

Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	505	586	+ 16.0%	1,924	2,144	+ 11.4%
Closed Sales	496	520	+ 4.8%	1,765	1,805	+ 2.3%
Median Sales Price*	\$425,000	\$426,500	+ 0.4%	\$405,000	\$420,000	+ 3.7%
Inventory of Homes for Sale	2,354	2,316	- 1.6%	--	--	--
Months Supply of Inventory	5.8	5.7	- 1.7%	--	--	--
Cumulative Days on Market Until Sale	112	100	- 10.7%	117	113	- 3.4%
Percent of Original List Price Received*	95.6%	95.2%	- 0.4%	94.8%	93.7%	- 1.2%
New Listings	837	778	- 7.0%	2,931	3,095	+ 5.6%

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

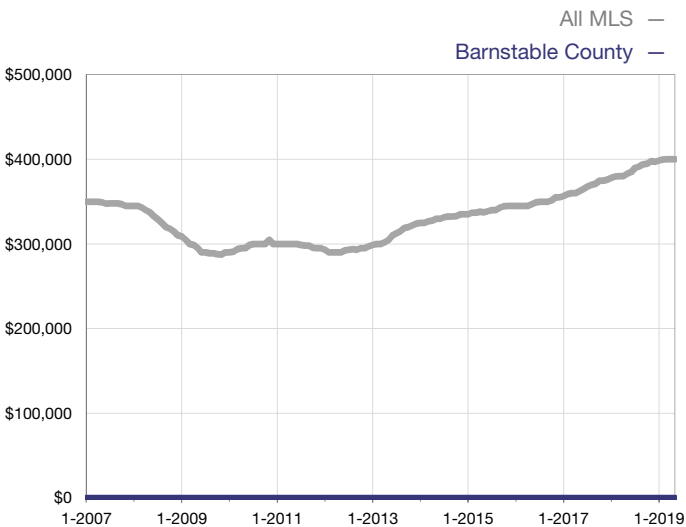
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	133	142	+ 6.8%	490	486	- 0.8%
Closed Sales	110	129	+ 17.3%	432	403	- 6.7%
Median Sales Price*	\$260,000	\$286,500	+ 10.2%	\$278,250	\$265,000	- 4.8%
Inventory of Homes for Sale	499	617	+ 23.6%	--	--	--
Months Supply of Inventory	4.8	6.1	+ 27.1%	--	--	--
Cumulative Days on Market Until Sale	104	108	+ 3.8%	114	104	- 8.8%
Percent of Original List Price Received*	94.5%	94.7%	+ 0.2%	94.8%	94.1%	- 0.7%
New Listings	161	181	+ 12.4%	671	791	+ 17.9%

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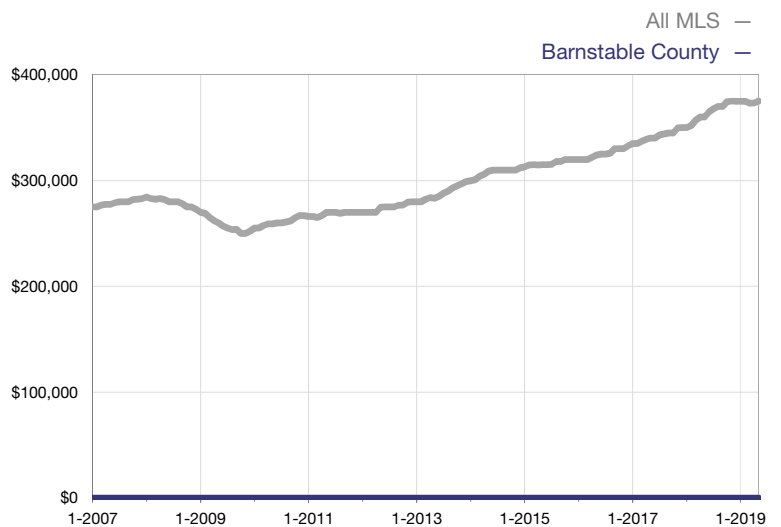
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	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	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	124	103	- 16.9%	139	99	- 28.8%
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%

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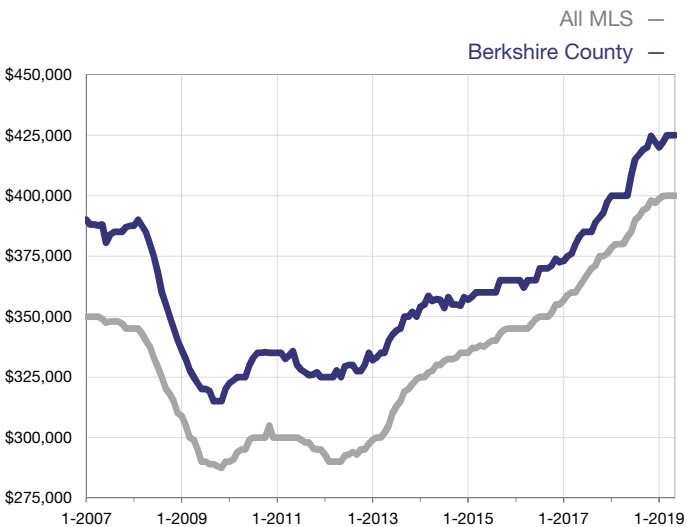
Condominium Properties

Key Metrics	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	- 11.3%	--	--	--
Cumulative Days on Market Until Sale	69	111	+ 60.9%	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%

