

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	10	0.0%	70	66	- 5.7%
Closed Sales	13	16	+ 23.1%	60	55	- 8.3%
Median Sales Price*	\$333,000	<b>\$357,500</b>	+ 7.4%	\$356,500	<b>\$324,200</b>	- 9.1%
Inventory of Homes for Sale	39	29	- 25.6%	--	--	--
Months Supply of Inventory	4.5	3.2	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	39	73	+ 87.2%	50	68	+ 36.0%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	98.5%	96.4%	- 2.1%
New Listings	11	14	+ 27.3%	107	102	- 4.7%

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

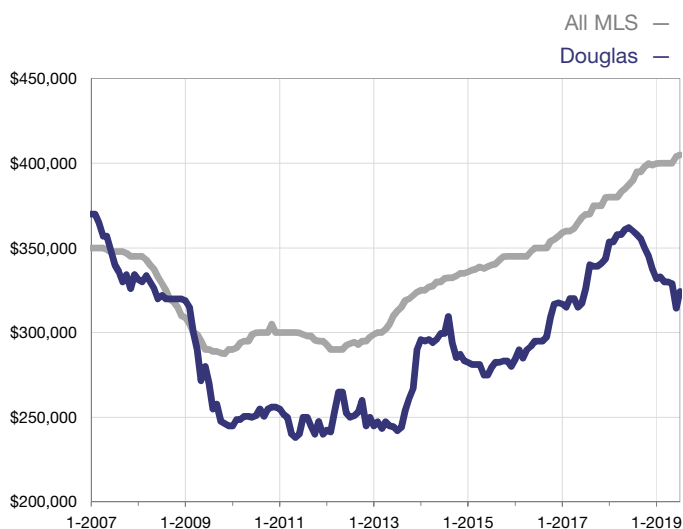
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	1	--	17	9	- 47.1%
Closed Sales	3	3	0.0%	11	8	- 27.3%
Median Sales Price*	\$174,500	<b>\$200,000</b>	+ 14.6%	\$193,900	<b>\$215,000</b>	+ 10.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	104	19	- 81.7%	89	76	- 14.6%
Percent of Original List Price Received*	97.0%	99.6%	+ 2.7%	95.5%	100.6%	+ 5.3%
New Listings	1	0	- 100.0%	17	13	- 23.5%

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

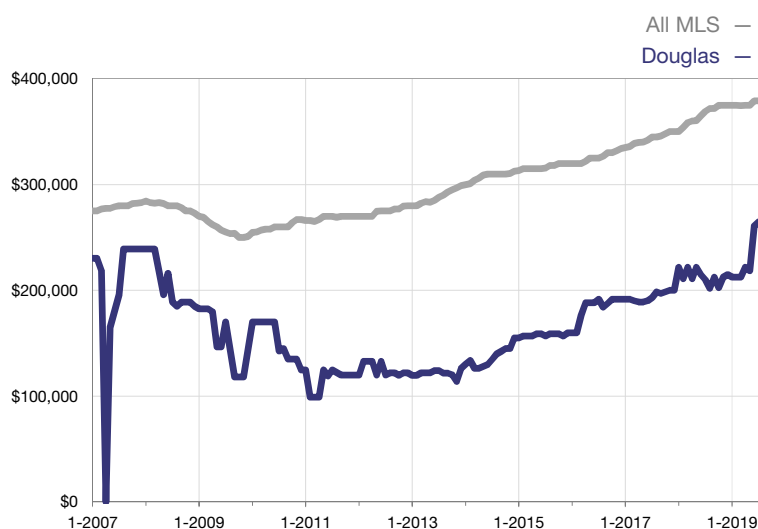
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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