

Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 28.0%

+ 23.6%

- 7.7%

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

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	177	127	- 28.2%	557	543	- 2.5%
Closed Sales	94	121	+ 28.7%	394	461	+ 17.0%
Median Sales Price*	\$185,825	\$227,000	+ 22.2%	\$195,000	\$212,000	+ 8.7%
Inventory of Homes for Sale	952	870	- 8.6%	--	--	--
Months Supply of Inventory	8.4	6.9	- 18.0%	--	--	--
Cumulative Days on Market Until Sale	124	103	- 17.1%	139	99	- 29.0%
Percent of Original List Price Received*	91.1%	92.2%	+ 1.2%	90.2%	91.4%	+ 1.3%
New Listings	311	292	- 6.1%	897	927	+ 3.3%

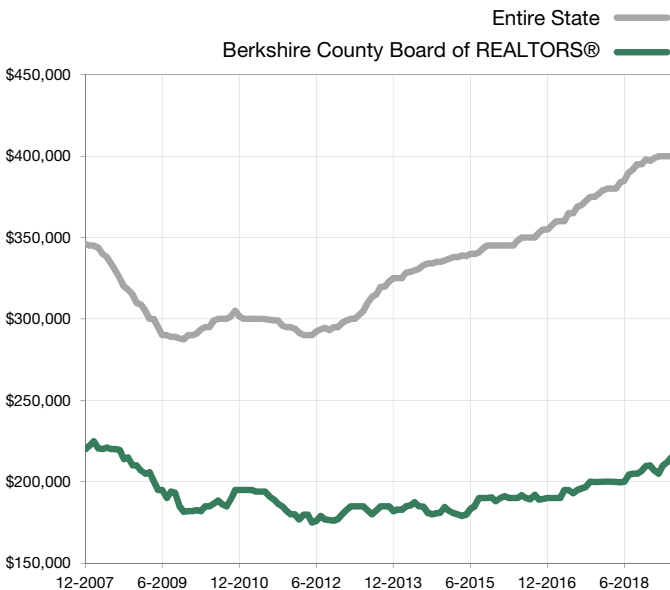
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	14	- 12.5%	54	57	+ 5.6%
Closed Sales	13	16	+ 23.1%	46	47	+ 2.2%
Median Sales Price*	\$182,000	\$215,000	+ 18.1%	\$220,450	\$180,000	- 18.3%
Inventory of Homes for Sale	184	179	- 2.7%	--	--	--
Months Supply of Inventory	15.9	14.1	- 11.0%	--	--	--
Cumulative Days on Market Until Sale	69	111	+ 61.8%	179	123	- 31.3%
Percent of Original List Price Received*	93.7%	92.8%	- 1.0%	92.3%	92.5%	+ 0.2%
New Listings	31	29	- 6.5%	101	144	+ 42.6%

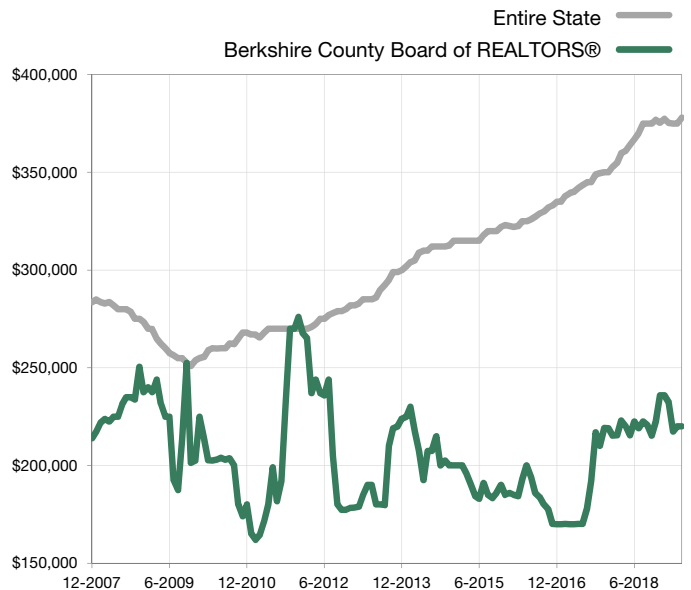
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 5.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.4%

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

- 1.7%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	559	639	+ 14.3%	2,162	2,397	+ 10.9%
Closed Sales	559	572	+ 2.3%	1,995	2,000	+ 0.3%
Median Sales Price*	\$422,500	\$423,500	+ 0.2%	\$403,000	\$413,500	+ 2.6%
Inventory of Homes for Sale	2,765	2,596	- 6.1%	--	--	--
Months Supply of Inventory	5.9	5.6	- 5.2%	--	--	--
Cumulative Days on Market Until Sale	109	99	- 9.3%	114	111	- 2.3%
Percent of Original List Price Received*	95.7%	95.4%	- 0.3%	94.8%	93.8%	- 1.0%
New Listings	981	887	- 9.6%	3,420	3,512	+ 2.7%

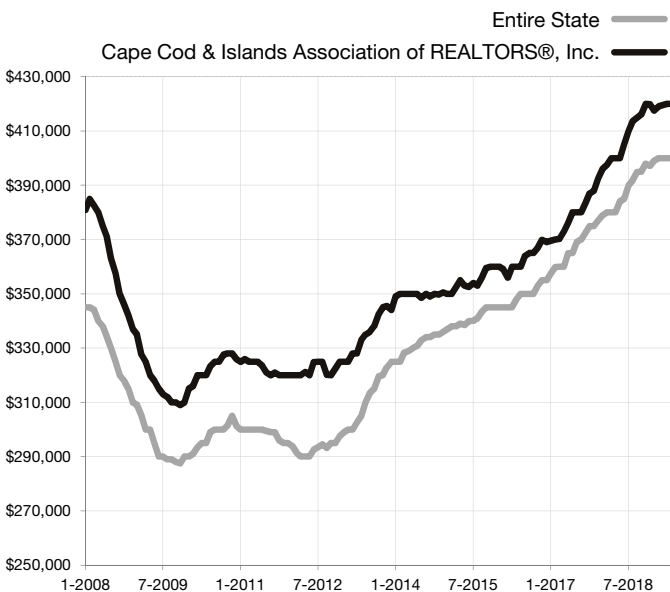
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	140	153	+ 9.3%	511	520	+ 1.8%
Closed Sales	113	135	+ 19.5%	447	425	- 4.9%
Median Sales Price*	\$250,000	\$305,000	+ 22.0%	\$277,000	\$269,900	- 2.6%
Inventory of Homes for Sale	532	644	+ 21.1%	--	--	--
Months Supply of Inventory	4.9	6.1	+ 25.6%	--	--	--
Cumulative Days on Market Until Sale	103	105	+ 2.4%	112	103	- 7.9%
Percent of Original List Price Received*	94.4%	95.3%	+ 0.9%	94.9%	94.5%	- 0.4%
New Listings	174	191	+ 9.8%	712	836	+ 17.4%

