

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	0	- 100.0%	49	55	+ 12.2%
Closed Sales	2	6	+ 200.0%	48	54	+ 12.5%
Median Sales Price*	\$182,950	\$222,500	+ 21.6%	\$264,500	\$282,750	+ 6.9%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	4.2	4.9	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	450	35	- 92.2%	87	53	- 39.1%
Percent of Original List Price Received*	99.0%	95.6%	- 3.4%	97.4%	95.7%	- 1.7%
New Listings	4	3	- 25.0%	59	92	+ 55.9%

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

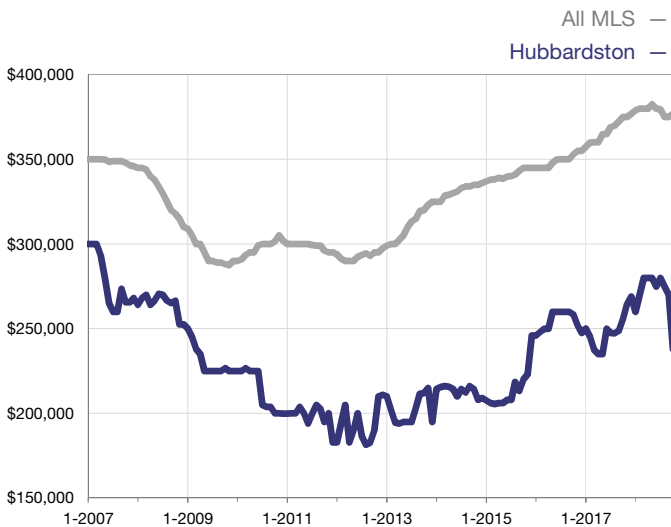
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	6	12	+ 100.0%
Closed Sales	0	0	--	7	12	+ 71.4%
Median Sales Price*	\$0	\$0	--	\$235,200	\$239,500	+ 1.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	183	188	+ 2.7%
Percent of Original List Price Received*	0.0%	0.0%	--	99.1%	98.6%	- 0.5%
New Listings	0	0	--	6	13	+ 116.7%

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

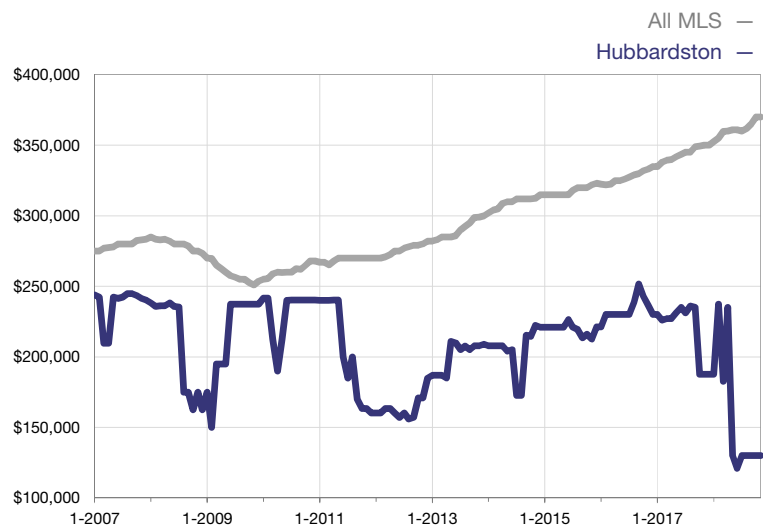
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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