

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bernardston

### Single-Family Properties

| Key Metrics                              | July      |                 |          | Year to Date |                  |          |
|--|-----------|-----------------|----------|--------------|------------------|----------|
|  | 2018      | 2019            | + / -    | 2018         | 2019             | + / -    |
| Pending Sales                            | 4         | 3               | - 25.0%  | 10           | 8                | - 20.0%  |
| Closed Sales                             | 2         | 1               | - 50.0%  | 8            | 7                | - 12.5%  |
| Median Sales Price*                      | \$237,500 | <b>\$75,000</b> | - 68.4%  | \$222,500    | <b>\$279,900</b> | + 25.8%  |
| Inventory of Homes for Sale              | 10        | 6               | - 40.0%  | --           | --               | --       |
| Months Supply of Inventory               | 4.5       | 3.0             | - 33.3%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 31        | 112             | + 261.3% | 54           | 123              | + 127.8% |
| Percent of Original List Price Received* | 97.2%     | 56.9%           | - 41.5%  | 94.6%        | 98.5%            | + 4.1%   |
| New Listings                             | 5         | 2               | - 60.0%  | 14           | 15               | + 7.1%   |

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

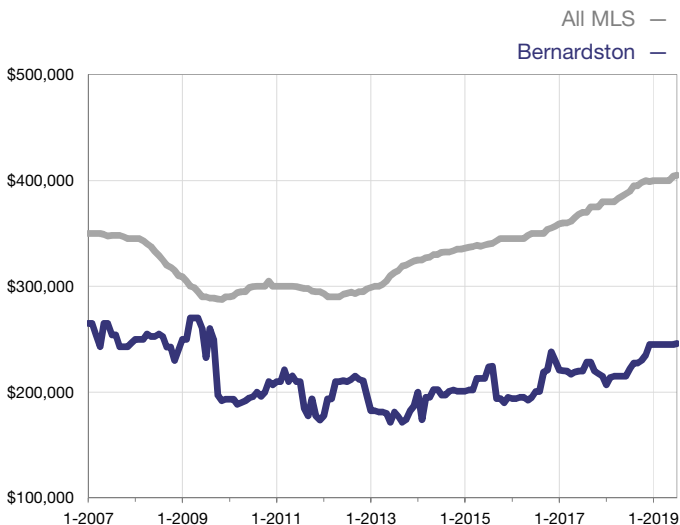
### Condominium Properties

| Key Metrics                              | July |            |       | Year to Date |            |       |
|--|------|------------|-------|--------------|------------|-------|
|  | 2018 | 2019       | + / - | 2018         | 2019       | + / - |
| Pending Sales                            | 0    | 0          | --    | 0            | 0          | --    |
| Closed Sales                             | 0    | 0          | --    | 0            | 0          | --    |
| Median Sales Price*                      | \$0  | <b>\$0</b> | --    | \$0          | <b>\$0</b> | --    |
| 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.

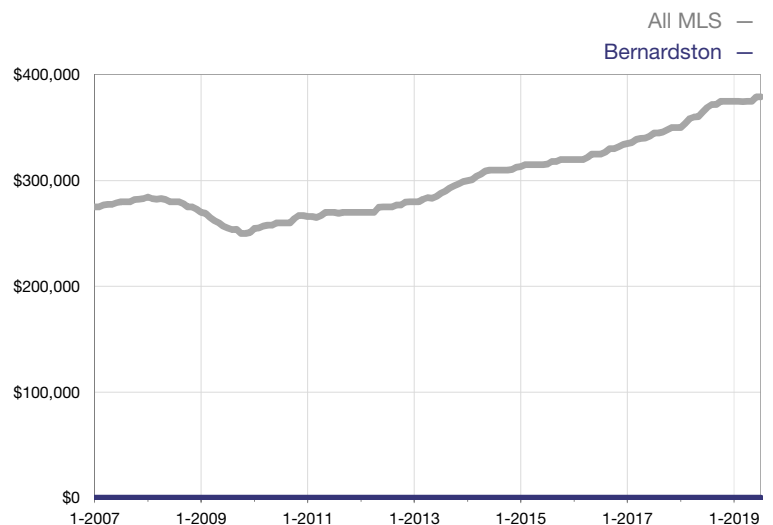
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.