

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	3	0.0%	14	15	+ 7.1%
Closed Sales	1	3	+ 200.0%	12	14	+ 16.7%
Median Sales Price*	\$244,000	\$325,000	+ 33.2%	\$247,000	\$218,500	- 11.5%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	3.7	5.6	+ 51.4%	--	--	--
Cumulative Days on Market Until Sale	53	106	+ 100.0%	68	152	+ 123.5%
Percent of Original List Price Received*	97.6%	94.6%	- 3.1%	97.9%	92.5%	- 5.5%
New Listings	2	4	+ 100.0%	19	26	+ 36.8%

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

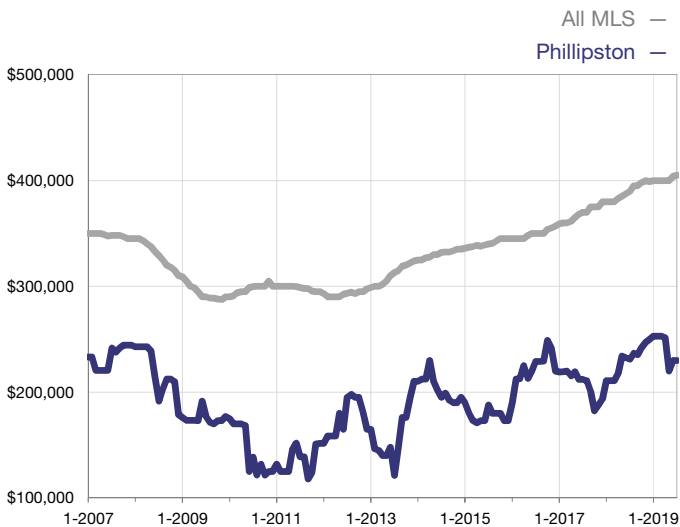
Condominium Properties

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

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

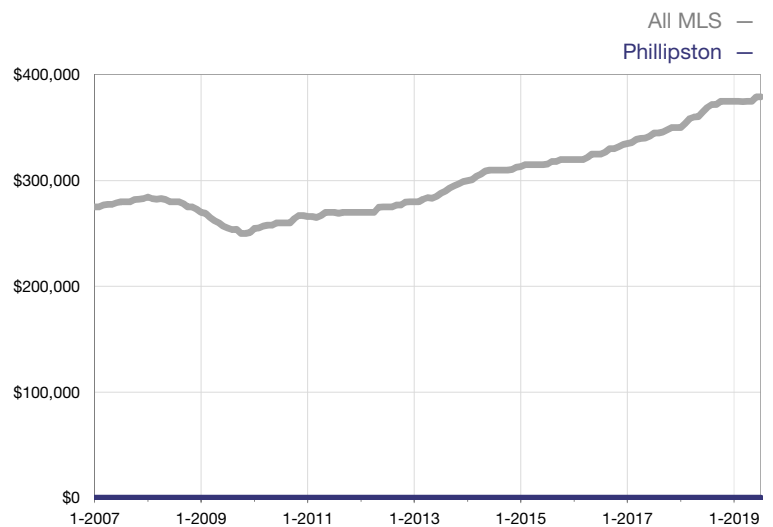
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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