

Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 5.1%

Year-Over-Year
Change in
Closed Sales
All Properties

- 7.5%

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

- 16.0%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	138	158	+ 14.5%	1,009	1,045	+ 3.6%
Closed Sales	181	161	- 11.0%	899	893	- 0.7%
Median Sales Price*	\$225,000	\$210,000	- 6.7%	\$209,200	\$215,750	+ 3.1%
Inventory of Homes for Sale	1,129	956	- 15.3%	--	--	--
Months Supply of Inventory	9.5	8.0	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	76	70	- 7.2%	111	88	- 20.8%
Percent of Original List Price Received*	93.6%	93.1%	- 0.5%	92.0%	92.6%	+ 0.6%
New Listings	234	213	- 9.0%	1,713	1,685	- 1.6%

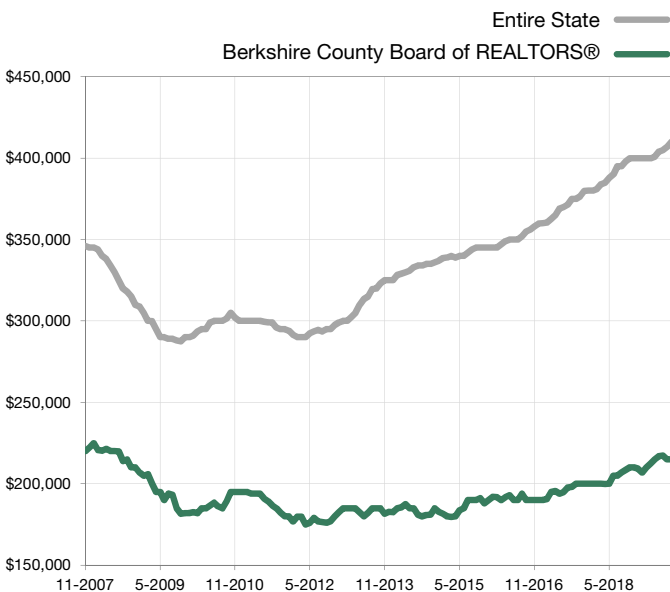
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	17	16	- 5.9%	98	119	+ 21.4%
Closed Sales	16	26	+ 62.5%	91	96	+ 5.5%
Median Sales Price*	\$246,500	\$230,000	- 6.7%	\$236,000	\$190,000	- 19.5%
Inventory of Homes for Sale	175	139	- 20.6%	--	--	--
Months Supply of Inventory	15.0	10.7	- 28.7%	--	--	--
Cumulative Days on Market Until Sale	161	102	- 36.5%	153	109	- 28.9%
Percent of Original List Price Received*	91.3%	93.4%	+ 2.3%	92.7%	93.3%	+ 0.6%
New Listings	20	11	- 45.0%	170	192	+ 12.9%

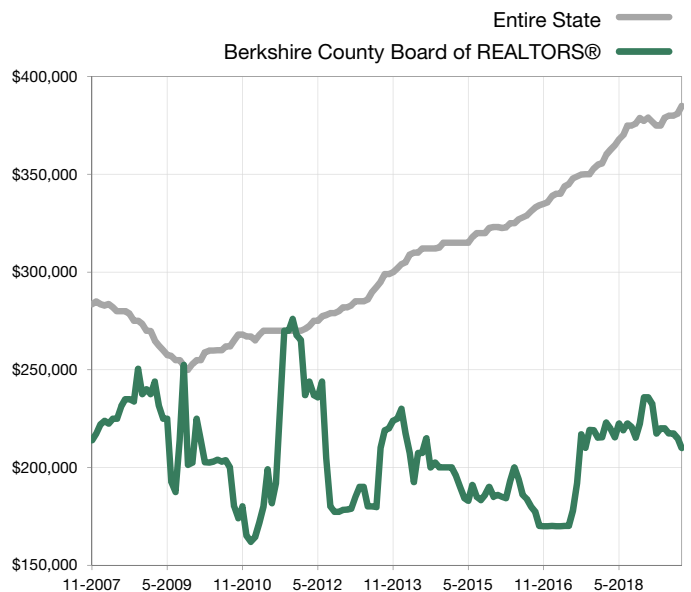
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 5.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.4%

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

- 12.3%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	553	558	+ 0.9%	3,704	3,874	+ 4.6%
Closed Sales	513	503	- 1.9%	3,508	3,508	0.0%
Median Sales Price*	\$398,500	\$420,000	+ 5.4%	\$413,000	\$420,000	+ 1.7%
Inventory of Homes for Sale	3,076	2,633	- 14.4%	--	--	--
Months Supply of Inventory	6.8	5.7	- 15.1%	--	--	--
Cumulative Days on Market Until Sale	90	88	- 2.0%	104	106	+ 2.3%
Percent of Original List Price Received*	95.1%	94.0%	- 1.2%	94.9%	94.1%	- 0.8%
New Listings	861	668	- 22.4%	5,802	5,543	- 4.5%

