

Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 10.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.9%

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

- 14.6%

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

Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	399	440	+ 10.3%	794	845	+ 6.4%
Closed Sales	302	321	+ 6.3%	696	667	- 4.2%
Median Sales Price*	\$279,900	\$299,000	+ 6.8%	\$280,400	\$290,000	+ 3.4%
Inventory of Homes for Sale	1,118	969	- 13.3%	--	--	--
Months Supply of Inventory	2.0	1.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	73	84	+ 14.6%	70	80	+ 14.3%
Percent of Original List Price Received*	96.6%	95.0%	- 1.7%	96.5%	95.0%	- 1.6%
New Listings	491	447	- 9.0%	928	939	+ 1.2%

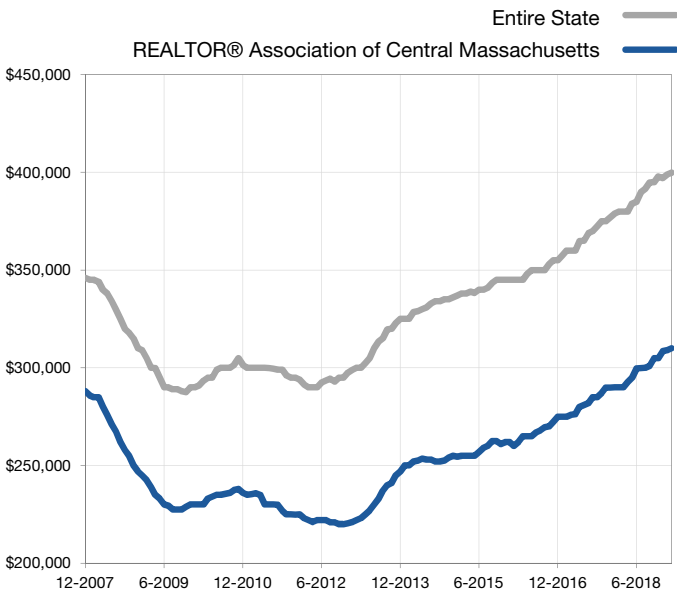
Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	104	106	+ 1.9%	195	214	+ 9.7%
Closed Sales	72	91	+ 26.4%	168	174	+ 3.6%
Median Sales Price*	\$193,394	\$205,000	+ 6.0%	\$189,500	\$209,900	+ 10.8%
Inventory of Homes for Sale	265	212	- 20.0%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	55	78	+ 40.9%	52	67	+ 29.6%
Percent of Original List Price Received*	97.4%	97.7%	+ 0.4%	97.2%	98.2%	+ 1.0%
New Listings	125	123	- 1.6%	226	234	+ 3.5%

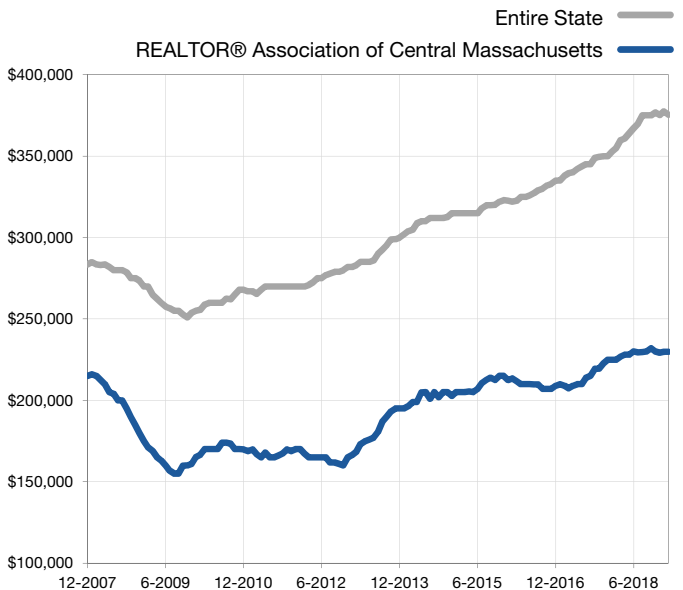
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.