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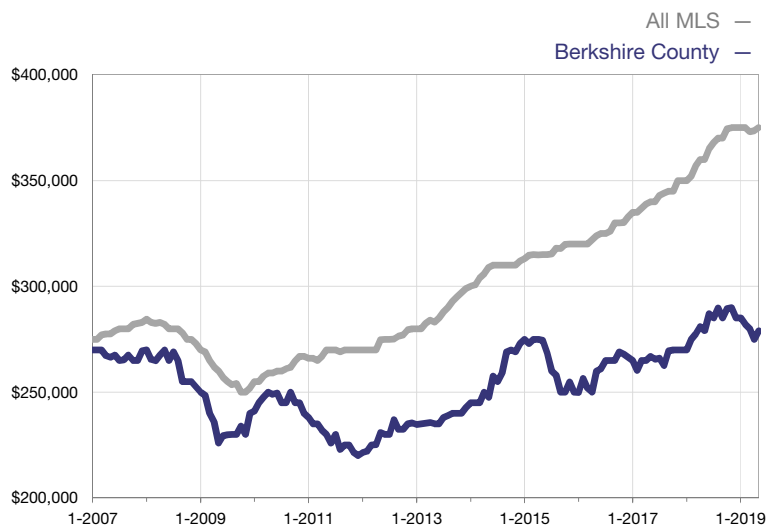
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	522	550	+ 5.4%	1,949	2,055	+ 5.4%
Closed Sales	413	439	+ 6.3%	1,583	1,591	+ 0.5%
Median Sales Price*	\$300,000	\$330,000	+ 10.0%	\$295,000	\$320,000	+ 8.5%
Inventory of Homes for Sale	1,241	1,051	- 15.3%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	66	71	+ 7.6%	72	75	+ 4.2%
Percent of Original List Price Received*	97.7%	97.2%	- 0.5%	96.7%	96.0%	- 0.7%
New Listings	774	710	- 8.3%	2,574	2,560	- 0.5%

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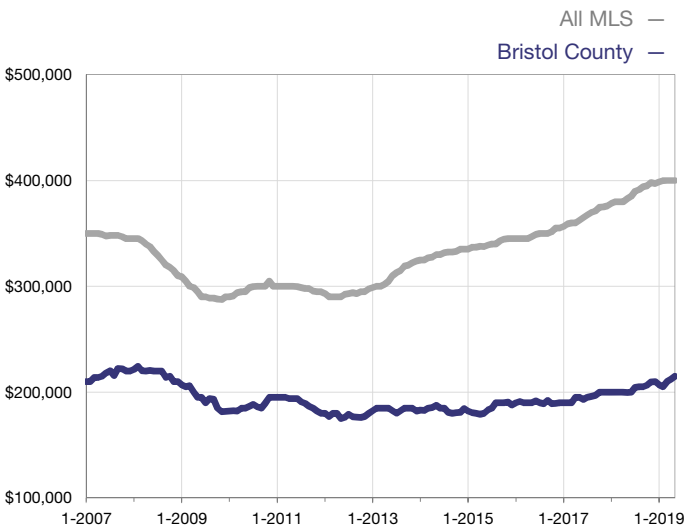
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	94	89	- 5.3%	364	343	- 5.8%
Closed Sales	89	76	- 14.6%	299	282	- 5.7%
Median Sales Price*	\$229,000	\$240,000	+ 4.8%	\$212,000	\$220,000	+ 3.8%
Inventory of Homes for Sale	143	158	+ 10.5%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	52	50	- 3.8%	60	63	+ 5.0%
Percent of Original List Price Received*	98.1%	98.1%	0.0%	97.1%	97.3%	+ 0.2%
New Listings	125	122	- 2.4%	433	441	+ 1.8%

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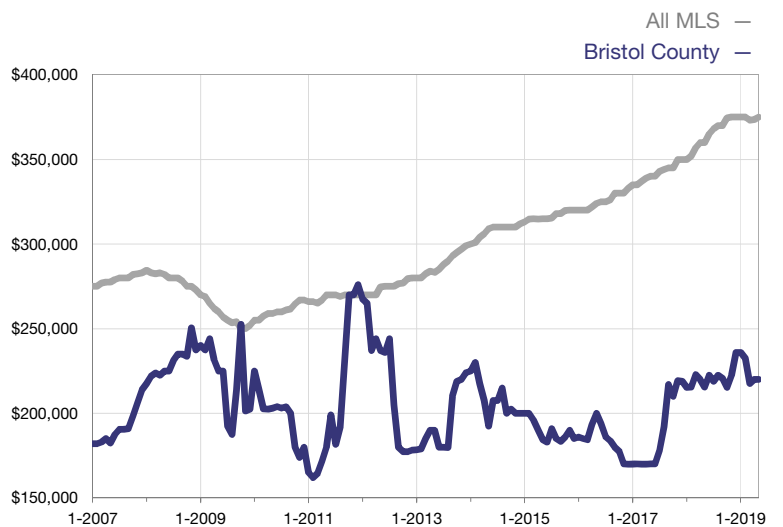
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – May 2019

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Dukes County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	2	- 84.6%	66	30	- 54.5%
Closed Sales	19	7	- 63.2%	67	28	- 58.2%
Median Sales Price*	\$850,000	\$830,000	- 2.4%	\$862,500	\$837,500	- 2.9%
Inventory of Homes for Sale	208	87	- 58.2%	--	--	--
Months Supply of Inventory	13.4	7.8	- 41.8%	--	--	--
Cumulative Days on Market Until Sale	95	193	+ 103.2%	112	195	+ 74.1%
Percent of Original List Price Received*	93.9%	94.3%	+ 0.4%	93.0%	91.2%	- 1.9%
New Listings	61	22	- 63.9%	180	86	- 52.2%

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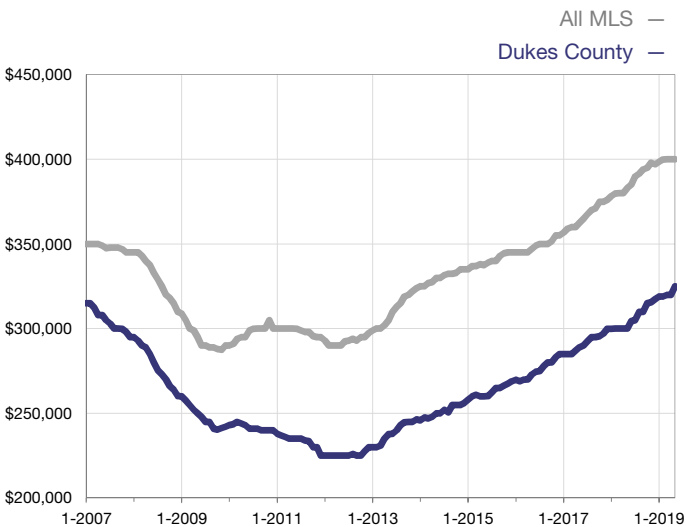
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	2	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$85,000	\$0	- 100.0%	\$260,000	\$600,000	+ 130.8%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	10.7	6.0	- 43.9%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	23	163	+ 608.7%
Percent of Original List Price Received*	88.0%	0.0%	- 100.0%	92.0%	98.9%	+ 7.5%
New Listings	5	0	- 100.0%	13	8	- 38.5%