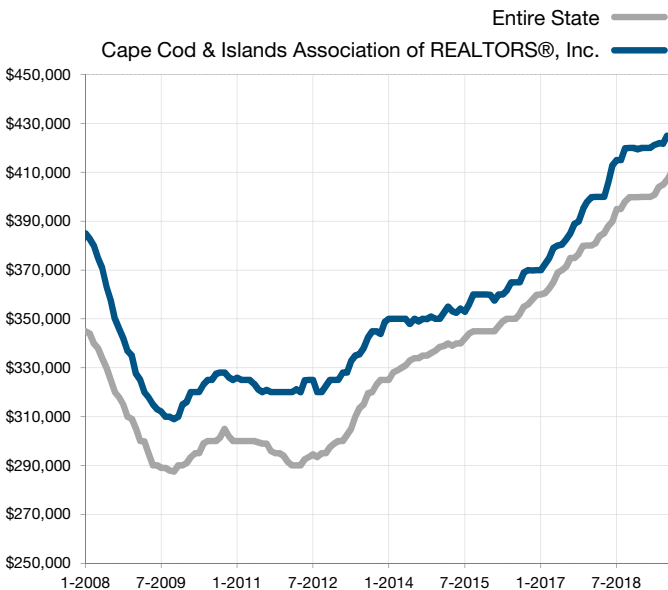
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	128	152	+ 18.8%	893	915	+ 2.5%
Closed Sales	137	113	- 17.5%	835	778	- 6.8%
Median Sales Price*	\$260,000	\$337,000	+ 29.6%	\$280,000	\$279,500	- 0.2%
Inventory of Homes for Sale	627	614	- 2.1%	--	--	--
Months Supply of Inventory	5.8	6.0	+ 3.9%	--	--	--
Cumulative Days on Market Until Sale	80	92	+ 14.7%	98	101	+ 3.2%
Percent of Original List Price Received*	96.1%	95.1%	- 1.0%	95.5%	94.7%	- 0.8%
New Listings	188	176	- 6.4%	1,276	1,320	+ 3.4%

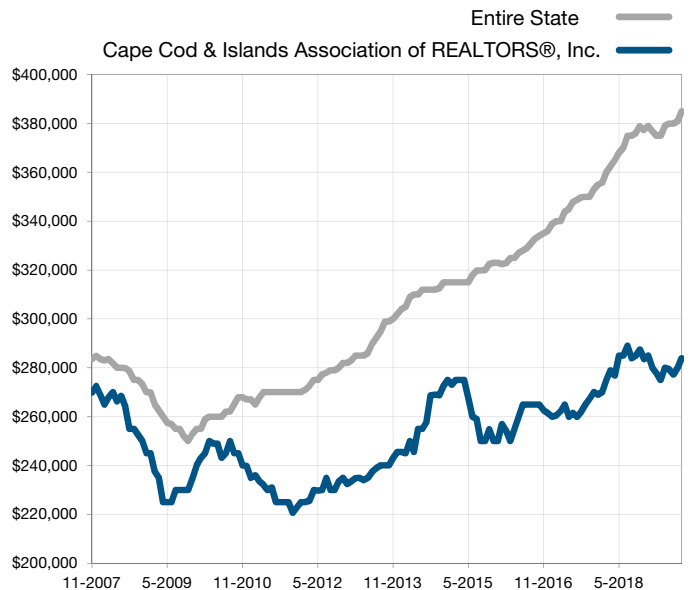
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1,053	1,109	+ 5.3%	9,690	9,927	+ 2.4%
Closed Sales	1,684	1,549	- 8.0%	9,245	9,211	- 0.4%
Median Sales Price*	\$625,000	\$642,000	+ 2.7%	\$620,000	\$630,000	+ 1.6%
Inventory of Homes for Sale	2,567	2,217	- 13.6%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 12.8%	42	47	+ 11.9%
Percent of Original List Price Received*	99.0%	98.2%	- 0.8%	99.9%	98.6%	- 1.3%
New Listings	1,222	1,066	- 12.8%	12,470	12,599	+ 1.0%

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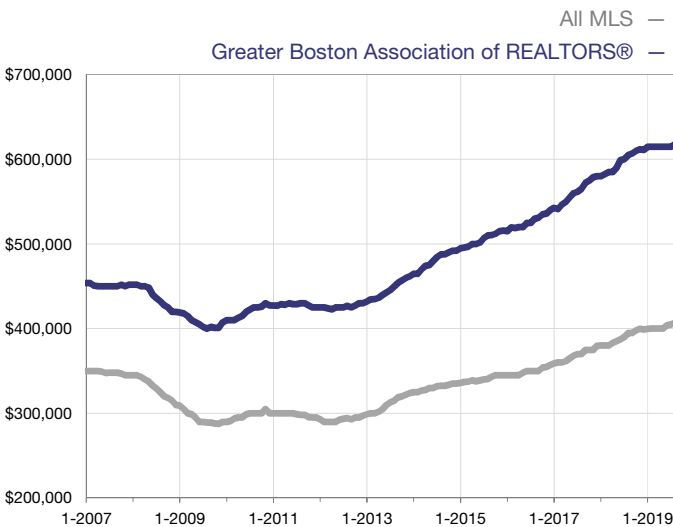
Condominium Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	753	852	+ 13.1%	7,830	8,167	+ 4.3%
Closed Sales	1,270	1,140	- 10.2%	7,676	7,394	- 3.7%
Median Sales Price*	\$575,000	\$565,000	- 1.7%	\$570,000	\$575,000	+ 0.9%
Inventory of Homes for Sale	1,702	1,819	+ 6.9%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	36	40	+ 11.1%	38	45	+ 18.4%
Percent of Original List Price Received*	100.2%	98.9%	- 1.3%	101.0%	99.1%	- 1.9%
New Listings	969	897	- 7.4%	9,759	10,565	+ 8.3%

