

Single-Family Market Overview

Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.



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| Key Metrics select the desired metric to jump to that page | Historical Sparkbars | 1-2018 | 1-2019 | + / - | YTD 2018 | YTD 2019 | + / - |
|---|----------------------|-----------|------------------|---------|-----------|------------------|---------|
| Closed Sales | | 3,466 | 3,053 | - 11.9% | 3,466 | 3,053 | - 11.9% |
| Median Sales Price | | \$367,500 | \$379,900 | + 3.4% | \$367,500 | \$379,900 | + 3.4% |
| Affordability Index | | 103 | 99 | - 3.9% | 103 | 99 | - 3.9% |
| Homes for Sale | | 11,132 | 10,242 | - 8.0% | -- | -- | -- |
| Months Supply | | 2.3 | 2.2 | - 4.3% | -- | -- | -- |
| Final Days on Market | | 60 | 59 | - 1.7% | 60 | 59 | - 1.7% |
| Cumulative Days on Market | | 72 | 76 | + 5.6% | 72 | 76 | + 5.6% |
| Pct. of Orig. Price Received | | 96.1% | 94.9% | - 1.2% | 96.1% | 94.9% | - 1.2% |
| New Listings | | 3,532 | 4,324 | + 22.4% | 3,532 | 4,324 | + 22.4% |

Condominium Market Overview

Key market metrics for the current month and year-to-date figures for **Condominium Properties Only**.



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| Key Metrics select the desired metric to jump to that page | Historical Sparkbars | 1-2018 | 1-2019 | + / - | YTD 2018 | YTD 2019 | + / - |
|---|----------------------|-----------|------------------|---------|-----------|------------------|---------|
| Closed Sales | | 1,270 | 1,088 | - 14.3% | 1,270 | 1,088 | - 14.3% |
| Median Sales Price | | \$355,000 | \$368,500 | + 3.8% | \$355,000 | \$368,500 | + 3.8% |
| Affordability Index | | 107 | 102 | - 4.7% | 107 | 102 | - 4.7% |
| Homes for Sale | | 3,256 | 3,468 | + 6.5% | -- | -- | -- |
| Months Supply | | 1.8 | 1.9 | + 5.6% | -- | -- | -- |
| Final Days on Market | | 52 | 53 | + 1.9% | 52 | 53 | + 1.9% |
| Cumulative Days on Market | | 62 | 63 | + 1.6% | 62 | 63 | + 1.6% |
| Pct. of Orig. Price Received | | 97.6% | 97.2% | - 0.4% | 97.6% | 97.2% | - 0.4% |
| New Listings | | 1,552 | 2,021 | + 30.2% | 1,552 | 2,021 | + 30.2% |

Glossary of Terms

A research tool provided by the Massachusetts Association of REALTORS®



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| | |
|--|--|
| Closed Sales | A measure of home sales that were closed to completion during the report period. |
| Median Sales Price | A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point. |
| Housing Affordability Index | A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and average income by county. |
| Inventory of Homes for Sale | A measure of the number of homes available for sale at a given time. Once a listing goes pending, sold or is taken off the market, it is no longer considered "active." The availability of homes for sale has a big effect on supply-demand dynamics and home prices. |
| Months Supply of Inventory | The inventory of homes for sale (at the end of a given month) divided by the average monthly pending sales from the last 12 months. |
| Final Days on Market Until Sale | A measure of how many calendar days pass between when a listing becomes active (not pending) for the last time to the last time it goes pending directly before it is sold. A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement. |
| Cumulative Days on Market Until Sale | A measure of the average number of calendar days that pass from when a listing is first listed to when a property goes into the last pending status before it is sold. |
| Percent of Original List Price Received | This is calculated as Total Sold Dollars (all sold prices added together) divided by Total Original Price (all original list prices added together). |
| New Listings | A measure of how much new supply is coming onto the market from sellers. It is calculated by counting all listings with a list date in the reporting period. |