

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	19	+ 137.5%	122	117	- 4.1%
Closed Sales	19	15	- 21.1%	113	104	- 8.0%
Median Sales Price*	\$351,900	\$375,000	+ 6.6%	\$335,000	\$330,000	- 1.5%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	35	39	+ 11.4%
Percent of Original List Price Received*	99.6%	99.2%	- 0.4%	99.6%	98.8%	- 0.8%
New Listings	12	16	+ 33.3%	149	126	- 15.4%

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

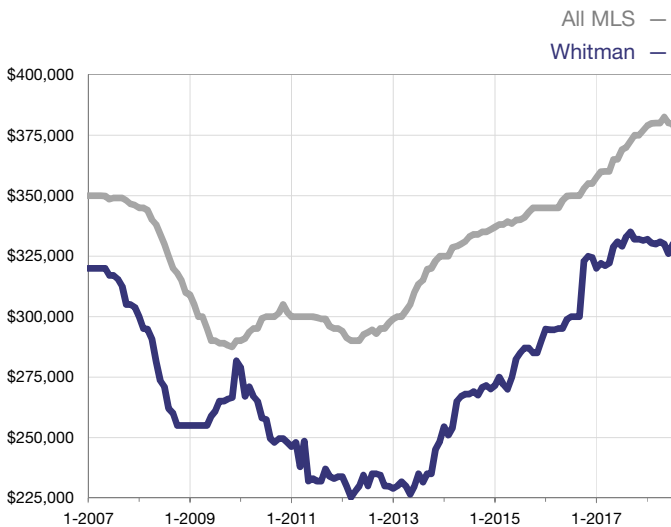
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	5	+ 25.0%	28	48	+ 71.4%
Closed Sales	5	10	+ 100.0%	22	43	+ 95.5%
Median Sales Price*	\$274,900	\$272,500	- 0.9%	\$272,400	\$279,900	+ 2.8%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	4.1	0.6	- 85.4%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	61	41	- 32.8%
Percent of Original List Price Received*	100.7%	100.3%	- 0.4%	98.4%	100.6%	+ 2.2%
New Listings	9	4	- 55.6%	33	46	+ 39.4%

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

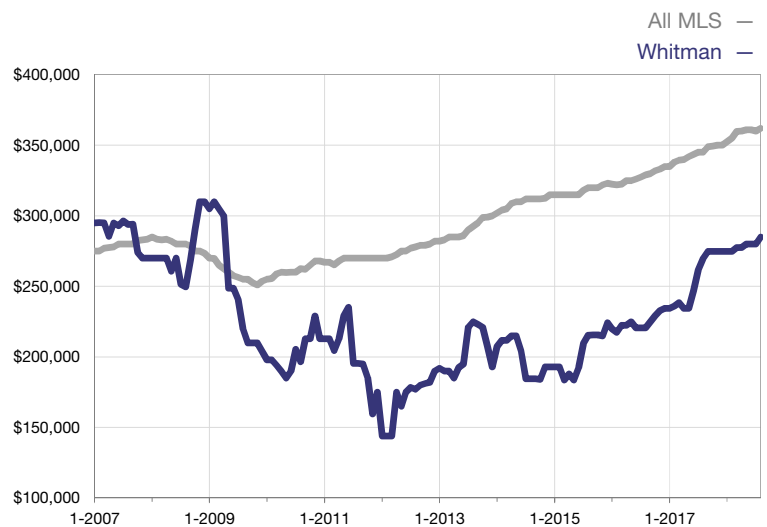
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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