

# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**+ 14.5%**

**- 16.1%**

**- 12.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	100	78	- 22.0%	160	148	- 7.5%
Closed Sales	50	60	+ 20.0%	124	138	+ 11.3%
Median Sales Price*	\$219,600	<b>\$199,000</b>	- 9.4%	\$207,100	<b>\$188,250</b>	- 9.1%
Inventory of Homes for Sale	818	714	- 12.7%	--	--	--
Months Supply of Inventory	7.1	5.9	- 17.1%	--	--	--
Cumulative Days on Market Until Sale	152	109	- 28.5%	150	96	- 35.8%
Percent of Original List Price Received*	89.4%	90.9%	+ 1.7%	88.4%	90.7%	+ 2.6%
New Listings	134	131	- 2.2%	225	260	+ 15.6%

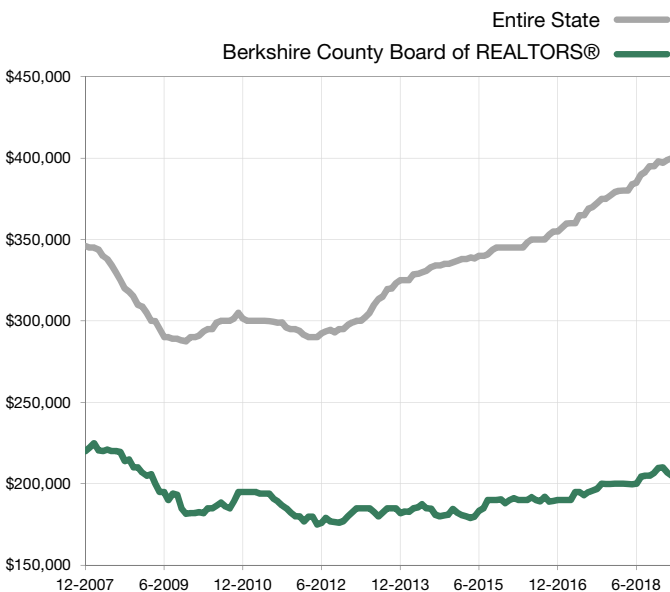
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	14	+ 1300.0%	10	20	+ 100.0%
Closed Sales	5	3	- 40.0%	15	9	- 40.0%
Median Sales Price*	\$1,595,000	<b>\$160,000</b>	- 90.0%	\$200,000	<b>\$160,000</b>	- 20.0%
Inventory of Homes for Sale	164	148	- 9.8%	--	--	--
Months Supply of Inventory	14.2	12.2	- 13.5%	--	--	--
Cumulative Days on Market Until Sale	256	262	+ 2.1%	220	175	- 20.4%
Percent of Original List Price Received*	98.0%	95.6%	- 2.4%	90.1%	90.1%	- 0.0%
New Listings	9	32	+ 255.6%	17	50	+ 194.1%

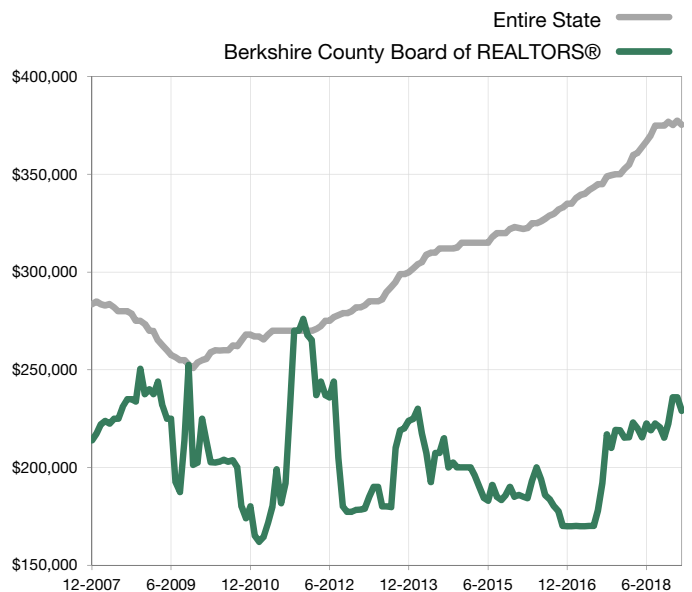
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**- 2.7%**

**+ 6.3%**

**- 1.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	383	440	+ 14.9%	682	773	+ 13.3%
Closed Sales	267	277	+ 3.7%	619	575	- 7.1%
Median Sales Price*	\$380,500	<b>\$408,000</b>	+ 7.2%	\$397,250	<b>\$400,000</b>	+ 0.7%
Inventory of Homes for Sale	2,247	<b>2,164</b>	- 3.7%	--	--	--
Months Supply of Inventory	4.7	<b>4.7</b>	- 0.5%	--	--	--
Cumulative Days on Market Until Sale	131	<b>132</b>	+ 1.0%	118	<b>120</b>	+ 1.0%
Percent of Original List Price Received*	92.3%	<b>90.8%</b>	- 1.6%	93.1%	<b>91.9%</b>	- 1.3%
New Listings	569	<b>535</b>	- 6.0%	985	<b>1,039</b>	+ 5.5%

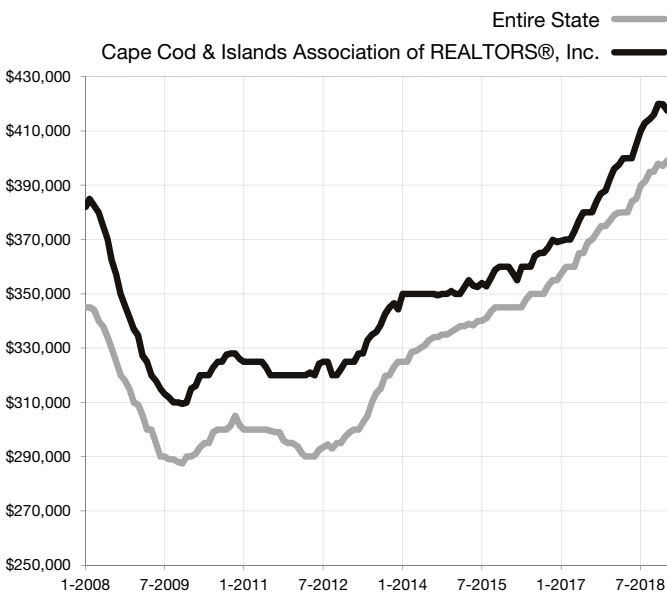
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	89	83	- 6.7%	166	145	- 12.7%
Closed Sales	64	45	- 29.7%	143	96	- 32.9%
Median Sales Price*	\$340,000	<b>\$265,000</b>	- 22.1%	\$279,000	<b>\$260,000</b>	- 6.8%
Inventory of Homes for Sale	476	<b>510</b>	+ 7.1%	--	--	--
Months Supply of Inventory	4.4	<b>5.0</b>	+ 13.2%	--	--	--
Cumulative Days on Market Until Sale	118	<b>107</b>	- 9.1%	127	<b>112</b>	- 11.9%
Percent of Original List Price Received*	94.6%	<b>93.7%</b>	- 1.0%	94.6%	<b>93.5%</b>	- 1.1%
New Listings	135	<b>137</b>	+ 1.5%	235	<b>259</b>	+ 10.2%

