

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockland

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	11	+ 120.0%	182	182	0.0%
Closed Sales	16	15	- 6.3%	178	185	+ 3.9%
Median Sales Price*	\$375,850	\$339,999	- 9.5%	\$318,500	\$340,000	+ 6.8%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	28	59	+ 110.7%	32	38	+ 18.8%
Percent of Original List Price Received*	99.2%	96.1%	- 3.1%	99.4%	100.2%	+ 0.8%
New Listings	1	11	+ 1,000.0%	207	205	- 1.0%

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

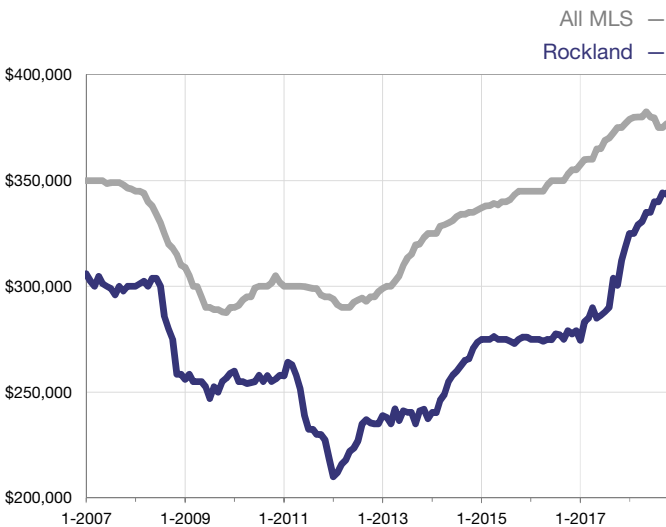
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	2	- 33.3%	72	57	- 20.8%
Closed Sales	6	6	0.0%	71	59	- 16.9%
Median Sales Price*	\$272,450	\$296,500	+ 8.8%	\$270,000	\$285,000	+ 5.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	22	- 40.5%	44	32	- 27.3%
Percent of Original List Price Received*	96.1%	98.8%	+ 2.8%	98.5%	98.8%	+ 0.3%
New Listings	3	1	- 66.7%	75	70	- 6.7%

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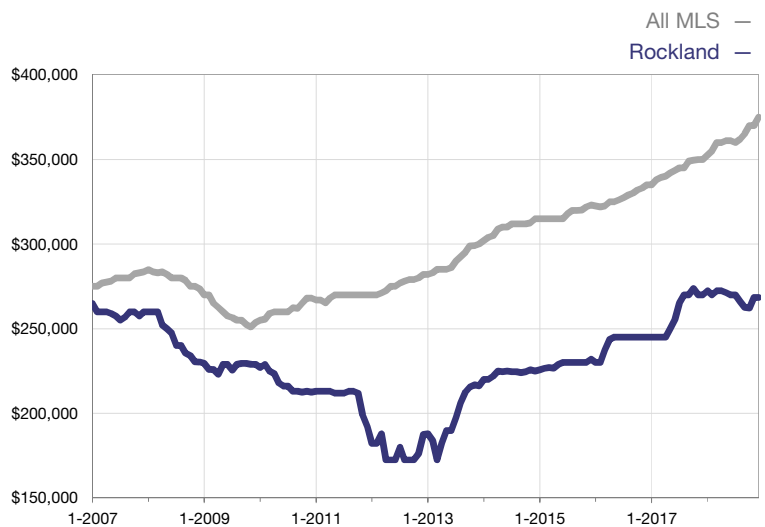
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Scituate

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	18	4	- 77.8%	314	267	- 15.0%
Closed Sales	16	10	- 37.5%	311	290	- 6.8%
Median Sales Price*	\$595,000	\$510,000	- 14.3%	\$575,000	\$589,500	+ 2.5%
Inventory of Homes for Sale	53	67	+ 26.4%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	135	111	- 17.8%	96	64	- 33.3%
Percent of Original List Price Received*	94.2%	90.7%	- 3.7%	95.7%	95.7%	0.0%
New Listings	18	12	- 33.3%	439	408	- 7.1%

