

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	11	7	- 36.4%	67	51	- 23.9%
Closed Sales	10	2	- 80.0%	54	49	- 9.3%
Median Sales Price*	\$270,450	\$386,500	+ 42.9%	\$292,450	\$305,000	+ 4.3%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--
Cumulative Days on Market Until Sale	52	15	- 71.2%	49	49	0.0%
Percent of Original List Price Received*	101.4%	96.0%	- 5.3%	100.6%	96.6%	- 4.0%
New Listings	8	8	0.0%	94	85	- 9.6%

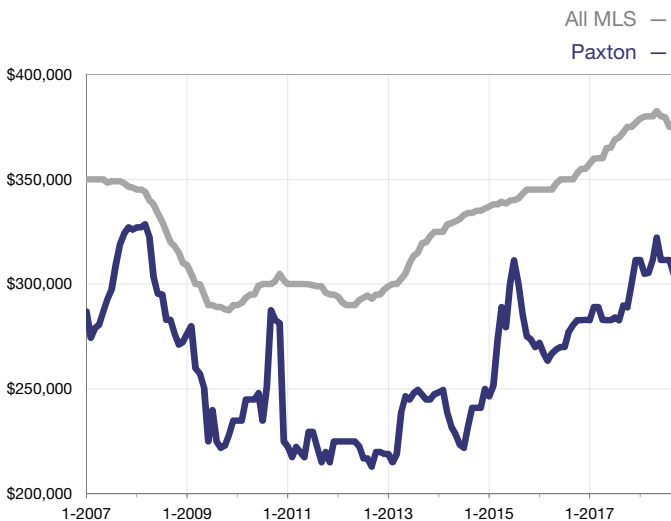
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

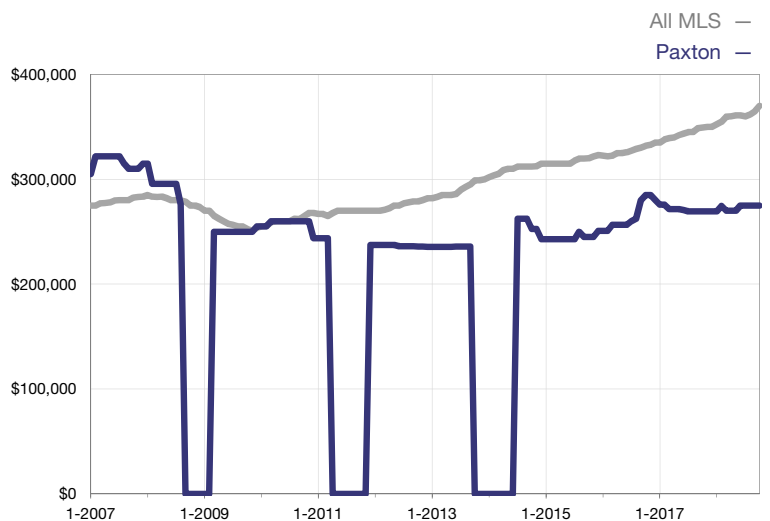
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	0	1	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$275,000	--	\$270,500	\$275,000	+ 1.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	40	--	318	281	- 11.6%
Percent of Original List Price Received*	0.0%	94.9%	--	94.1%	99.0%	+ 5.2%
New Listings	1	0	- 100.0%	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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