

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	2	- 50.0%	42	39	- 7.1%
Closed Sales	3	2	- 33.3%	41	42	+ 2.4%
Median Sales Price*	\$945,000	\$667,500	- 29.4%	\$693,700	\$812,500	+ 17.1%
Inventory of Homes for Sale	52	18	- 65.4%	--	--	--
Months Supply of Inventory	14.2	4.5	- 68.3%	--	--	--
Cumulative Days on Market Until Sale	383	53	- 86.2%	149	142	- 4.7%
Percent of Original List Price Received*	100.0%	97.8%	- 2.2%	93.1%	94.5%	+ 1.5%
New Listings	5	1	- 80.0%	104	64	- 38.5%

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

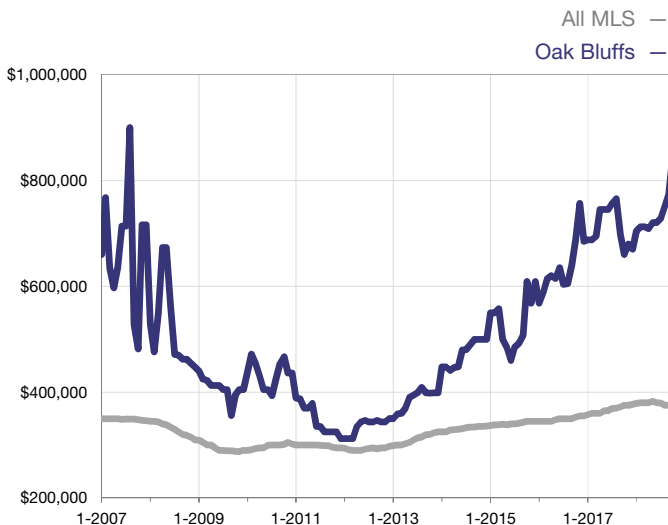
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$547,500	\$260,000	- 52.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	34	33	- 2.9%
Percent of Original List Price Received*	0.0%	0.0%	--	96.2%	87.8%	- 8.7%
New Listings	0	0	--	2	1	- 50.0%

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

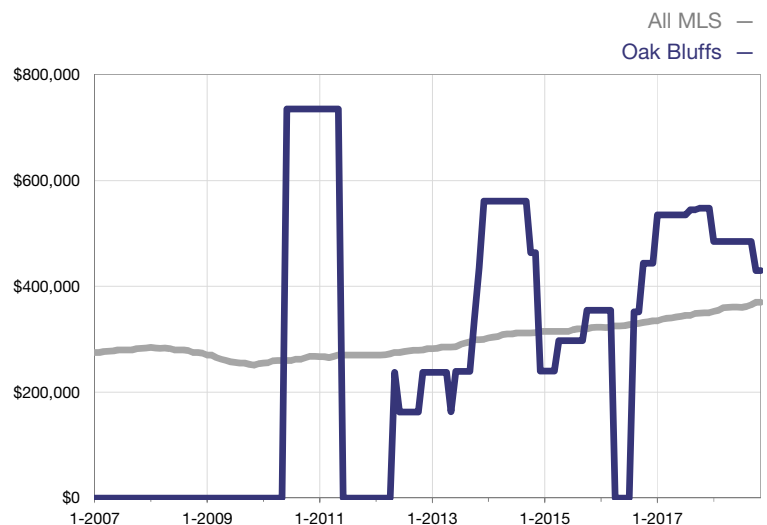
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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