

Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

Central Region

+ 4.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.4%

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

- 15.3%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1,057	1,072	+ 1.4%	3,934	4,001	+ 1.7%
Closed Sales	782	825	+ 5.5%	3,002	3,051	+ 1.6%
Median Sales Price*	\$295,450	\$308,950	+ 4.6%	\$275,000	\$291,000	+ 5.8%
Inventory of Homes for Sale	2,294	1,985	-13.5%	--	--	--
Months Supply of Inventory	2.9	2.5	-13.8%	--	--	--
Cumulative Days on Market Until Sale	59	58	-1.7%	67	70	+ 4.5%
Percent of Original List Price Received*	98.3%	98.5%	+ 0.2%	97.5%	96.8%	-0.7%
New Listings	1,596	1,519	-4.8%	5,179	5,129	-1.0%

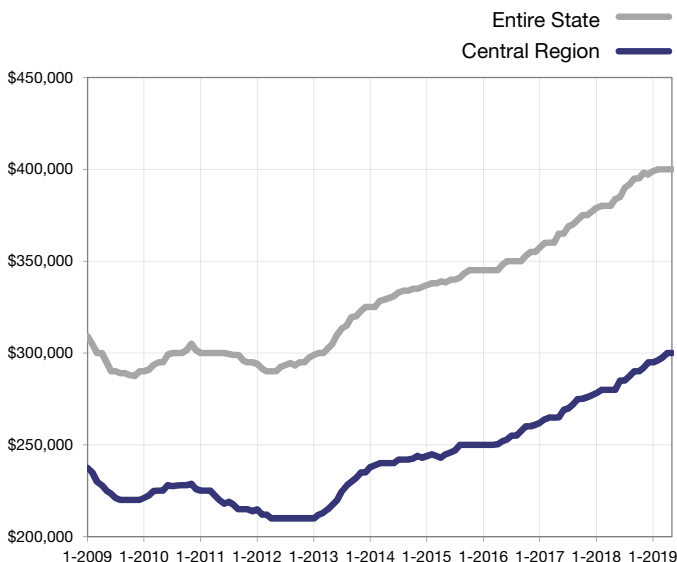
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	211	211	0.0%	860	813	-5.5%
Closed Sales	176	164	-6.8%	687	650	-5.4%
Median Sales Price*	\$219,450	\$237,000	+ 8.0%	\$209,000	\$215,000	+ 2.9%
Inventory of Homes for Sale	352	329	-6.5%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	58	48	-17.2%	62	60	-3.2%
Percent of Original List Price Received*	99.9%	99.3%	-0.6%	98.5%	98.4%	-0.1%
New Listings	240	277	+ 15.4%	1,013	1,009	-0.4%

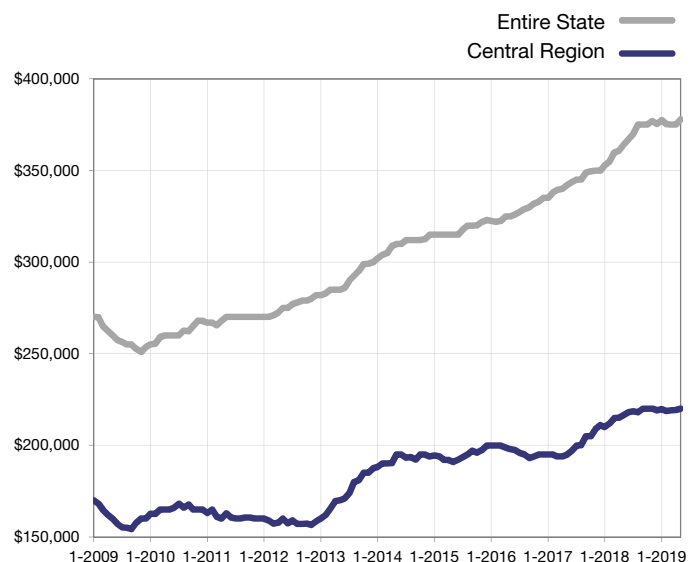
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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MASSACHUSETTS ASSOCIATION OF REALTORS®