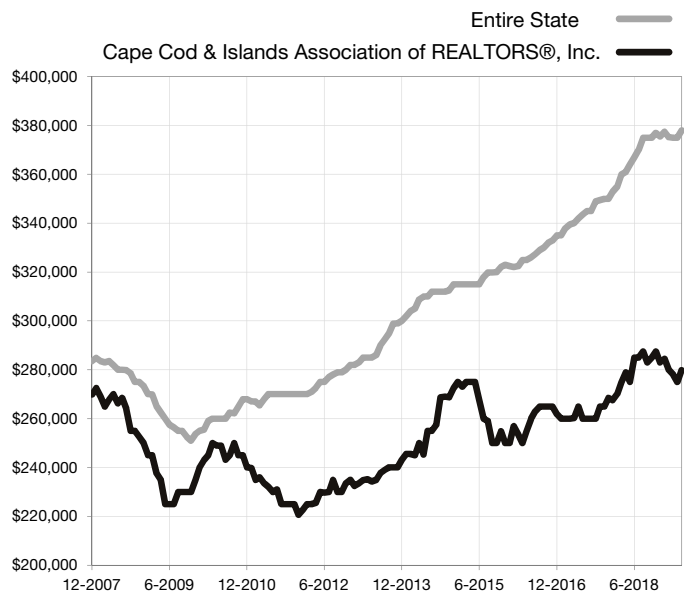
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1,780	1,863	+ 4.7%	5,903	6,228	+ 5.5%
Closed Sales	1,219	1,310	+ 7.5%	4,092	4,361	+ 6.6%
Median Sales Price*	\$629,000	\$632,000	+ 0.5%	\$588,200	\$605,250	+ 2.9%
Inventory of Homes for Sale	2,814	2,831	+ 0.6%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	40	43	+ 7.5%	51	57	+ 11.8%
Percent of Original List Price Received*	101.4%	100.1%	- 1.3%	99.7%	98.1%	- 1.6%
New Listings	2,442	2,636	+ 7.9%	8,002	8,417	+ 5.2%

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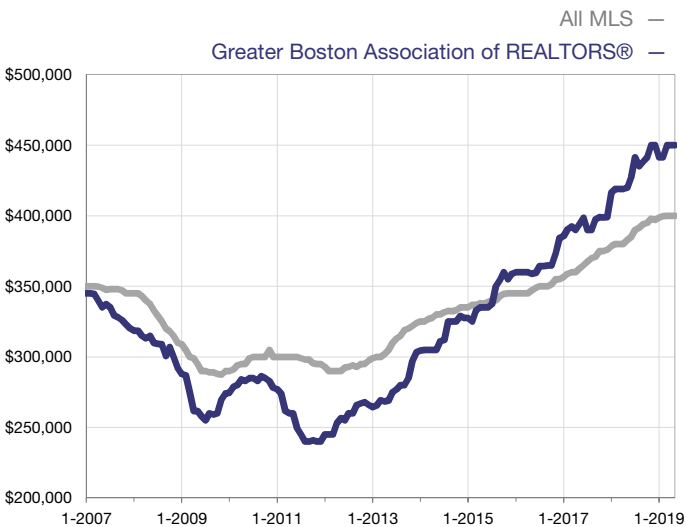
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1,309	1,366	+ 4.4%	4,892	5,243	+ 7.2%
Closed Sales	1,085	1,151	+ 6.1%	3,822	3,812	- 0.3%
Median Sales Price*	\$550,870	\$595,000	+ 8.0%	\$552,000	\$565,000	+ 2.4%
Inventory of Homes for Sale	1,886	2,216	+ 17.5%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	33	45	+ 36.4%	43	52	+ 20.9%
Percent of Original List Price Received*	102.3%	99.8%	- 2.4%	100.9%	98.9%	- 2.0%
New Listings	1,717	1,816	+ 5.8%	6,332	7,030	+ 11.0%

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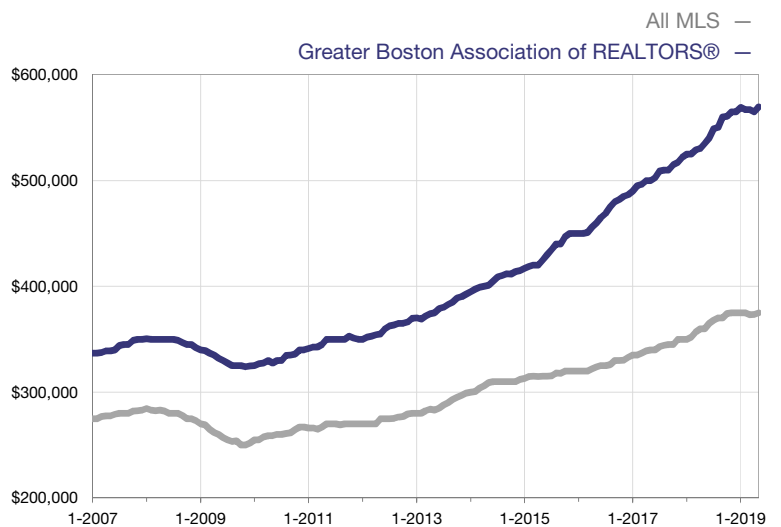
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Association of REALTORS®

