	- 66.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

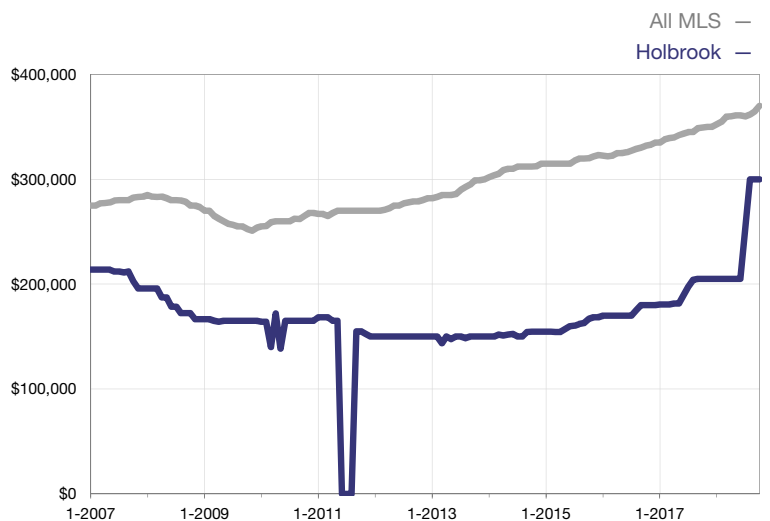
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Hull

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	11	+ 22.2%	113	128	+ 13.3%
Closed Sales	12	19	+ 58.3%	107	117	+ 9.3%
Median Sales Price*	\$442,750	<b>\$478,000</b>	+ 8.0%	\$420,000	<b>\$405,500</b>	- 3.5%
Inventory of Homes for Sale	39	60	+ 53.8%	--	--	--
Months Supply of Inventory	3.7	5.4	+ 45.9%	--	--	--
Cumulative Days on Market Until Sale	71	77	+ 8.5%	64	57	- 10.9%
Percent of Original List Price Received*	91.4%	91.8%	+ 0.4%	95.9%	94.3%	- 1.7%
New Listings	13	25	+ 92.3%	178	227	+ 27.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	6	+ 50.0%	45	61	+ 35.6%
Closed Sales	3	9	+ 200.0%	43	61	+ 41.9%
Median Sales Price*	\$330,000	<b>\$345,000</b>	+ 4.5%	\$335,200	<b>\$345,000</b>	+ 2.9%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	5.0	3.9	- 22.0%	--	--	--
Cumulative Days on Market Until Sale	60	77	+ 28.3%	80	66	- 17.5%
Percent of Original List Price Received*	95.4%	95.9%	+ 0.5%	94.0%	96.4%	+ 2.6%
New Listings	6	7	+ 16.7%	80	93	+ 16.3%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Kingston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	15	16	+ 6.7%	167	155	- 7.2%
Closed Sales	18	11	- 38.9%	159	143	- 10.1%
Median Sales Price*	\$488,950	<b>\$404,900</b>	- 17.2%	\$465,000	<b>\$425,000</b>	- 8.6%
Inventory of Homes for Sale	57	51	- 10.5%	--	--	--
Months Supply of Inventory	3.5	3.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	67	40	- 40.3%	89	66	- 25.8%
Percent of Original List Price Received*	92.0%	97.9%	+ 6.4%	97.9%	96.2%	- 1.7%
New Listings	18	19	+ 5.6%	224	214	- 4.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

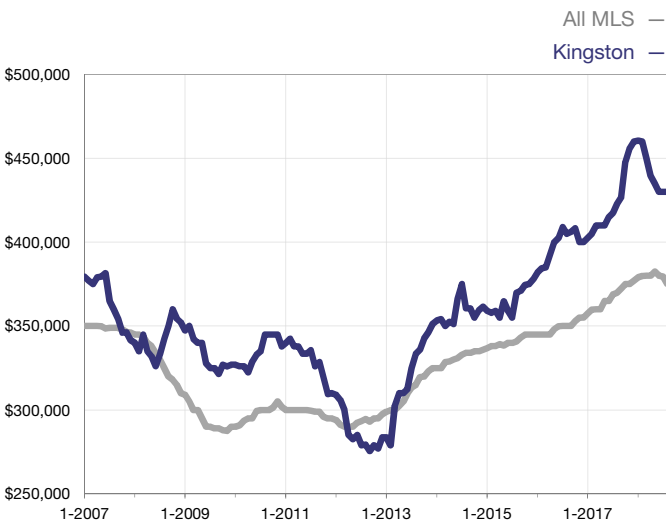
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	1	- 50.0%	12	7	- 41.7%
Closed Sales	1	0	- 100.0%	8	5	- 37.5%
Median Sales Price*	\$445,000	<b>\$0</b>	- 100.0%	\$310,000	<b>\$236,000</b>	- 23.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	72	0	- 100.0%	39	29	- 25.6%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	97.8%	98.3%	+ 0.5%
New Listings	2	1	- 50.0%	12	12	0.0%