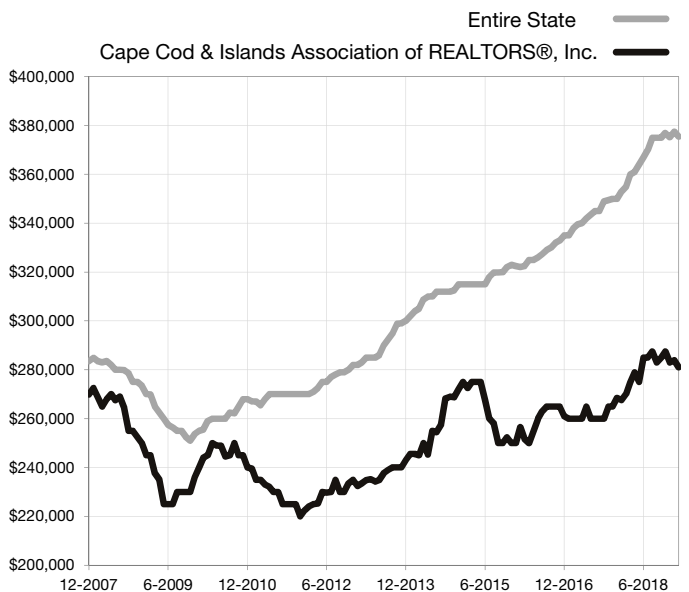
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	761	<b>877</b>	+ 15.2%	1,431	<b>1,668</b>	+ 16.6%
Closed Sales	480	<b>586</b>	+ 22.1%	1,274	<b>1,291</b>	+ 1.3%
Median Sales Price*	\$540,500	<b>\$580,000</b>	+ 7.3%	\$550,000	<b>\$585,000</b>	+ 6.4%
Inventory of Homes for Sale	1,710	<b>1,726</b>	+ 0.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.5</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	69	<b>66</b>	- 4.3%	60	<b>67</b>	+ 11.7%
Percent of Original List Price Received*	97.9%	<b>96.0%</b>	- 1.9%	97.7%	<b>95.9%</b>	- 1.8%
New Listings	1,117	<b>1,114</b>	- 0.3%	1,874	<b>2,162</b>	+ 15.4%

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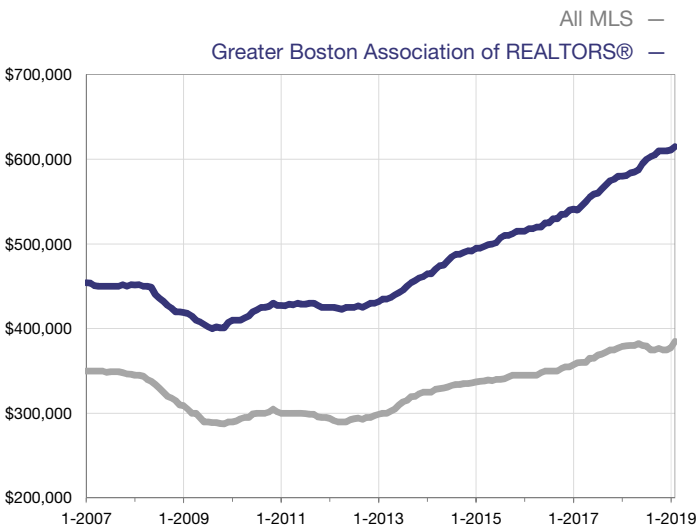
### Condominium Properties

Key Metrics	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	795	<b>809</b>	+ 1.8%	1,348	<b>1,529</b>	+ 13.4%
Closed Sales	467	<b>523</b>	+ 12.0%	1,087	<b>1,073</b>	- 1.3%
Median Sales Price*	\$546,000	<b>\$531,705</b>	- 2.6%	\$531,341	<b>\$545,000</b>	+ 2.6%
Inventory of Homes for Sale	1,215	<b>1,497</b>	+ 23.2%	--	--	--
Months Supply of Inventory	1.3	<b>1.7</b>	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	53	<b>61</b>	+ 15.1%	51	<b>60</b>	+ 17.6%
Percent of Original List Price Received*	99.4%	<b>97.3%</b>	- 2.1%	98.8%	<b>97.3%</b>	- 1.5%
New Listings	977	<b>951</b>	- 2.7%	1,707	<b>2,044</b>	+ 19.7%

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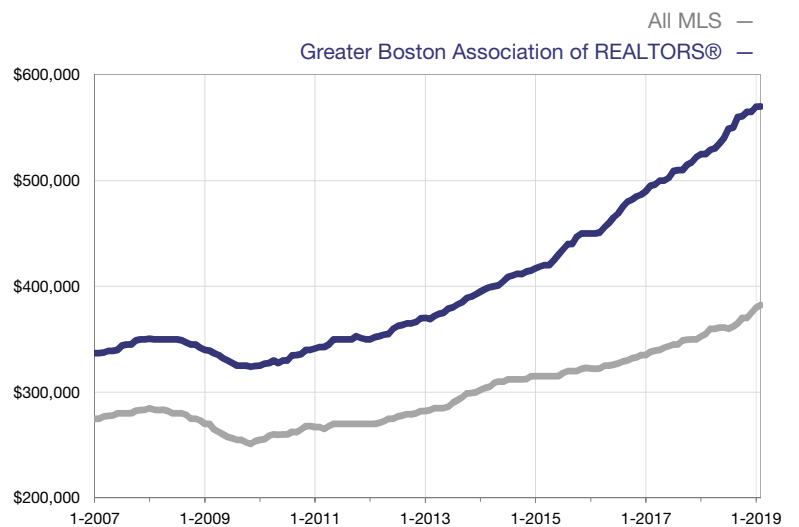
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Fall River Association of REALTORS®

