

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	4	+ 33.3%	84	97	+ 15.5%
Closed Sales	4	6	+ 50.0%	87	90	+ 3.4%
Median Sales Price*	\$287,000	\$368,125	+ 28.3%	\$327,400	\$349,900	+ 6.9%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	59	56	- 5.1%	49	43	- 12.2%
Percent of Original List Price Received*	95.4%	94.2%	- 1.3%	97.6%	97.5%	- 0.1%
New Listings	4	5	+ 25.0%	103	127	+ 23.3%

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

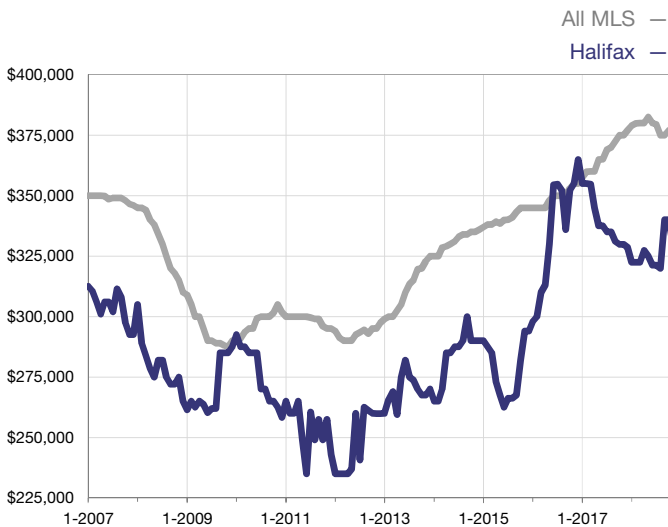
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	3	+ 200.0%	28	29	+ 3.6%
Closed Sales	4	4	0.0%	25	27	+ 8.0%
Median Sales Price*	\$217,950	\$199,950	- 8.3%	\$215,000	\$223,000	+ 3.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	46	34	- 26.1%
Percent of Original List Price Received*	103.2%	97.4%	- 5.6%	100.3%	98.7%	- 1.6%
New Listings	0	1	--	26	34	+ 30.8%

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

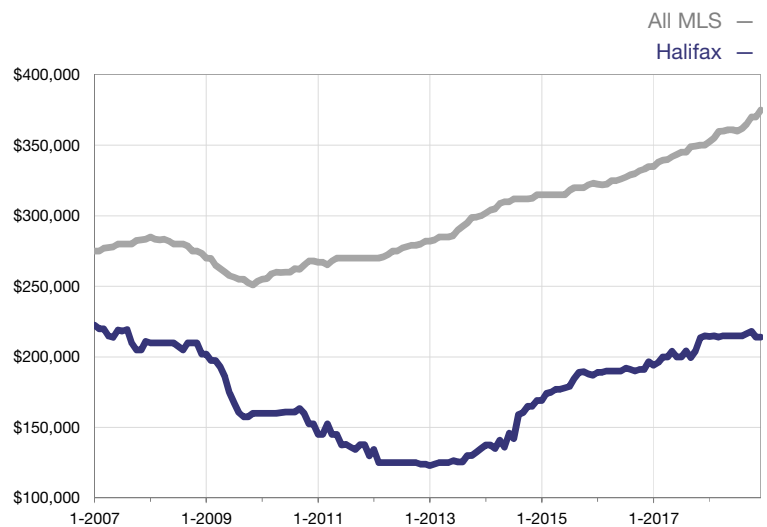
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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