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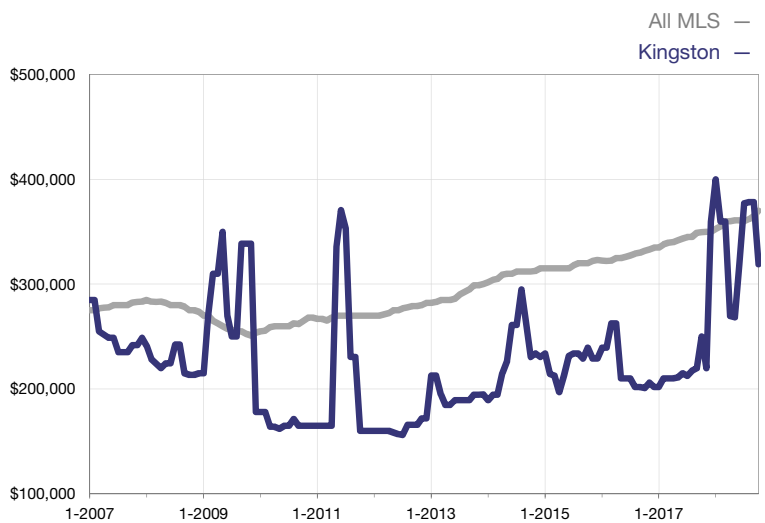
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Marshfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	23	26	+ 13.0%	262	285	+ 8.8%
Closed Sales	23	27	+ 17.4%	251	252	+ 0.4%
Median Sales Price*	\$520,000	<b>\$460,000</b>	- 11.5%	\$475,000	<b>\$450,000</b>	- 5.3%
Inventory of Homes for Sale	94	95	+ 1.1%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	51	82	+ 60.8%	70	58	- 17.1%
Percent of Original List Price Received*	95.3%	94.5%	- 0.8%	97.1%	96.4%	- 0.7%
New Listings	36	31	- 13.9%	387	422	+ 9.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	3	+ 200.0%	40	52	+ 30.0%
Closed Sales	3	6	+ 100.0%	37	52	+ 40.5%
Median Sales Price*	\$221,900	<b>\$207,500</b>	- 6.5%	\$161,900	<b>\$177,000</b>	+ 9.3%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	6.6	2.0	- 69.7%	--	--	--
Cumulative Days on Market Until Sale	24	44	+ 83.3%	39	46	+ 17.9%
Percent of Original List Price Received*	100.2%	98.0%	- 2.2%	99.0%	97.1%	- 1.9%
New Listings	2	4	+ 100.0%	69	63	- 8.7%

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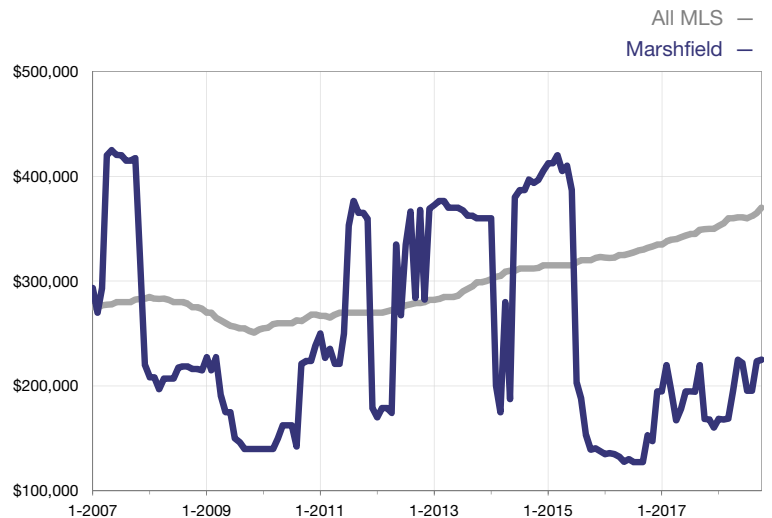
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Norwell

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	13	+ 225.0%	122	155	+ 27.0%
Closed Sales	13	12	- 7.7%	131	140	+ 6.9%
Median Sales Price*	\$659,900	<b>\$654,000</b>	- 0.9%	\$715,000	<b>\$635,000</b>	- 11.2%
Inventory of Homes for Sale	68	63	- 7.4%	--	--	--
Months Supply of Inventory	4.9	4.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	65	109	+ 67.7%	83	73	- 12.0%
Percent of Original List Price Received*	95.7%	94.5%	- 1.3%	96.8%	96.3%	- 0.5%
New Listings	17	20	+ 17.6%	195	251	+ 28.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

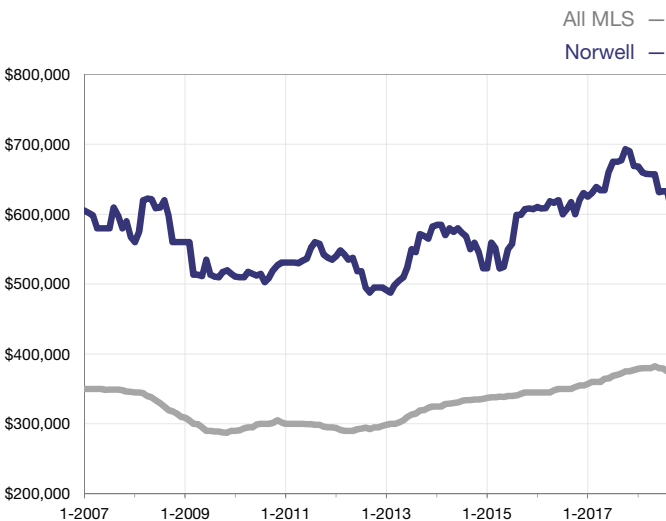
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	0	- 100.0%	11	15	+ 36.4%
Closed Sales	2	0	- 100.0%	9	15	+ 66.7%
Median Sales Price*	\$673,500	<b>\$0</b>	- 100.0%	\$549,000	<b>\$639,000</b>	+ 16.4%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	9.6	4.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	75	0	- 100.0%	170	218	+ 28.2%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	98.7%	98.4%	- 0.3%
New Listings	5	1	- 80.0%	16	20	+ 25.0%