**+ 14.8%**

**- 1.9%**

**- 23.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	78	<b>90</b>	+ 15.4%	130	<b>155</b>	+ 19.2%
Closed Sales	50	<b>50</b>	0.0%	106	<b>120</b>	+ 13.2%
Median Sales Price*	\$298,450	<b>\$285,000</b>	- 4.5%	\$265,000	<b>\$278,450</b>	+ 5.1%
Inventory of Homes for Sale	333	<b>254</b>	- 23.7%	--	--	--
Months Supply of Inventory	3.6	<b>2.9</b>	- 20.3%	--	--	--
Cumulative Days on Market Until Sale	90	<b>65</b>	- 28.5%	90	<b>69</b>	- 23.5%
Percent of Original List Price Received*	95.1%	<b>95.1%</b>	- 0.0%	95.0%	<b>94.8%</b>	- 0.2%
New Listings	109	<b>91</b>	- 16.5%	191	<b>190</b>	- 0.5%

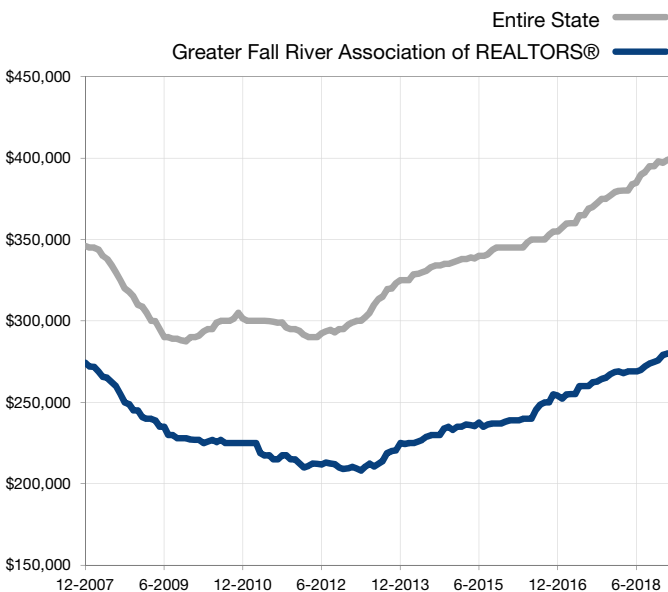
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	<b>9</b>	+ 28.6%	12	<b>20</b>	+ 66.7%
Closed Sales	4	<b>12</b>	+ 200.0%	8	<b>16</b>	+ 100.0%
Median Sales Price*	\$167,500	<b>\$159,500</b>	- 4.8%	\$167,500	<b>\$160,000</b>	- 4.5%
Inventory of Homes for Sale	28	<b>21</b>	- 25.0%	--	--	--
Months Supply of Inventory	2.9	<b>2.3</b>	- 19.5%	--	--	--
Cumulative Days on Market Until Sale	63	<b>85</b>	+ 33.6%	86	<b>96</b>	+ 11.4%
Percent of Original List Price Received*	97.5%	<b>94.0%</b>	- 3.6%	96.0%	<b>94.4%</b>	- 1.7%
New Listings	11	<b>5</b>	- 54.5%	18	<b>20</b>	+ 11.1%

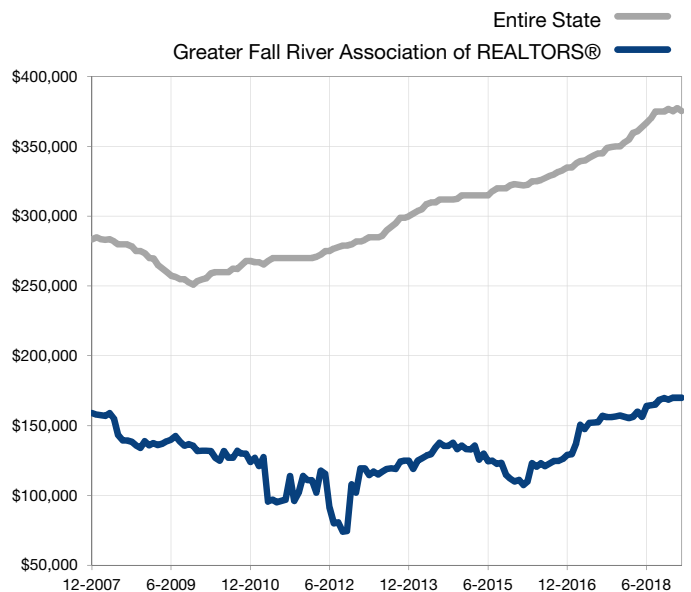
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 7.5%**

**+ 16.4%**

**- 5.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	41	41	0.0%	76	78	+ 2.6%
Closed Sales	33	29	- 12.1%	73	79	+ 8.2%
Median Sales Price*	\$410,000	\$507,250	+ 23.7%	\$420,000	\$521,000	+ 24.0%
Inventory of Homes for Sale	131	111	- 15.3%	--	--	--
Months Supply of Inventory	2.2	1.8	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	96	78	- 19.5%	88	71	- 19.7%
Percent of Original List Price Received*	93.3%	95.5%	+ 2.3%	94.9%	94.9%	+ 0.0%
New Listings	65	59	- 9.2%	103	105	+ 1.9%

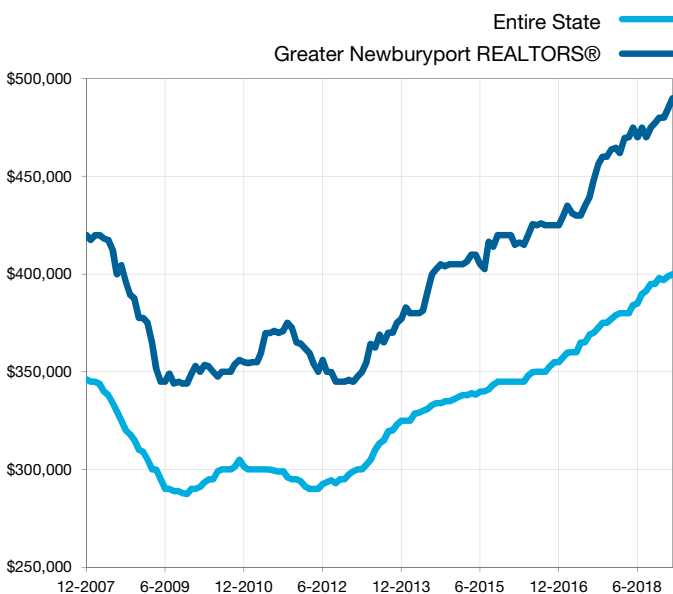
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	37	+ 68.2%	46	63	+ 37.0%
Closed Sales	20	20	0.0%	43	45	+ 4.7%
Median Sales Price*	\$255,450	\$250,750	- 1.8%	\$297,000	\$352,000	+ 18.5%
Inventory of Homes for Sale	63	72	+ 14.3%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 31.4%	--	--	--
Cumulative Days on Market Until Sale	57	60	+ 4.1%	52	68	+ 32.1%
Percent of Original List Price Received*	95.7%	96.1%	+ 0.4%	96.8%	96.5%	- 0.3%
New Listings	36	46	+ 27.8%	71	86	+ 21.1%