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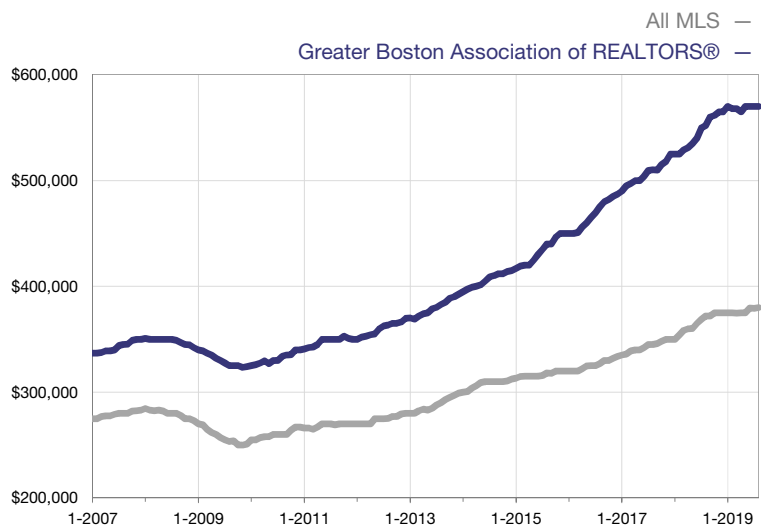
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Association of REALTORS®

- 6.4%

0.0%

- 27.9%

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

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	114	110	- 3.5%	745	760	+ 2.0%
Closed Sales	115	107	- 7.0%	687	679	- 1.2%
Median Sales Price*	\$304,000	\$297,500	- 2.1%	\$275,000	\$298,000	+ 8.4%
Inventory of Homes for Sale	394	285	- 27.7%	--	--	--
Months Supply of Inventory	4.2	3.3	- 20.4%	--	--	--
Cumulative Days on Market Until Sale	65	71	+ 9.8%	70	75	+ 6.4%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	96.5%	95.5%	- 1.1%
New Listings	151	116	- 23.2%	1,032	991	- 4.0%

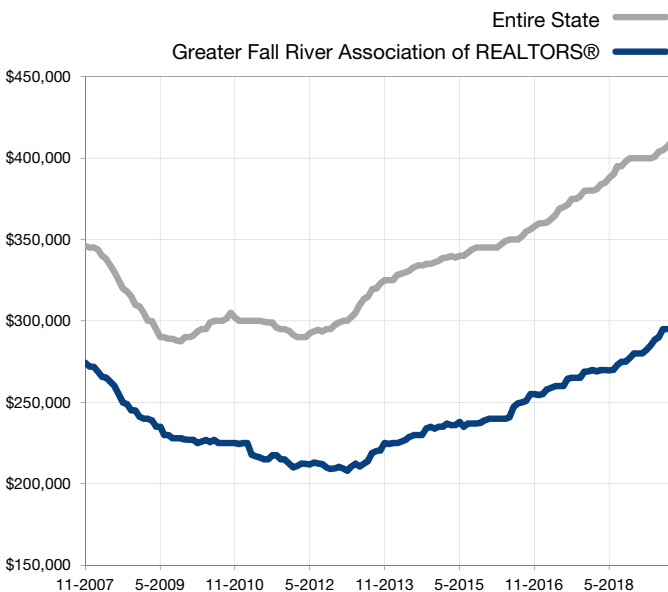
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	18	+ 125.0%	73	81	+ 11.0%
Closed Sales	10	10	0.0%	65	68	+ 4.6%
Median Sales Price*	\$205,000	\$185,000	- 9.8%	\$170,000	\$166,500	- 2.1%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	3.1	2.3	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	70	87	+ 23.2%	70	67	- 5.2%
Percent of Original List Price Received*	96.7%	92.6%	- 4.2%	96.0%	95.2%	- 0.8%
New Listings	12	15	+ 25.0%	102	96	- 5.9%

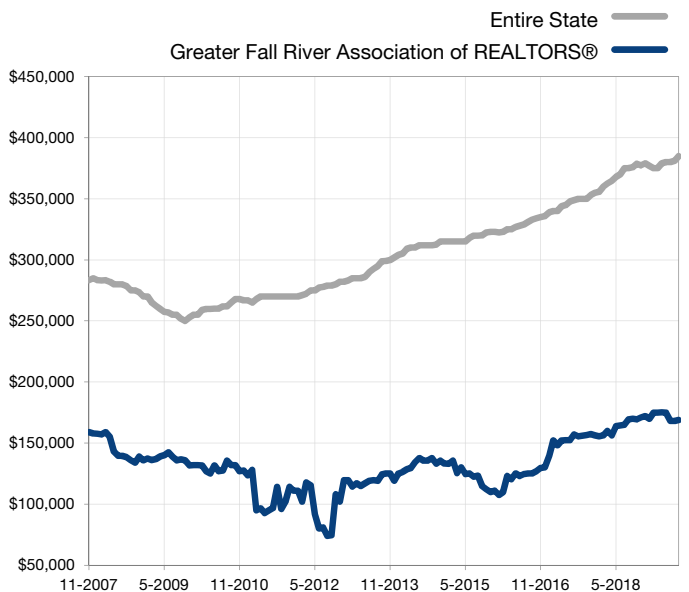
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 2.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.3%