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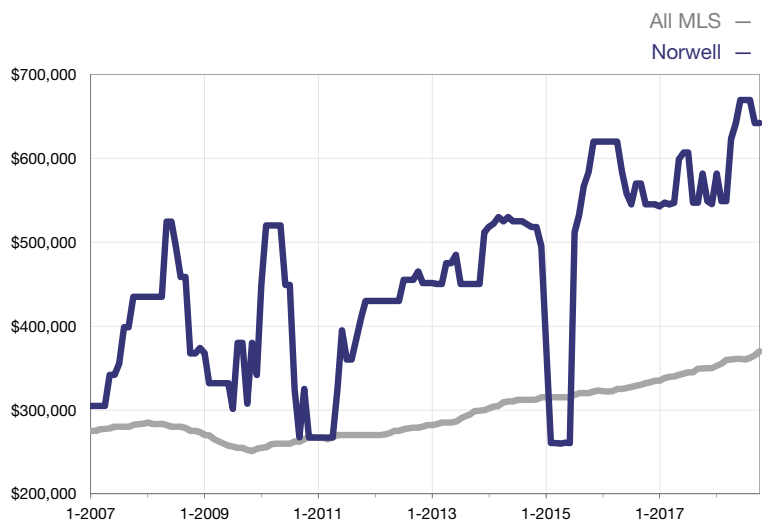
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Pembroke

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	19	14	- 26.3%	193	205	+ 6.2%
Closed Sales	19	17	- 10.5%	189	200	+ 5.8%
Median Sales Price*	\$429,500	<b>\$387,000</b>	- 9.9%	\$375,000	<b>\$397,250</b>	+ 5.9%
Inventory of Homes for Sale	69	51	- 26.1%	--	--	--
Months Supply of Inventory	3.7	2.6	- 29.7%	--	--	--
Cumulative Days on Market Until Sale	44	84	+ 90.9%	55	63	+ 14.5%
Percent of Original List Price Received*	97.5%	<b>96.4%</b>	- 1.1%	98.2%	<b>97.6%</b>	- 0.6%
New Listings	27	24	- 11.1%	269	254	- 5.6%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

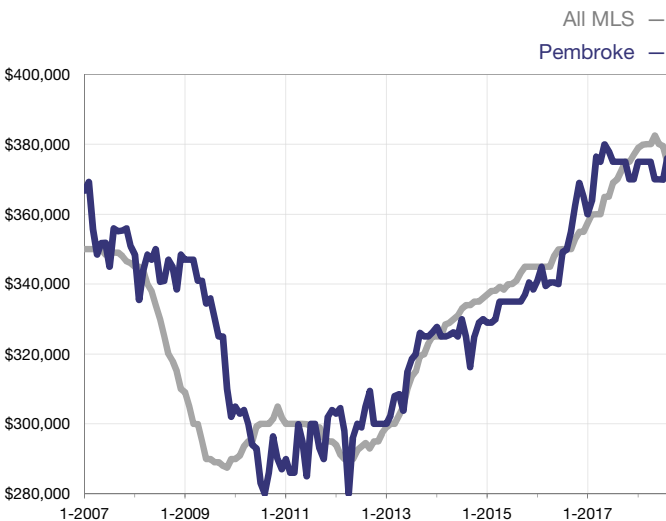
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	11	+ 120.0%	41	46	+ 12.2%
Closed Sales	0	2	--	37	31	- 16.2%
Median Sales Price*	\$0	<b>\$285,000</b>	--	\$325,000	<b>\$345,000</b>	+ 6.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	218	43	- 80.3%
Percent of Original List Price Received*	0.0%	<b>99.2%</b>	--	97.9%	<b>98.6%</b>	+ 0.7%
New Listings	4	4	0.0%	29	51	+ 75.9%

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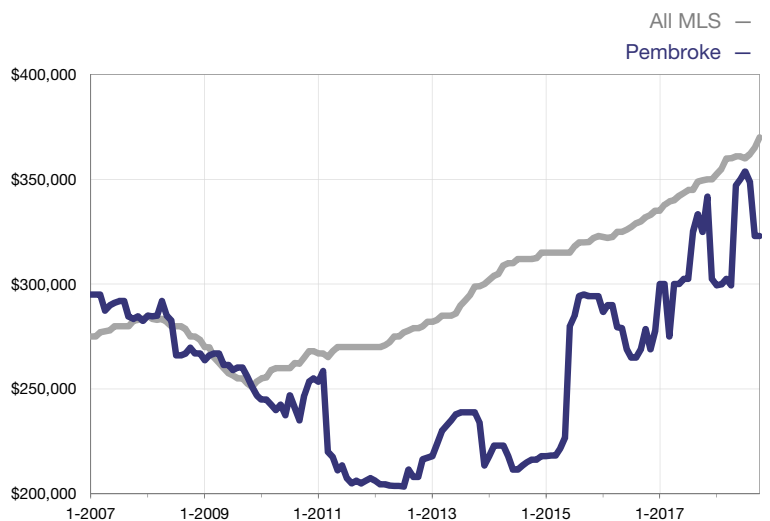
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Plymouth