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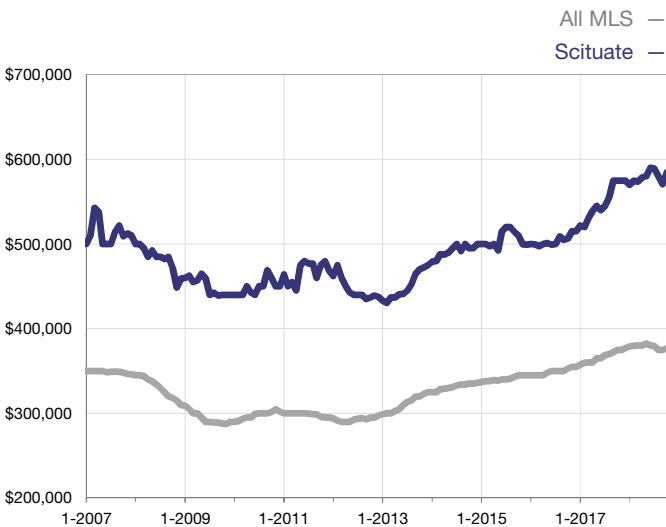
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	2	+ 100.0%	48	38	- 20.8%
Closed Sales	3	0	- 100.0%	52	34	- 34.6%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$542,450	\$559,000	+ 3.1%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	47	0	- 100.0%	89	83	- 6.7%
Percent of Original List Price Received*	96.9%	0.0%	- 100.0%	97.0%	97.3%	+ 0.3%
New Listings	0	2	--	61	54	- 11.5%

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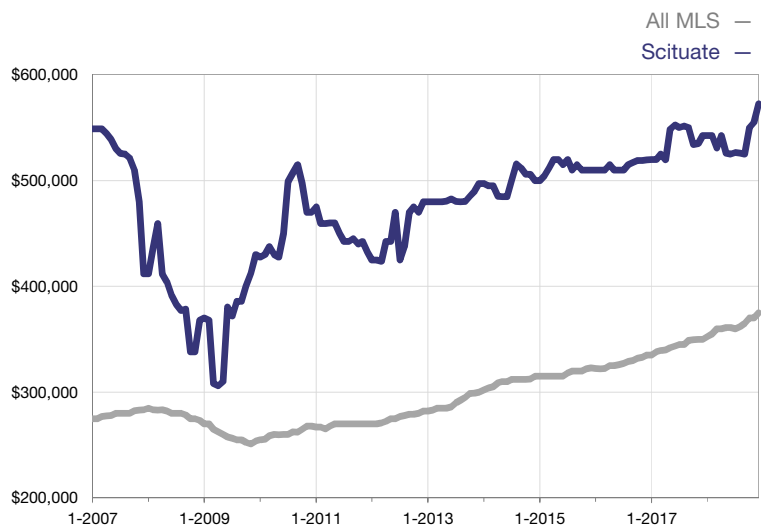
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Weymouth

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	27	27	0.0%	643	575	- 10.6%
Closed Sales	45	52	+ 15.6%	642	594	- 7.5%
Median Sales Price*	\$410,000	\$405,000	- 1.2%	\$395,000	\$410,000	+ 3.8%
Inventory of Homes for Sale	55	35	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	44	58	+ 31.8%	43	39	- 9.3%
Percent of Original List Price Received*	97.8%	98.1%	+ 0.3%	99.0%	100.2%	+ 1.2%
New Listings	24	18	- 25.0%	744	674	- 9.4%

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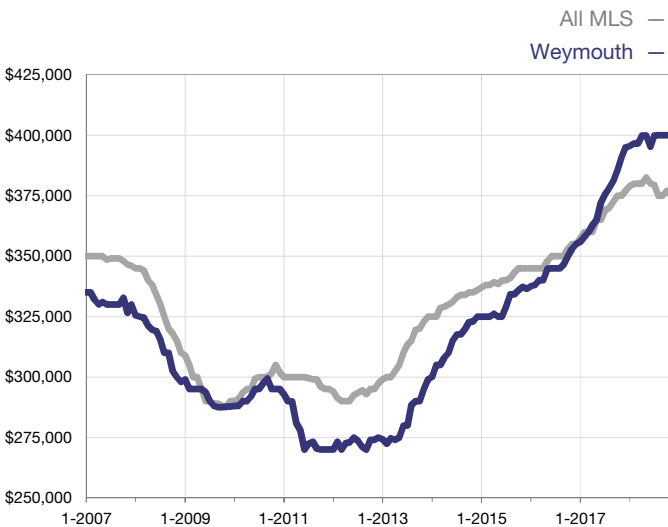
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	17	13	- 23.5%	284	326	+ 14.8%
Closed Sales	25	48	+ 92.0%	237	369	+ 55.7%
Median Sales Price*	\$225,000	\$359,723	+ 59.9%	\$235,000	\$305,500	+ 30.0%
Inventory of Homes for Sale	34	34	0.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	48	61	+ 27.1%	53	40	- 24.5%
Percent of Original List Price Received*	97.5%	102.1%	+ 4.7%	99.2%	100.9%	+ 1.7%
New Listings	18	7	- 61.1%	375	373	- 0.5%