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

- 26.0%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	65	80	+ 23.1%	524	589	+ 12.4%
Closed Sales	84	87	+ 3.6%	481	532	+ 10.6%
Median Sales Price*	\$472,500	\$499,900	+ 5.8%	\$477,500	\$525,159	+ 10.0%
Inventory of Homes for Sale	217	152	- 30.0%	--	--	--
Months Supply of Inventory	3.6	2.4	- 32.9%	--	--	--
Cumulative Days on Market Until Sale	62	45	- 27.5%	65	55	- 15.1%
Percent of Original List Price Received*	97.2%	97.8%	+ 0.6%	97.0%	97.3%	+ 0.3%
New Listings	90	80	- 11.1%	752	768	+ 2.1%

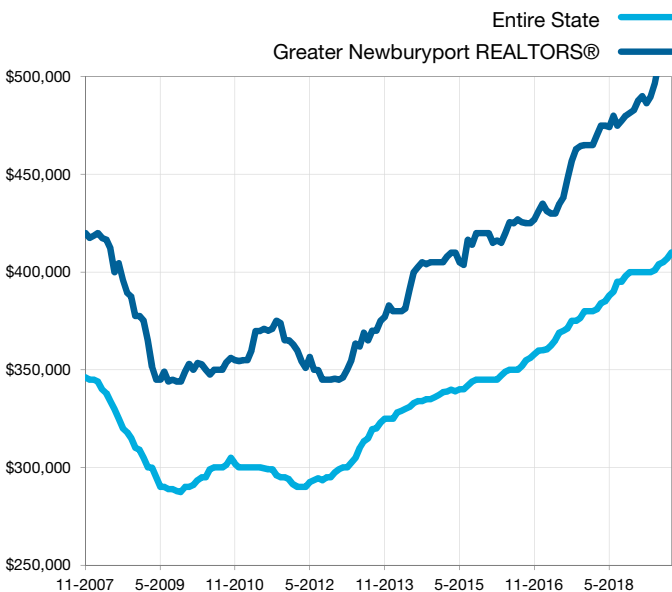
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	37	47	+ 27.0%	282	298	+ 5.7%
Closed Sales	40	40	0.0%	257	278	+ 8.2%
Median Sales Price*	\$322,000	\$316,500	- 1.7%	\$341,500	\$357,000	+ 4.5%
Inventory of Homes for Sale	94	78	- 17.0%	--	--	--
Months Supply of Inventory	2.8	2.3	- 19.8%	--	--	--
Cumulative Days on Market Until Sale	36	45	+ 23.8%	49	52	+ 6.8%
Percent of Original List Price Received*	99.0%	98.1%	- 0.9%	98.5%	98.2%	- 0.2%
New Listings	44	54	+ 22.7%	389	388	- 0.3%

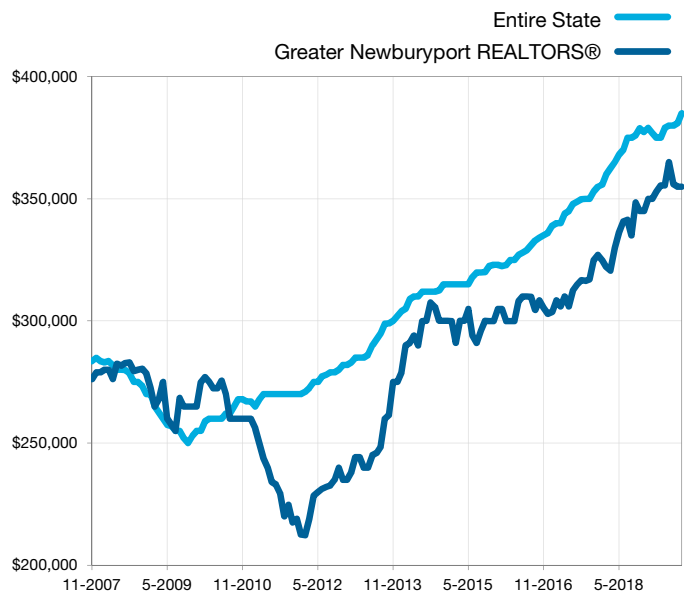
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 10.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.4%

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

- 18.7%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	278	303	+ 9.0%	2,017	2,041	+ 1.2%
Closed Sales	335	306	- 8.7%	1,874	1,815	- 3.1%
Median Sales Price*	\$285,000	\$295,950	+ 3.8%	\$264,900	\$275,000	+ 3.8%
Inventory of Homes for Sale	864	693	- 19.8%	--	--	--
Months Supply of Inventory	3.6	3.0	- 17.0%	--	--	--
Cumulative Days on Market Until Sale	44	46	+ 3.4%	58	59	+ 1.0%
Percent of Original List Price Received*	97.7%	98.0%	+ 0.3%	97.8%	97.5%	- 0.4%
New Listings	391	365	- 6.6%	2,697	2,672	- 0.9%

