

Local Market Update – June 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	18	32	+ 77.8%	87	104	+ 19.5%
Closed Sales	19	22	+ 15.8%	60	75	+ 25.0%
Median Sales Price*	\$393,000	\$410,000	+ 4.3%	\$350,000	\$420,000	+ 20.0%
Inventory of Homes for Sale	34	21	- 38.2%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	45	42	- 6.7%
Percent of Original List Price Received*	96.0%	100.6%	+ 4.8%	97.3%	100.1%	+ 2.9%
New Listings	21	27	+ 28.6%	116	117	+ 0.9%

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

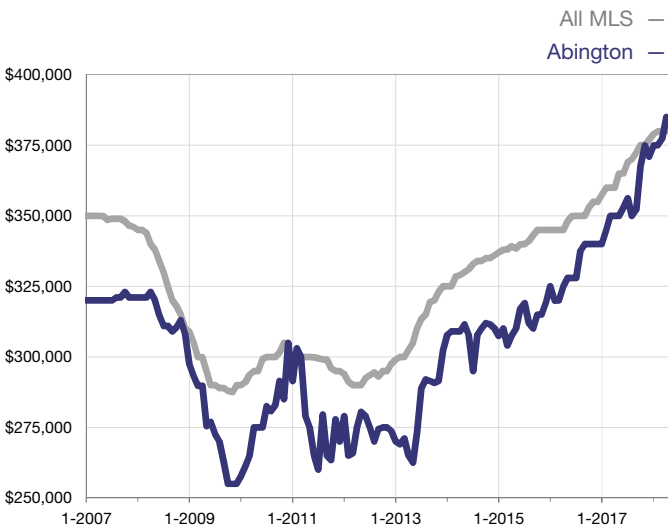
Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	10	5	- 50.0%	54	28	- 48.1%
Closed Sales	13	12	- 7.7%	44	28	- 36.4%
Median Sales Price*	\$290,000	\$302,500	+ 4.3%	\$292,500	\$301,000	+ 2.9%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	13	23	+ 76.9%	28	25	- 10.7%
Percent of Original List Price Received*	100.1%	100.0%	- 0.1%	99.3%	99.6%	+ 0.3%
New Listings	9	9	0.0%	57	33	- 42.1%

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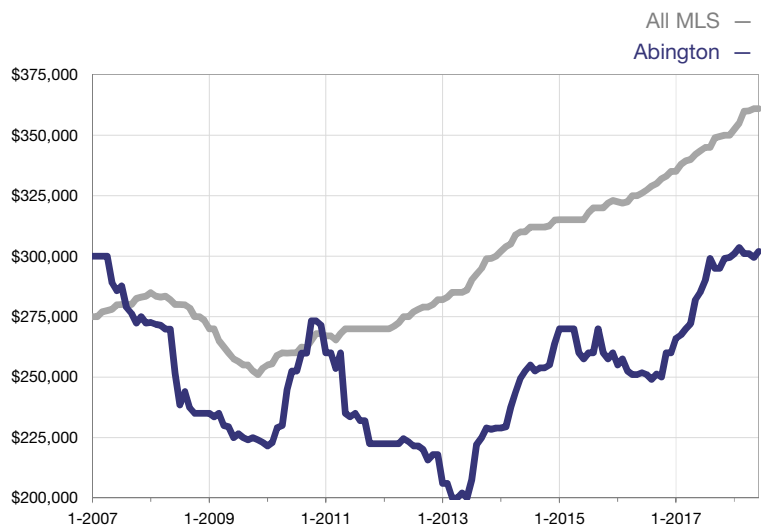
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Braintree

Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	44	41	- 6.8%	143	158	+ 10.5%
Closed Sales	25	35	+ 40.0%	111	128	+ 15.3%
Median Sales Price*	\$495,000	\$503,000	+ 1.6%	\$440,000	\$507,500	+ 15.3%
Inventory of Homes for Sale	46	44	- 4.3%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	34	34	0.0%	38	41	+ 7.9%
Percent of Original List Price Received*	99.7%	100.5%	+ 0.8%	97.6%	99.6%	+ 2.0%
New Listings	53	44	- 17.0%	197	203	+ 3.0%

