

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	32	26	- 18.8%	184	195	+ 6.0%
Closed Sales	36	29	- 19.4%	163	175	+ 7.4%
Median Sales Price*	\$531,000	\$565,000	+ 6.4%	\$520,000	\$515,750	- 0.8%
Inventory of Homes for Sale	56	29	- 48.2%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	38	32	- 15.8%	39	42	+ 7.7%
Percent of Original List Price Received*	99.1%	97.7%	- 1.4%	99.1%	97.6%	- 1.5%
New Listings	44	26	- 40.9%	246	218	- 11.4%

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

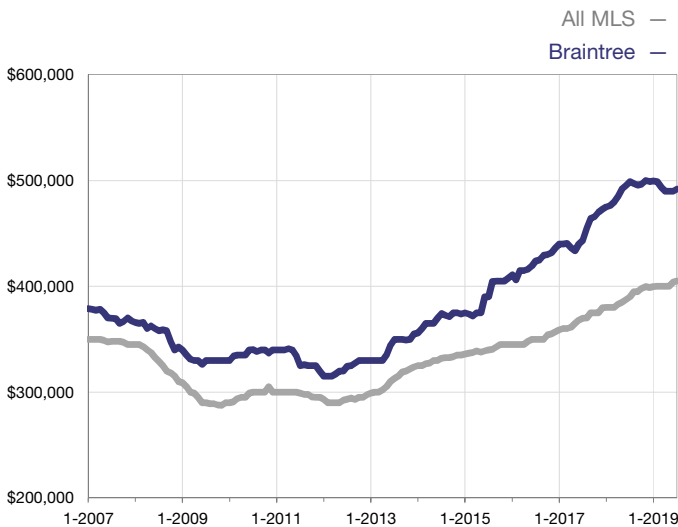
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	14	+ 75.0%	84	66	- 21.4%
Closed Sales	12	10	- 16.7%	76	56	- 26.3%
Median Sales Price*	\$370,000	\$349,900	- 5.4%	\$365,000	\$361,000	- 1.1%
Inventory of Homes for Sale	28	30	+ 7.1%	--	--	--
Months Supply of Inventory	2.6	3.4	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	30	42	+ 40.0%
Percent of Original List Price Received*	99.3%	98.5%	- 0.8%	99.4%	98.4%	- 1.0%
New Listings	15	22	+ 46.7%	111	97	- 12.6%

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

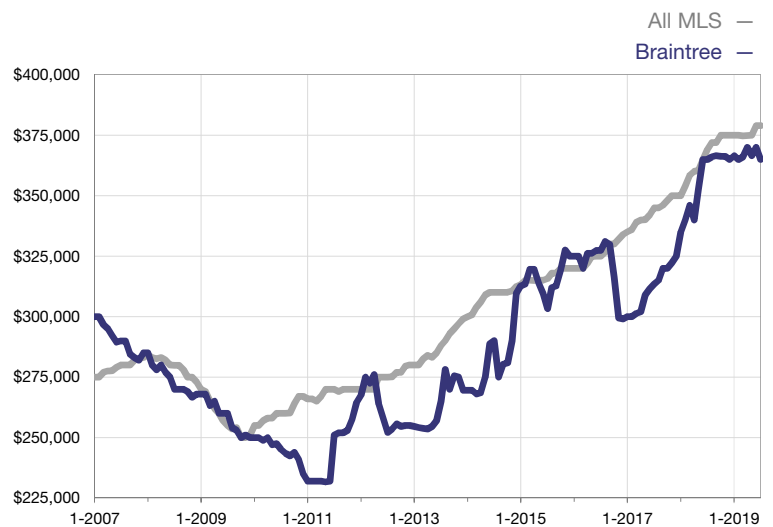
Median Sales Price – Single-Family Properties

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.