

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	12	+ 100.0%	233	207	- 11.2%
Closed Sales	13	16	+ 23.1%	242	205	- 15.3%
Median Sales Price*	\$299,900	\$276,250	- 7.9%	\$262,500	\$285,000	+ 8.6%
Inventory of Homes for Sale	46	40	- 13.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	99	+ 153.8%	59	62	+ 5.1%
Percent of Original List Price Received*	98.3%	92.5%	- 5.9%	96.7%	96.6%	- 0.1%
New Listings	10	12	+ 20.0%	280	250	- 10.7%

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

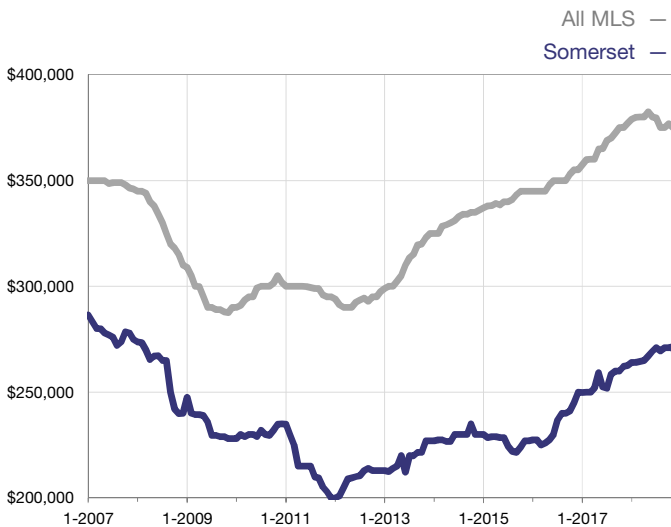
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	0	0	--	5	4	- 20.0%
Median Sales Price*	\$0	\$0	--	\$250,000	\$254,950	+ 2.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	42	62	+ 47.6%
Percent of Original List Price Received*	0.0%	0.0%	--	97.5%	100.0%	+ 2.6%
New Listings	1	0	- 100.0%	6	3	- 50.0%

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

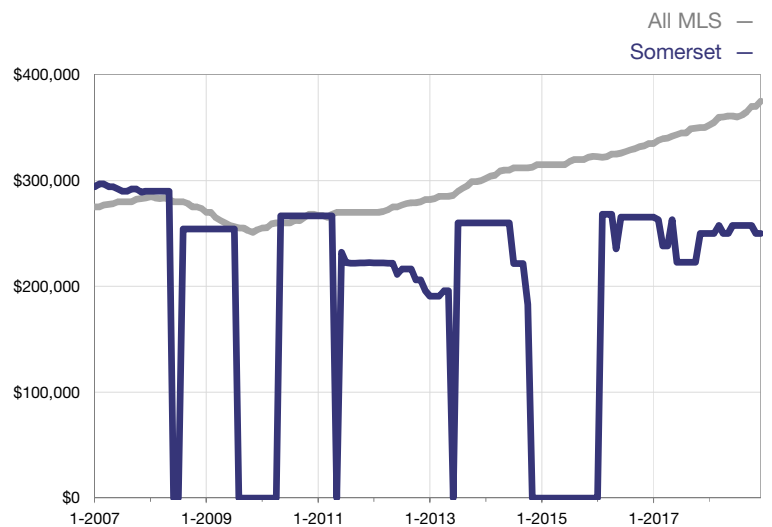
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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