Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Sharon

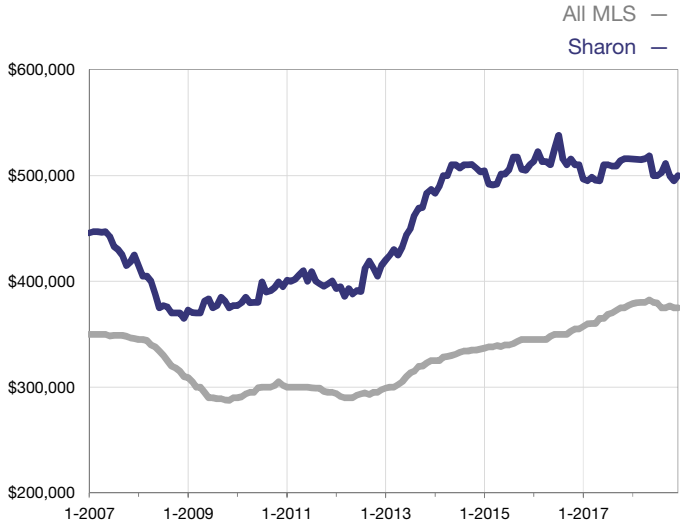
Single-Family Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	15	**7**	- 53.3%	234	**197**	- 15.8%
Closed Sales	13	**16**	+ 23.1%	231	**204**	- 11.7%
Median Sales Price*	$447,500	**$539,500**	+ 20.6%	$515,800	**$530,000**	+ 2.8%
Inventory of Homes for Sale	27	**23**	- 14.8%	--	--	--
Months Supply of Inventory	1.4	**1.4**	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	**65**	+ 66.7%	60	**52**	- 13.3%
Percent of Original List Price Received*	97.2%	**96.8%**	- 0.4%	96.9%	**97.2%**	+ 0.3%
New Listings	4	**4**	0.0%	290	**285**	- 1.7%

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

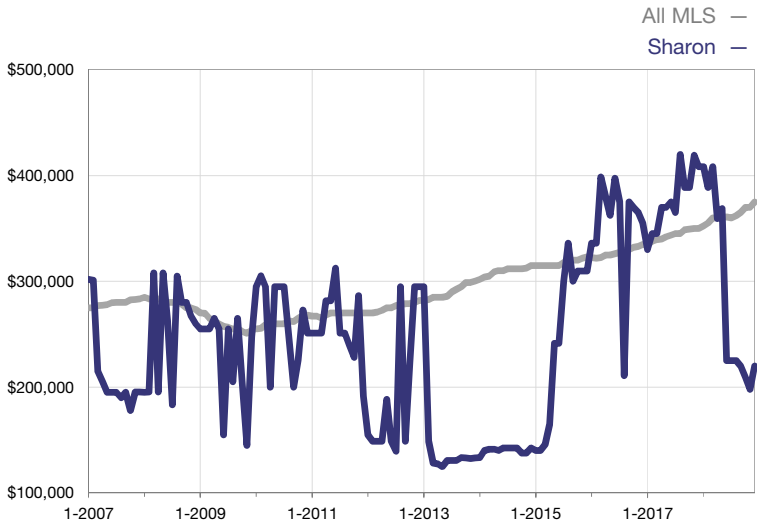
Condominium Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**3**	--	26	**26**	0.0%
Closed Sales	2	**3**	+ 50.0%	29	**22**	- 24.1%
Median Sales Price*	$174,500	**$169,000**	- 3.2%	$408,500	**$294,500**	- 27.9%
Inventory of Homes for Sale	9	**16**	+ 77.8%	--	--	--
Months Supply of Inventory	3.1	**7.3**	+ 135.5%	--	--	--
Cumulative Days on Market Until Sale	24	**98**	+ 308.3%	74	**48**	- 35.1%
Percent of Original List Price Received*	93.4%	**92.8%**	- 0.6%	97.3%	**97.3%**	0.0%
New Listings	0	**1**	--	24	**52**	+ 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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