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	80	<b>92</b>	+ 15.0%	798	<b>806</b>	+ 1.0%
Closed Sales	82	<b>79</b>	- 3.7%	749	<b>749</b>	0.0%
Median Sales Price*	\$361,250	<b>\$380,900</b>	+ 5.4%	\$350,000	<b>\$379,900</b>	+ 8.5%
Inventory of Homes for Sale	311	<b>252</b>	- 19.0%	--	--	--
Months Supply of Inventory	4.2	<b>3.4</b>	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	84	<b>62</b>	- 26.2%	82	<b>71</b>	- 13.4%
Percent of Original List Price Received*	96.2%	<b>97.1%</b>	+ 0.9%	97.1%	<b>97.5%</b>	+ 0.4%
New Listings	100	<b>121</b>	+ 21.0%	1,123	<b>1,087</b>	- 3.2%

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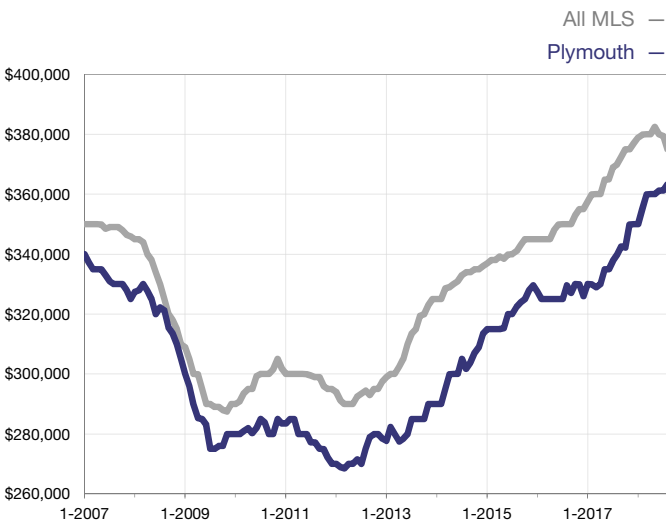
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	28	<b>31</b>	+ 10.7%	262	<b>326</b>	+ 24.4%
Closed Sales	25	<b>27</b>	+ 8.0%	243	<b>273</b>	+ 12.3%
Median Sales Price*	\$241,000	<b>\$392,500</b>	+ 62.9%	\$299,900	<b>\$409,900</b>	+ 36.7%
Inventory of Homes for Sale	136	<b>104</b>	- 23.5%	--	--	--
Months Supply of Inventory	5.7	<b>3.9</b>	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	127	<b>56</b>	- 55.9%	106	<b>92</b>	- 13.2%
Percent of Original List Price Received*	93.8%	<b>97.3%</b>	+ 3.7%	96.8%	<b>99.5%</b>	+ 2.8%
New Listings	40	<b>41</b>	+ 2.5%	392	<b>415</b>	+ 5.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

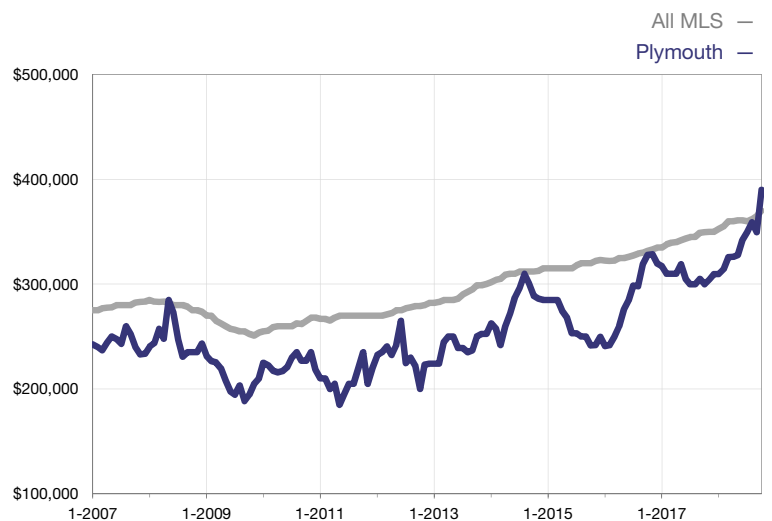
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Plympton

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	1	- 50.0%	27	29	+ 7.4%
Closed Sales	0	5	--	28	24	- 14.3%
Median Sales Price*	\$0	\$380,000	--	\$395,000	\$427,450	+ 8.2%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.4	3.8	+ 171.4%	--	--	--
Cumulative Days on Market Until Sale	0	74	--	90	64	- 28.9%
Percent of Original List Price Received*	0.0%	99.7%	--	95.2%	96.8%	+ 1.7%
New Listings	1	2	+ 100.0%	29	44	+ 51.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