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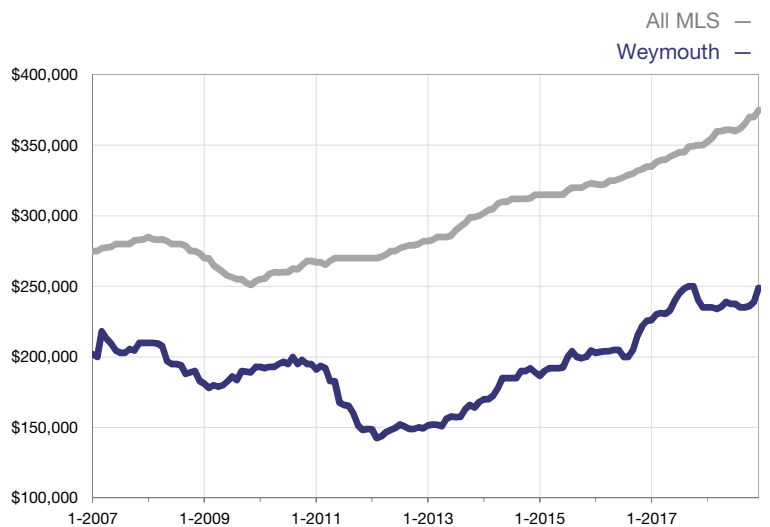
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Whitman

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	7	8	+ 14.3%	162	163	+ 0.6%
Closed Sales	15	11	- 26.7%	156	161	+ 3.2%
Median Sales Price*	\$315,000	\$340,000	+ 7.9%	\$331,450	\$330,000	- 0.4%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	36	35	- 2.8%	36	39	+ 8.3%
Percent of Original List Price Received*	98.1%	95.7%	- 2.4%	99.3%	98.3%	- 1.0%
New Listings	6	3	- 50.0%	203	170	- 16.3%

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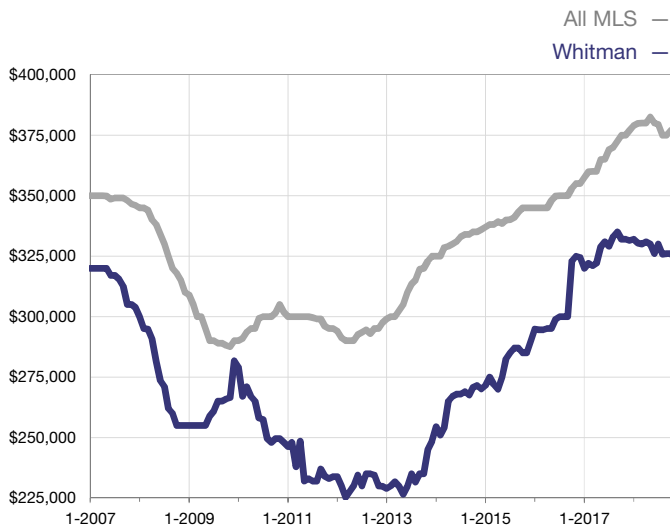
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	2	+ 100.0%	45	59	+ 31.1%
Closed Sales	4	1	- 75.0%	38	63	+ 65.8%
Median Sales Price*	\$297,600	\$302,000	+ 1.5%	\$274,900	\$284,900	+ 3.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	30	47	+ 56.7%	49	38	- 22.4%
Percent of Original List Price Received*	104.9%	95.9%	- 8.6%	100.3%	100.1%	- 0.2%
New Listings	1	2	+ 100.0%	48	61	+ 27.1%

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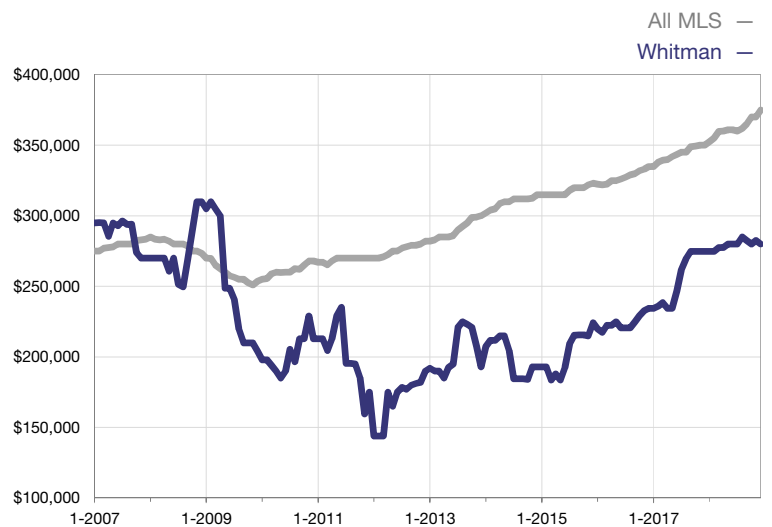
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