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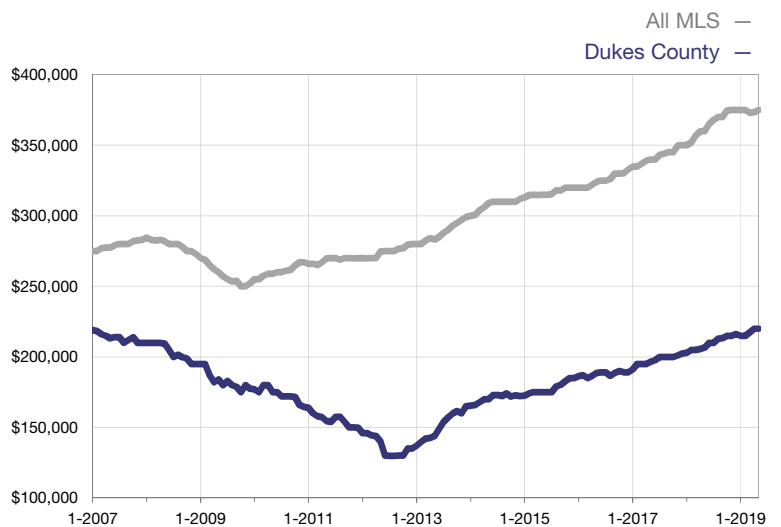
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	750	792	+ 5.6%	2,455	2,698	+ 9.9%
Closed Sales	501	568	+ 13.4%	1,932	2,002	+ 3.6%
Median Sales Price*	\$453,000	\$480,000	+ 6.0%	\$435,000	\$450,000	+ 3.4%
Inventory of Homes for Sale	1,269	1,216	- 4.2%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	48	50	+ 4.2%	61	61	0.0%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	98.2%	97.2%	- 1.0%
New Listings	1,087	1,060	- 2.5%	3,275	3,497	+ 6.8%

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Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	309	322	+ 4.2%	1,225	1,266	+ 3.3%
Closed Sales	265	262	- 1.1%	1,008	1,007	- 0.1%
Median Sales Price*	\$300,000	\$323,100	+ 7.7%	\$280,000	\$310,000	+ 10.7%
Inventory of Homes for Sale	491	459	- 6.5%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	42	- 10.6%	51	54	+ 5.9%
Percent of Original List Price Received*	100.8%	99.6%	- 1.2%	99.4%	98.4%	- 1.0%
New Listings	413	428	+ 3.6%	1,534	1,528	- 0.4%

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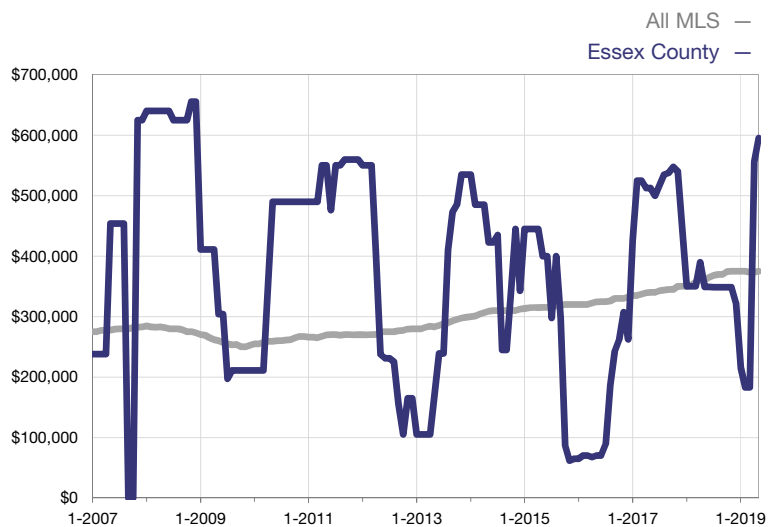
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	62	71	+ 14.5%	216	252	+ 16.7%
Closed Sales	45	55	+ 22.2%	186	200	+ 7.5%
Median Sales Price*	\$211,230	\$219,000	+ 3.7%	\$191,300	\$217,500	+ 13.7%
Inventory of Homes for Sale	236	195	- 17.4%	--	--	--
Months Supply of Inventory	4.4	3.9	- 11.4%	--	--	--
Cumulative Days on Market Until Sale	92	102	+ 10.9%	121	109	- 9.9%
Percent of Original List Price Received*	96.5%	94.9%	- 1.7%	94.6%	93.5%	- 1.2%
New Listings	124	92	- 25.8%	318	333	+ 4.7%

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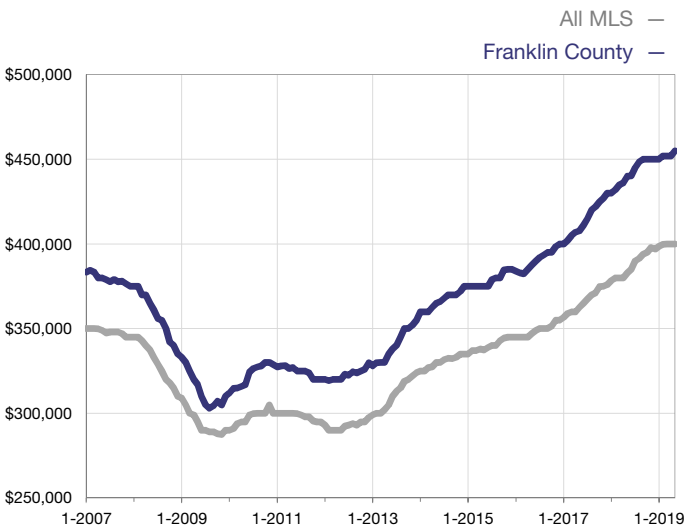
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	5	+ 25.0%	11	20	+ 81.8%
Closed Sales	2	6	+ 200.0%	4	16	+ 300.0%
Median Sales Price*	\$158,000	\$138,950	- 12.1%	\$157,000	\$195,000	+ 24.2%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	77	+ 67.4%	57	138	+ 142.1%
Percent of Original List Price Received*	98.7%	98.7%	0.0%	98.1%	96.9%	- 1.2%
New Listings	6	5	- 16.7%	14	20	+ 42.9%