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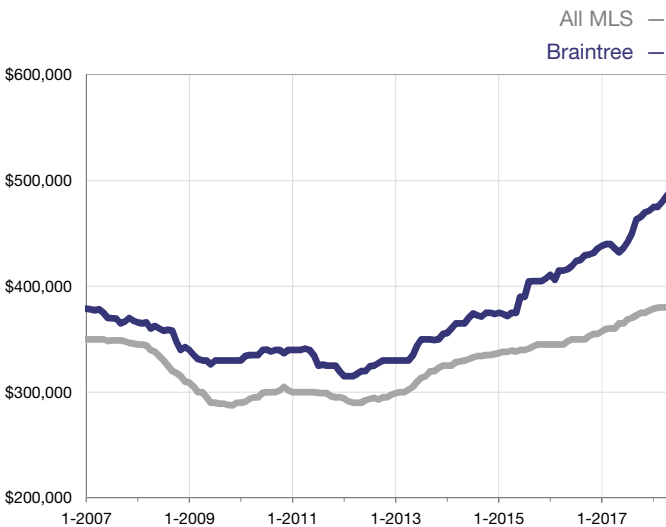
Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	11	14	+ 27.3%	64	75	+ 17.2%
Closed Sales	17	15	- 11.8%	61	64	+ 4.9%
Median Sales Price*	\$320,000	\$366,000	+ 14.4%	\$314,500	\$361,000	+ 14.8%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	32	20	- 37.5%	43	31	- 27.9%
Percent of Original List Price Received*	97.9%	101.4%	+ 3.6%	98.2%	99.4%	+ 1.2%
New Listings	19	19	0.0%	76	95	+ 25.0%

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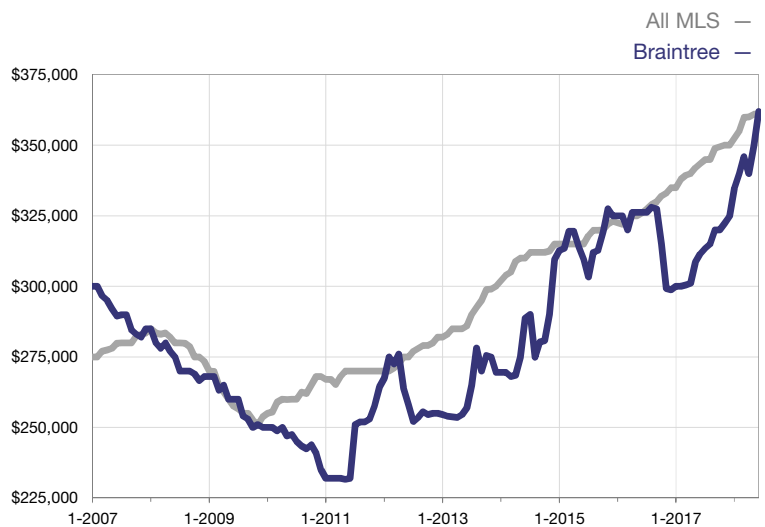
Median Sales Price – Single-Family Properties

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Bridgewater

Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	30	28	- 6.7%	130	122	- 6.2%
Closed Sales	29	25	- 13.8%	94	97	+ 3.2%
Median Sales Price*	\$379,000	\$395,000	+ 4.2%	\$375,000	\$383,000	+ 2.1%
Inventory of Homes for Sale	51	37	- 27.5%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	37	39	+ 5.4%	60	56	- 6.7%
Percent of Original List Price Received*	100.0%	98.6%	- 1.4%	98.0%	98.1%	+ 0.1%
New Listings	31	32	+ 3.2%	170	142	- 16.5%

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Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	8	0.0%	37	32	- 13.5%
Closed Sales	5	9	+ 80.0%	27	27	0.0%
Median Sales Price*	\$250,000	\$215,000	- 14.0%	\$160,000	\$176,900	+ 10.6%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	51	32	- 37.3%
Percent of Original List Price Received*	99.2%	101.0%	+ 1.8%	96.8%	99.0%	+ 2.3%
New Listings	4	8	+ 100.0%	39	40	+ 2.6%

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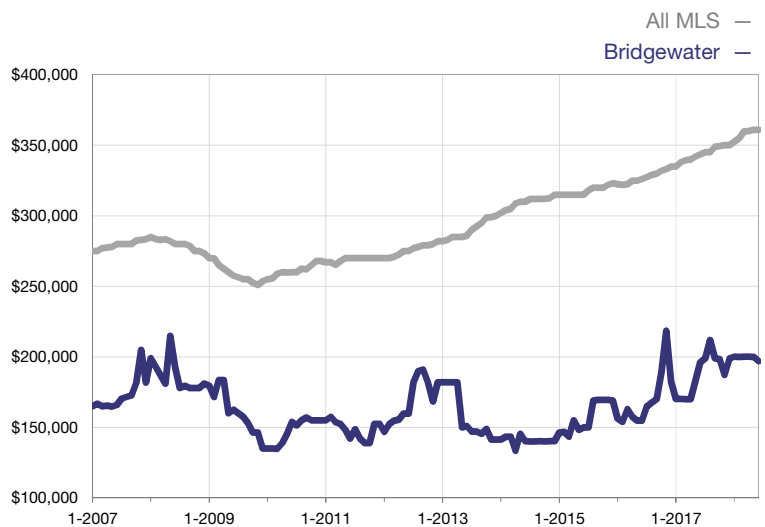
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