+ 6.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.8%

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

- 12.0%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	98	125	+ 27.6%	434	434	0.0%
Closed Sales	97	101	+ 4.1%	379	351	- 7.4%
Median Sales Price*	\$270,000	\$290,000	+ 7.4%	\$263,000	\$285,051	+ 8.4%
Inventory of Homes for Sale	342	297	- 13.2%	--	--	--
Months Supply of Inventory	3.6	3.5	- 1.6%	--	--	--
Cumulative Days on Market Until Sale	67	92	+ 37.6%	80	82	+ 3.7%
Percent of Original List Price Received*	98.0%	95.7%	- 2.3%	96.1%	94.9%	- 1.3%
New Listings	170	160	- 5.9%	585	588	+ 0.5%

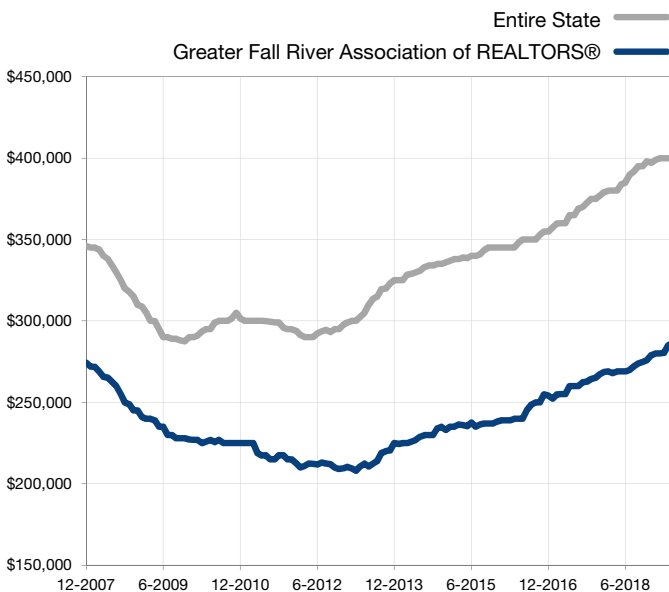
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	9	0.0%	43	42	- 2.3%
Closed Sales	9	12	+ 33.3%	39	39	0.0%
Median Sales Price*	\$145,900	\$200,000	+ 37.1%	\$165,000	\$174,900	+ 6.0%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.7%	--	--	--
Cumulative Days on Market Until Sale	69	59	- 15.1%	80	70	- 12.5%
Percent of Original List Price Received*	93.8%	96.1%	+ 2.5%	95.4%	95.8%	+ 0.4%
New Listings	13	20	+ 53.8%	55	56	+ 1.8%

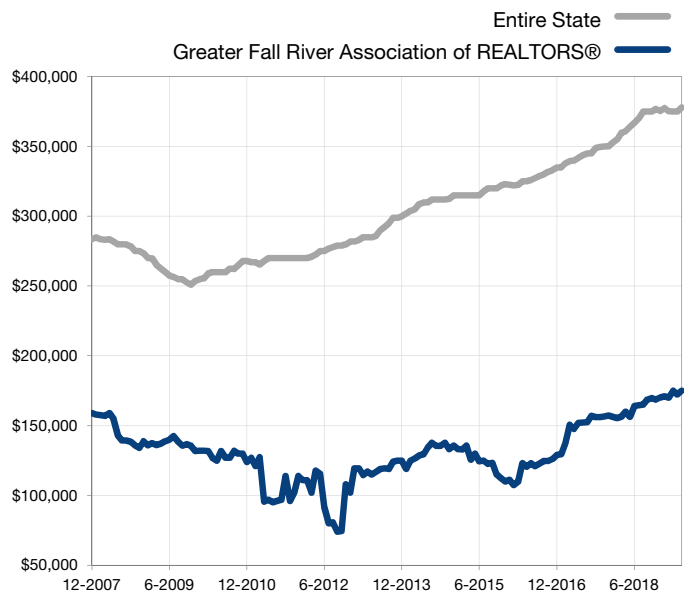
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 9.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.2%

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

- 12.3%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	100	110	+ 10.0%	306	343	+ 12.1%
Closed Sales	65	79	+ 21.5%	223	258	+ 15.7%
Median Sales Price*	\$469,900	\$549,900	+ 17.0%	\$469,900	\$511,125	+ 8.8%
Inventory of Homes for Sale	207	184	- 11.1%	--	--	--
Months Supply of Inventory	3.5	2.9	- 16.3%	--	--	--
Cumulative Days on Market Until Sale	71	56	- 20.1%	79	64	- 18.1%
Percent of Original List Price Received*	98.3%	97.5%	- 0.8%	97.1%	96.4%	- 0.7%
New Listings	153	141	- 7.8%	454	489	+ 7.7%

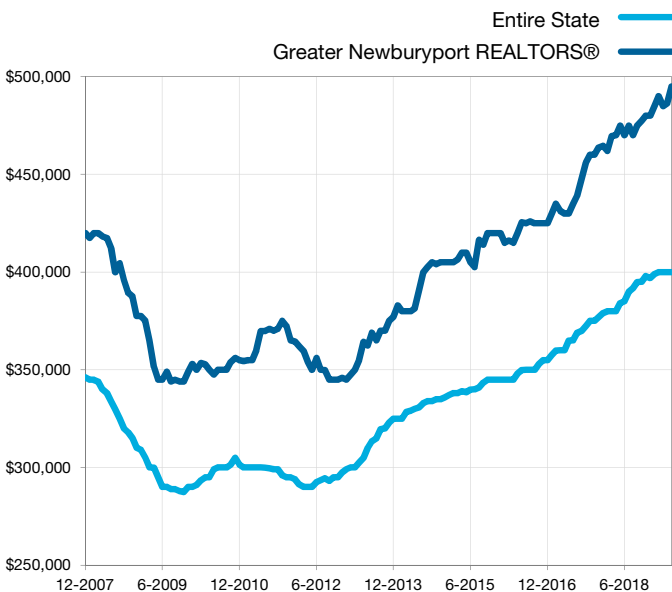
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	46	46	0.0%	165	178	+ 7.9%
Closed Sales	38	34	- 10.5%	135	156	+ 15.6%
Median Sales Price*	\$425,250	\$377,500	- 11.2%	\$299,000	\$365,000	+ 22.1%
Inventory of Homes for Sale	93	79	- 15.1%	--	--	--
Months Supply of Inventory	2.5	2.3	- 9.9%	--	--	--
Cumulative Days on Market Until Sale	56	61	+ 9.0%	50	60	+ 20.9%
Percent of Original List Price Received*	98.7%	97.4%	- 1.3%	98.0%	98.0%	- 0.0%
New Listings	65	66	+ 1.5%	242	234	- 3.3%