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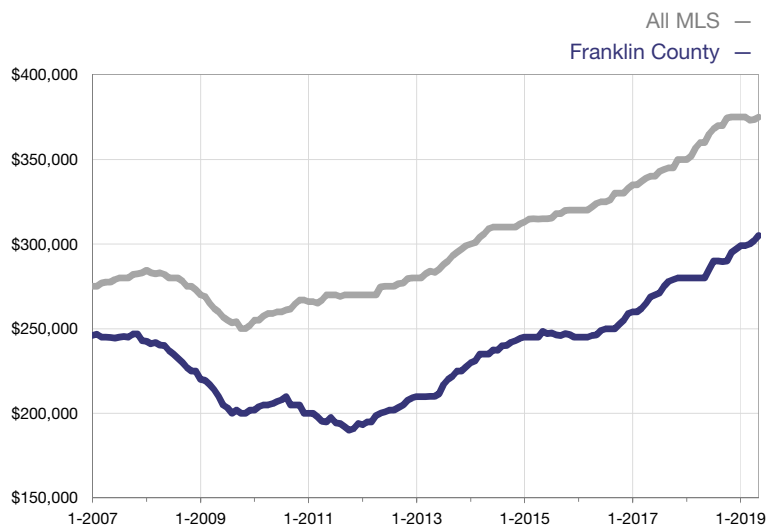
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – May 2019

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Hampden County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	468	481	+ 2.8%	1,754	1,864	+ 6.3%
Closed Sales	353	400	+ 13.3%	1,393	1,488	+ 6.8%
Median Sales Price*	\$194,900	\$215,000	+ 10.3%	\$190,000	\$200,000	+ 5.3%
Inventory of Homes for Sale	1,105	775	- 29.9%	--	--	--
Months Supply of Inventory	3.2	2.2	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	64	61	- 4.7%	71	73	+ 2.8%
Percent of Original List Price Received*	97.3%	97.4%	+ 0.1%	96.0%	95.7%	- 0.3%
New Listings	718	589	- 18.0%	2,344	2,253	- 3.9%

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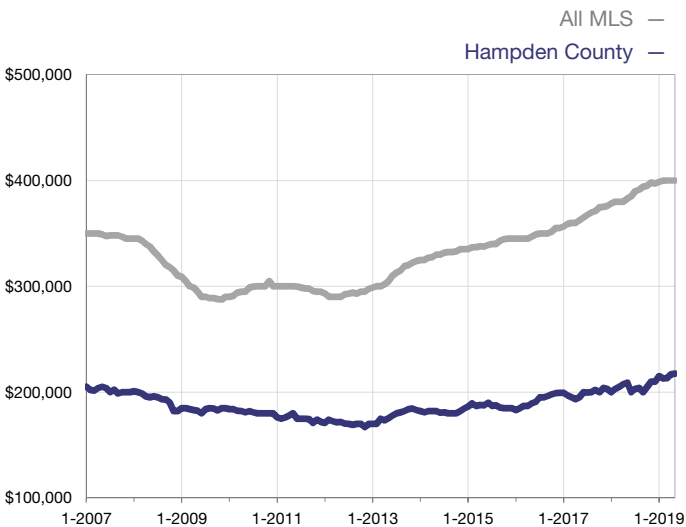
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	53	63	+ 18.9%	230	260	+ 13.0%
Closed Sales	56	48	- 14.3%	194	219	+ 12.9%
Median Sales Price*	\$152,750	\$146,500	- 4.1%	\$140,450	\$144,000	+ 2.5%
Inventory of Homes for Sale	153	109	- 28.8%	--	--	--
Months Supply of Inventory	3.4	2.3	- 32.4%	--	--	--
Cumulative Days on Market Until Sale	77	70	- 9.1%	90	86	- 4.4%
Percent of Original List Price Received*	96.2%	95.9%	- 0.3%	96.1%	95.5%	- 0.6%
New Listings	67	75	+ 11.9%	279	296	+ 6.1%

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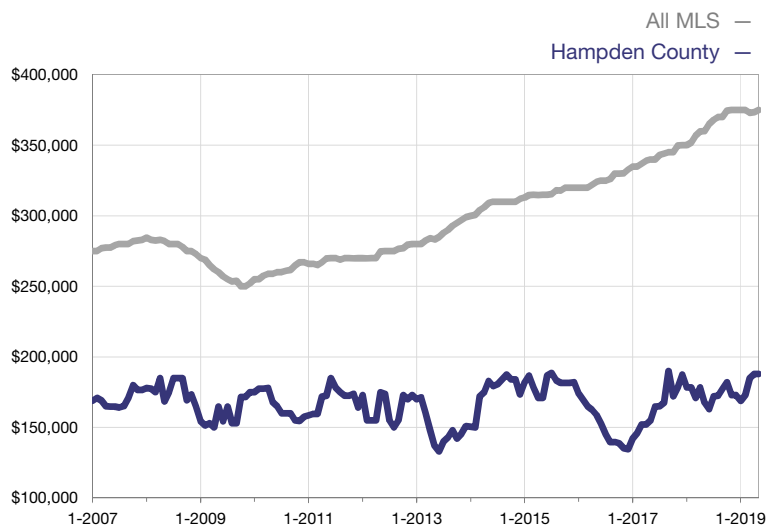
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	157	161	+ 2.5%	538	543	+ 0.9%
Closed Sales	126	95	- 24.6%	416	361	- 13.2%
Median Sales Price*	\$286,500	\$315,000	+ 9.9%	\$266,000	\$275,000	+ 3.4%
Inventory of Homes for Sale	425	380	- 10.6%	--	--	--
Months Supply of Inventory	4.0	3.7	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	66	92	+ 39.4%	95	104	+ 9.5%
Percent of Original List Price Received*	96.9%	95.5%	- 1.4%	94.8%	94.6%	- 0.2%
New Listings	216	252	+ 16.7%	750	735	- 2.0%