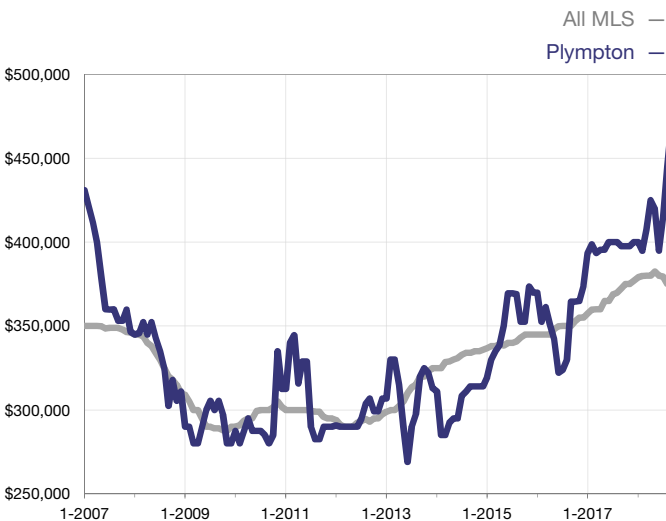
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

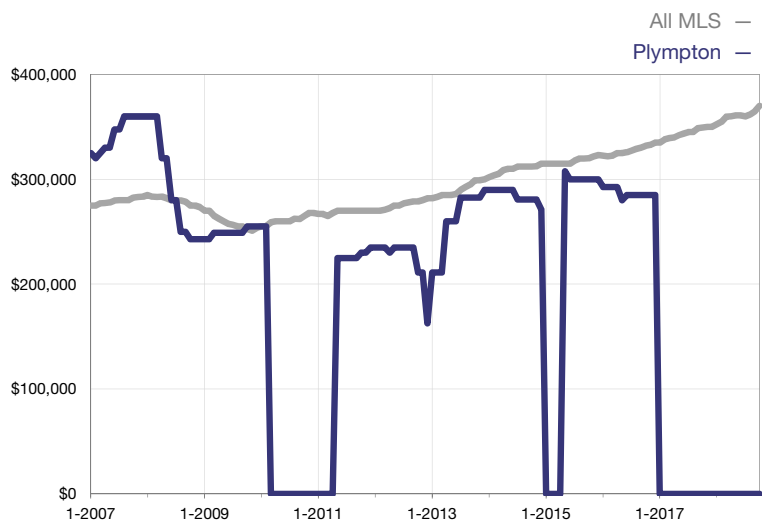
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Quincy

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	42	56	+ 33.3%	420	458	+ 9.0%
Closed Sales	39	38	- 2.6%	400	418	+ 4.5%
Median Sales Price*	\$470,000	\$503,500	+ 7.1%	\$450,000	\$498,000	+ 10.7%
Inventory of Homes for Sale	83	68	- 18.1%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	48	39	- 18.8%
Percent of Original List Price Received*	100.5%	99.4%	- 1.1%	99.2%	100.1%	+ 0.9%
New Listings	51	59	+ 15.7%	528	583	+ 10.4%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

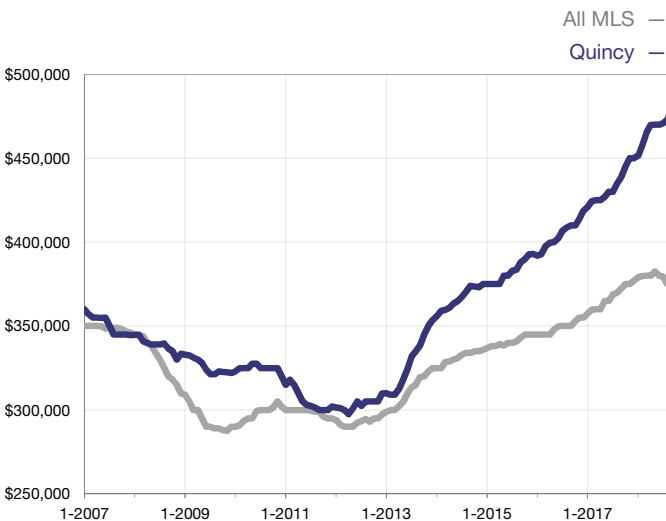
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	39	31	- 20.5%	442	358	- 19.0%
Closed Sales	47	40	- 14.9%	443	341	- 23.0%
Median Sales Price*	\$325,000	\$417,500	+ 28.5%	\$335,000	\$349,900	+ 4.4%
Inventory of Homes for Sale	48	79	+ 64.6%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	35	45	+ 28.6%	38	36	- 5.3%
Percent of Original List Price Received*	99.4%	99.1%	- 0.3%	100.1%	100.3%	+ 0.2%
New Listings	39	56	+ 43.6%	497	460	- 7.4%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