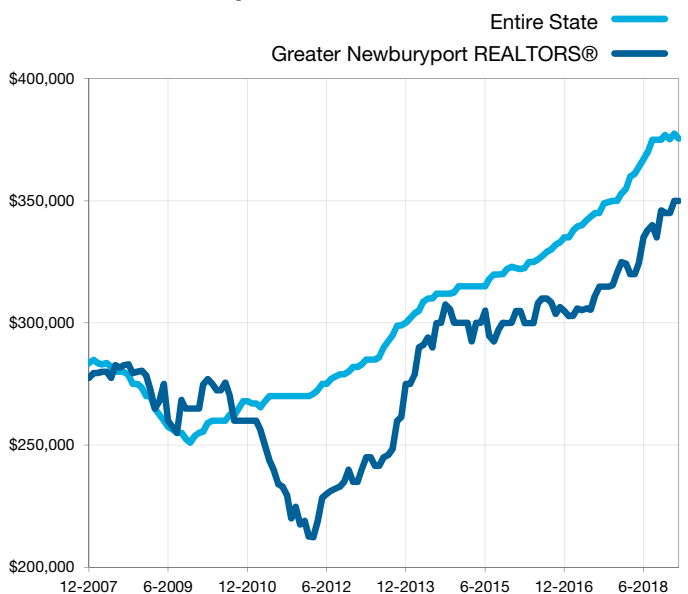
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**+ 17.5%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 14.1%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 22.2%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	188	205	+ 9.0%	333	382	+ 14.7%
Closed Sales	114	141	+ 23.7%	309	302	- 2.3%
Median Sales Price*	\$203,200	<b>\$240,000</b>	+ 18.1%	\$222,000	<b>\$240,000</b>	+ 8.1%
Inventory of Homes for Sale	557	450	- 19.2%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	83	73	- 11.7%	76	67	- 11.9%
Percent of Original List Price Received*	96.9%	95.6%	- 1.4%	96.8%	94.5%	- 2.3%
New Listings	228	198	- 13.2%	378	388	+ 2.6%

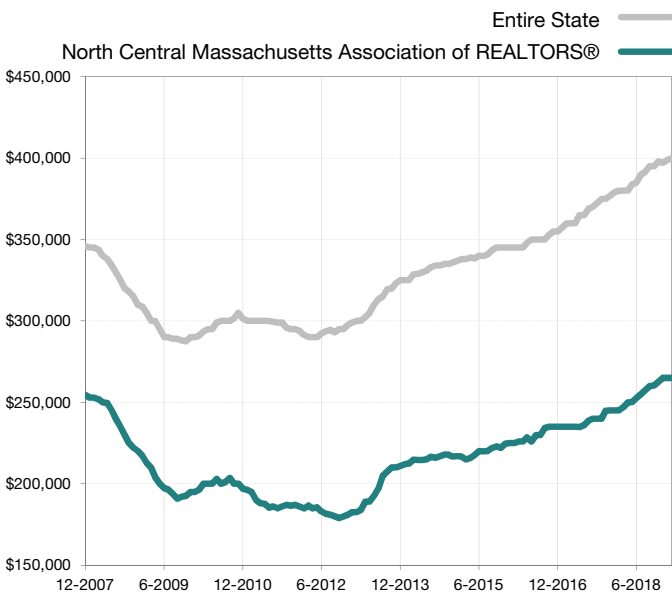
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	29	27	- 6.9%	64	58	- 9.4%
Closed Sales	23	20	- 13.0%	53	44	- 17.0%
Median Sales Price*	\$200,000	<b>\$172,500</b>	- 13.8%	\$180,000	<b>\$181,250</b>	+ 0.7%
Inventory of Homes for Sale	77	43	- 44.2%	--	--	--
Months Supply of Inventory	2.1	1.1	- 46.0%	--	--	--
Cumulative Days on Market Until Sale	82	55	- 33.8%	80	60	- 24.8%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	97.9%	96.9%	- 1.0%
New Listings	41	30	- 26.8%	80	61	- 23.8%

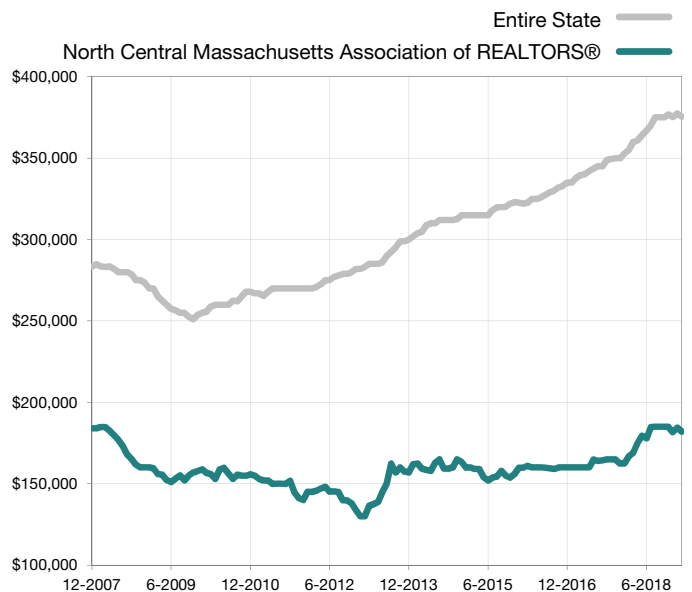
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore Association of REALTORS®

**+ 9.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 6.8%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 3.4%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	228	<b>240</b>	+ 5.3%	432	<b>514</b>	+ 19.0%
Closed Sales	175	<b>207</b>	+ 18.3%	448	<b>438</b>	- 2.2%
Median Sales Price*	\$415,000	<b>\$445,000</b>	+ 7.2%	\$415,000	<b>\$433,700</b>	+ 4.5%
Inventory of Homes for Sale	537	<b>481</b>	- 10.4%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	67	<b>70</b>	+ 5.4%	60	<b>67</b>	+ 10.5%
Percent of Original List Price Received*	96.9%	<b>95.9%</b>	- 1.1%	97.2%	<b>95.4%</b>	- 1.8%
New Listings	297	<b>274</b>	- 7.7%	502	<b>532</b>	+ 6.0%

