Local Market Update – June 2017

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

REALTOR® ASSOCIATION of Central Massachusetts

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- 8.4%	**+ 5.5%**	**- 35.9%**
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	June			Year to Date		
	2016	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	724	**792**	+ 9.4%	3,607	**3,666**	+ 1.6%
Closed Sales	807	**762**	- 5.6%	2,878	**2,878**	0.0%
Median Sales Price*	$290,000	**$315,000**	+ 8.6%	$267,500	**$282,750**	+ 5.7%
Inventory of Homes for Sale	2,118	**1,347**	- 36.4%	--	--	--
Months Supply of Inventory	4.0	**2.5**	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	90	**52**	- 41.9%	108	**69**	- 36.3%
Percent of Original List Price Received*	97.2%	**98.7%**	+ 1.5%	95.6%	**97.3%**	+ 1.8%
New Listings	985	**919**	- 6.7%	4,771	**4,540**	- 4.8%

| **Condominium Properties**	June			Year to Date		
	2016	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	164	**157**	- 4.3%	873	**847**	- 3.0%
Closed Sales	215	**174**	- 19.1%	740	**727**	- 1.8%
Median Sales Price*	$215,000	**$219,250**	+ 2.0%	$207,000	**$210,000**	+ 1.4%
Inventory of Homes for Sale	456	**304**	- 33.3%	--	--	--
Months Supply of Inventory	3.6	**2.3**	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	74	**58**	- 21.3%	95	**69**	- 27.9%
Percent of Original List Price Received*	97.9%	**98.7%**	+ 0.8%	96.8%	**97.5%**	+ 0.8%
New Listings	212	**165**	- 22.2%	1,116	**1,027**	- 8.0%

* 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

Entire State ——
REALTOR® Association of Central Massachusetts ——

Condominium Properties
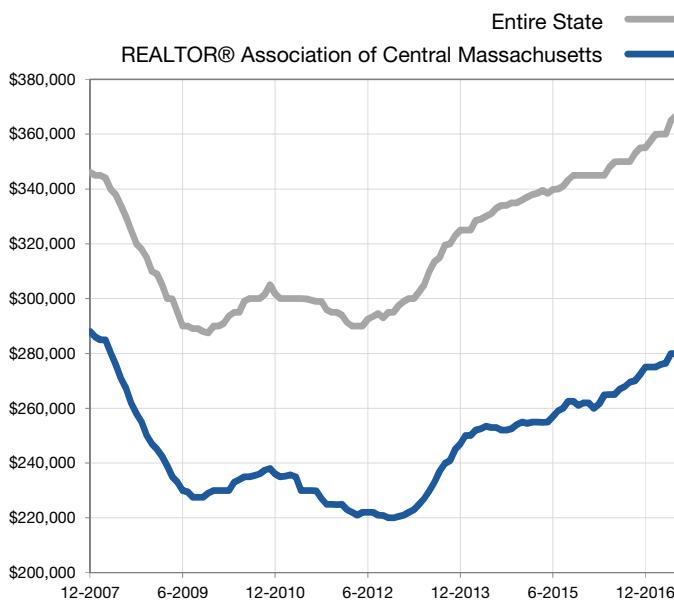
Entire State ——
REALTOR® Association of Central Massachusetts ——
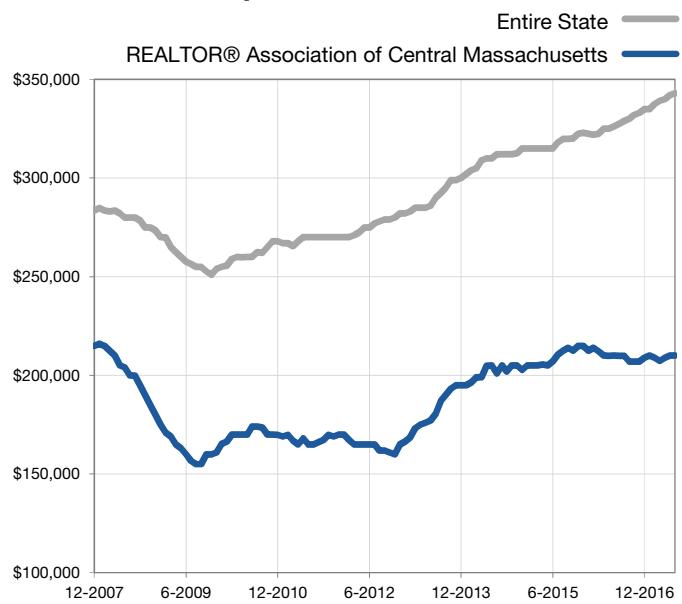
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.