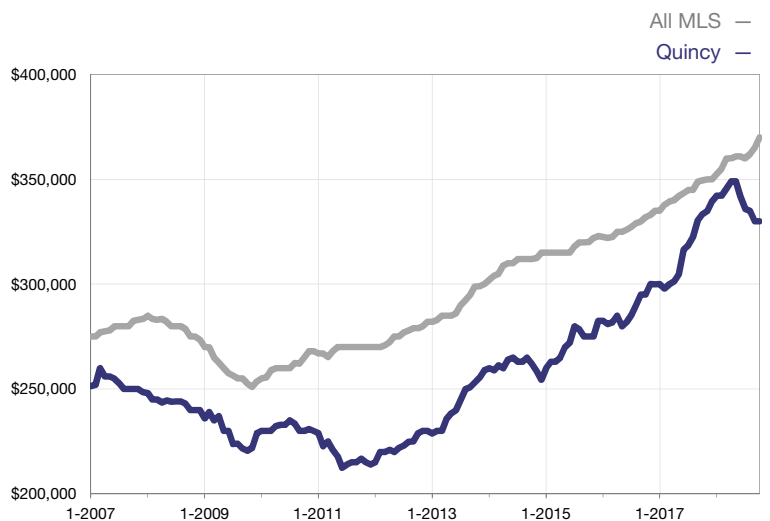
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Rockland

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	20	18	- 10.0%	157	162	+ 3.2%
Closed Sales	11	17	+ 54.5%	139	158	+ 13.7%
Median Sales Price*	\$365,000	<b>\$325,000</b>	- 11.0%	\$310,000	<b>\$338,450</b>	+ 9.2%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 40.7%	33	36	+ 9.1%
Percent of Original List Price Received*	99.0%	99.3%	+ 0.3%	99.5%	100.8%	+ 1.3%
New Listings	29	12	- 58.6%	188	183	- 2.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

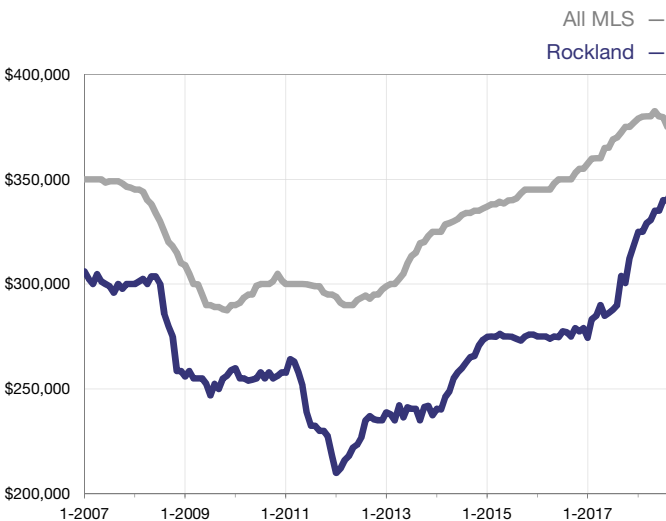
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	8	+ 60.0%	63	51	- 19.0%
Closed Sales	13	6	- 53.8%	59	46	- 22.0%
Median Sales Price*	\$275,000	<b>\$305,950</b>	+ 11.3%	\$275,000	<b>\$289,000</b>	+ 5.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	47	46	- 2.1%	44	35	- 20.5%
Percent of Original List Price Received*	97.2%	97.5%	+ 0.3%	98.8%	98.9%	+ 0.1%
New Listings	5	9	+ 80.0%	69	67	- 2.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

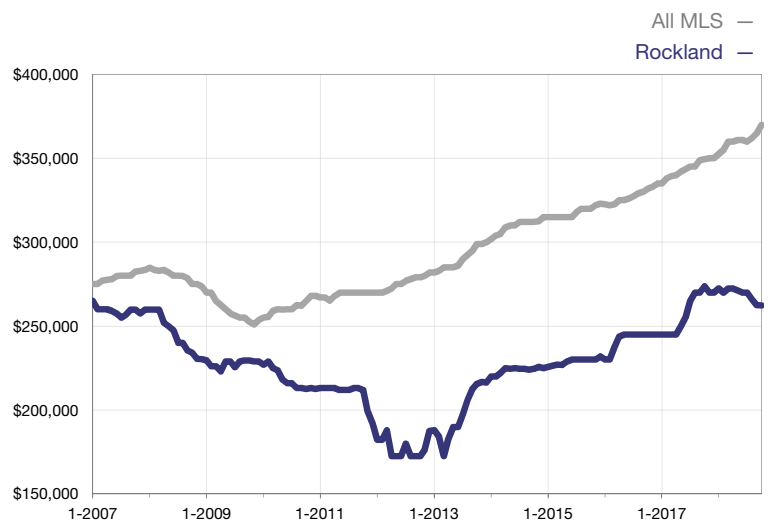
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	26	24	- 7.7%	277	254	- 8.3%
Closed Sales	30	30	0.0%	271	253	- 6.6%
Median Sales Price*	\$534,000	\$560,000	+ 4.9%	\$575,000	\$595,000	+ 3.5%
Inventory of Homes for Sale	92	91	- 1.1%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--
Cumulative Days on Market Until Sale	102	49	- 52.0%	92	64	- 30.4%
Percent of Original List Price Received*	92.2%	96.8%	+ 5.0%	95.9%	96.1%	+ 0.2%
New Listings	31	37	+ 19.4%	402	379	- 5.7%