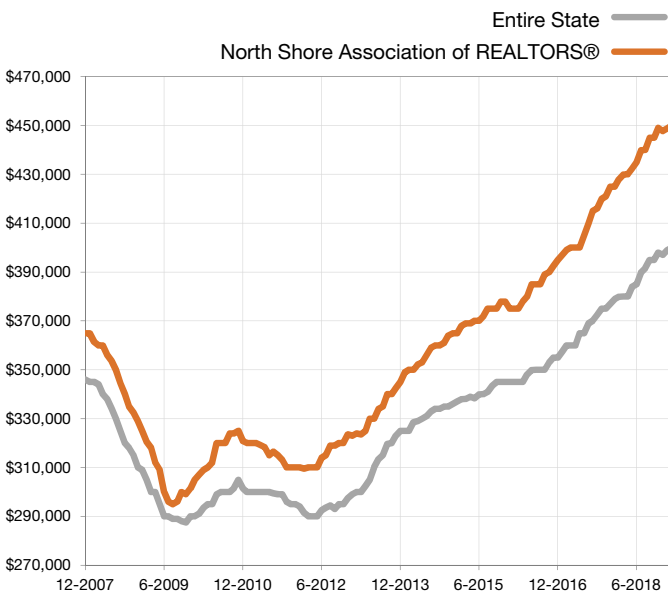
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	119	<b>127</b>	+ 6.7%	248	<b>266</b>	+ 7.3%
Closed Sales	95	<b>89</b>	- 6.3%	208	<b>183</b>	- 12.0%
Median Sales Price*	\$289,000	<b>\$299,000</b>	+ 3.5%	\$298,700	<b>\$300,000</b>	+ 0.4%
Inventory of Homes for Sale	193	<b>224</b>	+ 16.1%	--	--	--
Months Supply of Inventory	1.2	<b>1.5</b>	+ 23.6%	--	--	--
Cumulative Days on Market Until Sale	65	<b>66</b>	+ 2.3%	57	<b>60</b>	+ 6.6%
Percent of Original List Price Received*	98.1%	<b>96.4%</b>	- 1.8%	98.0%	<b>97.3%</b>	- 0.7%
New Listings	125	<b>148</b>	+ 18.4%	251	<b>291</b>	+ 15.9%

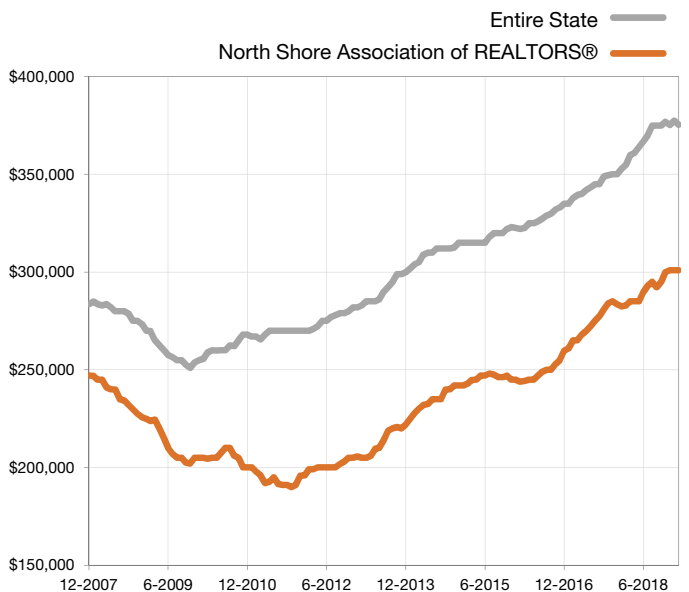
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**+ 0.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 4.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 5.6%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	244	<b>254</b>	+ 4.1%	443	<b>500</b>	+ 12.9%
Closed Sales	186	<b>190</b>	+ 2.2%	417	<b>399</b>	- 4.3%
Median Sales Price*	\$381,250	<b>\$400,000</b>	+ 4.9%	\$400,000	<b>\$416,000</b>	+ 4.0%
Inventory of Homes for Sale	475	<b>430</b>	- 9.5%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	62	<b>67</b>	+ 7.6%	62	<b>69</b>	+ 11.5%
Percent of Original List Price Received*	97.1%	<b>96.5%</b>	- 0.7%	97.4%	<b>96.2%</b>	- 1.3%
New Listings	309	<b>291</b>	- 5.8%	531	<b>557</b>	+ 4.9%

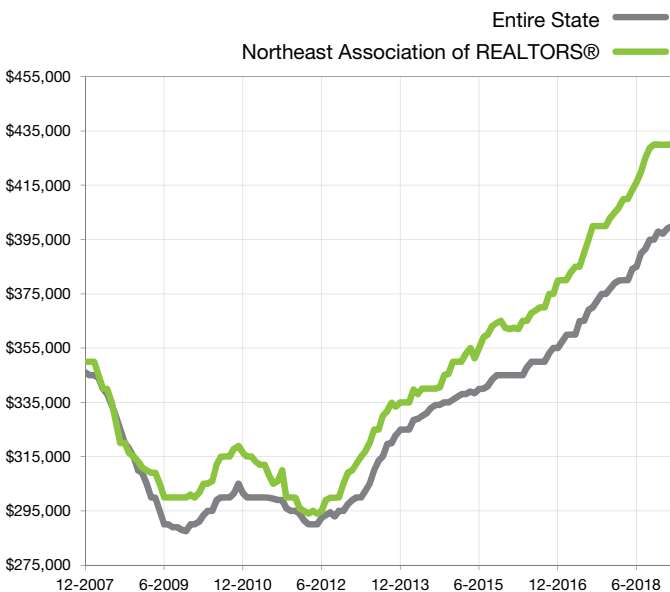
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	111	<b>123</b>	+ 10.8%	223	<b>232</b>	+ 4.0%
Closed Sales	88	<b>85</b>	- 3.4%	178	<b>173</b>	- 2.8%
Median Sales Price*	\$222,450	<b>\$229,900</b>	+ 3.3%	\$235,500	<b>\$245,000</b>	+ 4.0%
Inventory of Homes for Sale	181	<b>189</b>	+ 4.4%	--	--	--
Months Supply of Inventory	1.4	<b>1.4</b>	- 0.1%	--	--	--
Cumulative Days on Market Until Sale	51	<b>55</b>	+ 9.7%	56	<b>53</b>	- 4.9%
Percent of Original List Price Received*	100.1%	<b>98.2%</b>	- 2.0%	99.0%	<b>98.1%</b>	- 0.9%
New Listings	120	<b>132</b>	+ 10.0%	254	<b>253</b>	- 0.4%

