

Multi-Family Housing Activity Report

July 2019



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jul-2018	Jul-2019	+ / -	YTD 2018	YTD 2019	+ / -
Closed Sales A count of sales that have closed within a given month.		724	678	- 6.4%	4,038	4,130	+ 2.3%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$423,000	\$470,000	+ 11.1%	\$394,000	\$405,000	+ 2.8%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		2,256	1,441	- 36.1%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.6	2.3	- 36.9%	--	--	--
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.*		45	45	- 0.6%	49	54	+ 9.9%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.6%	98.6%	- 1.0%	98.3%	97.1%	- 1.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,024	904	- 11.7%	6,448	6,230	- 3.4%

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