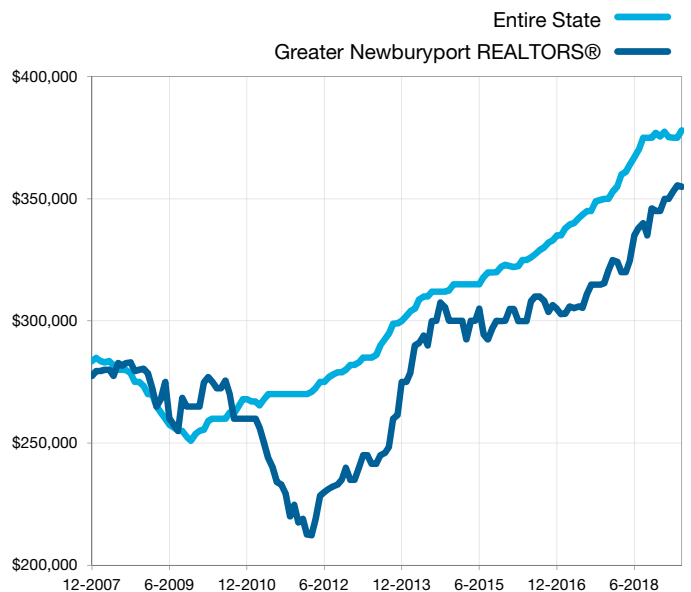
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 9.0%

Year-Over-Year
Change in
Closed Sales
All Properties

- 0.6%

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

- 12.8%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	309	305	- 1.3%	1,184	1,209	+ 2.1%
Closed Sales	237	250	+ 5.5%	934	963	+ 3.1%
Median Sales Price*	\$270,000	\$269,500	- 0.2%	\$245,000	\$259,000	+ 5.7%
Inventory of Homes for Sale	738	649	- 12.1%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.2%	--	--	--
Cumulative Days on Market Until Sale	67	58	- 12.7%	71	67	- 6.0%
Percent of Original List Price Received*	98.3%	97.9%	- 0.4%	97.6%	96.4%	- 1.3%
New Listings	485	439	- 9.5%	1,542	1,558	+ 1.0%

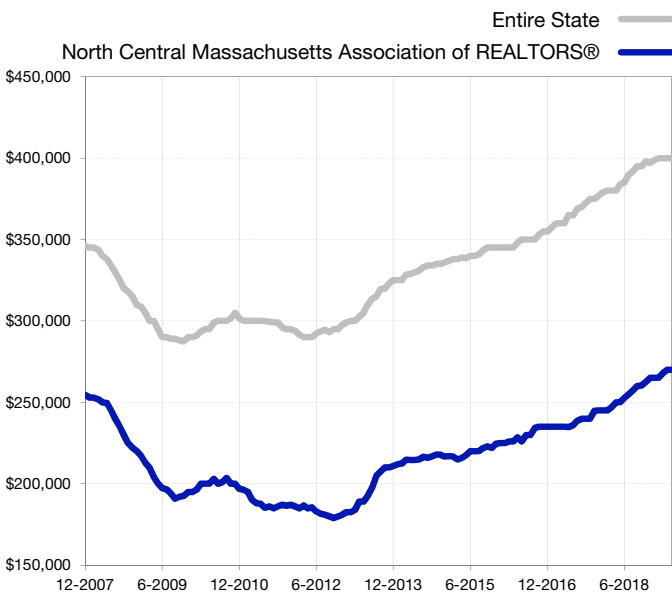
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	43	44	+ 2.3%	188	172	- 8.5%
Closed Sales	31	42	+ 35.5%	151	137	- 9.3%
Median Sales Price*	\$179,500	\$183,500	+ 2.2%	\$187,000	\$182,500	- 2.4%
Inventory of Homes for Sale	76	61	- 19.7%	--	--	--
Months Supply of Inventory	2.1	1.6	- 21.0%	--	--	--
Cumulative Days on Market Until Sale	76	35	- 53.9%	73	49	- 32.7%
Percent of Original List Price Received*	99.6%	99.4%	- 0.2%	98.2%	98.1%	- 0.1%
New Listings	51	57	+ 11.8%	217	218	+ 0.5%

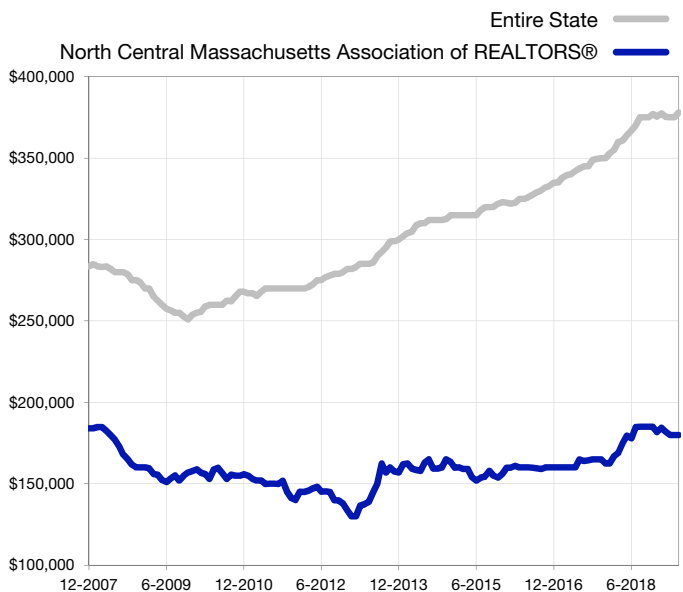
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 2.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.8%