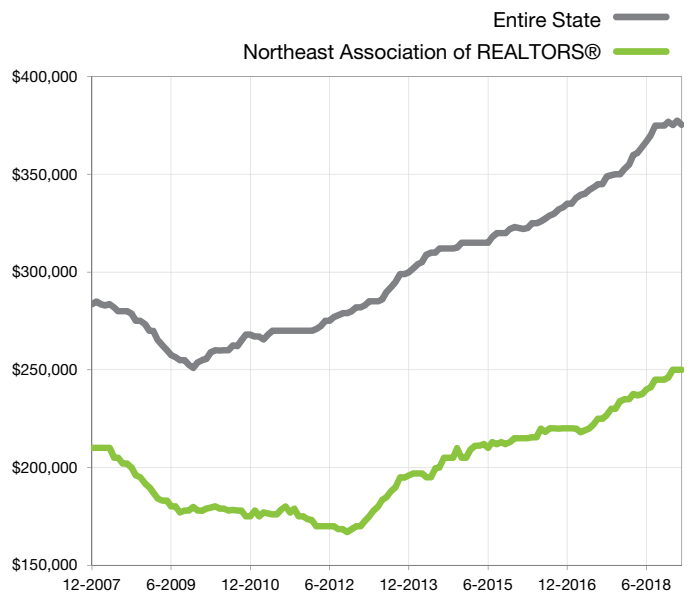
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**+ 10.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 4.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 14.6%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	399	440	+ 10.3%	794	845	+ 6.4%
Closed Sales	302	321	+ 6.3%	696	667	- 4.2%
Median Sales Price*	\$279,900	<b>\$299,000</b>	+ 6.8%	\$280,400	<b>\$290,000</b>	+ 3.4%
Inventory of Homes for Sale	1,118	<b>969</b>	- 13.3%	--	--	--
Months Supply of Inventory	2.0	<b>1.8</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	73	<b>84</b>	+ 14.6%	70	<b>80</b>	+ 14.3%
Percent of Original List Price Received*	96.6%	<b>95.0%</b>	- 1.7%	96.5%	<b>95.0%</b>	- 1.6%
New Listings	491	<b>447</b>	- 9.0%	928	<b>939</b>	+ 1.2%

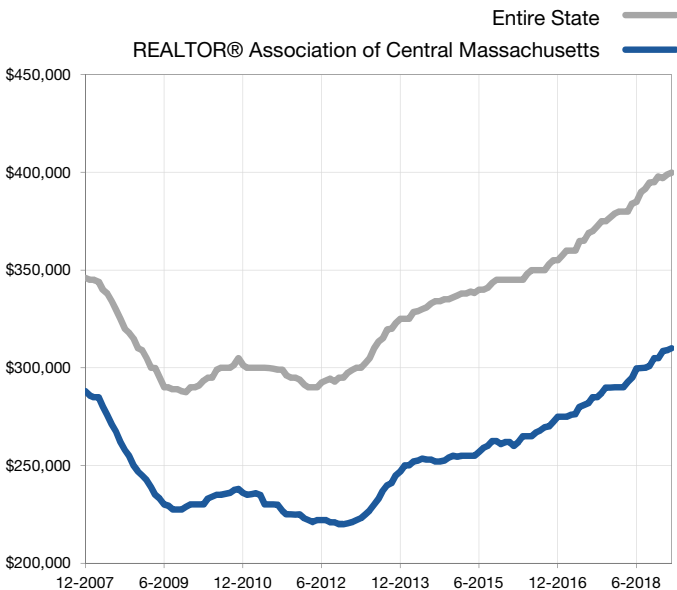
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	104	106	+ 1.9%	195	214	+ 9.7%
Closed Sales	72	91	+ 26.4%	168	174	+ 3.6%
Median Sales Price*	\$193,394	<b>\$205,000</b>	+ 6.0%	\$189,500	<b>\$209,900</b>	+ 10.8%
Inventory of Homes for Sale	265	<b>212</b>	- 20.0%	--	--	--
Months Supply of Inventory	1.9	<b>1.6</b>	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	55	<b>78</b>	+ 40.9%	52	<b>67</b>	+ 29.6%
Percent of Original List Price Received*	97.4%	<b>97.7%</b>	+ 0.4%	97.2%	<b>98.2%</b>	+ 1.0%
New Listings	125	<b>123</b>	- 1.6%	226	<b>234</b>	+ 3.5%

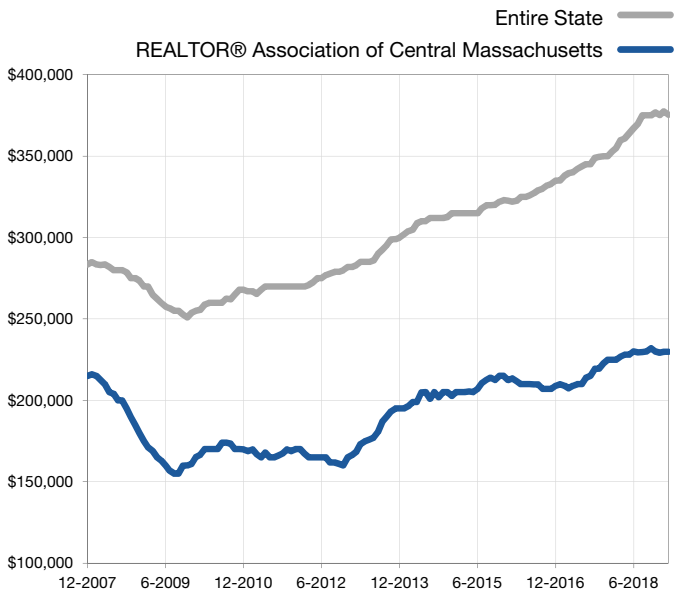
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 1.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 19.5%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	357	464	+ 30.0%	701	850	+ 21.3%
Closed Sales	306	298	- 2.6%	711	652	- 8.3%
Median Sales Price*	\$191,000	<b>\$209,000</b>	+ 9.4%	\$194,150	<b>\$200,500</b>	+ 3.3%
Inventory of Homes for Sale	1,371	<b>1,147</b>	- 16.3%	--	--	--
Months Supply of Inventory	2.7	<b>2.3</b>	- 13.9%	--	--	--
Cumulative Days on Market Until Sale	83	<b>94</b>	+ 12.2%	84	<b>92</b>	+ 10.8%
Percent of Original List Price Received*	95.4%	<b>93.9%</b>	- 1.5%	94.7%	<b>93.8%</b>	- 1.0%
New Listings	451	<b>477</b>	+ 5.8%	861	<b>925</b>	+ 7.4%

