

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	19	- 13.6%	124	125	+ 0.8%
Closed Sales	26	31	+ 19.2%	101	115	+ 13.9%
Median Sales Price*	\$485,000	\$545,000	+ 12.4%	\$450,000	\$470,000	+ 4.4%
Inventory of Homes for Sale	48	26	- 45.8%	--	--	--
Months Supply of Inventory	3.1	1.5	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	24	36	+ 50.0%	44	43	- 2.3%
Percent of Original List Price Received*	99.8%	98.7%	- 1.1%	98.5%	97.9%	- 0.6%
New Listings	22	20	- 9.1%	174	153	- 12.1%

* 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	9	7	- 22.2%	52	40	- 23.1%
Closed Sales	7	12	+ 71.4%	48	35	- 27.1%
Median Sales Price*	\$180,000	\$213,129	+ 18.4%	\$180,000	\$225,000	+ 25.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	43	38	- 11.6%	45	44	- 2.2%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	99.4%	99.5%	+ 0.1%
New Listings	8	4	- 50.0%	56	44	- 21.4%

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

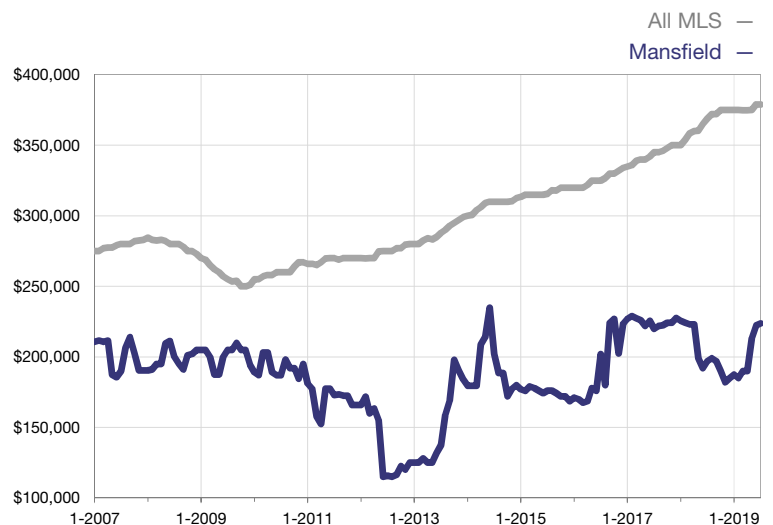
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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