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

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	479	499	+ 4.2%	1,575	1,717	+ 9.0%
Closed Sales	334	348	+ 4.2%	1,271	1,287	+ 1.3%
Median Sales Price*	\$445,000	\$461,000	+ 3.6%	\$430,000	\$441,500	+ 2.7%
Inventory of Homes for Sale	766	747	- 2.5%	--	--	--
Months Supply of Inventory	2.3	2.2	- 2.5%	--	--	--
Cumulative Days on Market Until Sale	45	51	+ 12.7%	58	60	+ 3.4%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	98.3%	97.0%	- 1.3%
New Listings	672	670	- 0.3%	2,049	2,158	+ 5.3%

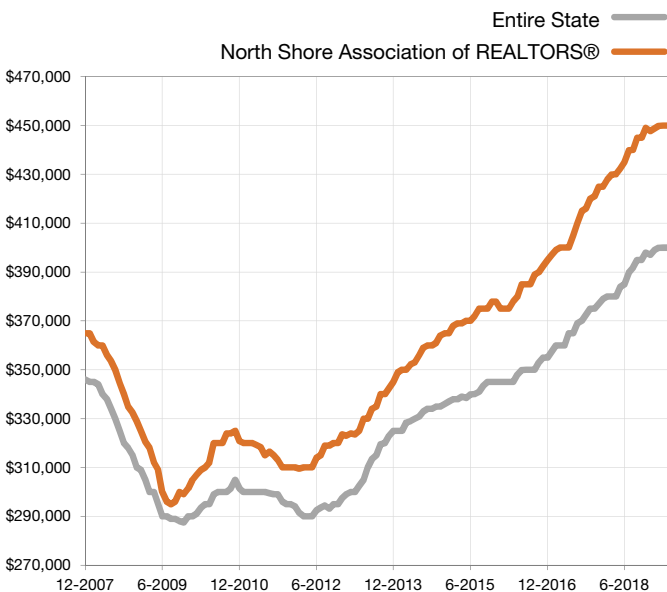
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	202	215	+ 6.4%	802	838	+ 4.5%
Closed Sales	181	181	0.0%	663	657	- 0.9%
Median Sales Price*	\$295,000	\$330,000	+ 11.9%	\$293,000	\$314,000	+ 7.2%
Inventory of Homes for Sale	307	290	- 5.5%	--	--	--
Months Supply of Inventory	1.9	1.9	- 1.8%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 1.2%	49	55	+ 10.6%
Percent of Original List Price Received*	101.5%	99.9%	- 1.6%	99.4%	98.3%	- 1.1%
New Listings	276	276	0.0%	986	993	+ 0.7%

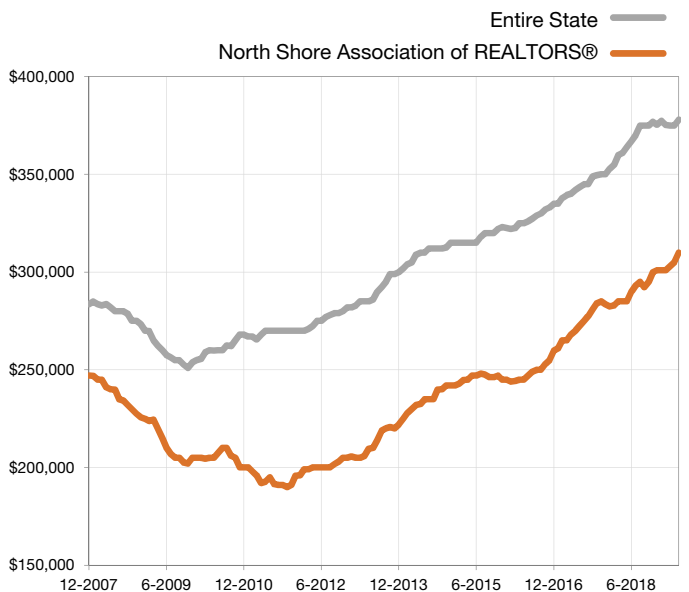
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 4.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.6%

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

- 3.8%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	434	469	+ 8.1%	1,592	1,712	+ 7.5%
Closed Sales	330	360	+ 9.1%	1,249	1,278	+ 2.3%
Median Sales Price*	\$445,250	\$453,750	+ 1.9%	\$418,250	\$435,000	+ 4.0%
Inventory of Homes for Sale	663	665	+ 0.3%	--	--	--
Months Supply of Inventory	2.0	2.0	+ 1.5%	--	--	--
Cumulative Days on Market Until Sale	41	42	+ 1.8%	53	59	+ 11.1%
Percent of Original List Price Received*	100.2%	99.4%	- 0.8%	98.9%	97.9%	- 1.0%
New Listings	625	646	+ 3.4%	2,009	2,160	+ 7.5%

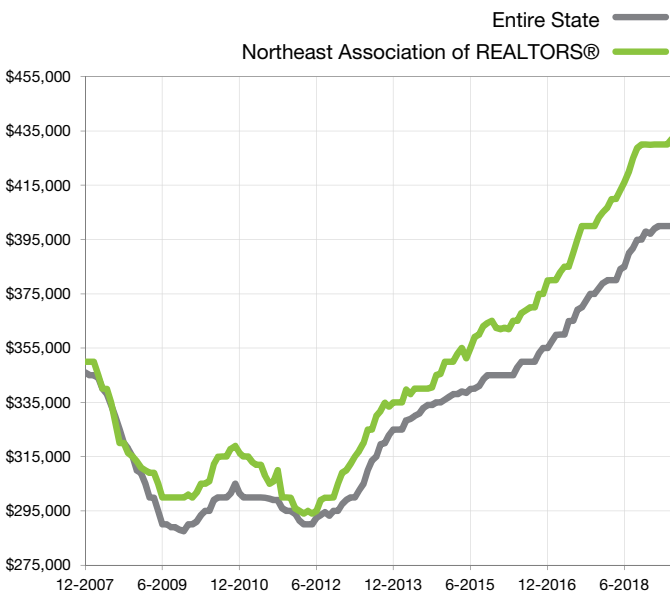
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	177	175	- 1.1%	721	722	+ 0.1%
Closed Sales	152	143	- 5.9%	564	562	- 0.4%
Median Sales Price*	\$251,250	\$275,000	+ 9.5%	\$237,000	\$255,000	+ 7.6%
Inventory of Homes for Sale	253	216	- 14.6%	--	--	--
Months Supply of Inventory	1.9	1.6	- 17.1%	--	--	--
Cumulative Days on Market Until Sale	44	38	- 14.2%	47	49	+ 4.4%
Percent of Original List Price Received*	100.4%	99.9%	- 0.5%	99.9%	98.8%	- 1.1%
New Listings	223	209	- 6.3%	882	820	- 7.0%