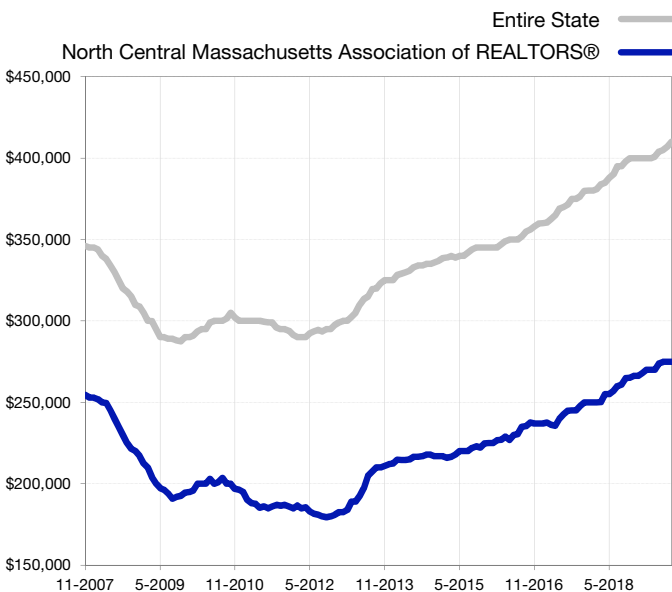
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	45	41	- 8.9%	318	294	- 7.5%
Closed Sales	52	42	- 19.2%	294	262	- 10.9%
Median Sales Price*	\$180,750	\$194,500	+ 7.6%	\$188,150	\$182,250	- 3.1%
Inventory of Homes for Sale	71	67	- 5.6%	--	--	--
Months Supply of Inventory	2.0	1.9	- 4.7%	--	--	--
Cumulative Days on Market Until Sale	37	48	+ 29.6%	63	46	- 27.5%
Percent of Original List Price Received*	98.8%	98.4%	- 0.3%	98.8%	98.4%	- 0.4%
New Listings	46	48	+ 4.3%	361	368	+ 1.9%

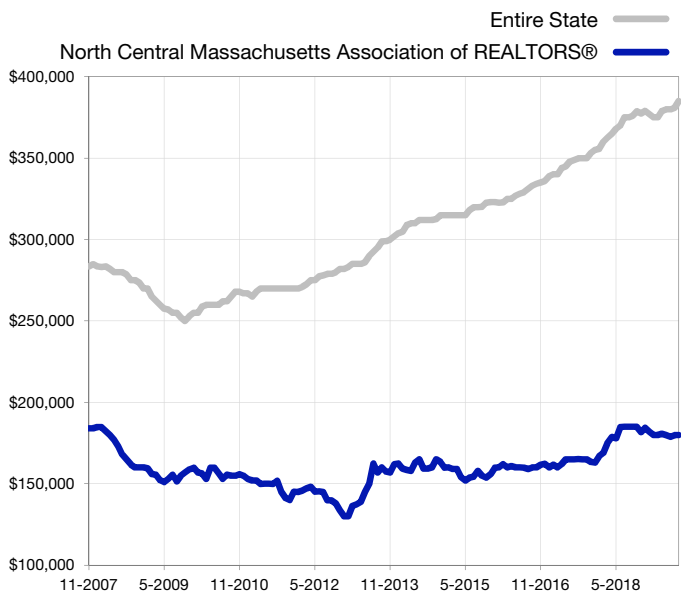
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 1.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.5%

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

- 19.8%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	366	400	+ 9.3%	2,800	2,934	+ 4.8%
Closed Sales	465	476	+ 2.4%	2,638	2,674	+ 1.4%
Median Sales Price*	\$465,000	\$494,000	+ 6.2%	\$450,000	\$466,500	+ 3.7%
Inventory of Homes for Sale	843	641	- 24.0%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 2.7%	49	51	+ 5.1%
Percent of Original List Price Received*	98.9%	98.3%	- 0.5%	98.9%	97.9%	- 1.0%
New Listings	425	411	- 3.3%	3,567	3,514	- 1.5%

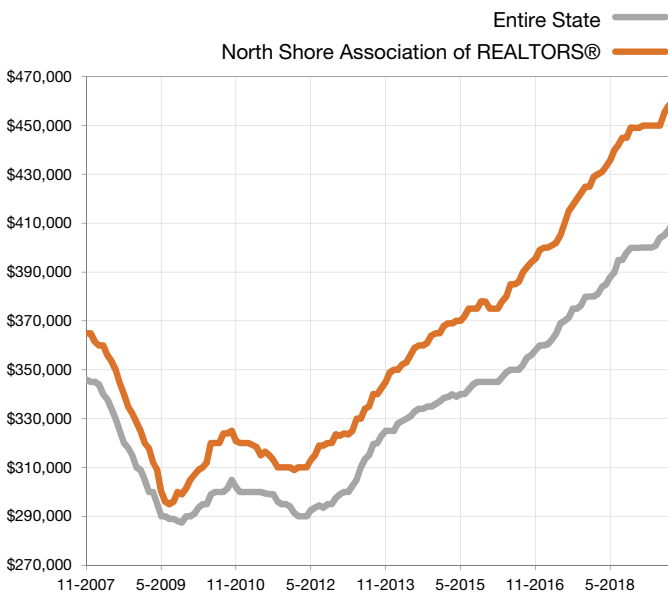
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	155	169	+ 9.0%	1,325	1,371	+ 3.5%
Closed Sales	206	203	- 1.5%	1,269	1,232	- 2.9%
Median Sales Price*	\$314,500	\$333,000	+ 5.9%	\$301,000	\$315,000	+ 4.7%
Inventory of Homes for Sale	301	276	- 8.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 3.0%	--	--	--
Cumulative Days on Market Until Sale	50	44	- 12.0%	45	49	+ 7.8%
Percent of Original List Price Received*	99.8%	98.7%	- 1.1%	99.6%	98.6%	- 1.0%
New Listings	185	171	- 7.6%	1,587	1,610	+ 1.4%

