

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Taunton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	45	57	+ 26.7%	312	303	- 2.9%
Closed Sales	59	47	- 20.3%	261	255	- 2.3%
Median Sales Price*	\$340,000	\$335,000	- 1.5%	\$310,000	\$330,000	+ 6.5%
Inventory of Homes for Sale	81	53	- 34.6%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	54	34	- 37.0%	53	51	- 3.8%
Percent of Original List Price Received*	100.6%	100.3%	- 0.3%	99.2%	98.6%	- 0.6%
New Listings	52	59	+ 13.5%	371	336	- 9.4%

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

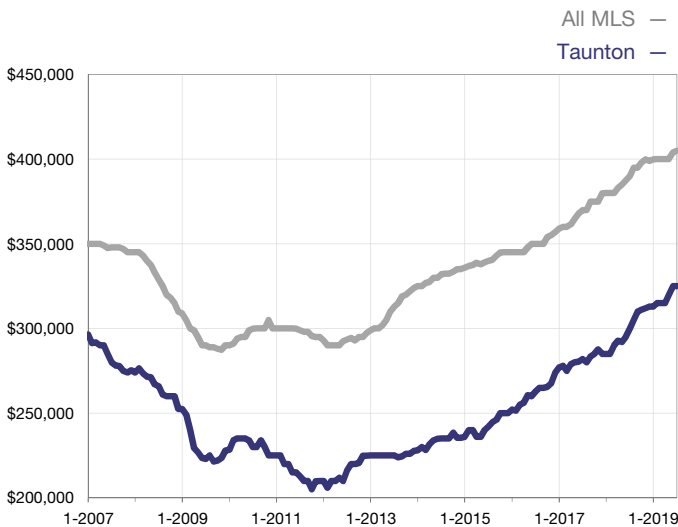
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	14	16	+ 14.3%	111	96	- 13.5%
Closed Sales	18	9	- 50.0%	102	82	- 19.6%
Median Sales Price*	\$175,700	\$209,000	+ 19.0%	\$171,750	\$210,000	+ 22.3%
Inventory of Homes for Sale	37	15	- 59.5%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	65	23	- 64.6%	48	45	- 6.3%
Percent of Original List Price Received*	98.2%	101.4%	+ 3.3%	97.9%	98.2%	+ 0.3%
New Listings	20	15	- 25.0%	142	103	- 27.5%

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

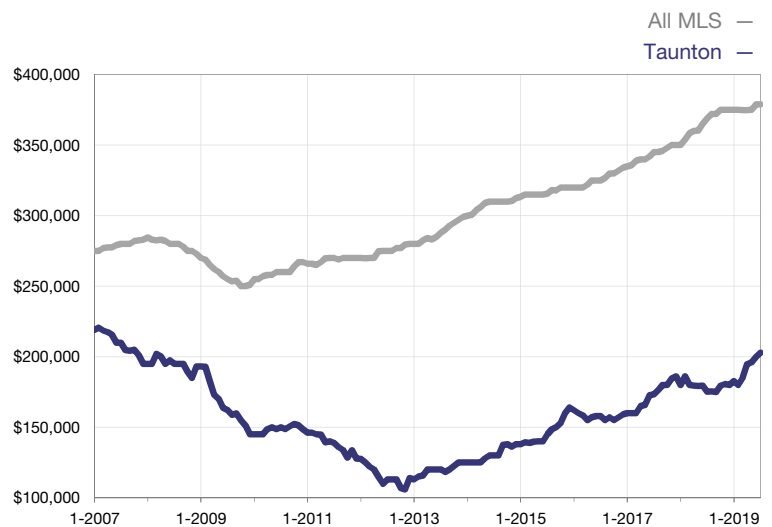
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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