Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

East Bridgewater

Single-Family Properties

	July			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	14	**21**	+ 50.0%	86	**96**	+ 11.6%
Closed Sales	10	**19**	+ 90.0%	76	**78**	+ 2.6%
Median Sales Price*	$360,750	**$420,000**	+ 16.4%	$347,250	**$375,750**	+ 8.2%
Inventory of Homes for Sale	51	**27**	- 47.1%	--	--	--
Months Supply of Inventory	4.6	**2.0**	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	26	**29**	+ 11.5%	48	**56**	+ 16.7%
Percent of Original List Price Received*	97.7%	**97.5%**	- 0.2%	98.2%	**98.9%**	+ 0.7%
New Listings	19	**25**	+ 31.6%	126	**117**	- 7.1%

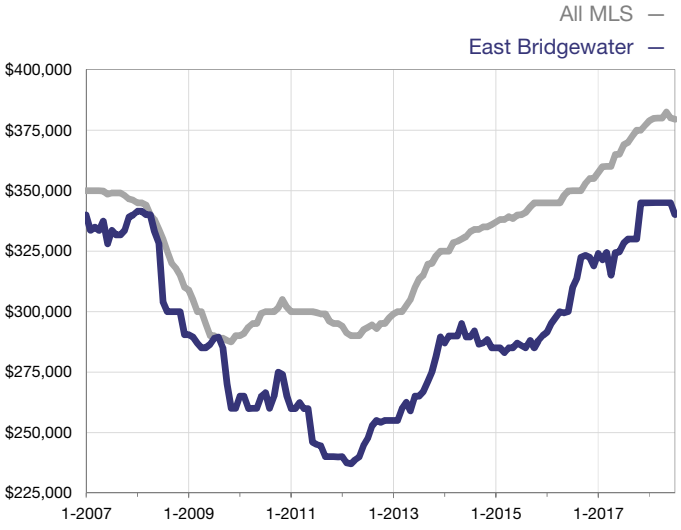
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

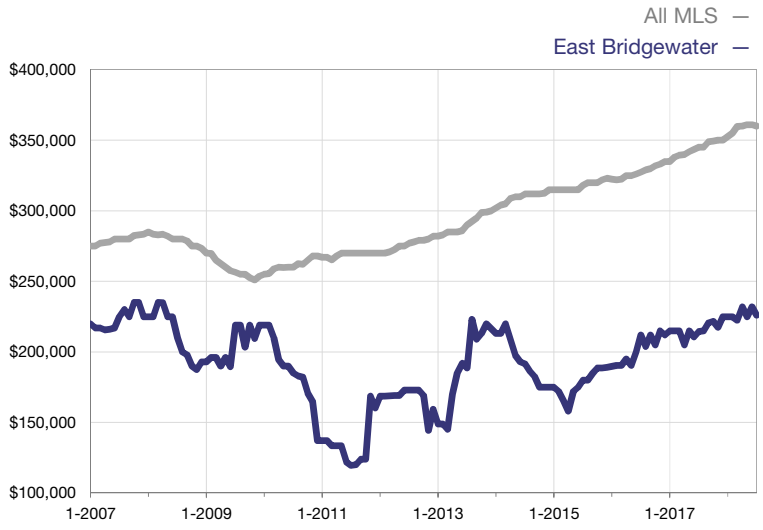
	July			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	18	**18**	0.0%
Closed Sales	3	**3**	0.0%	14	**16**	+ 14.3%
Median Sales Price*	$235,000	**$220,000**	- 6.4%	$214,500	**$214,950**	+ 0.2%
Inventory of Homes for Sale	6	**7**	+ 16.7%	--	--	--
Months Supply of Inventory	1.9	**2.8**	+ 47.4%	--	--	--
Cumulative Days on Market Until Sale	37	**37**	0.0%	37	**64**	+ 73.0%
Percent of Original List Price Received*	97.6%	**99.2%**	+ 1.6%	99.0%	**100.9%**	+ 1.9%
New Listings	5	**5**	0.0%	22	**24**	+ 9.1%

* 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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