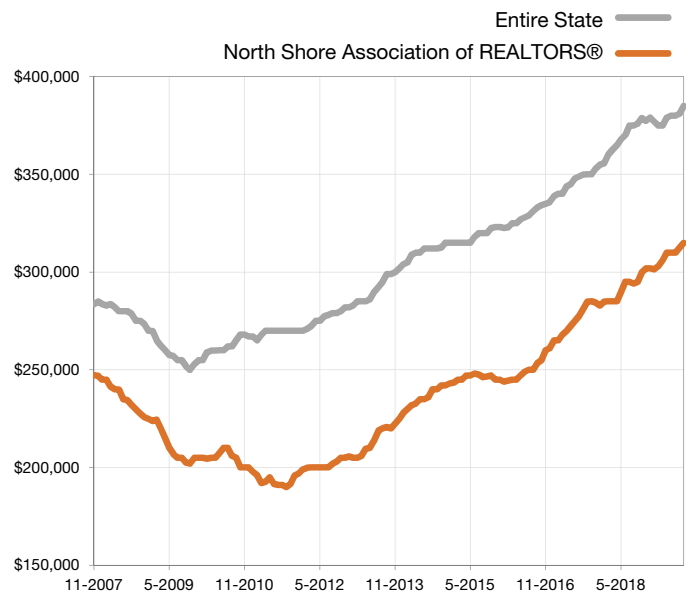
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 6.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.7%

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

- 26.7%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	337	352	+ 4.5%	2,711	2,887	+ 6.5%
Closed Sales	456	458	+ 0.4%	2,581	2,638	+ 2.2%
Median Sales Price*	\$455,500	\$461,000	+ 1.2%	\$439,000	\$450,050	+ 2.5%
Inventory of Homes for Sale	797	583	- 26.9%	--	--	--
Months Supply of Inventory	2.4	1.8	- 26.8%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 3.7%	45	47	+ 5.1%
Percent of Original List Price Received*	99.1%	98.9%	- 0.1%	99.2%	98.5%	- 0.7%
New Listings	456	372	- 18.4%	3,499	3,478	- 0.6%

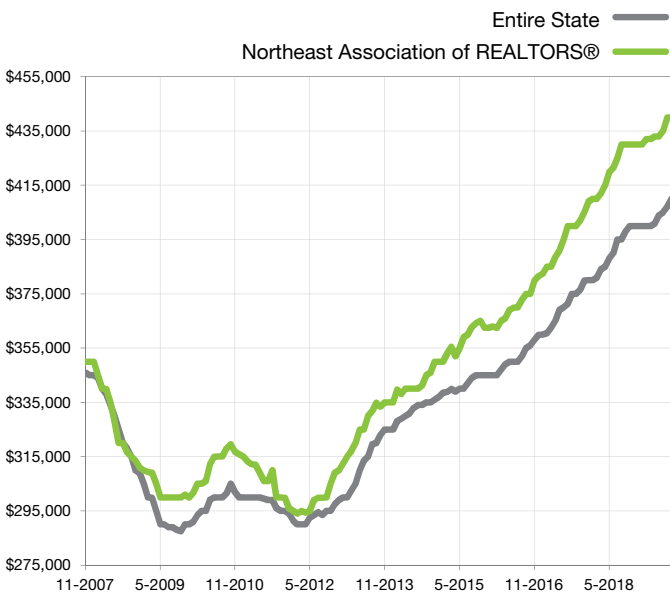
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	156	142	- 9.0%	1,214	1,145	- 5.7%
Closed Sales	200	153	- 23.5%	1,137	1,032	- 9.2%
Median Sales Price*	\$265,500	\$260,000	- 2.1%	\$250,000	\$264,325	+ 5.7%
Inventory of Homes for Sale	260	192	- 26.2%	--	--	--
Months Supply of Inventory	1.9	1.5	- 20.4%	--	--	--
Cumulative Days on Market Until Sale	40	40	- 2.0%	41	44	+ 6.0%
Percent of Original List Price Received*	99.7%	99.4%	- 0.3%	99.8%	99.2%	- 0.6%
New Listings	190	141	- 25.8%	1,436	1,280	- 10.9%

