

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	31	32	+ 3.2%	157	169	+ 7.6%
Closed Sales	28	37	+ 32.1%	135	141	+ 4.4%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$372,500	\$405,000	+ 8.7%
Inventory of Homes for Sale	51	34	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	31	- 24.4%	39	44	+ 12.8%
Percent of Original List Price Received*	100.2%	98.8%	- 1.4%	99.8%	98.9%	- 0.9%
New Listings	39	34	- 12.8%	198	204	+ 3.0%

* 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	14	12	- 14.3%	53	63	+ 18.9%
Closed Sales	5	7	+ 40.0%	42	53	+ 26.2%
Median Sales Price*	\$242,000	\$299,000	+ 23.6%	\$252,500	\$270,000	+ 6.9%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	24	17	- 29.2%	26	37	+ 42.3%
Percent of Original List Price Received*	106.9%	99.3%	- 7.1%	101.9%	99.3%	- 2.6%
New Listings	10	14	+ 40.0%	67	81	+ 20.9%

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

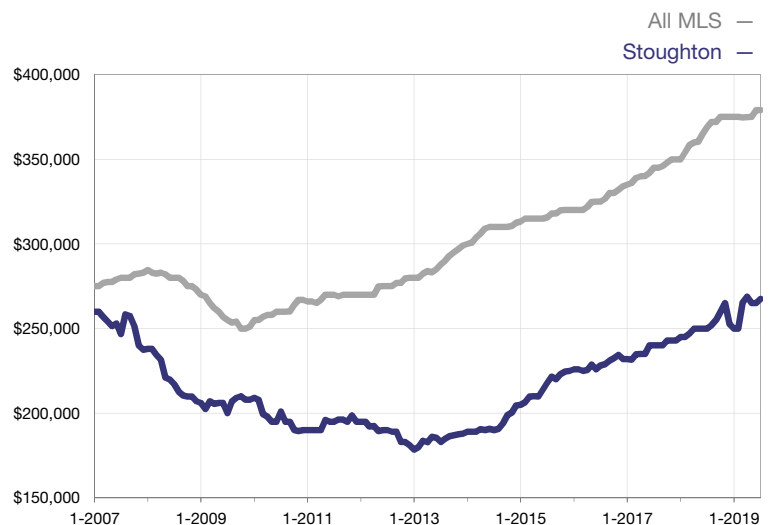
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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