

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	23	+ 4.5%	134	149	+ 11.2%
Closed Sales	31	35	+ 12.9%	119	120	+ 0.8%
Median Sales Price*	\$550,000	\$600,000	+ 9.1%	\$537,500	\$546,500	+ 1.7%
Inventory of Homes for Sale	60	47	- 21.7%	--	--	--
Months Supply of Inventory	3.4	2.8	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	45	60	+ 33.3%
Percent of Original List Price Received*	99.2%	96.3%	- 2.9%	98.5%	97.2%	- 1.3%
New Listings	16	21	+ 31.3%	208	208	0.0%

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

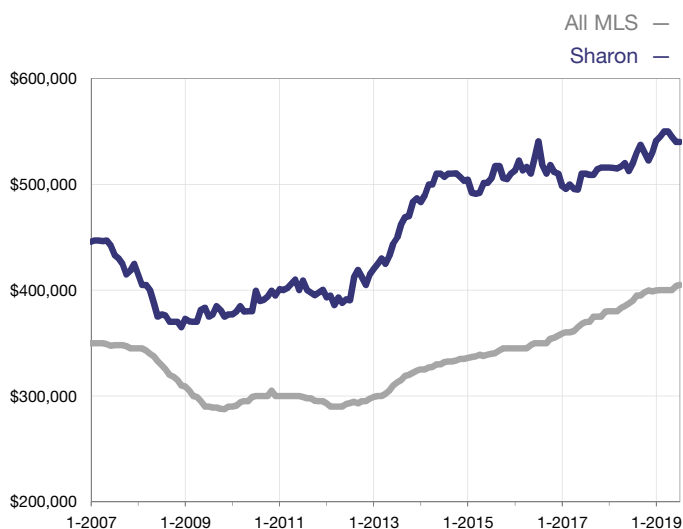
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	1	- 66.7%	12	20	+ 66.7%
Closed Sales	1	2	+ 100.0%	12	20	+ 66.7%
Median Sales Price*	\$435,000	\$332,400	- 23.6%	\$312,500	\$214,250	- 31.4%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	6.5	2.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	57	33	- 42.1%	36	65	+ 80.6%
Percent of Original List Price Received*	95.6%	97.2%	+ 1.7%	100.4%	94.9%	- 5.5%
New Listings	4	2	- 50.0%	25	40	+ 60.0%

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

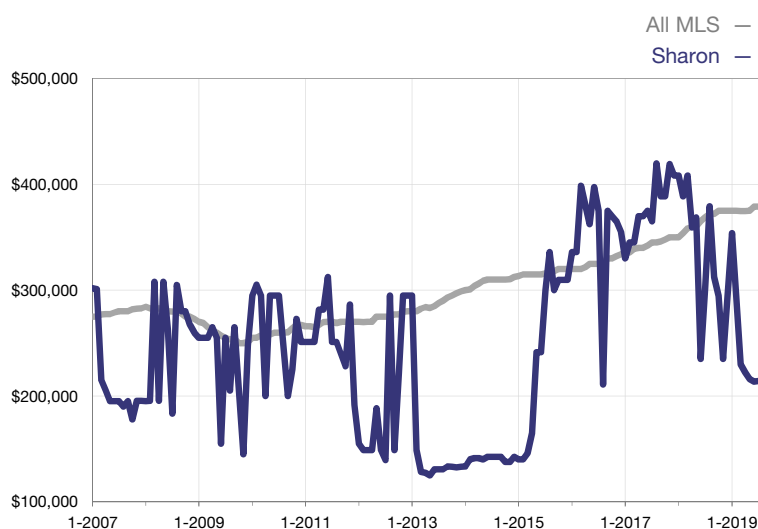
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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