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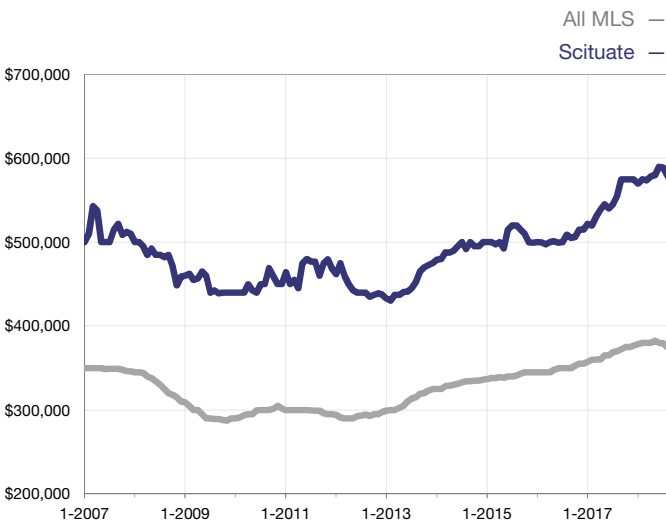
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	4	+ 100.0%	45	37	- 17.8%
Closed Sales	12	5	- 58.3%	43	31	- 27.9%
Median Sales Price*	\$483,900	\$629,900	+ 30.2%	\$550,000	\$563,000	+ 2.4%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	4.1	1.1	- 73.2%	--	--	--
Cumulative Days on Market Until Sale	65	100	+ 53.8%	93	85	- 8.6%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	97.0%	97.5%	+ 0.5%
New Listings	5	1	- 80.0%	60	47	- 21.7%

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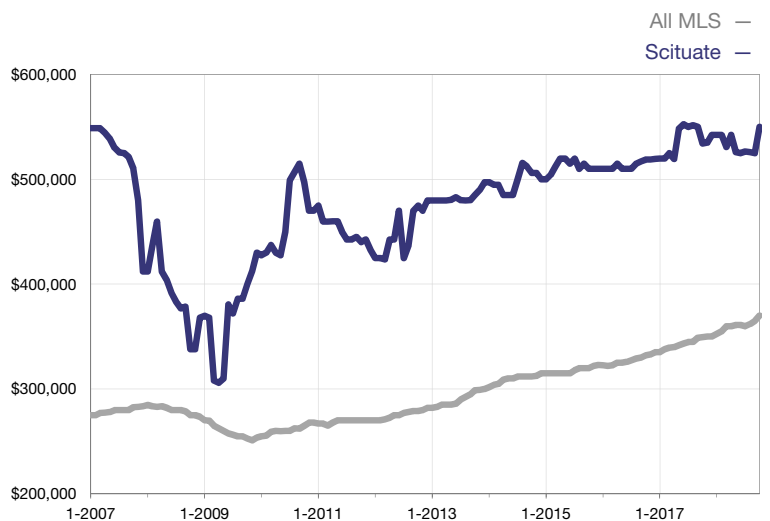
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Weymouth

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	54	<b>43</b>	- 20.4%	583	<b>512</b>	- 12.2%
Closed Sales	66	<b>52</b>	- 21.2%	543	<b>496</b>	- 8.7%
Median Sales Price*	\$392,500	<b>\$441,000</b>	+ 12.4%	\$390,000	<b>\$410,125</b>	+ 5.2%
Inventory of Homes for Sale	81	<b>84</b>	+ 3.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	44	<b>48</b>	+ 9.1%	42	<b>37</b>	- 11.9%
Percent of Original List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	99.2%	<b>100.5%</b>	+ 1.3%
New Listings	62	<b>67</b>	+ 8.1%	683	<b>630</b>	- 7.8%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

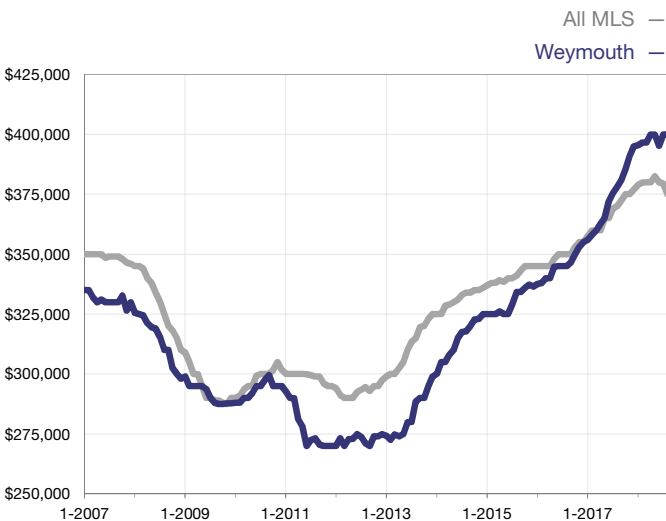
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	51	<b>30</b>	- 41.2%	239	<b>301</b>	+ 25.9%
Closed Sales	19	<b>32</b>	+ 68.4%	192	<b>283</b>	+ 47.4%
Median Sales Price*	\$220,000	<b>\$240,000</b>	+ 9.1%	\$235,735	<b>\$279,000</b>	+ 18.4%
Inventory of Homes for Sale	86	<b>31</b>	- 64.0%	--	--	--
Months Supply of Inventory	4.0	<b>1.1</b>	- 72.5%	--	--	--
Cumulative Days on Market Until Sale	70	<b>41</b>	- 41.4%	57	<b>34</b>	- 40.4%
Percent of Original List Price Received*	100.1%	<b>99.5%</b>	- 0.6%	99.6%	<b>100.7%</b>	+ 1.1%
New Listings	52	<b>16</b>	- 69.2%	331	<b>339</b>	+ 2.4%