Northern Region

+ 3.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.8%

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

- 9.0%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1,013	1,078	+ 6.4%	3,473	3,772	+ 8.6%
Closed Sales	729	787	+ 8.0%	2,743	2,823	+ 2.9%
Median Sales Price*	\$445,500	\$465,500	+ 4.5%	\$430,000	\$445,000	+ 3.5%
Inventory of Homes for Sale	1,636	1,596	-2.4%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	46	47	+ 2.2%	57	60	+ 5.3%
Percent of Original List Price Received*	99.7%	98.9%	-0.8%	98.5%	97.4%	-1.1%
New Listings	1,450	1,457	+ 0.5%	4,512	4,807	+ 6.5%

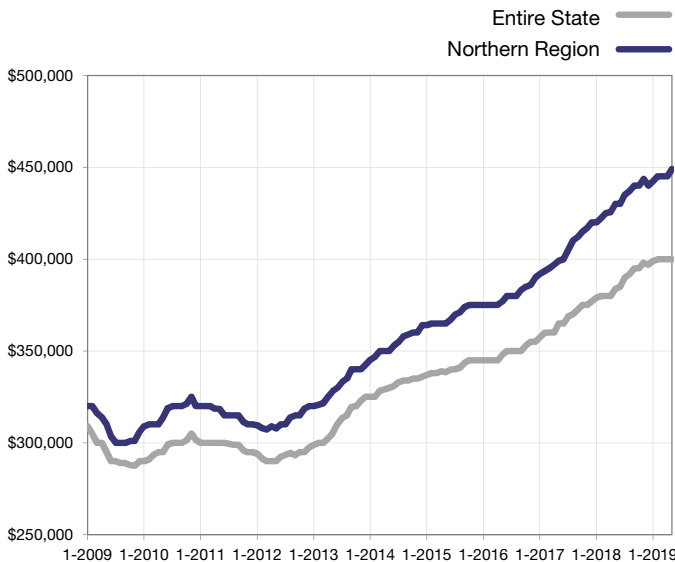
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	425	436	+ 2.6%	1,688	1,738	+ 3.0%
Closed Sales	371	358	-3.5%	1,362	1,375	+ 1.0%
Median Sales Price*	\$285,000	\$310,000	+ 8.8%	\$265,000	\$300,000	+ 13.2%
Inventory of Homes for Sale	653	585	-10.4%	--	--	--
Months Supply of Inventory	2.0	1.8	-10.0%	--	--	--
Cumulative Days on Market Until Sale	44	41	-6.8%	48	53	+ 10.4%
Percent of Original List Price Received*	100.7%	99.6%	-1.1%	99.5%	98.5%	-1.0%
New Listings	564	551	-2.3%	2,110	2,047	-3.0%

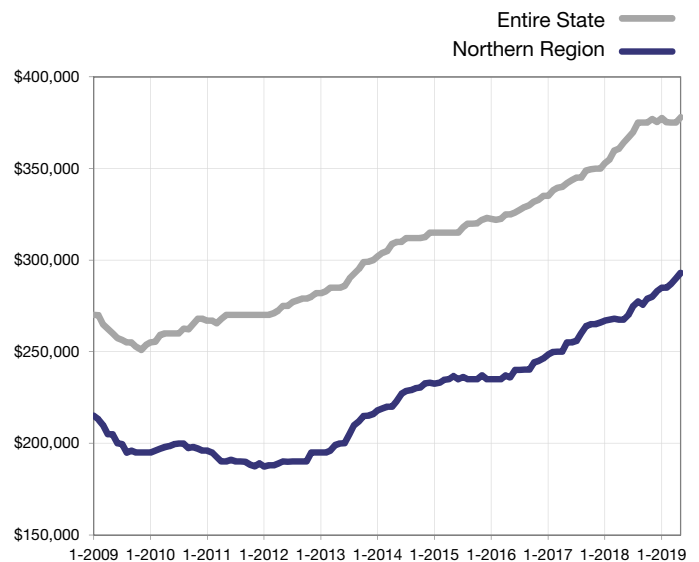
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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MASSACHUSETTS ASSOCIATION OF REALTORS®