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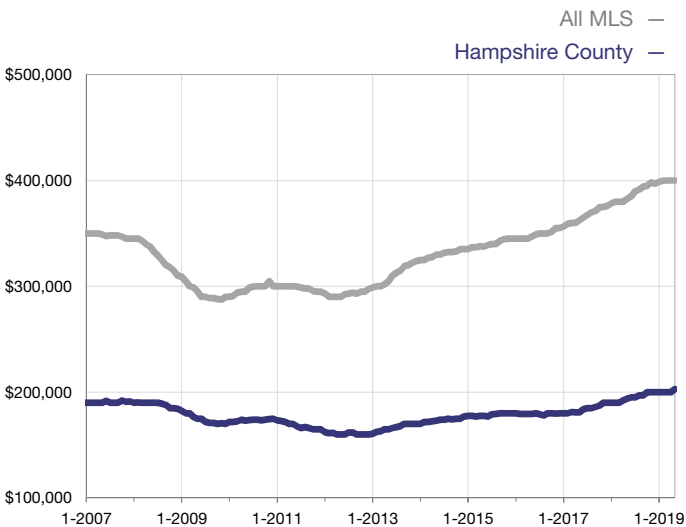
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	23	35	+ 52.2%	124	135	+ 8.9%
Closed Sales	30	28	- 6.7%	90	93	+ 3.3%
Median Sales Price*	\$216,000	\$247,200	+ 14.4%	\$199,500	\$225,400	+ 13.0%
Inventory of Homes for Sale	68	63	- 7.4%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	102	62	- 39.2%	105	74	- 29.5%
Percent of Original List Price Received*	98.3%	98.9%	+ 0.6%	97.6%	97.3%	- 0.3%
New Listings	30	35	+ 16.7%	135	156	+ 15.6%

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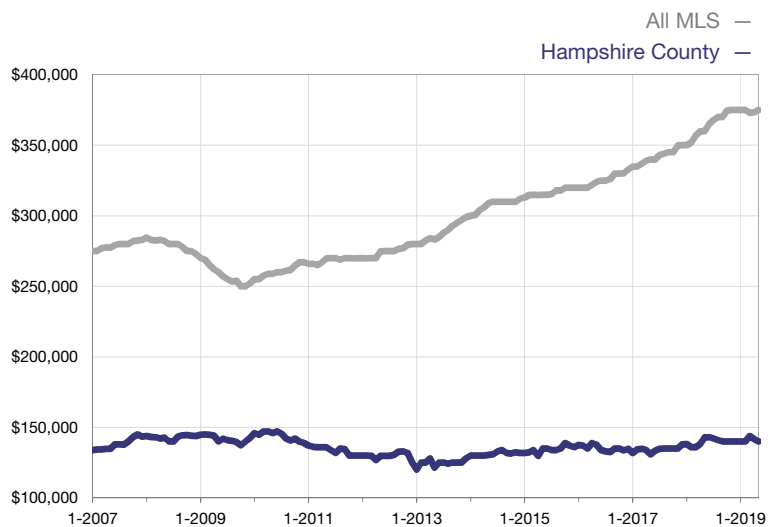
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Local Market Update – May 2019

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Middlesex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1,359	1,437	+ 5.7%	4,649	5,006	+ 7.7%
Closed Sales	991	1,074	+ 8.4%	3,314	3,620	+ 9.2%
Median Sales Price*	\$577,000	\$592,000	+ 2.6%	\$546,125	\$565,000	+ 3.5%
Inventory of Homes for Sale	2,003	2,144	+ 7.0%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	38	42	+ 10.5%	49	56	+ 14.3%
Percent of Original List Price Received*	101.6%	100.1%	- 1.5%	100.0%	98.2%	- 1.8%
New Listings	1,874	2,043	+ 9.0%	6,081	6,600	+ 8.5%

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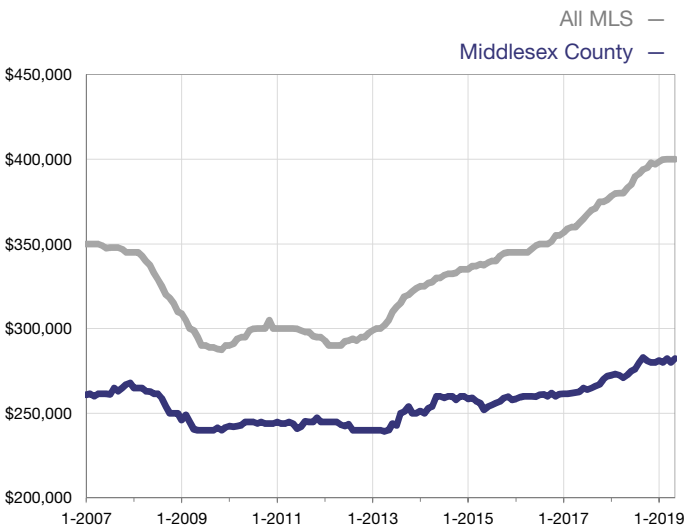
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	659	698	+ 5.9%	2,486	2,685	+ 8.0%
Closed Sales	576	604	+ 4.9%	1,987	2,003	+ 0.8%
Median Sales Price*	\$442,000	\$490,000	+ 10.9%	\$460,000	\$470,000	+ 2.2%
Inventory of Homes for Sale	751	900	+ 19.8%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	40	48	+ 20.0%
Percent of Original List Price Received*	103.0%	100.7%	- 2.2%	101.5%	99.4%	- 2.1%
New Listings	809	853	+ 5.4%	3,011	3,314	+ 10.1%

