

Local Market Update – June 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

Central Region

- 2.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.7%

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

- 37.3%

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

Single-Family Properties

	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	1,141	1,127	-1.2%	5,359	5,276	-1.5%
Closed Sales	1,070	1,099	+ 2.7%	4,066	4,173	+ 2.6%
Median Sales Price*	\$275,000	\$292,450	+ 6.3%	\$255,000	\$269,900	+ 5.8%
Inventory of Homes for Sale	2,640	2,004	-24.1%	--	--	--
Months Supply of Inventory	3.5	2.5	-28.6%	--	--	--
Cumulative Days on Market Until Sale	86	54	-37.2%	108	72	-33.3%
Percent of Original List Price Received*	97.4%	98.7%	+ 1.3%	95.5%	97.0%	+ 1.6%
New Listings	1,397	1,290	-7.7%	6,831	6,469	-5.3%

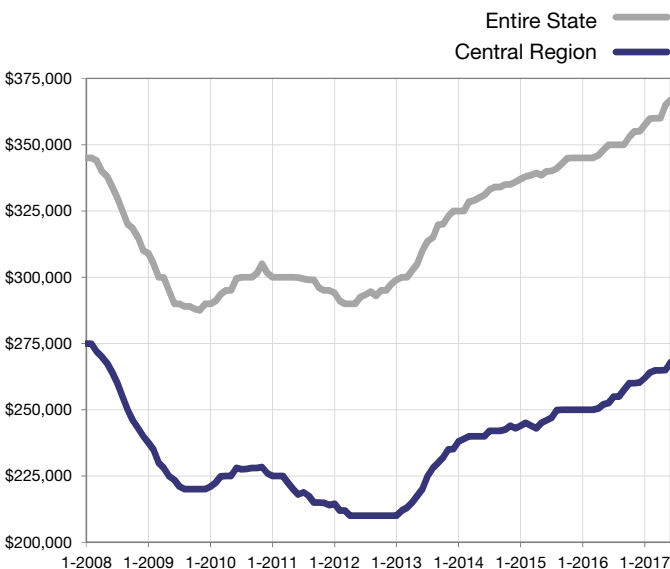
Condominium Properties

	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	241	208	-13.7%	1,123	1,090	-2.9%
Closed Sales	257	227	-11.7%	895	920	+ 2.8%
Median Sales Price*	\$204,450	\$215,500	+ 5.4%	\$193,500	\$194,900	+ 0.7%
Inventory of Homes for Sale	491	399	-18.7%	--	--	--
Months Supply of Inventory	3.1	2.4	-22.6%	--	--	--
Cumulative Days on Market Until Sale	80	69	-13.8%	96	74	-22.9%
Percent of Original List Price Received*	97.3%	98.6%	+ 1.3%	96.5%	97.4%	+ 0.9%
New Listings	265	220	-17.0%	1,386	1,309	-5.6%

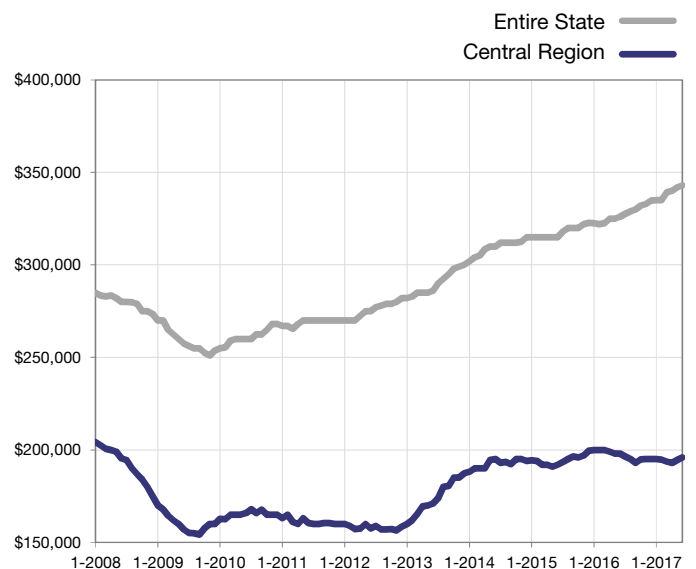
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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.

