

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 | 1-2015 | 1-2016 | + / - | YTD 2015 | YTD 2016 | + / - |
|---|----------------------|-----------|------------------|---------|-----------|------------------|---------|
| Closed Sales | | 2,736 | 3,237 | + 18.3% | 2,736 | 3,237 | + 18.3% |
| Median Sales Price | | \$329,700 | \$330,000 | + 0.1% | \$329,700 | \$330,000 | + 0.1% |
| Affordability Index | | 125 | 122 | - 2.4% | 125 | 122 | - 2.4% |
| Homes for Sale | | 17,955 | 14,291 | - 20.4% | -- | -- | -- |
| Months Supply | | 4.4 | 3.0 | - 31.8% | -- | -- | -- |
| Final Days on Market | | 86 | 79 | - 8.1% | 86 | 79 | - 8.1% |
| Cumulative Days on Market | | 122 | 113 | - 7.4% | 122 | 113 | - 7.4% |
| Pct. of Orig. Price Received | | 93.4% | 93.9% | + 0.5% | 93.4% | 93.9% | + 0.5% |
| New Listings | | 3,968 | 4,261 | + 7.4% | 3,968 | 4,261 | + 7.4% |

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 | 1-2015 | 1-2016 | + / - | YTD 2015 | YTD 2016 | + / - |
|---|----------------------|-----------|------------------|---------|-----------|------------------|---------|
| Closed Sales | | 993 | 1,208 | + 21.7% | 993 | 1,208 | + 21.7% |
| Median Sales Price | | \$311,860 | \$309,500 | - 0.8% | \$311,860 | \$309,500 | - 0.8% |
| Affordability Index | | 132 | 130 | - 1.5% | 132 | 130 | - 1.5% |
| Homes for Sale | | 4,679 | 3,808 | - 18.6% | -- | -- | -- |
| Months Supply | | 2.9 | 2.1 | - 27.6% | -- | -- | -- |
| Final Days on Market | | 65 | 60 | - 7.7% | 65 | 60 | - 7.7% |
| Cumulative Days on Market | | 92 | 81 | - 12.0% | 92 | 81 | - 12.0% |
| Pct. of Orig. Price Received | | 96.6% | 96.5% | - 0.1% | 96.6% | 96.5% | - 0.1% |
| New Listings | | 1,515 | 1,636 | + 8.0% | 1,515 | 1,636 | + 8.0% |

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. |