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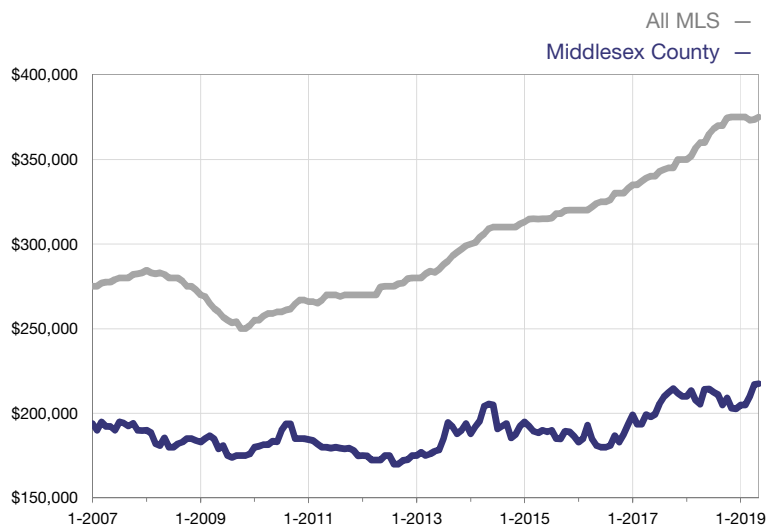
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	4	+ 100.0%	9	13	+ 44.4%
Closed Sales	1	2	+ 100.0%	14	13	- 7.1%
Median Sales Price*	\$1,729,062	\$1,880,000	+ 8.7%	\$1,757,031	\$1,700,000	- 3.2%
Inventory of Homes for Sale	56	58	+ 3.6%	--	--	--
Months Supply of Inventory	11.8	12.5	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	16	293	+ 1,731.3%	113	130	+ 15.0%
Percent of Original List Price Received*	98.8%	86.9%	- 12.0%	90.5%	91.5%	+ 1.1%
New Listings	12	16	+ 33.3%	49	47	- 4.1%

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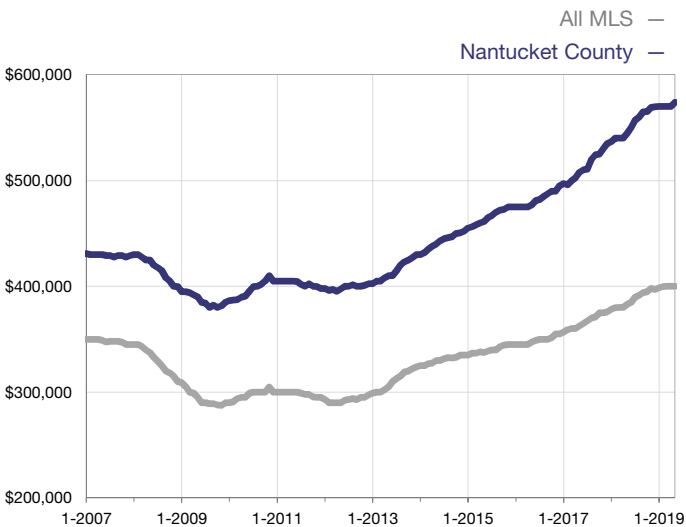
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$787,000	--	\$680,000	\$787,000	+ 15.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	5	15	+ 200.0%
Percent of Original List Price Received*	0.0%	148.5%	--	100.7%	148.5%	+ 47.5%
New Listings	1	0	- 100.0%	7	3	- 57.1%

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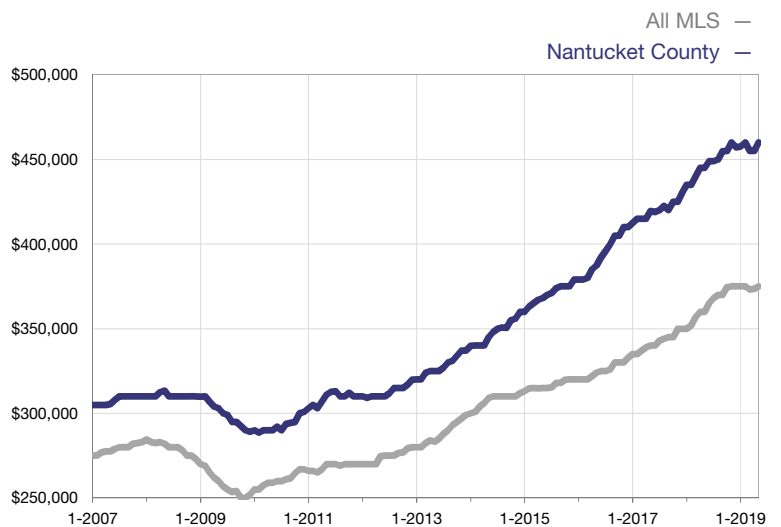
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	788	791	+ 0.4%	2,749	2,694	- 2.0%
Closed Sales	546	550	+ 0.7%	1,940	1,891	- 2.5%
Median Sales Price*	\$534,500	\$530,000	- 0.8%	\$500,000	\$520,000	+ 4.0%
Inventory of Homes for Sale	1,397	1,307	- 6.4%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	44	47	+ 6.8%	56	61	+ 8.9%
Percent of Original List Price Received*	99.9%	99.2%	- 0.7%	98.7%	97.4%	- 1.3%
New Listings	1,110	1,131	+ 1.9%	3,730	3,686	- 1.2%

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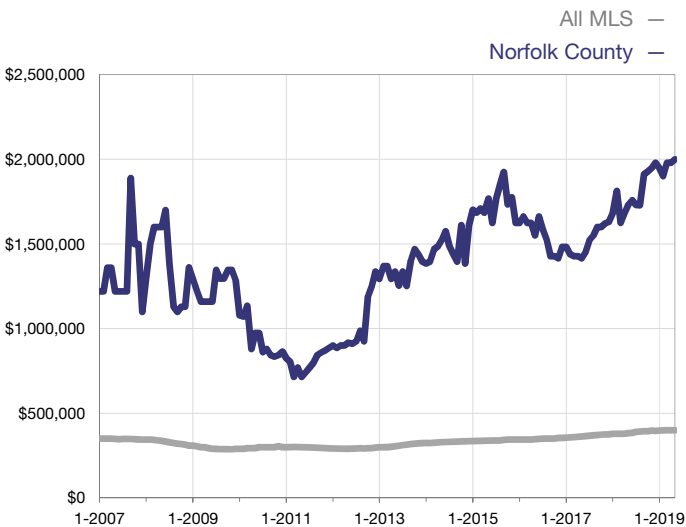
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	290	264	- 9.0%	1,072	1,168	+ 9.0%
Closed Sales	220	250	+ 13.6%	781	836	+ 7.0%
Median Sales Price*	\$408,162	\$404,950	- 0.8%	\$370,000	\$400,000	+ 8.1%
Inventory of Homes for Sale	403	498	+ 23.6%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	37	41	+ 10.8%	45	53	+ 17.8%
Percent of Original List Price Received*	100.7%	99.6%	- 1.1%	99.8%	98.9%	- 0.9%
New Listings	354	343	- 3.1%	1,360	1,551	+ 14.0%

