

Local Market Update – May 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 11.8%

+ 12.2%

- 35.3%

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		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	751	831	+ 10.7%	2,883	2,949	+ 2.3%
Closed Sales	505	584	+ 15.6%	2,071	2,106	+ 1.7%
Median Sales Price*	\$267,500	\$293,500	+ 9.7%	\$256,900	\$275,000	+ 7.0%
Inventory of Homes for Sale	2,060	1,312	- 36.3%	--	--	--
Months Supply of Inventory	4.0	2.4	- 40.5%	--	--	--
Cumulative Days on Market Until Sale	99	62	- 38.0%	115	75	- 35.1%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.7%	94.9%	96.9%	+ 2.0%
New Listings	921	1,005	+ 9.1%	3,785	3,626	- 4.2%

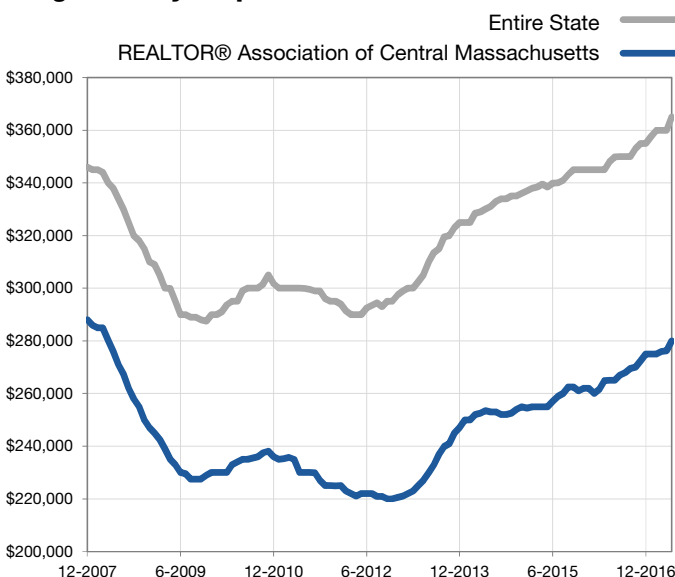
Condominium Properties

	May			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	160	201	+ 25.6%	709	711	+ 0.3%
Closed Sales	147	145	- 1.4%	525	552	+ 5.1%
Median Sales Price*	\$201,000	\$215,000	+ 7.0%	\$203,400	\$200,000	- 1.7%
Inventory of Homes for Sale	444	308	- 30.6%	--	--	--
Months Supply of Inventory	3.6	2.3	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	79	53	- 32.7%	104	72	- 30.7%
Percent of Original List Price Received*	96.9%	98.5%	+ 1.7%	96.3%	97.1%	+ 0.9%
New Listings	190	201	+ 5.8%	905	861	- 4.9%

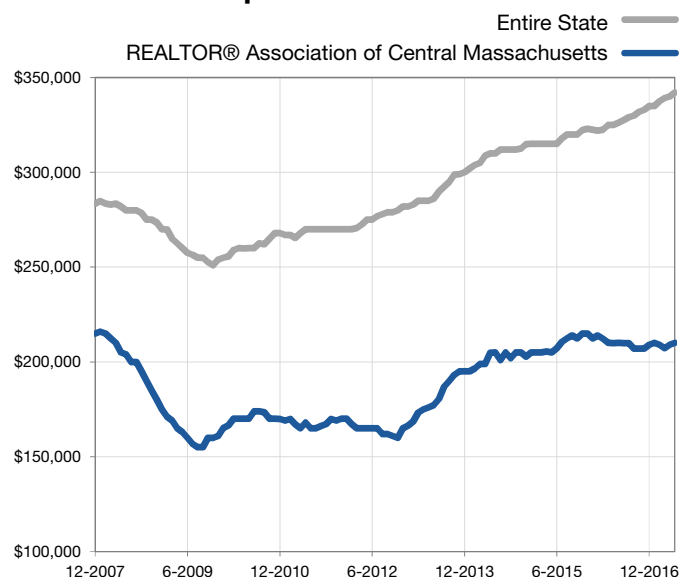
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.