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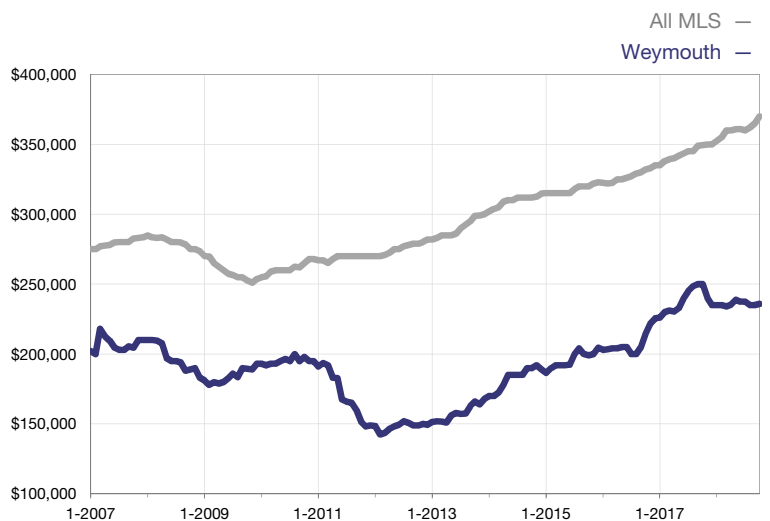
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – October 2018

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## Whitman

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	12	11	- 8.3%	145	138	- 4.8%
Closed Sales	6	10	+ 66.7%	130	133	+ 2.3%
Median Sales Price*	\$343,500	<b>\$332,750</b>	- 3.1%	\$331,450	<b>\$330,000</b>	- 0.4%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 3.1%	35	39	+ 11.4%
Percent of Original List Price Received*	97.6%	99.3%	+ 1.7%	99.4%	98.6%	- 0.8%
New Listings	13	12	- 7.7%	183	155	- 15.3%

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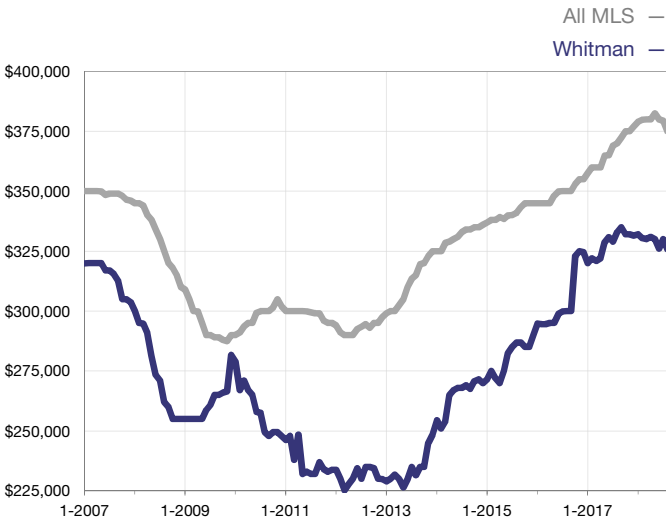
### Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	5	+ 66.7%	36	58	+ 61.1%
Closed Sales	3	10	+ 233.3%	29	58	+ 100.0%
Median Sales Price*	\$286,500	<b>\$300,950</b>	+ 5.0%	\$274,900	<b>\$284,900</b>	+ 3.6%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	3.5	0.5	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	55	39	- 29.1%
Percent of Original List Price Received*	101.8%	98.4%	- 3.3%	98.8%	100.2%	+ 1.4%
New Listings	2	4	+ 100.0%	40	56	+ 40.0%

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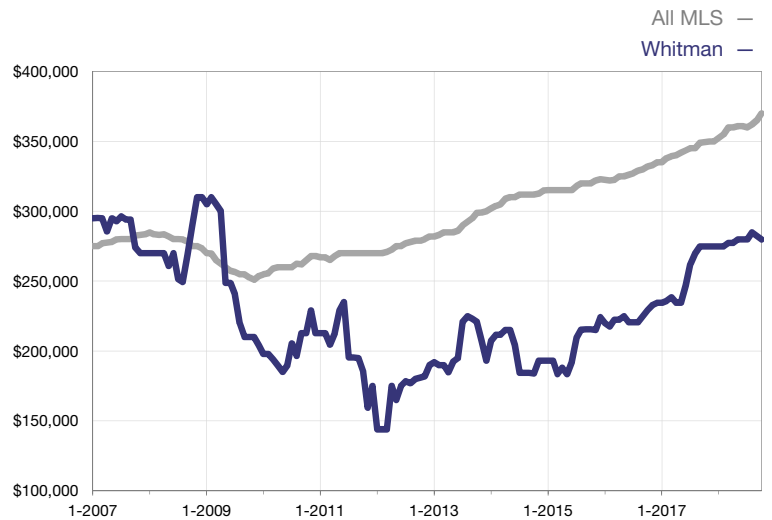
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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