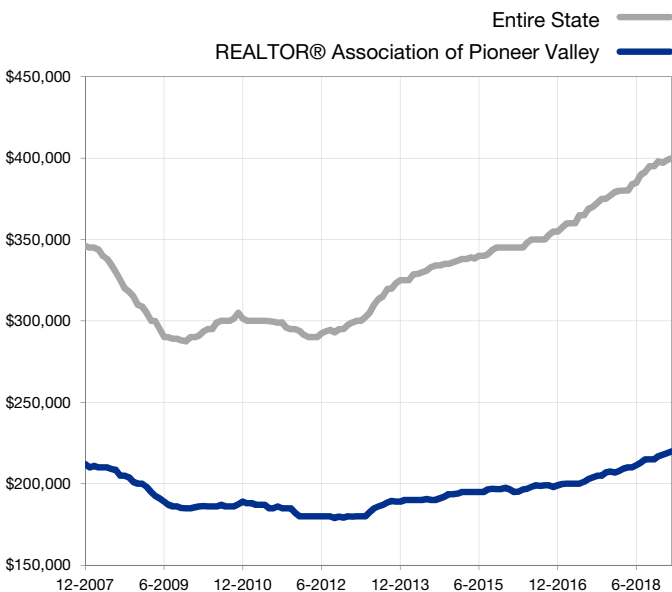
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	56	<b>60</b>	+ 7.1%	114	<b>139</b>	+ 21.9%
Closed Sales	49	<b>53</b>	+ 8.2%	93	<b>100</b>	+ 7.5%
Median Sales Price*	\$153,000	<b>\$151,000</b>	- 1.3%	\$162,000	<b>\$158,000</b>	- 2.5%
Inventory of Homes for Sale	243	<b>153</b>	- 37.0%	--	--	--
Months Supply of Inventory	3.3	<b>2.1</b>	- 35.2%	--	--	--
Cumulative Days on Market Until Sale	102	<b>80</b>	- 21.3%	107	<b>82</b>	- 23.4%
Percent of Original List Price Received*	95.9%	<b>95.1%</b>	- 0.8%	96.3%	<b>95.9%</b>	- 0.4%
New Listings	63	<b>65</b>	+ 3.2%	137	<b>136</b>	- 0.7%

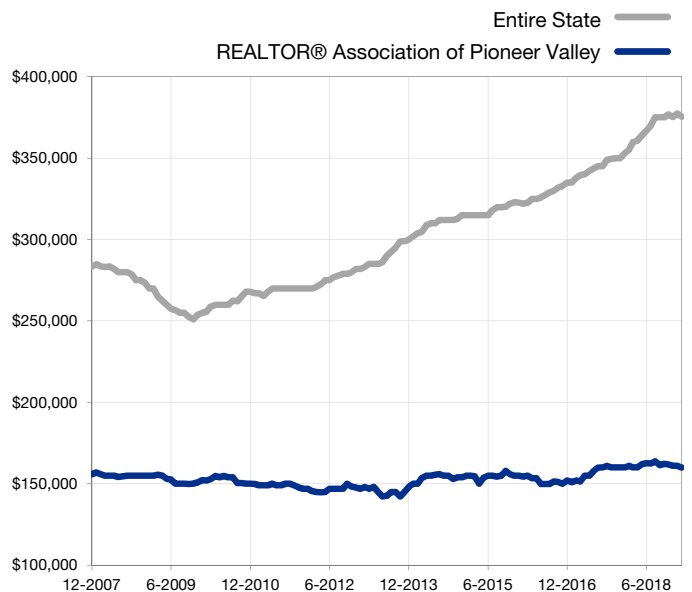
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**+ 14.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 3.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 13.7%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	343	<b>378</b>	+ 10.2%	627	<b>719</b>	+ 14.7%
Closed Sales	240	<b>255</b>	+ 6.3%	545	<b>527</b>	- 3.3%
Median Sales Price*	\$294,500	<b>\$316,000</b>	+ 7.3%	\$290,000	<b>\$314,000</b>	+ 8.3%
Inventory of Homes for Sale	1,065	<b>887</b>	- 16.7%	--	--	--
Months Supply of Inventory	2.5	<b>2.2</b>	- 13.9%	--	--	--
Cumulative Days on Market Until Sale	89	<b>83</b>	- 6.5%	76	<b>74</b>	- 2.4%
Percent of Original List Price Received*	95.0%	<b>95.6%</b>	+ 0.6%	95.8%	<b>96.1%</b>	+ 0.3%
New Listings	425	<b>393</b>	- 7.5%	777	<b>763</b>	- 1.8%

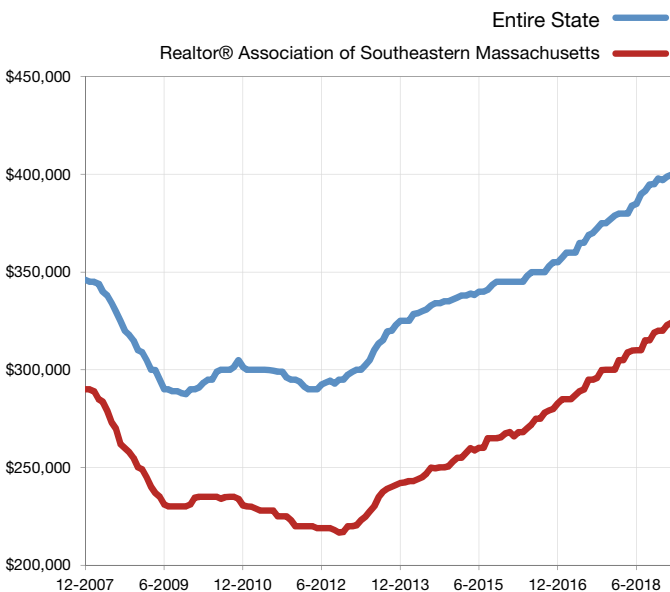
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	56	<b>64</b>	+ 14.3%	91	<b>124</b>	+ 36.3%
Closed Sales	29	<b>54</b>	+ 86.2%	76	<b>90</b>	+ 18.4%
Median Sales Price*	\$212,000	<b>\$197,000</b>	- 7.1%	\$214,500	<b>\$197,000</b>	- 8.2%
Inventory of Homes for Sale	147	<b>159</b>	+ 8.2%	--	--	--
Months Supply of Inventory	2.0	<b>2.2</b>	+ 7.3%	--	--	--
Cumulative Days on Market Until Sale	72	<b>86</b>	+ 19.9%	71	<b>76</b>	+ 7.8%
Percent of Original List Price Received*	101.5%	<b>96.1%</b>	- 5.3%	98.3%	<b>95.6%</b>	- 2.8%
New Listings	84	<b>88</b>	+ 4.8%	129	<b>158</b>	+ 22.5%