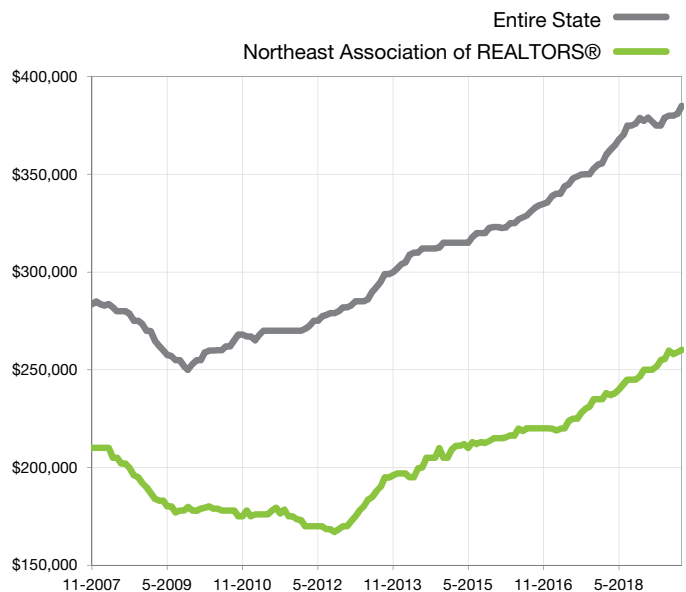
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 1.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.4%

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

- 25.7%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	590	652	+ 10.5%	4,596	4,662	+ 1.4%
Closed Sales	706	708	+ 0.3%	4,260	4,137	- 2.9%
Median Sales Price*	\$325,000	\$342,500	+ 5.4%	\$310,000	\$325,000	+ 4.8%
Inventory of Homes for Sale	1,779	1,286	- 27.7%	--	--	--
Months Supply of Inventory	3.3	2.4	- 24.9%	--	--	--
Cumulative Days on Market Until Sale	44	47	+ 5.8%	53	59	+ 10.9%
Percent of Original List Price Received*	98.2%	98.2%	- 0.0%	97.8%	97.7%	- 0.2%
New Listings	841	745	- 11.4%	6,205	5,877	- 5.3%

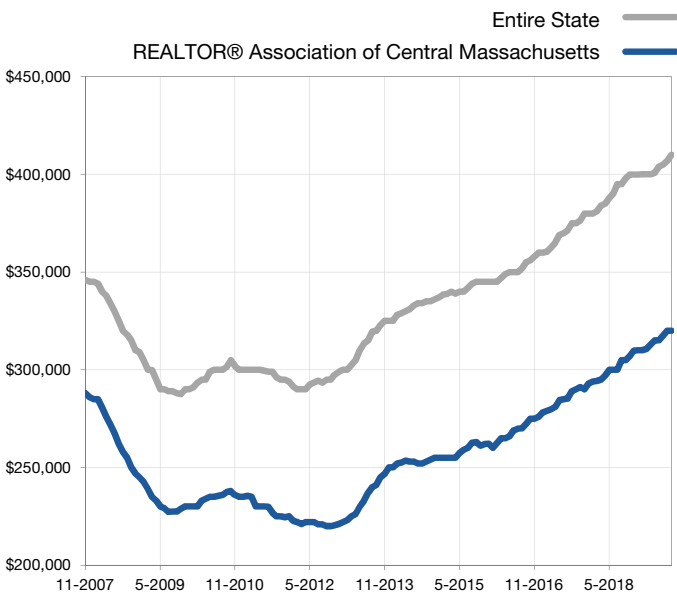
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	143	150	+ 4.9%	1,099	1,096	- 0.3%
Closed Sales	154	166	+ 7.8%	1,002	968	- 3.4%
Median Sales Price*	\$243,475	\$251,000	+ 3.1%	\$228,000	\$239,900	+ 5.2%
Inventory of Homes for Sale	324	277	- 14.5%	--	--	--
Months Supply of Inventory	2.4	2.2	- 9.3%	--	--	--
Cumulative Days on Market Until Sale	40	49	+ 20.4%	52	56	+ 6.9%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	98.6%	98.7%	+ 0.1%
New Listings	178	159	- 10.7%	1,347	1,324	- 1.7%

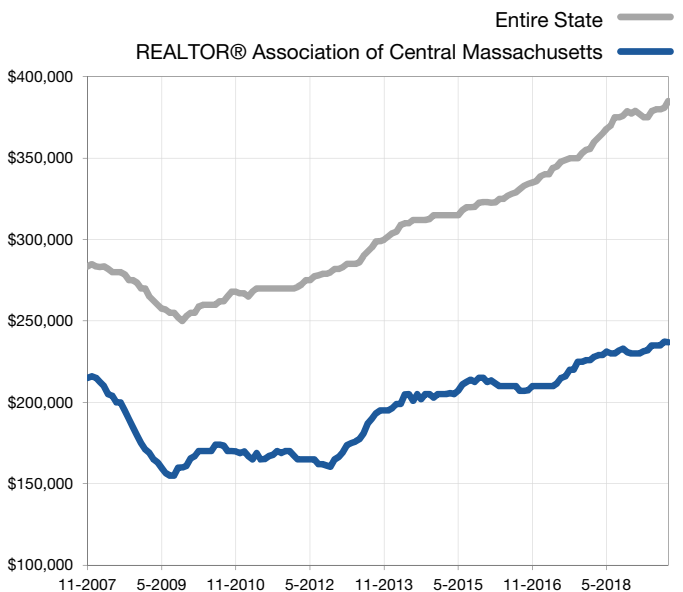
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 4.7%

