

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	10	14	+ 40.0%	71	85	+ 19.7%
Closed Sales	9	13	+ 44.4%	68	73	+ 7.4%
Median Sales Price*	\$384,000	<b>\$310,000</b>	- 19.3%	\$340,125	<b>\$352,000</b>	+ 3.5%
Inventory of Homes for Sale	38	34	- 10.5%	--	--	--
Months Supply of Inventory	4.5	3.8	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	79	36	- 54.4%	92	47	- 48.9%
Percent of Original List Price Received*	100.4%	100.5%	+ 0.1%	97.5%	98.8%	+ 1.3%
New Listings	9	16	+ 77.8%	102	124	+ 21.6%

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

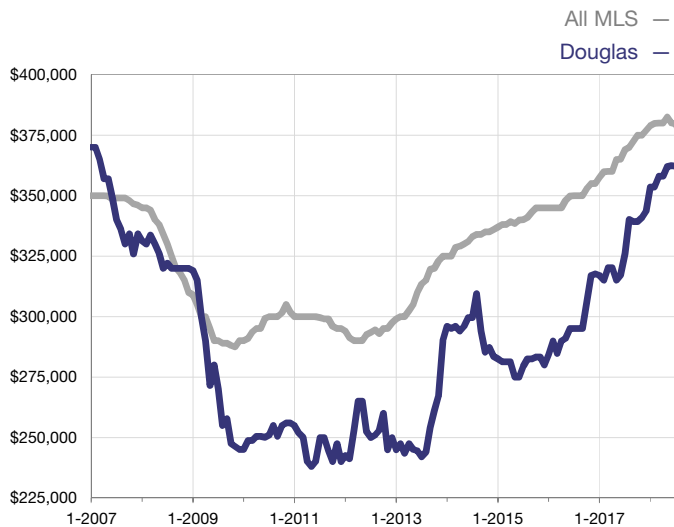
### Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	6	17	+ 183.3%
Closed Sales	1	2	+ 100.0%	6	13	+ 116.7%
Median Sales Price*	\$334,900	<b>\$259,577</b>	- 22.5%	\$198,500	<b>\$193,900</b>	- 2.3%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	5.6	3.4	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	0	29	--	55	80	+ 45.5%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	102.6%	96.2%	- 6.2%
New Listings	2	2	0.0%	13	19	+ 46.2%

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

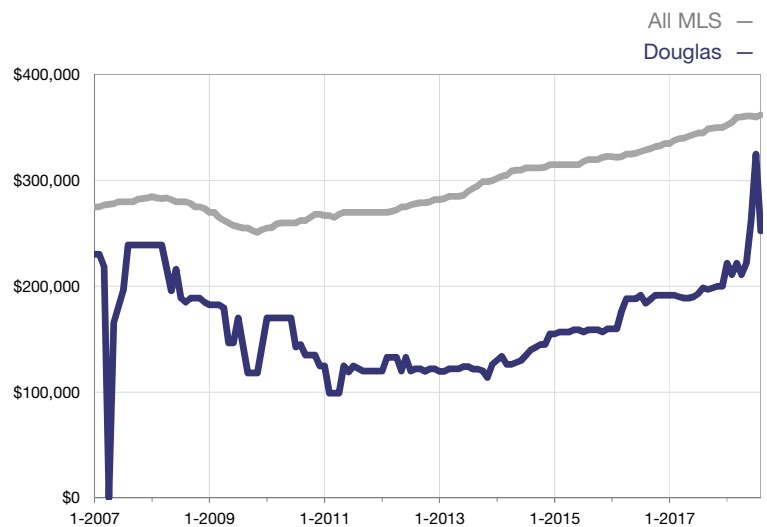
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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