Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hamilton

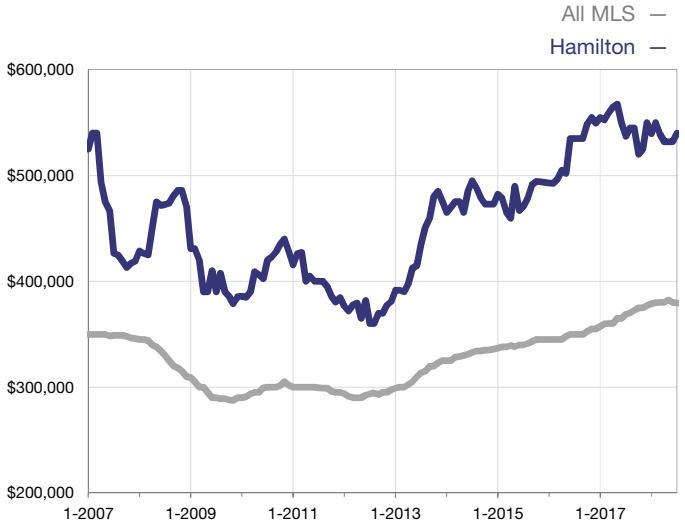
Single-Family Properties	July			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	11	**10**	- 9.1%	65	**60**	- 7.7%
Closed Sales	9	**17**	+ 88.9%	56	**50**	- 10.7%
Median Sales Price*	$510,000	**$632,000**	+ 23.9%	$549,900	**$593,500**	+ 7.9%
Inventory of Homes for Sale	36	**28**	- 22.2%	--	--	--
Months Supply of Inventory	4.3	**3.3**	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	101	**65**	- 35.6%	87	**67**	- 23.0%
Percent of Original List Price Received*	101.1%	**98.9%**	- 2.2%	96.1%	**97.8%**	+ 1.8%
New Listings	12	**9**	- 25.0%	89	**77**	- 13.5%

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

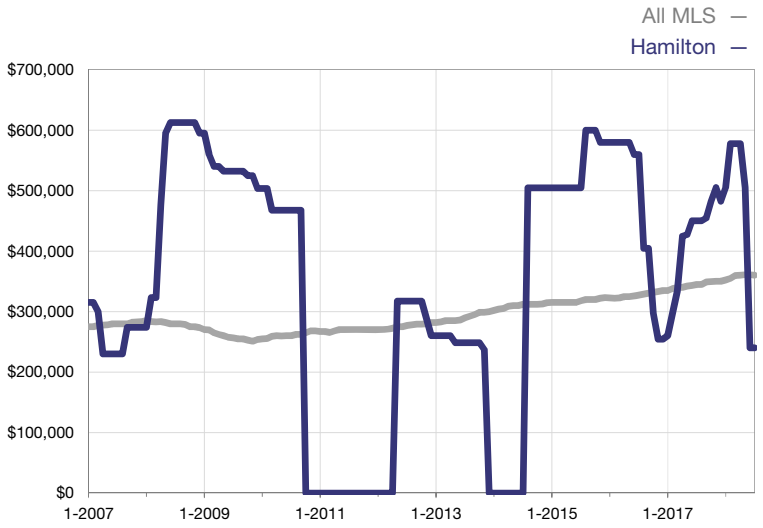
Condominium Properties	July			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**1**	--	5	**4**	- 20.0%
Closed Sales	0	**0**	--	8	**2**	- 75.0%
Median Sales Price*	$0	**$0**	--	$555,000	**$377,500**	- 32.0%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	**2.0**	+ 185.7%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	203	**71**	- 65.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	95.2%	**100.0%**	+ 5.0%
New Listings	0	**0**	--	4	**5**	+ 25.0%

* 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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