Local Market Update – December 2018

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

Wales

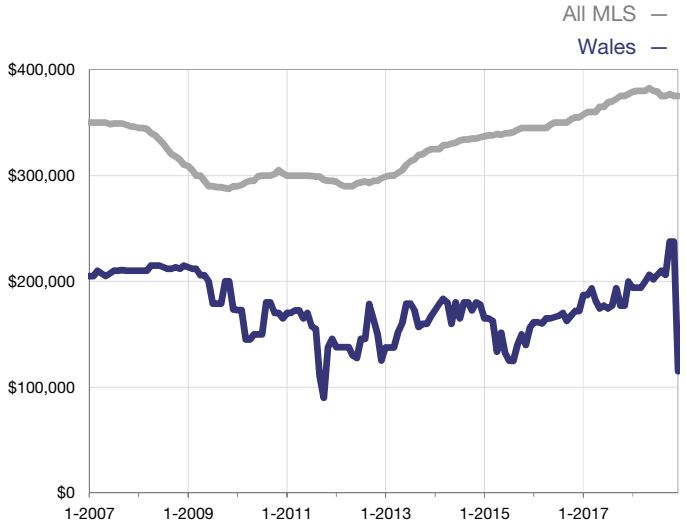
Single-Family Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**2**	--	20	**27**	+ 35.0%
Closed Sales	5	**1**	- 80.0%	19	**26**	+ 36.8%
Median Sales Price*	$265,000	**$212,000**	- 20.0%	$199,900	**$211,000**	+ 5.6%
Inventory of Homes for Sale	9	**7**	- 22.2%	--	--	--
Months Supply of Inventory	5.2	**2.4**	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	145	**34**	- 76.6%	138	**68**	- 50.7%
Percent of Original List Price Received*	92.3%	**99.8%**	+ 8.1%	92.9%	**92.8%**	- 0.1%
New Listings	2	**1**	- 50.0%	36	**35**	- 2.8%

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

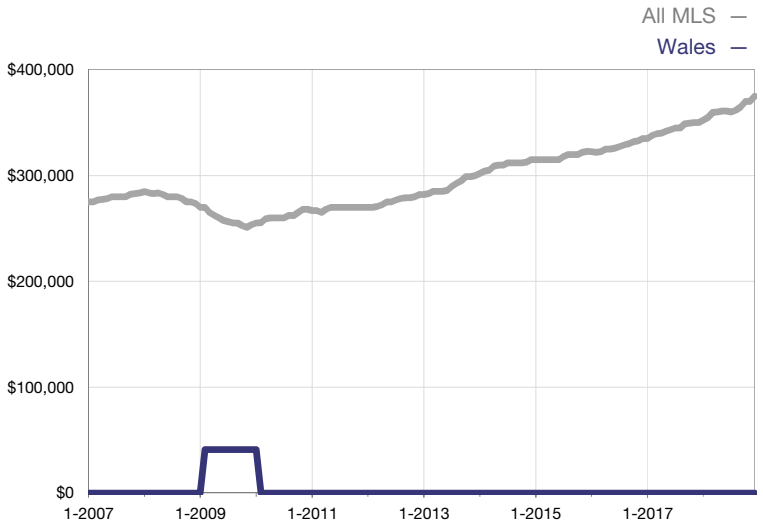
Condominium Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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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