

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	7	- 12.5%	170	164	- 3.5%
Closed Sales	12	11	- 8.3%	161	164	+ 1.9%
Median Sales Price*	\$322,500	\$372,500	+ 15.5%	\$370,900	\$392,000	+ 5.7%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	26	37	+ 42.3%	43	41	- 4.7%
Percent of Original List Price Received*	107.8%	96.6%	- 10.4%	99.0%	99.6%	+ 0.6%
New Listings	7	9	+ 28.6%	215	207	- 3.7%

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

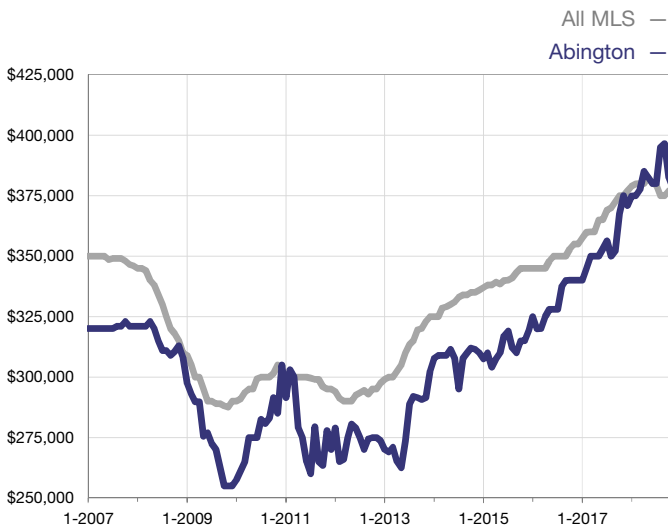
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	5	0.0%	73	63	- 13.7%
Closed Sales	1	3	+ 200.0%	72	62	- 13.9%
Median Sales Price*	\$334,000	\$342,000	+ 2.4%	\$299,500	\$300,000	+ 0.2%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	27	63	+ 133.3%	27	25	- 7.4%
Percent of Original List Price Received*	98.3%	93.7%	- 4.7%	99.6%	99.0%	- 0.6%
New Listings	1	4	+ 300.0%	71	68	- 4.2%

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

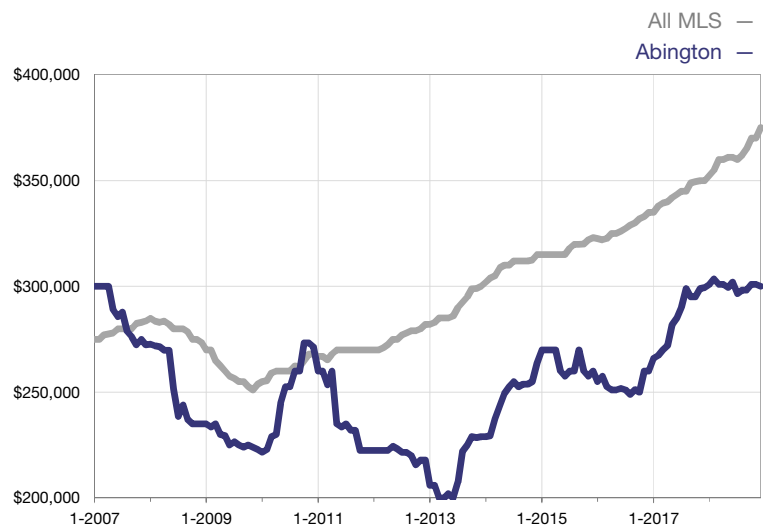
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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