

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	13	- 13.3%	78	83	+ 6.4%
Closed Sales	18	12	- 33.3%	73	79	+ 8.2%
Median Sales Price*	\$167,500	\$192,000	+ 14.6%	\$190,000	\$200,000	+ 5.3%
Inventory of Homes for Sale	47	28	- 40.4%	--	--	--
Months Supply of Inventory	3.9	2.5	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	56	65	+ 16.1%	63	85	+ 34.9%
Percent of Original List Price Received*	93.8%	97.6%	+ 4.1%	95.0%	94.2%	- 0.8%
New Listings	24	10	- 58.3%	117	98	- 16.2%

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

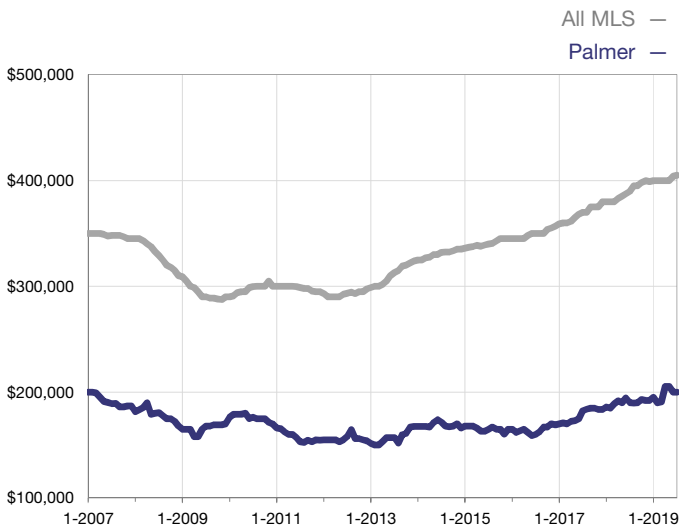
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	2	+ 100.0%	10	11	+ 10.0%
Closed Sales	2	3	+ 50.0%	8	10	+ 25.0%
Median Sales Price*	\$124,950	\$134,000	+ 7.2%	\$121,950	\$132,500	+ 8.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	23	101	+ 339.1%	81	62	- 23.5%
Percent of Original List Price Received*	96.5%	91.2%	- 5.5%	96.1%	94.6%	- 1.6%
New Listings	0	1	--	7	13	+ 85.7%

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

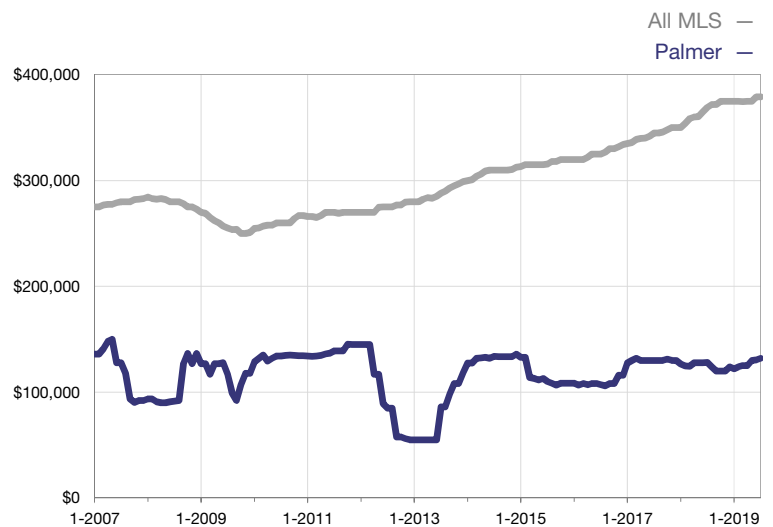
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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