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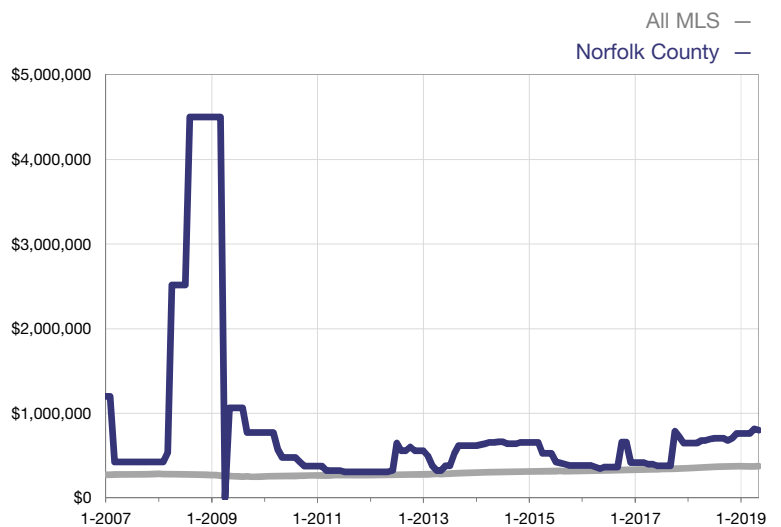
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – May 2019

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Plymouth County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	679	755	+ 11.2%	2,549	2,725	+ 6.9%
Closed Sales	535	559	+ 4.5%	1,997	2,005	+ 0.4%
Median Sales Price*	\$390,000	\$412,450	+ 5.8%	\$373,950	\$385,000	+ 3.0%
Inventory of Homes for Sale	1,665	1,532	- 8.0%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	58	61	+ 5.2%	72	73	+ 1.4%
Percent of Original List Price Received*	98.5%	97.7%	- 0.8%	97.3%	96.7%	- 0.6%
New Listings	1,093	1,091	- 0.2%	3,518	3,710	+ 5.5%

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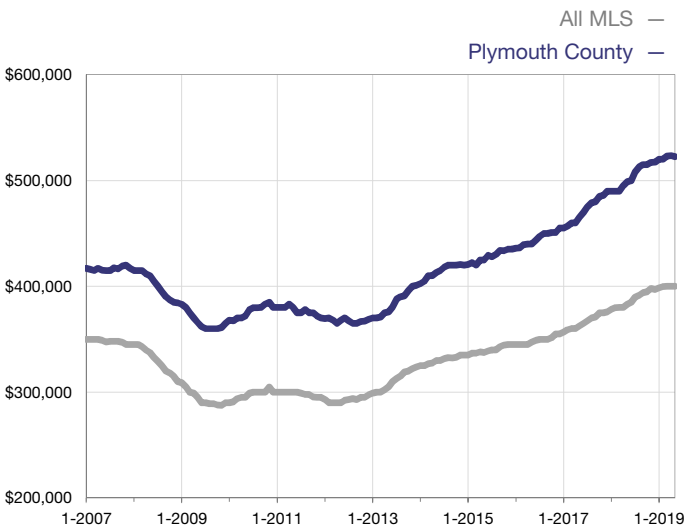
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	174	155	- 10.9%	559	618	+ 10.6%
Closed Sales	107	107	0.0%	391	504	+ 28.9%
Median Sales Price*	\$330,000	\$306,000	- 7.3%	\$290,000	\$305,000	+ 5.2%
Inventory of Homes for Sale	324	291	- 10.2%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	82	83	+ 1.2%	70	68	- 2.9%
Percent of Original List Price Received*	98.3%	97.9%	- 0.4%	99.0%	97.7%	- 1.3%
New Listings	219	173	- 21.0%	741	764	+ 3.1%

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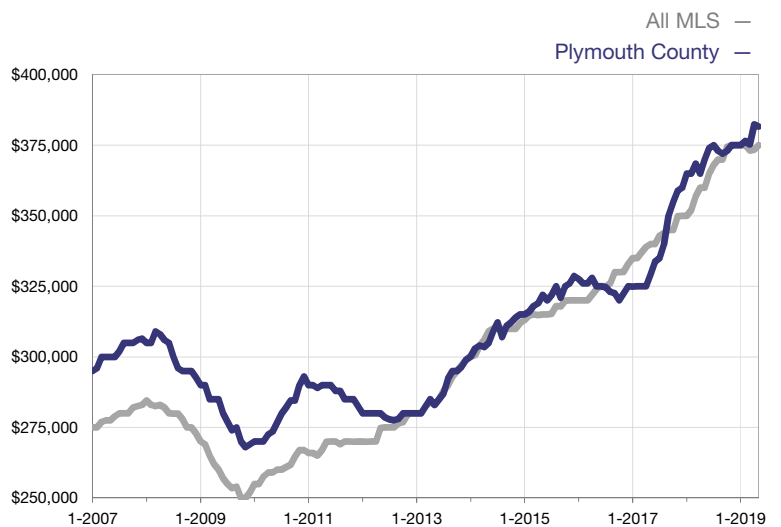
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – May 2019

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Suffolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	176	178	+ 1.1%	532	580	+ 9.0%
Closed Sales	115	127	+ 10.4%	400	411	+ 2.8%
Median Sales Price*	\$600,000	\$597,000	- 0.5%	\$545,000	\$572,500	+ 5.0%
Inventory of Homes for Sale	258	213	- 17.4%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	34	42	+ 23.5%	42	49	+ 16.7%
Percent of Original List Price Received*	101.3%	102.1%	+ 0.8%	99.7%	99.0%	- 0.7%
New Listings	235	238	+ 1.3%	746	744	- 0.3%

