

Local Market Update – June 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	21	22	+ 4.8%	135	114	- 15.6%
Closed Sales	35	24	- 31.4%	106	86	- 18.9%
Median Sales Price*	\$622,000	\$577,500	- 7.2%	\$517,750	\$512,500	- 1.0%
Inventory of Homes for Sale	79	66	- 16.5%	--	--	--
Months Supply of Inventory	4.3	3.8	- 11.6%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	62	46	- 25.8%
Percent of Original List Price Received*	98.9%	100.5%	+ 1.6%	97.5%	98.2%	+ 0.7%
New Listings	34	40	+ 17.6%	189	193	+ 2.1%

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

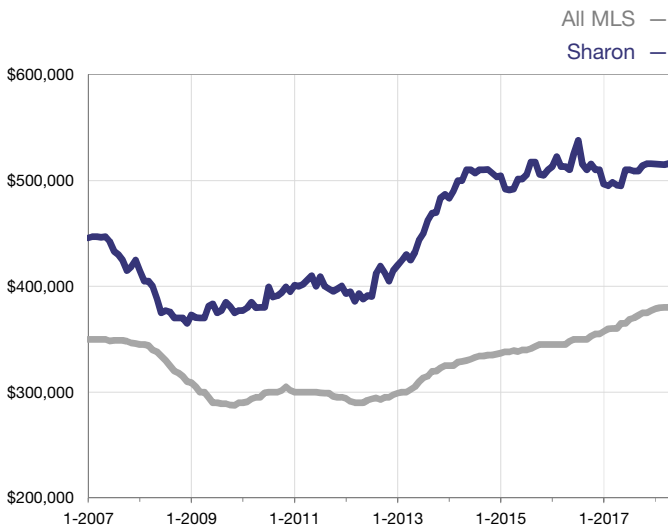
Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	2	+ 100.0%	16	12	- 25.0%
Closed Sales	6	4	- 33.3%	19	11	- 42.1%
Median Sales Price*	\$446,500	\$376,900	- 15.6%	\$430,000	\$235,000	- 45.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.5	4.3	+ 72.0%	--	--	--
Cumulative Days on Market Until Sale	128	17	- 86.7%	89	34	- 61.8%
Percent of Original List Price Received*	99.8%	103.0%	+ 3.2%	99.0%	100.8%	+ 1.8%
New Listings	1	3	+ 200.0%	10	21	+ 110.0%

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

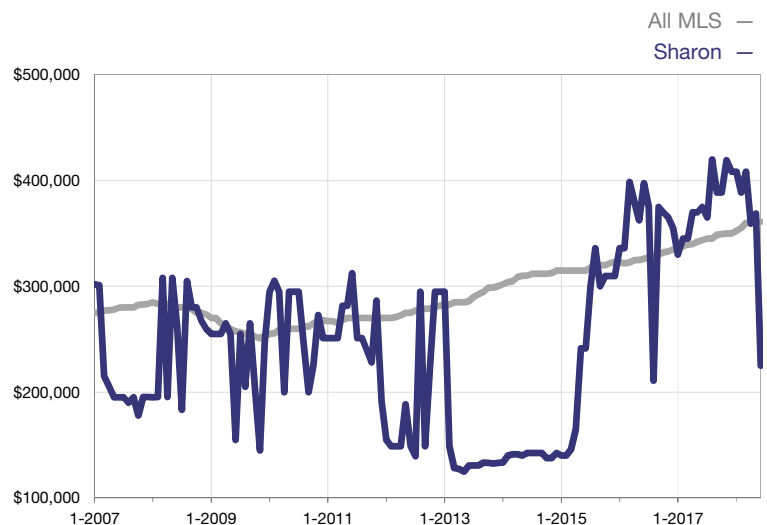
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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