

# Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	9	+ 125.0%	94	112	+ 19.1%
Closed Sales	11	9	- 18.2%	96	104	+ 8.3%
Median Sales Price*	\$341,000	<b>\$313,000</b>	- 8.2%	\$341,000	<b>\$341,350</b>	+ 0.1%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.9%	--	--	--
Cumulative Days on Market Until Sale	73	50	- 31.5%	83	49	- 41.0%
Percent of Original List Price Received*	97.3%	<b>94.1%</b>	- 3.3%	97.4%	<b>97.3%</b>	- 0.1%
New Listings	8	7	- 12.5%	133	158	+ 18.8%

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

### Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	1	--	7	21	+ 200.0%
Closed Sales	0	2	--	9	20	+ 122.2%
Median Sales Price*	\$0	<b>\$311,498</b>	--	\$200,000	<b>\$212,450</b>	+ 6.2%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	7.0	2.0	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	0	262	--	40	83	+ 107.5%
Percent of Original List Price Received*	0.0%	<b>103.9%</b>	--	101.7%	<b>97.6%</b>	- 4.0%
New Listings	1	0	- 100.0%	17	21	+ 23.5%

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

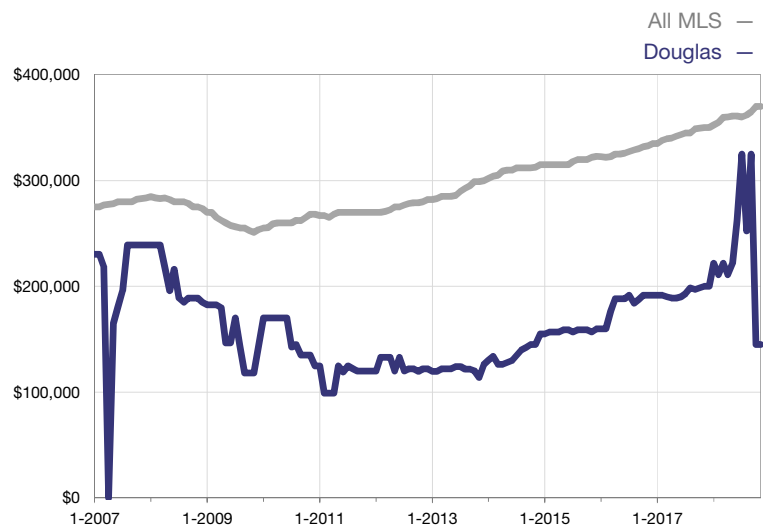
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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