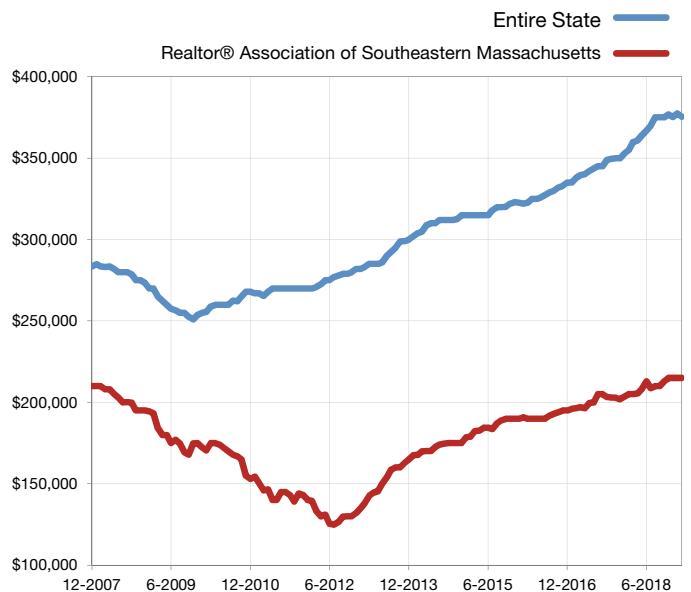
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**+ 1.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 1.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 1.8%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	414	<b>403</b>	- 2.7%	757	<b>748</b>	- 1.2%
Closed Sales	248	<b>258</b>	+ 4.0%	602	<b>576</b>	- 4.3%
Median Sales Price*	\$402,950	<b>\$412,450</b>	+ 2.4%	\$409,450	<b>\$420,000</b>	+ 2.6%
Inventory of Homes for Sale	979	<b>941</b>	- 3.9%	--	--	--
Months Supply of Inventory	1.9	<b>1.9</b>	- 2.5%	--	--	--
Cumulative Days on Market Until Sale	79	<b>86</b>	+ 8.7%	73	<b>79</b>	+ 8.7%
Percent of Original List Price Received*	96.7%	<b>94.6%</b>	- 2.2%	96.1%	<b>95.2%</b>	- 0.9%
New Listings	485	<b>474</b>	- 2.3%	861	<b>950</b>	+ 10.3%

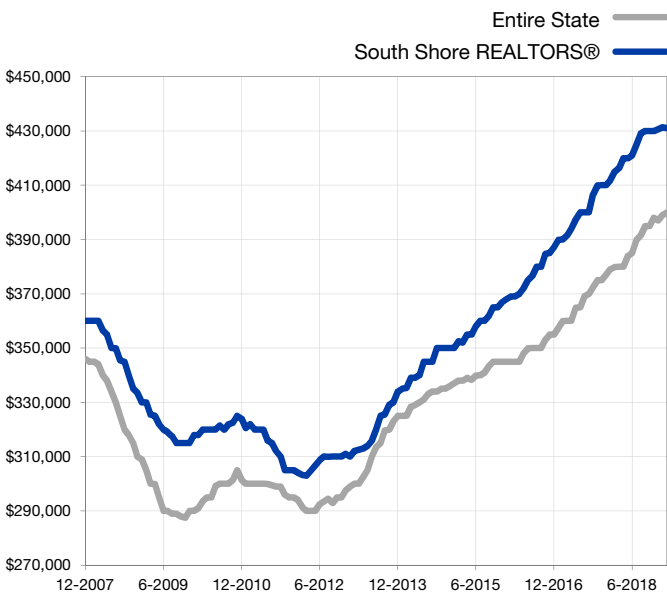
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	155	<b>147</b>	- 5.2%	286	<b>269</b>	- 5.9%
Closed Sales	97	<b>91</b>	- 6.2%	211	<b>192</b>	- 9.0%
Median Sales Price*	\$286,000	<b>\$299,900</b>	+ 4.9%	\$296,500	<b>\$310,000</b>	+ 4.6%
Inventory of Homes for Sale	316	<b>331</b>	+ 4.7%	--	--	--
Months Supply of Inventory	1.9	<b>2.0</b>	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	58	<b>72</b>	+ 24.2%	61	<b>69</b>	+ 12.8%
Percent of Original List Price Received*	98.7%	<b>97.0%</b>	- 1.7%	98.1%	<b>96.9%</b>	- 1.2%
New Listings	188	<b>171</b>	- 9.0%	341	<b>349</b>	+ 2.3%

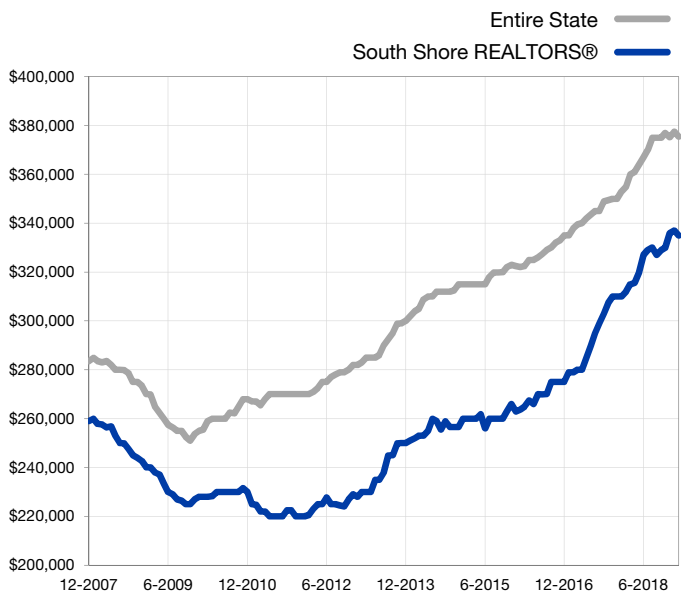
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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