

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	6	0.0%	40	39	- 2.5%
Closed Sales	8	7	- 12.5%	40	31	- 22.5%
Median Sales Price*	\$363,750	\$399,500	+ 9.8%	\$310,000	\$323,000	+ 4.2%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	3.1	5.4	+ 74.2%	--	--	--
Cumulative Days on Market Until Sale	39	42	+ 7.7%	50	77	+ 54.0%
Percent of Original List Price Received*	97.4%	98.5%	+ 1.1%	96.9%	94.3%	- 2.7%
New Listings	4	9	+ 125.0%	63	57	- 9.5%

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

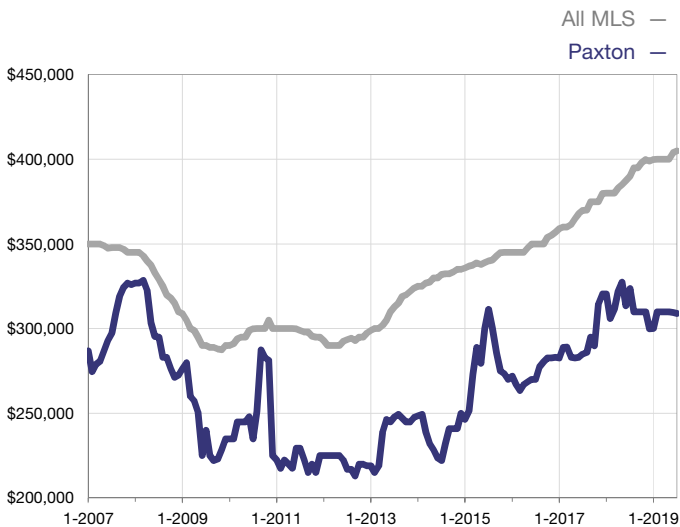
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	4	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$274,900	\$0	- 100.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	342	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	4	0	- 100.0%

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

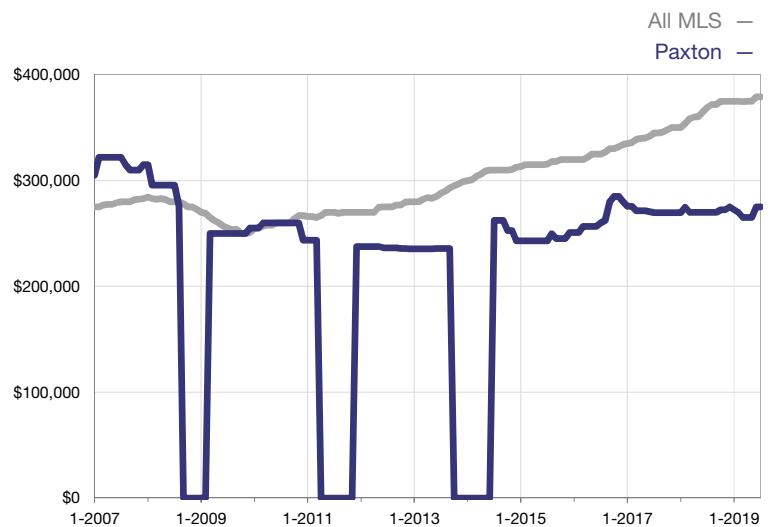
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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