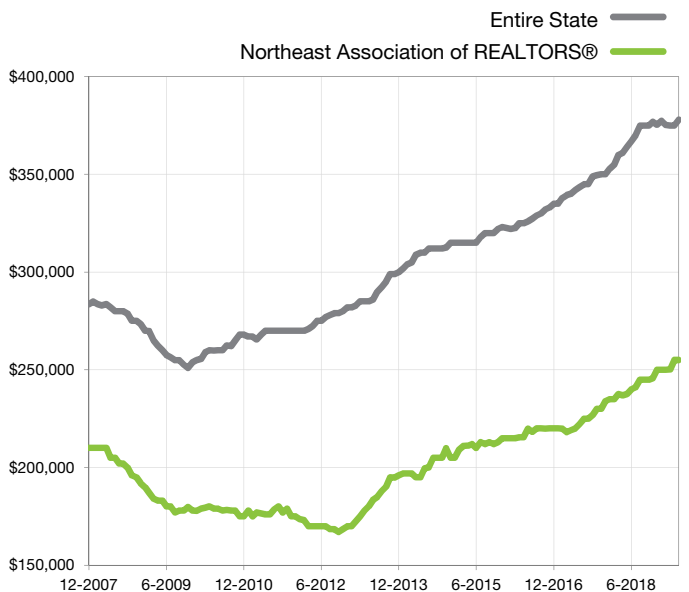
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 1.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.0%

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

- 12.4%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	748	767	+ 2.5%	2,750	2,792	+ 1.5%
Closed Sales	545	575	+ 5.5%	2,068	2,088	+ 1.0%
Median Sales Price*	\$315,000	\$328,250	+ 4.2%	\$290,000	\$306,000	+ 5.5%
Inventory of Homes for Sale	1,556	1,336	- 14.1%	--	--	--
Months Supply of Inventory	2.8	2.5	- 13.2%	--	--	--
Cumulative Days on Market Until Sale	55	57	+ 4.2%	66	72	+ 9.2%
Percent of Original List Price Received*	98.3%	98.7%	+ 0.4%	97.5%	97.0%	- 0.5%
New Listings	1,111	1,080	- 2.8%	3,637	3,571	- 1.8%

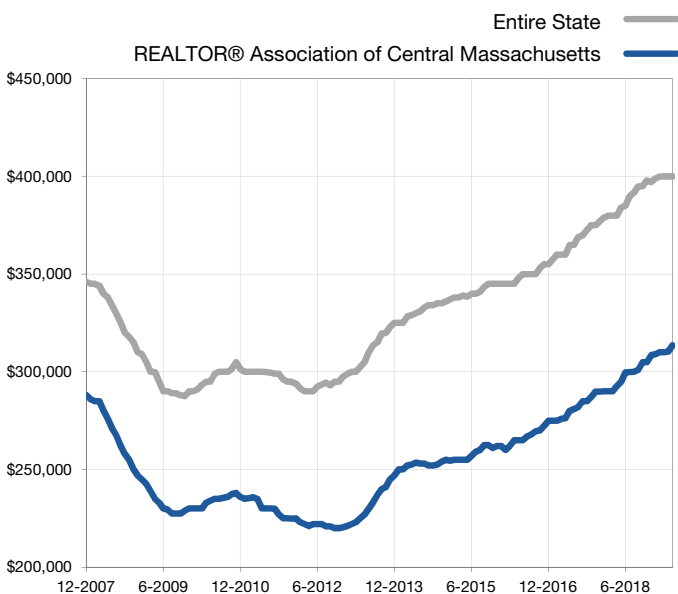
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	168	167	- 0.6%	672	641	- 4.6%
Closed Sales	145	122	- 15.9%	536	513	- 4.3%
Median Sales Price*	\$225,000	\$267,500	+ 18.9%	\$218,200	\$229,450	+ 5.2%
Inventory of Homes for Sale	276	268	- 2.9%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	54	53	- 2.1%	58	63	+ 8.1%
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	98.6%	98.5%	- 0.1%
New Listings	189	220	+ 16.4%	796	791	- 0.6%

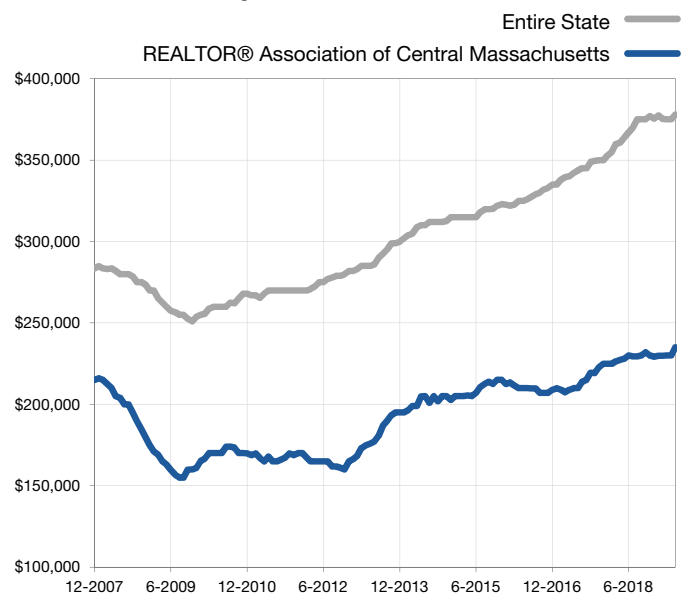
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 3.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.4%