Southeast Region

+ 6.2%

+ 13.6%

- 17.9%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	667	703	+ 5.4%	2,465	2,597	+ 5.4%
Closed Sales	511	539	+ 5.5%	1,995	1,997	+ 0.1%
Median Sales Price*	\$293,000	\$331,000	+ 13.0%	\$294,900	\$320,000	+ 8.5%
Inventory of Homes for Sale	1,564	1,319	-15.7%	--	--	--
Months Supply of Inventory	3.1	2.6	-16.1%	--	--	--
Cumulative Days on Market Until Sale	62	70	+ 12.9%	71	74	+ 4.2%
Percent of Original List Price Received*	98.1%	97.2%	-0.9%	96.9%	96.4%	-0.5%
New Listings	929	895	-3.7%	3,239	3,222	-0.5%

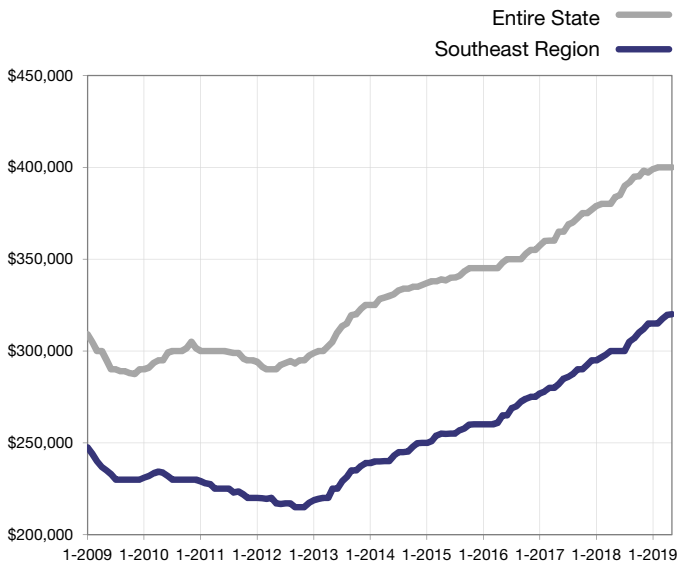
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	113	105	-7.1%	407	420	+ 3.2%
Closed Sales	93	93	0.0%	328	351	+ 7.0%
Median Sales Price*	\$233,000	\$225,000	-3.4%	\$208,500	\$210,000	+ 0.7%
Inventory of Homes for Sale	190	171	-10.0%	--	--	--
Months Supply of Inventory	2.3	2.1	-8.7%	--	--	--
Cumulative Days on Market Until Sale	61	49	-19.7%	60	64	+ 6.7%
Percent of Original List Price Received*	97.7%	98.2%	+ 0.5%	97.5%	97.3%	-0.2%
New Listings	151	131	-13.2%	507	511	+ 0.8%

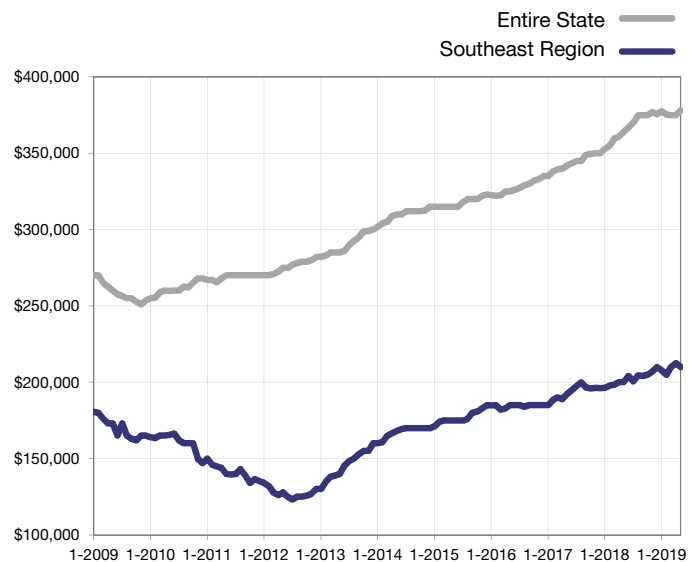
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Single-Family Properties



