

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hubbardston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	8	+ 14.3%	38	31	- 18.4%
Closed Sales	5	4	- 20.0%	28	26	- 7.1%
Median Sales Price*	\$225,000	<b>\$266,500</b>	+ 18.4%	\$257,500	<b>\$300,000</b>	+ 16.5%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	4.7	4.6	- 2.1%	--	--	--
Cumulative Days on Market Until Sale	23	74	+ 221.7%	66	85	+ 28.8%
Percent of Original List Price Received*	94.5%	<b>95.8%</b>	+ 1.4%	94.4%	<b>97.2%</b>	+ 3.0%
New Listings	4	5	+ 25.0%	53	37	- 30.2%

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

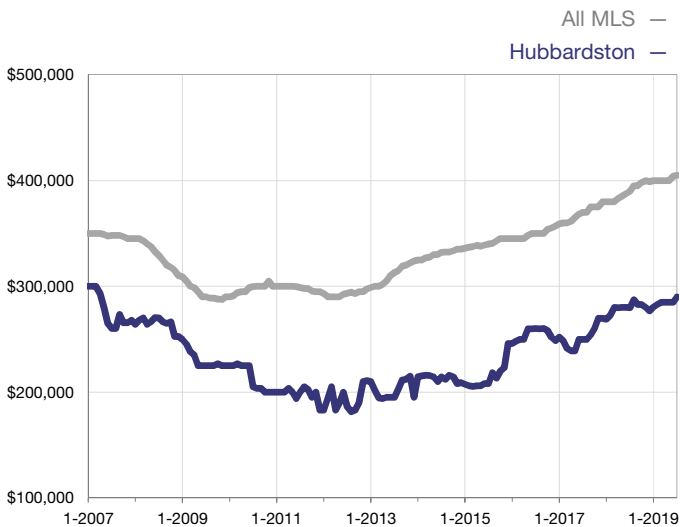
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	3	- 25.0%	10	8	- 20.0%
Closed Sales	2	1	- 50.0%	6	5	- 16.7%
Median Sales Price*	\$268,750	<b>\$180,000</b>	- 33.0%	\$249,500	<b>\$173,500</b>	- 30.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	778	14	- 98.2%	339	73	- 78.5%
Percent of Original List Price Received*	100.5%	<b>104.0%</b>	+ 3.5%	97.0%	<b>96.4%</b>	- 0.6%
New Listings	2	2	0.0%	10	6	- 40.0%

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

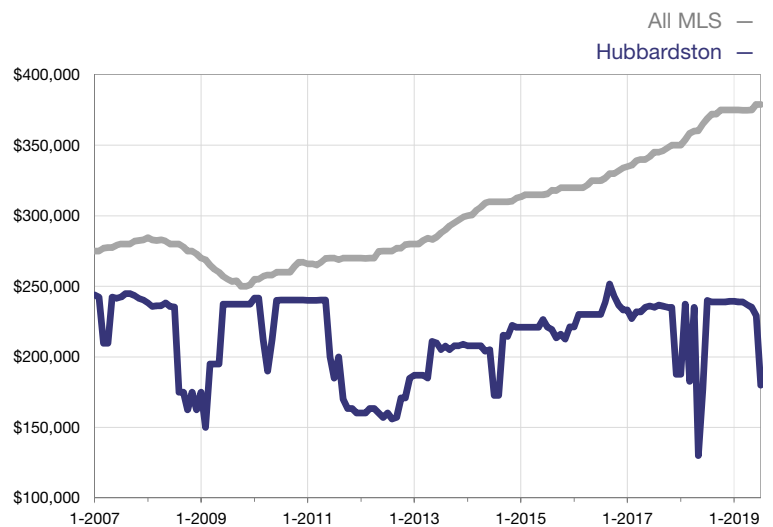
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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