

# Local Market Update – April 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

## Central Region

**+ 2.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 9.5%**

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

**- 31.5%**

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

### Single-Family Properties

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	916	<b>1,076</b>	+ 17.5%	2,930	<b>3,046</b>	+ 4.0%
Closed Sales	636	<b>647</b>	+ 1.7%	2,226	<b>2,199</b>	-1.2%
Median Sales Price*	\$251,000	<b>\$279,000</b>	+ 11.2%	\$250,000	<b>\$268,000</b>	+ 7.2%
Inventory of Homes for Sale	2,215	<b>1,578</b>	-28.8%	--	--	--
Months Supply of Inventory	2.8	<b>2.0</b>	-28.6%	--	--	--
Cumulative Days on Market Until Sale	79	<b>63</b>	-20.3%	85	<b>70</b>	-17.6%
Percent of Original List Price Received*	97.1%	<b>98.2%</b>	+ 1.1%	96.0%	<b>97.2%</b>	+ 1.3%
New Listings	1,190	<b>1,333</b>	+ 12.0%	3,748	<b>3,598</b>	-4.0%

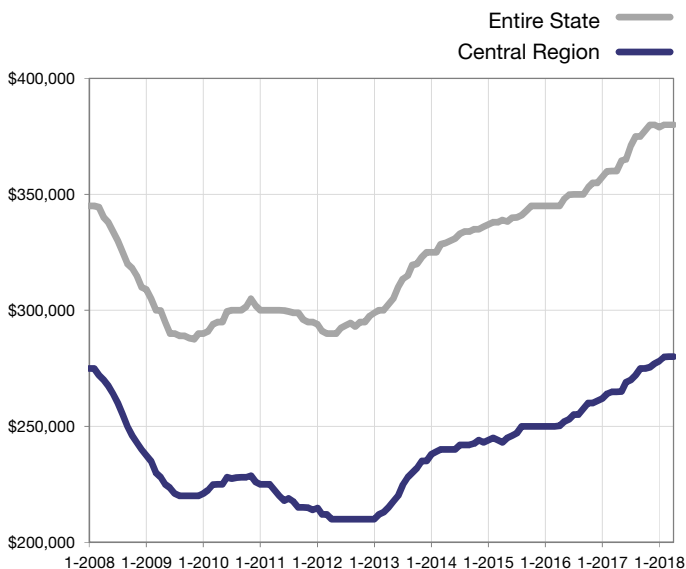
### Condominium Properties

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	157	<b>225</b>	+ 43.3%	637	<b>684</b>	+ 7.4%
Closed Sales	137	<b>154</b>	+ 12.4%	514	<b>505</b>	-1.8%
Median Sales Price*	\$184,500	<b>\$217,250</b>	+ 17.8%	\$184,450	<b>\$201,500</b>	+ 9.2%
Inventory of Homes for Sale	506	<b>289</b>	-42.9%	--	--	--
Months Supply of Inventory	3.0	<b>1.7</b>	-43.3%	--	--	--
Cumulative Days on Market Until Sale	70	<b>58</b>	-17.1%	81	<b>63</b>	-22.2%
Percent of Original List Price Received*	97.4%	<b>98.6%</b>	+ 1.2%	96.5%	<b>98.0%</b>	+ 1.6%
New Listings	232	<b>246</b>	+ 6.0%	844	<b>769</b>	-8.9%

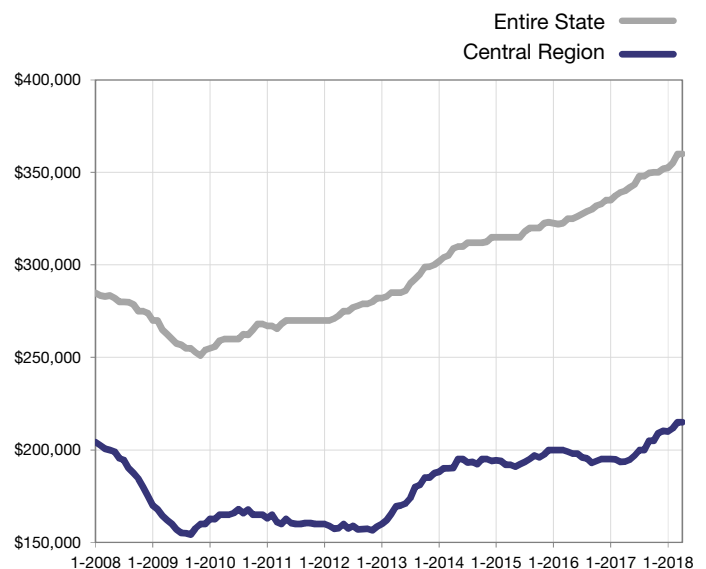
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.