Condominium Properties



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West Region

+ 9.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.5%

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

- 19.0%

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

Single-Family Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	854	837	-2.0%	3,044	3,176	+ 4.3%
Closed Sales	612	665	+ 8.7%	2,367	2,488	+ 5.1%
Median Sales Price*	\$215,000	\$226,000	+ 5.1%	\$204,500	\$215,000	+ 5.1%
Inventory of Homes for Sale	2,719	2,221	-18.3%	--	--	--
Months Supply of Inventory	4.4	3.5	-20.5%	--	--	--
Cumulative Days on Market Until Sale	77	77	0.0%	90	86	-4.4%
Percent of Original List Price Received*	96.1%	96.0%	-0.1%	94.7%	94.6%	-0.1%
New Listings	1,361	1,219	-10.4%	4,275	4,220	-1.3%

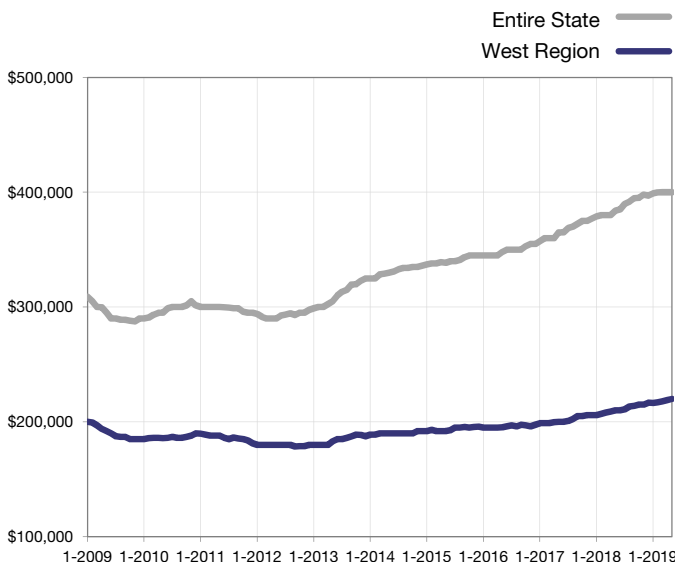
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	95	115	+ 21.1%	416	471	+ 13.2%
Closed Sales	100	97	-3.0%	332	376	+ 13.3%
Median Sales Price*	\$164,500	\$158,000	-4.0%	\$161,750	\$158,000	-2.3%
Inventory of Homes for Sale	426	363	-14.8%	--	--	--
Months Supply of Inventory	4.9	4.1	-16.3%	--	--	--
Cumulative Days on Market Until Sale	84	76	-9.5%	106	92	-13.2%
Percent of Original List Price Received*	96.5%	96.4%	-0.1%	96.0%	95.7%	-0.3%
New Listings	134	144	+ 7.5%	533	613	+ 15.0%

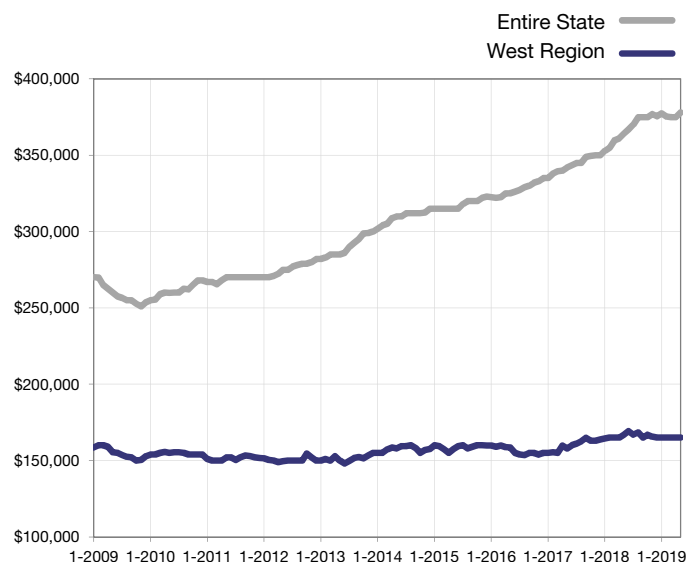
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