

Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 0.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.3%

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

- 33.3%

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

Single-Family Properties

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	591	624	+ 5.6%	4,197	4,206	+ 0.2%
Closed Sales	686	670	- 2.3%	3,564	3,574	+ 0.3%
Median Sales Price*	\$293,200	\$302,500	+ 3.2%	\$272,000	\$285,000	+ 4.8%
Inventory of Homes for Sale	2,073	1,368	- 34.0%	--	--	--
Months Supply of Inventory	4.0	2.5	- 37.4%	--	--	--
Cumulative Days on Market Until Sale	80	46	- 42.5%	103	64	- 37.4%
Percent of Original List Price Received*	97.5%	98.9%	+ 1.4%	96.0%	97.6%	+ 1.7%
New Listings	713	708	- 0.7%	5,483	5,246	- 4.3%

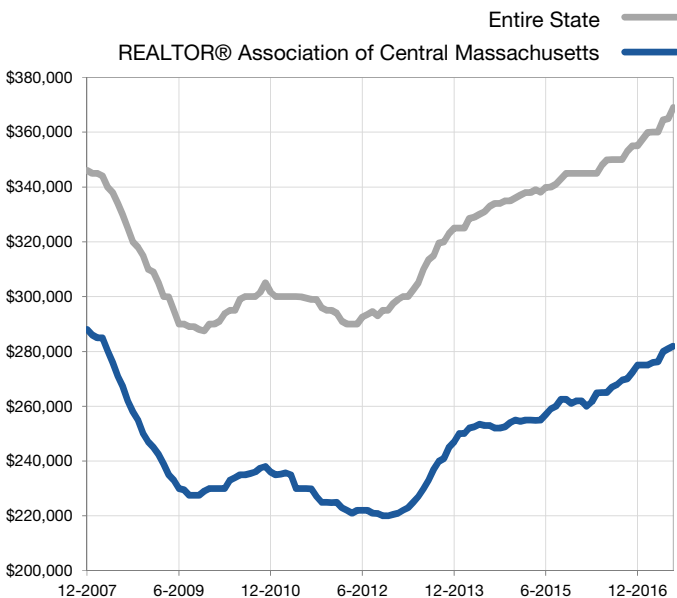
Condominium Properties

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	130	145	+ 11.5%	1,003	984	- 1.9%
Closed Sales	140	151	+ 7.9%	880	885	+ 0.6%
Median Sales Price*	\$211,000	\$233,500	+ 10.7%	\$207,000	\$215,000	+ 3.9%
Inventory of Homes for Sale	452	316	- 30.1%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.0%	--	--	--
Cumulative Days on Market Until Sale	83	68	- 18.3%	93	68	- 26.7%
Percent of Original List Price Received*	96.6%	98.3%	+ 1.9%	96.7%	97.6%	+ 0.9%
New Listings	153	178	+ 16.3%	1,269	1,208	- 4.8%

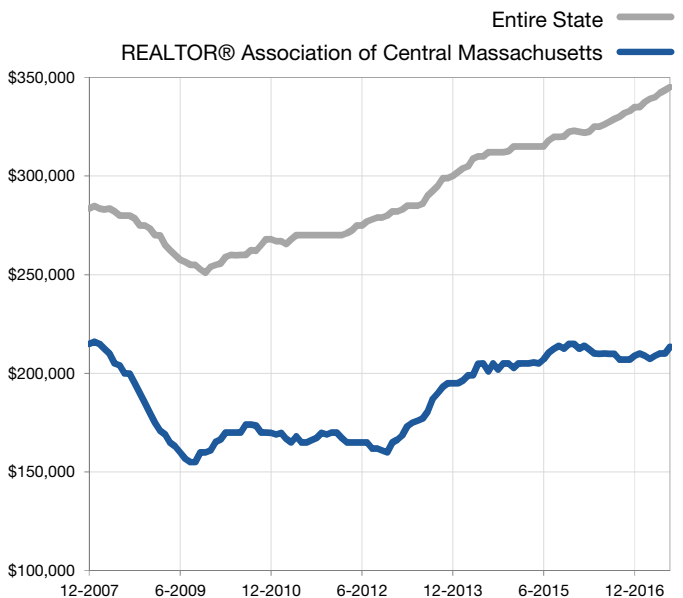
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.