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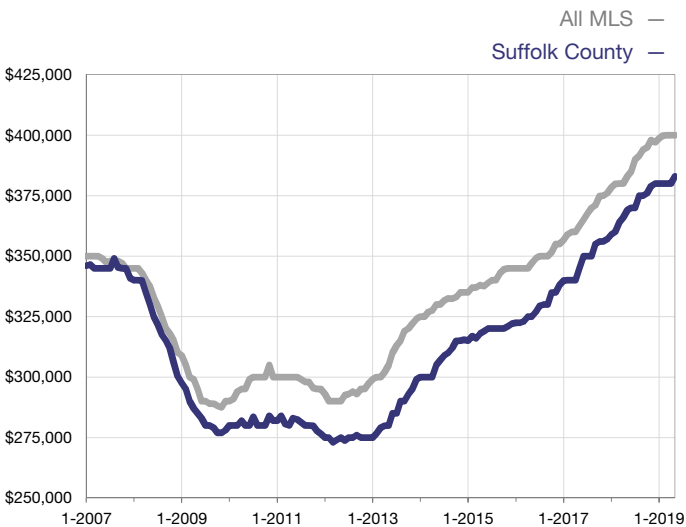
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	607	620	+ 2.1%	2,269	2,317	+ 2.1%
Closed Sales	487	502	+ 3.1%	1,774	1,689	- 4.8%
Median Sales Price*	\$625,000	\$650,000	+ 4.0%	\$620,000	\$602,000	- 2.9%
Inventory of Homes for Sale	1,049	1,139	+ 8.6%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	37	49	+ 32.4%	46	55	+ 19.6%
Percent of Original List Price Received*	101.6%	98.7%	- 2.9%	100.2%	98.1%	- 2.1%
New Listings	853	876	+ 2.7%	3,094	3,287	+ 6.2%

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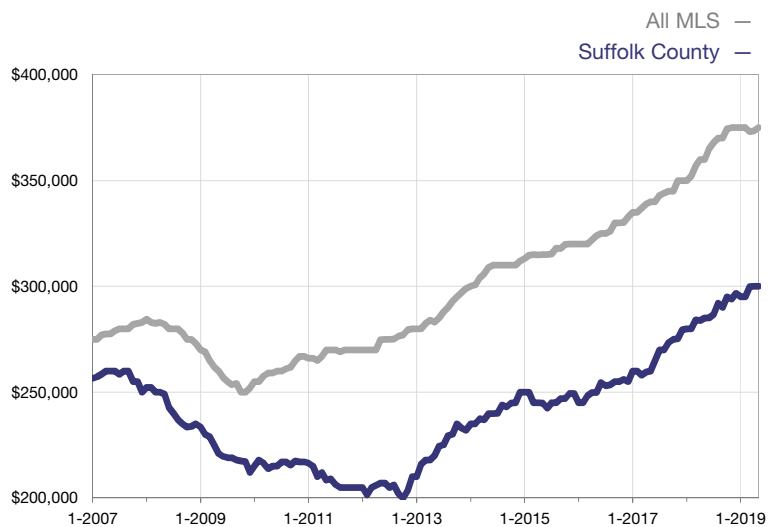
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – May 2019

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Worcester County

Single-Family Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	939	991	+ 5.5%	3,522	3,592	+ 2.0%
Closed Sales	702	727	+ 3.6%	2,706	2,715	+ 0.3%
Median Sales Price*	\$285,528	\$301,000	+ 5.4%	\$269,950	\$285,000	+ 5.6%
Inventory of Homes for Sale	2,085	1,796	- 13.9%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	61	58	- 4.9%	68	71	+ 4.4%
Percent of Original List Price Received*	98.3%	98.4%	+ 0.1%	97.4%	96.7%	- 0.7%
New Listings	1,420	1,379	- 2.9%	4,636	4,617	- 0.4%

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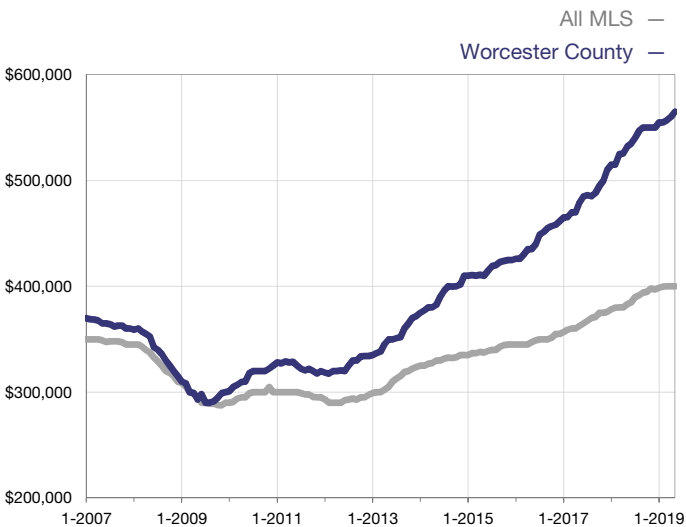
Condominium Properties

Key Metrics	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	184	185	+ 0.5%	759	713	- 6.1%
Closed Sales	159	138	- 13.2%	602	576	- 4.3%
Median Sales Price*	\$212,000	\$235,500	+ 11.1%	\$204,700	\$215,000	+ 5.0%
Inventory of Homes for Sale	319	290	- 9.1%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	58	52	- 10.3%	61	61	0.0%
Percent of Original List Price Received*	99.9%	99.2%	- 0.7%	98.5%	98.5%	0.0%
New Listings	206	237	+ 15.0%	898	871	- 3.0%

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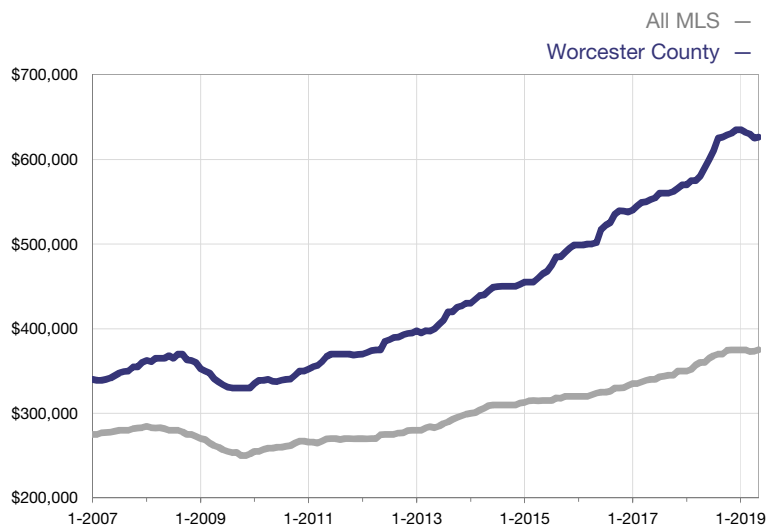
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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