

Local Market Update – May 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

+ 9.2%

+ 9.4%

- 36.7%

Central Region

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

Pending Sales
Closed Sales
Median Sales Price*
Inventory of Homes for Sale
Months Supply of Inventory
Cumulative Days on Market Until Sale
Percent of Original List Price Received*
New Listings

	May			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	1,030	1,221	+ 18.5%	4,089	4,262	+ 4.2%
Closed Sales	757	839	+ 10.8%	3,004	3,059	+ 1.8%
Median Sales Price*	\$257,000	\$280,500	+ 9.1%	\$247,000	\$259,900	+ 5.2%
Inventory of Homes for Sale	3,054	1,974	-35.4%	--	--	--
Months Supply of Inventory	4.1	2.5	-39.0%	--	--	--
Cumulative Days on Market Until Sale	100	64	-36.0%	116	79	-31.9%
Percent of Original List Price Received*	96.3%	97.6%	+ 1.3%	94.9%	96.5%	+ 1.7%
New Listings	1,332	1,428	+ 7.2%	5,429	5,182	-4.5%

Condominium Properties

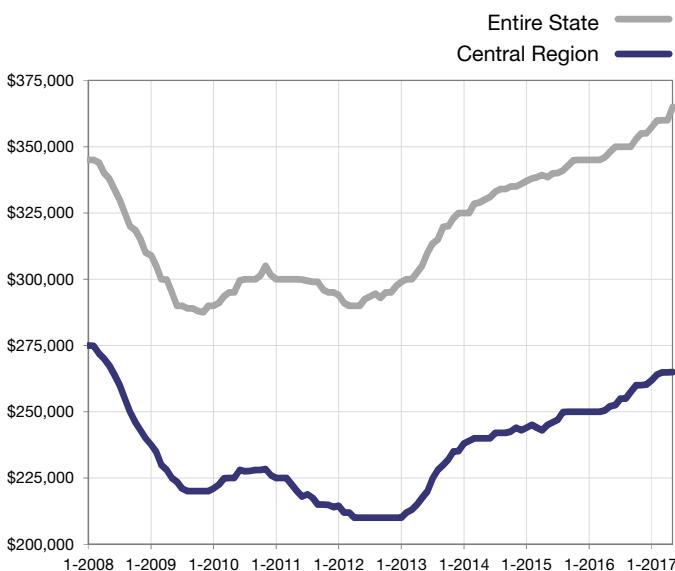
Pending Sales
Closed Sales
Median Sales Price*
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	May			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	190	253	+ 33.2%	857	906	+ 5.7%
Closed Sales	180	179	-0.6%	639	691	+ 8.1%
Median Sales Price*	\$188,500	\$195,000	+ 3.4%	\$190,000	\$186,434	-1.9%
Inventory of Homes for Sale	593	402	-32.2%	--	--	--
Months Supply of Inventory	3.9	2.4	-38.5%	--	--	--
Cumulative Days on Market Until Sale	79	60	-24.1%	103	75	-27.2%
Percent of Original List Price Received*	97.2%	98.4%	+ 1.2%	96.2%	97.0%	+ 0.8%
New Listings	237	250	+ 5.5%	1,117	1,089	-2.5%

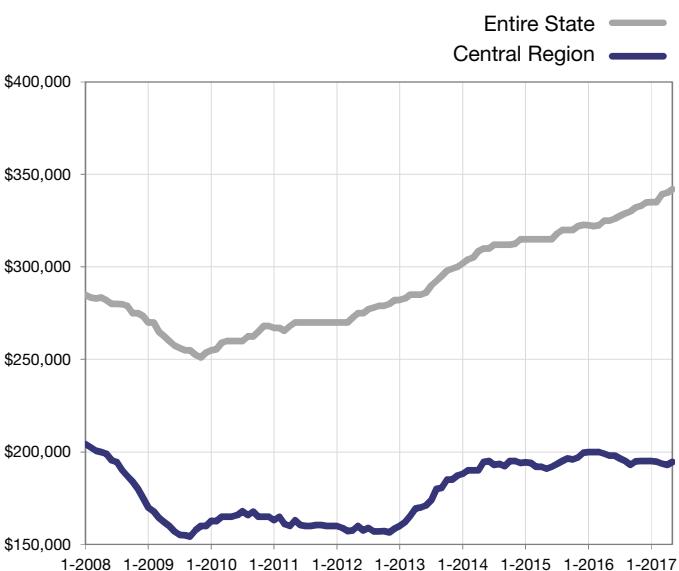
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.