Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Whitman

Single-Family Properties

	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	11	**14**	+ 27.3%	125	**119**	- 4.8%
Closed Sales	18	**9**	- 50.0%	121	**113**	- 6.6%
Median Sales Price*	$336,450	**$399,000**	+ 18.6%	$330,000	**$355,000**	+ 7.6%
Inventory of Homes for Sale	25	**18**	- 28.0%	--	--	--
Months Supply of Inventory	2.0	**1.4**	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	46	**21**	- 54.3%	40	**41**	+ 2.5%
Percent of Original List Price Received*	97.2%	**100.3%**	+ 3.2%	97.8%	**99.5%**	+ 1.7%
New Listings	17	**12**	- 29.4%	141	**138**	- 2.1%

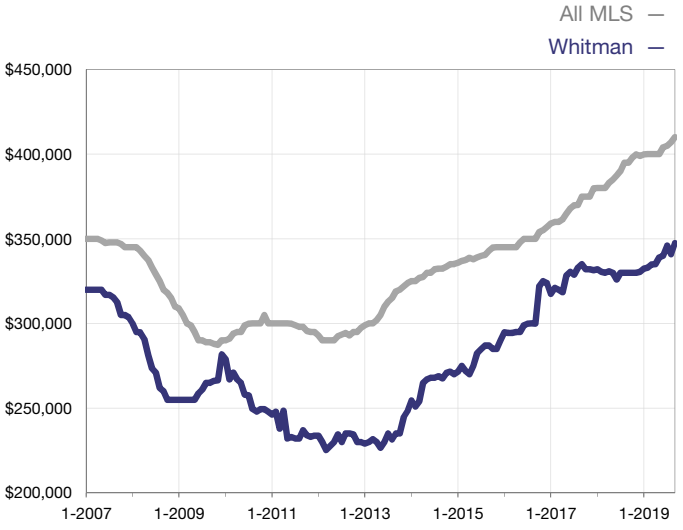
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

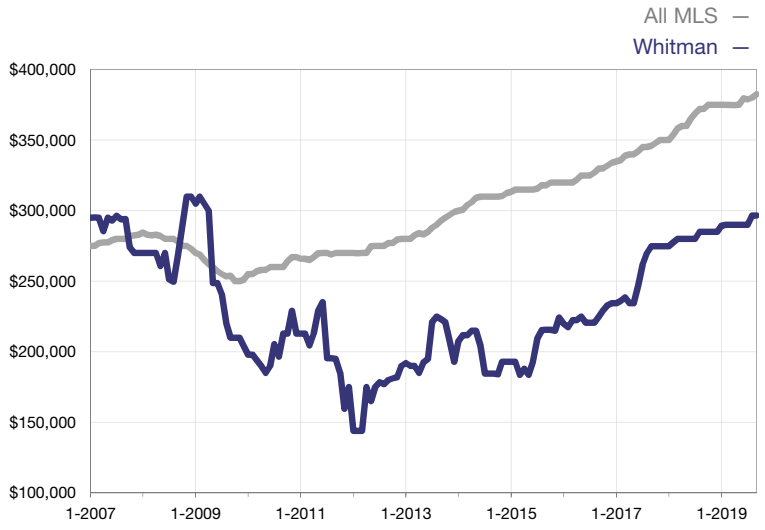
	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	4	**3**	- 25.0%	51	**25**	- 51.0%
Closed Sales	6	**2**	- 66.7%	50	**25**	- 50.0%
Median Sales Price*	$294,900	**$294,950**	+ 0.0%	$284,450	**$289,900**	+ 1.9%
Inventory of Homes for Sale	4	**6**	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	**1.9**	+ 137.5%	--	--	--
Cumulative Days on Market Until Sale	30	**41**	+ 36.7%	40	**44**	+ 10.0%
Percent of Original List Price Received*	100.0%	**96.9%**	- 3.1%	100.6%	**99.0%**	- 1.6%
New Listings	6	**7**	+ 16.7%	51	**35**	- 31.4%

* 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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