

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 10.7%**

**+ 6.7%**

**- 22.9%**

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

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	573	<b>659</b>	+ 15.0%	4,005	<b>4,070</b>	+ 1.6%
Closed Sales	733	<b>646</b>	- 11.9%	3,553	<b>3,416</b>	- 3.9%
Median Sales Price*	\$314,900	<b>\$335,000</b>	+ 6.4%	\$305,000	<b>\$321,000</b>	+ 5.2%
Inventory of Homes for Sale	1,719	<b>1,289</b>	- 25.0%	--	--	--
Months Supply of Inventory	3.1	<b>2.5</b>	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	43	<b>46</b>	+ 8.6%	55	<b>62</b>	+ 11.9%
Percent of Original List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	97.8%	<b>97.5%</b>	- 0.2%
New Listings	771	<b>681</b>	- 11.7%	5,364	<b>5,128</b>	- 4.4%

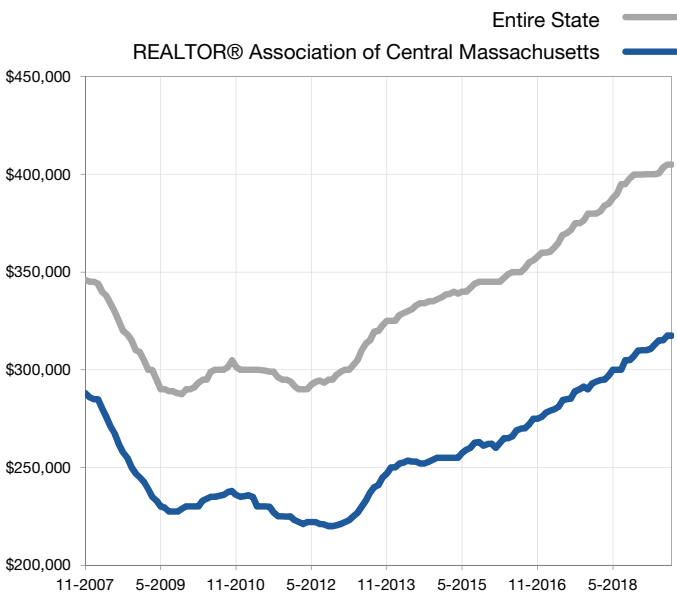
### Condominium Properties

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	142	<b>175</b>	+ 23.2%	957	<b>959</b>	+ 0.2%
Closed Sales	138	<b>132</b>	- 4.3%	849	<b>795</b>	- 6.4%
Median Sales Price*	\$229,000	<b>\$232,500</b>	+ 1.5%	\$225,000	<b>\$235,000</b>	+ 4.4%
Inventory of Homes for Sale	317	<b>281</b>	- 11.4%	--	--	--
Months Supply of Inventory	2.4	<b>2.3</b>	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>47</b>	+ 13.8%	54	<b>57</b>	+ 4.9%
Percent of Original List Price Received*	98.8%	<b>98.9%</b>	+ 0.1%	98.6%	<b>98.6%</b>	+ 0.0%
New Listings	185	<b>174</b>	- 5.9%	1,168	<b>1,168</b>	0.0%

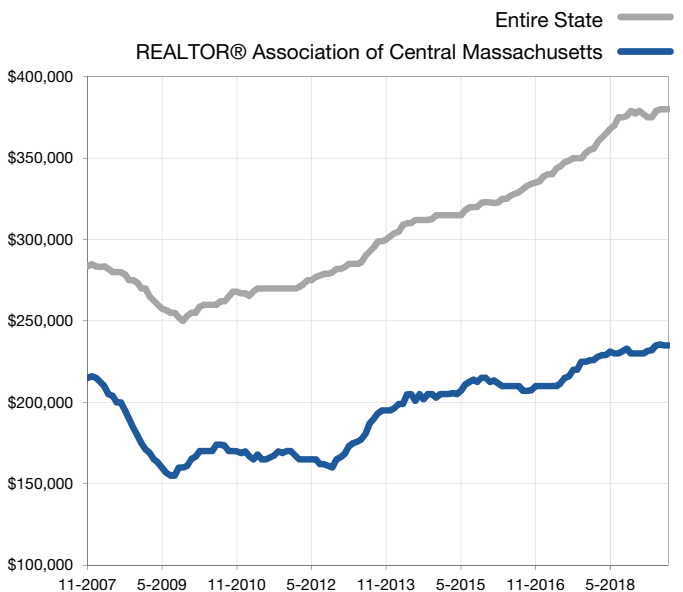
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.