

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	10	+ 25.0%	133	125	- 6.0%
Closed Sales	16	11	- 31.3%	130	125	- 3.8%
Median Sales Price*	\$184,000	\$174,800	- 5.0%	\$179,900	\$190,500	+ 5.9%
Inventory of Homes for Sale	34	51	+ 50.0%	--	--	--
Months Supply of Inventory	3.0	4.6	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	91	93	+ 2.2%	86	60	- 30.2%
Percent of Original List Price Received*	93.2%	97.9%	+ 5.0%	94.0%	95.2%	+ 1.3%
New Listings	11	11	0.0%	169	186	+ 10.1%

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

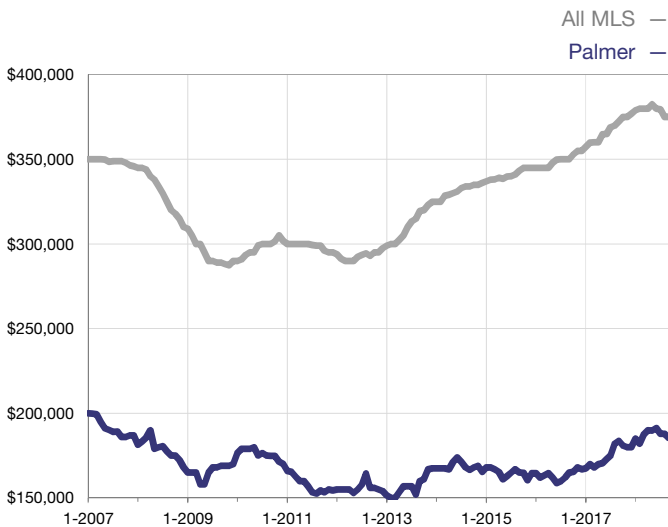
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	3	0.0%	22	16	- 27.3%
Closed Sales	6	2	- 66.7%	25	13	- 48.0%
Median Sales Price*	\$100,200	\$111,500	+ 11.3%	\$130,000	\$119,900	- 7.8%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	60	26	- 56.7%	88	79	- 10.2%
Percent of Original List Price Received*	92.3%	96.8%	+ 4.9%	93.8%	95.3%	+ 1.6%
New Listings	1	3	+ 200.0%	27	15	- 44.4%

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

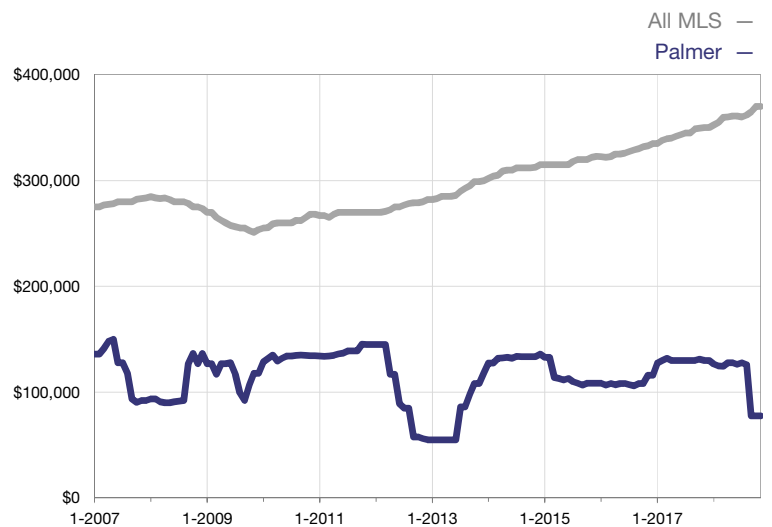
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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