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

- 23.6%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	677	710	+ 4.9%	2,487	2,633	+ 5.9%
Closed Sales	518	544	+ 5.0%	1,973	2,027	+ 2.7%
Median Sales Price*	\$215,000	\$226,000	+ 5.1%	\$205,000	\$215,000	+ 4.9%
Inventory of Homes for Sale	1,767	1,351	- 23.5%	--	--	--
Months Supply of Inventory	3.5	2.7	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	68	71	+ 4.2%	81	83	+ 2.8%
Percent of Original List Price Received*	97.0%	96.9%	- 0.2%	95.6%	95.3%	- 0.3%
New Listings	1,050	927	- 11.7%	3,378	3,293	- 2.5%

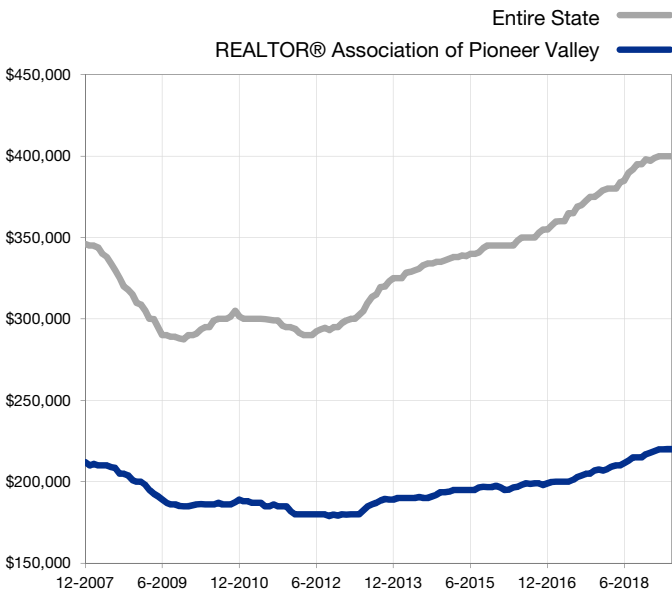
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	79	101	+ 27.8%	362	414	+ 14.4%
Closed Sales	87	81	- 6.9%	286	329	+ 15.0%
Median Sales Price*	\$163,000	\$157,500	- 3.4%	\$157,250	\$156,500	- 0.5%
Inventory of Homes for Sale	242	184	- 24.0%	--	--	--
Months Supply of Inventory	3.2	2.4	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	86	69	- 20.2%	95	87	- 7.8%
Percent of Original List Price Received*	96.9%	97.1%	+ 0.2%	96.6%	96.1%	- 0.5%
New Listings	103	115	+ 11.7%	432	469	+ 8.6%

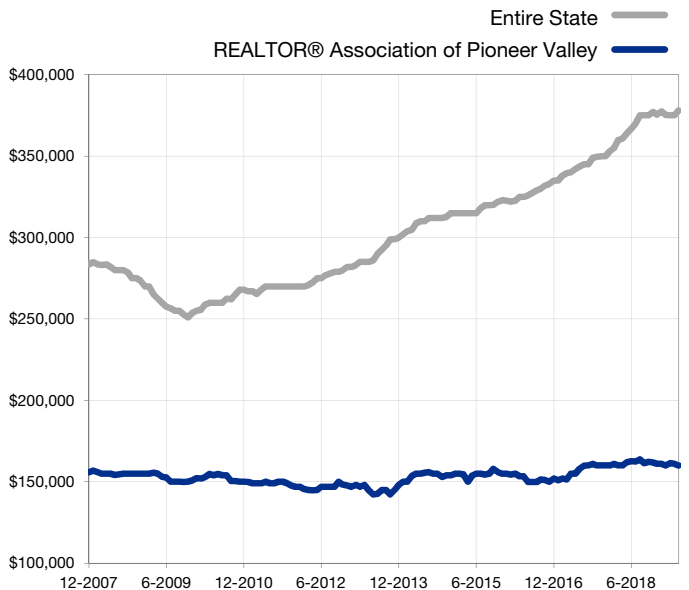
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 4.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.4%

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

- 15.9%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	569	578	+ 1.6%	2,031	2,163	+ 6.5%
Closed Sales	414	438	+ 5.8%	1,616	1,646	+ 1.9%
Median Sales Price*	\$306,000	\$349,900	+ 14.3%	\$302,500	\$326,500	+ 7.9%
Inventory of Homes for Sale	1,222	1,022	- 16.4%	--	--	--
Months Supply of Inventory	2.9	2.5	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	61	65	+ 6.0%	69	72	+ 4.1%
Percent of Original List Price Received*	98.1%	97.6%	- 0.5%	97.1%	96.7%	- 0.4%
New Listings	759	735	- 3.2%	2,654	2,634	- 0.8%

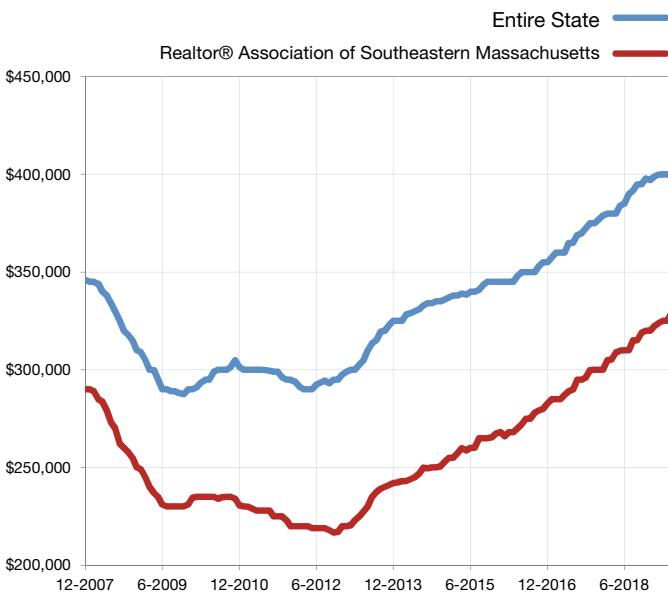
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	104	96	- 7.7%	364	378	+ 3.8%
Closed Sales	84	81	- 3.6%	289	312	+ 8.0%
Median Sales Price*	\$236,750	\$240,000	+ 1.4%	\$215,000	\$217,000	+ 0.9%
Inventory of Homes for Sale	166	146	- 12.0%	--	--	--
Months Supply of Inventory	2.3	2.0	- 14.9%	--	--	--
Cumulative Days on Market Until Sale	61	47	- 21.9%	57	63	+ 11.2%
Percent of Original List Price Received*	98.1%	98.5%	+ 0.4%	97.8%	97.5%	- 0.4%
New Listings	138	111	- 19.6%	452	455	+ 0.7%

