

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	14	17	+ 21.4%	129	132	+ 2.3%
Closed Sales	24	31	+ 29.2%	120	114	- 5.0%
Median Sales Price*	\$307,450	\$317,000	+ 3.1%	\$278,393	\$282,300	+ 1.4%
Inventory of Homes for Sale	39	41	+ 5.1%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	50	+ 25.0%	62	63	+ 1.6%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	97.4%	95.7%	- 1.7%
New Listings	17	21	+ 23.5%	149	154	+ 3.4%

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

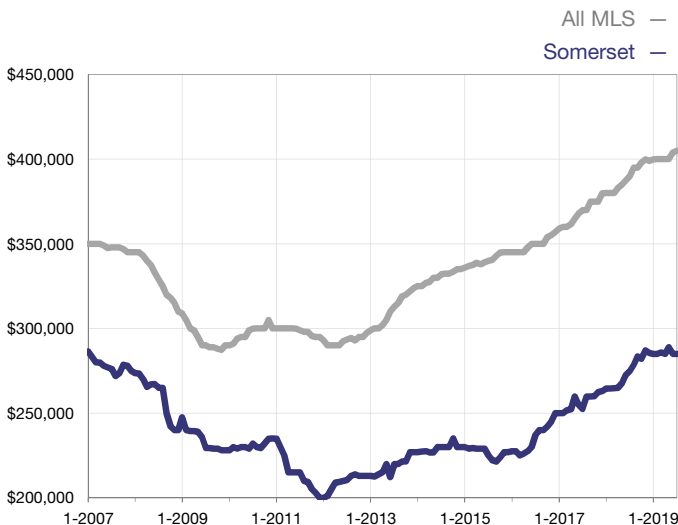
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$249,900	\$244,700	- 2.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	68	87	+ 27.9%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	95.1%	- 5.0%
New Listings	0	0	--	2	1	- 50.0%

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

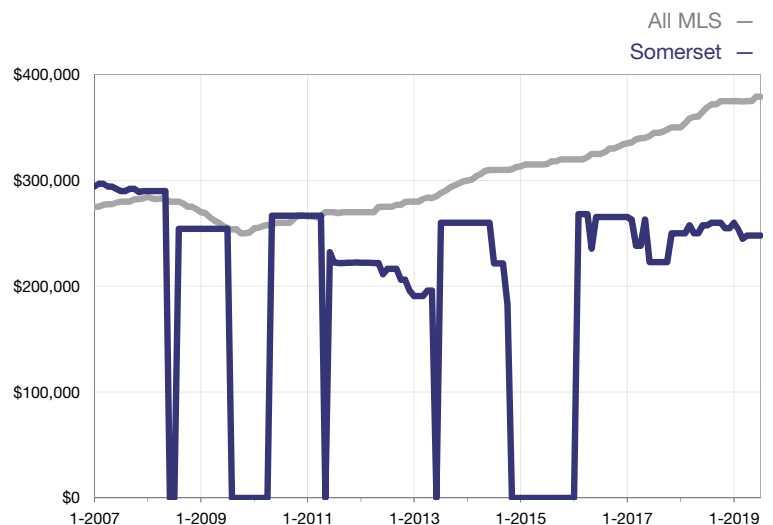
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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