Multi-Family Housing Activity Report
February 2016

---|---|---|---|---|---|---|---
Closed Sales | | | | | | |
A count of sales that have closed within a given month. | | 332 | 417 | + 25.6% | 705 | 871 | + 23.5%
Median Sales Price | | | | | | |
The point at which half of the homes sold in a given month were priced higher and one half priced lower. | | $305,000 | $325,000 | + 6.6% | $310,000 | $345,000 | + 11.3%
Inventory of Homes for Sale | | | | | | |
The number of properties available for sale in an active status at the end of the month. | | 2,258 | 1,863 | - 17.5% | -- | -- | --
Months Supply of Homes for Sale | | | | | | |
Compares the number of active listings available to the average monthly pending sales* for the last 12 months. | | 4.6 | 3.5 | - 23.9% | -- | -- | --
Cumulative Days on Market | | | | | | |
The average number of days between when a listing first goes active and when it goes into its final pending status.* | | 104 | 99 | - 5.0% | 94 | 95 | + 1.5%
Pct. of Org. List Price Received | | | | | | |
The average percentage found when dividing a property's sales price by the original list price. | | 93.0% | 95.9% | + 3.1% | 94.0% | 95.2% | + 1.3%
New Listings | | | | | | |
A count of the properties that have been newly listed on the market in a given month. | | 456 | 655 | + 43.6% | 997 | 1,283 | + 28.7%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

All data from the Berkshire County Multiple Listing Service, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. Provided by MAR. Powered by ShowingTime 10K.