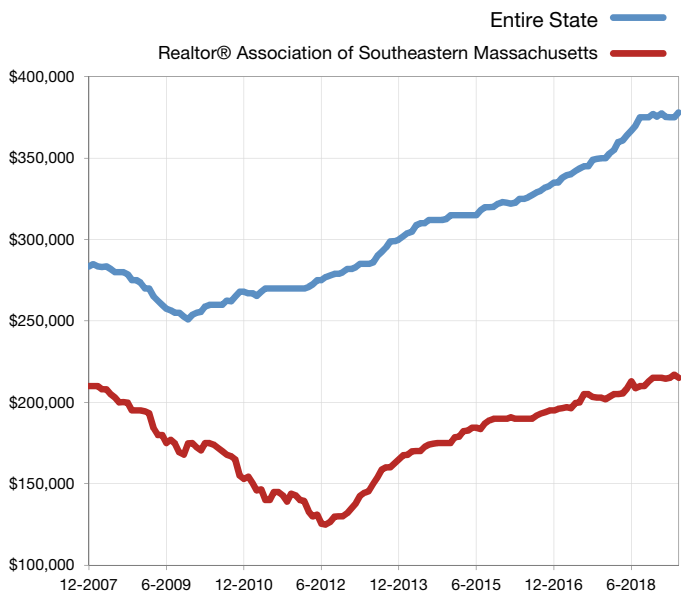
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 2.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.6%

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

- 2.3%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	675	747	+ 10.7%	2,533	2,609	+ 3.0%
Closed Sales	533	559	+ 4.9%	1,956	1,901	- 2.8%
Median Sales Price*	\$435,000	\$460,000	+ 5.7%	\$425,000	\$435,000	+ 2.4%
Inventory of Homes for Sale	1,505	1,429	- 5.0%	--	--	--
Months Supply of Inventory	2.9	2.9	- 2.1%	--	--	--
Cumulative Days on Market Until Sale	54	57	+ 6.0%	67	70	+ 3.3%
Percent of Original List Price Received*	98.7%	98.1%	- 0.6%	97.7%	96.8%	- 0.9%
New Listings	1,129	1,095	- 3.0%	3,462	3,641	+ 5.2%

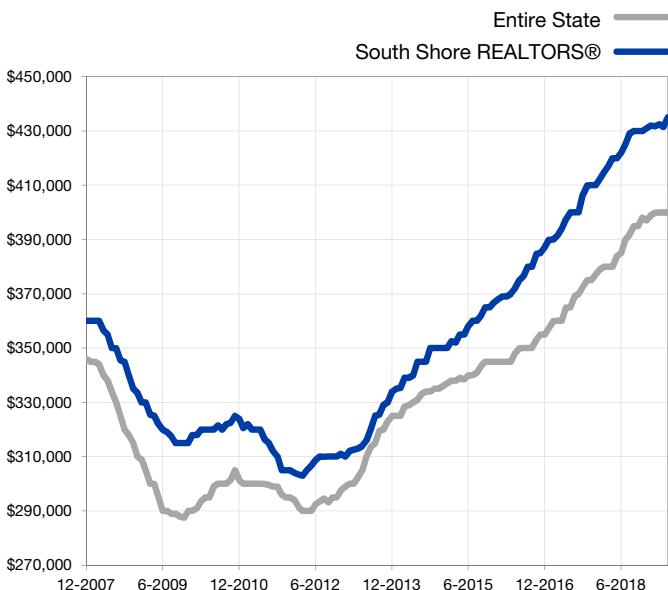
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	253	207	- 18.2%	875	873	- 0.2%
Closed Sales	178	170	- 4.5%	637	695	+ 9.1%
Median Sales Price*	\$360,000	\$347,500	- 3.5%	\$325,000	\$335,000	+ 3.1%
Inventory of Homes for Sale	386	419	+ 8.5%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 5.2%	--	--	--
Cumulative Days on Market Until Sale	56	65	+ 16.8%	59	62	+ 5.6%
Percent of Original List Price Received*	99.6%	98.3%	- 1.3%	99.2%	98.0%	- 1.2%
New Listings	300	247	- 17.7%	1,090	1,130	+ 3.7%

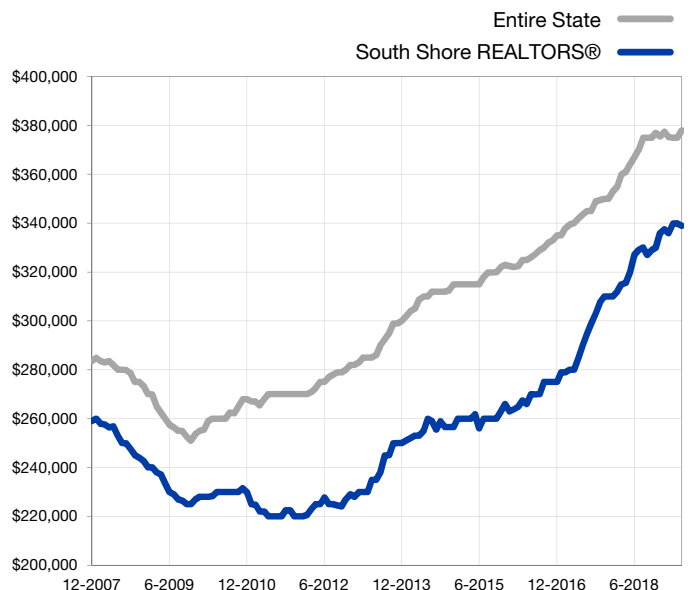
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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