

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	15	+ 15.4%	113	105	- 7.1%
Closed Sales	27	17	- 37.0%	102	94	- 7.8%
Median Sales Price*	\$375,000	\$440,000	+ 17.3%	\$415,000	\$384,000	- 7.5%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	37	46	+ 24.3%	45	50	+ 11.1%
Percent of Original List Price Received*	99.7%	99.8%	+ 0.1%	99.0%	98.8%	- 0.2%
New Listings	15	15	0.0%	130	119	- 8.5%

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

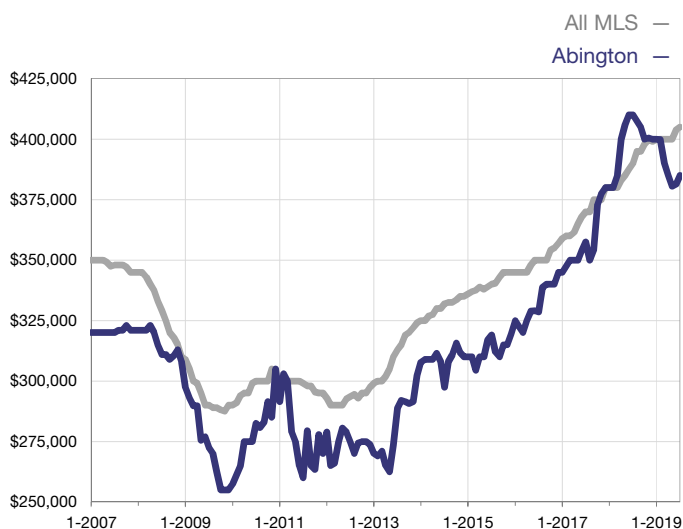
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	20	+ 150.0%	36	50	+ 38.9%
Closed Sales	6	6	0.0%	34	38	+ 11.8%
Median Sales Price*	\$320,000	\$297,450	- 7.0%	\$301,000	\$315,001	+ 4.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	14	33	+ 135.7%	23	37	+ 60.9%
Percent of Original List Price Received*	99.9%	97.0%	- 2.9%	99.6%	98.1%	- 1.5%
New Listings	8	19	+ 137.5%	41	54	+ 31.7%

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

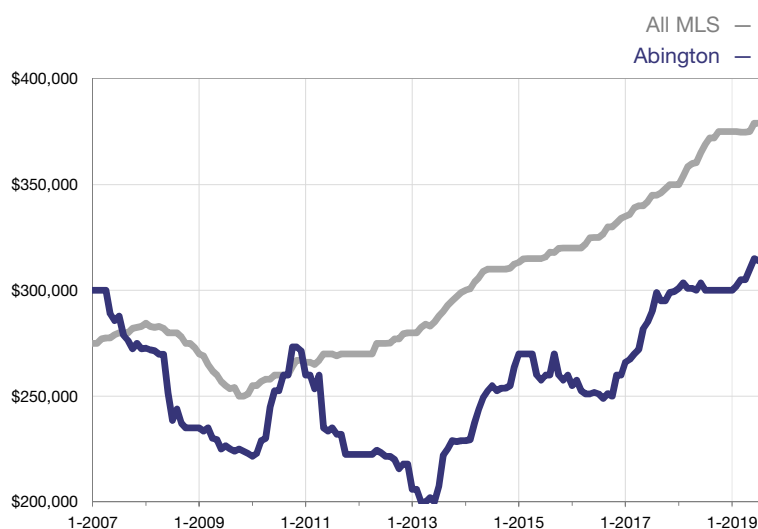
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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