+ 3.7%

- 26.4%

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

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	543	635	+ 16.9%	4,210	4,428	+ 5.2%
Closed Sales	673	642	- 4.6%	3,972	3,912	- 1.5%
Median Sales Price*	\$225,000	\$235,000	+ 4.4%	\$218,000	\$226,000	+ 3.7%
Inventory of Homes for Sale	1,975	1,467	- 25.7%	--	--	--
Months Supply of Inventory	3.9	3.0	- 24.5%	--	--	--
Cumulative Days on Market Until Sale	55	56	+ 1.2%	68	69	+ 1.0%
Percent of Original List Price Received*	96.6%	96.9%	+ 0.4%	96.2%	96.3%	+ 0.1%
New Listings	709	713	+ 0.6%	5,755	5,610	- 2.5%

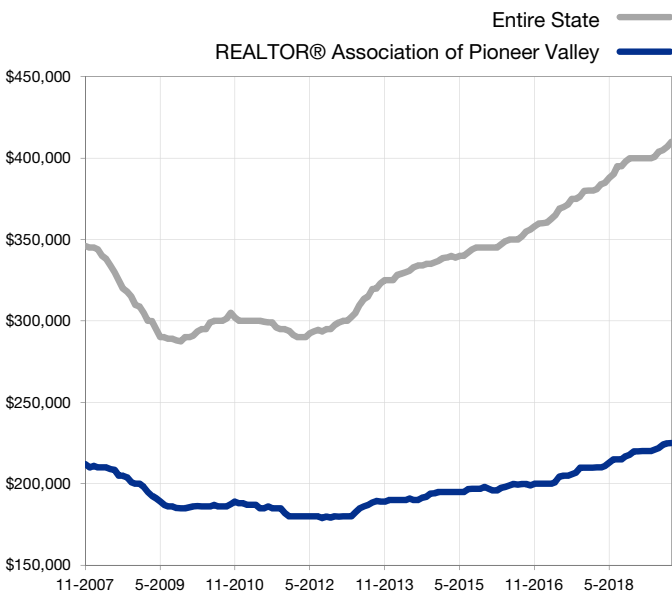
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	68	71	+ 4.4%	621	645	+ 3.9%
Closed Sales	95	90	- 5.3%	569	594	+ 4.4%
Median Sales Price*	\$169,500	\$179,000	+ 5.6%	\$164,000	\$165,000	+ 0.6%
Inventory of Homes for Sale	256	175	- 31.6%	--	--	--
Months Supply of Inventory	3.4	2.4	- 31.2%	--	--	--
Cumulative Days on Market Until Sale	65	67	+ 2.7%	85	74	- 12.6%
Percent of Original List Price Received*	96.6%	97.0%	+ 0.4%	97.0%	96.6%	- 0.4%
New Listings	104	87	- 16.3%	743	731	- 1.6%

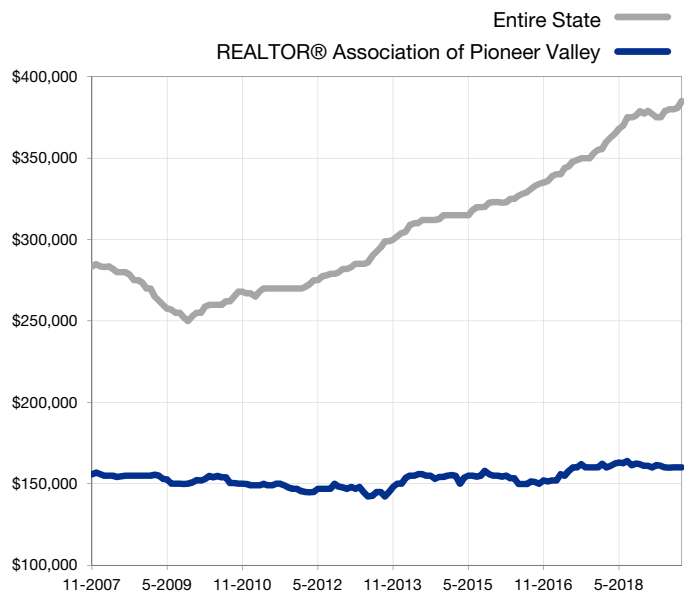
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 3.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.8%

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

- 22.7%

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

Single-Family Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	487	501	+ 2.9%	3,416	3,523	+ 3.1%
Closed Sales	523	535	+ 2.3%	3,165	3,156	- 0.3%
Median Sales Price*	\$340,000	\$346,000	+ 1.8%	\$320,000	\$340,000	+ 6.3%
Inventory of Homes for Sale	1,419	1,089	- 23.3%	--	--	--
Months Supply of Inventory	3.4	2.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	53	55	+ 3.6%	61	62	+ 2.2%
Percent of Original List Price Received*	97.4%	97.5%	+ 0.1%	97.2%	97.3%	+ 0.1%
New Listings	653	555	- 15.0%	4,605	4,396	- 4.5%

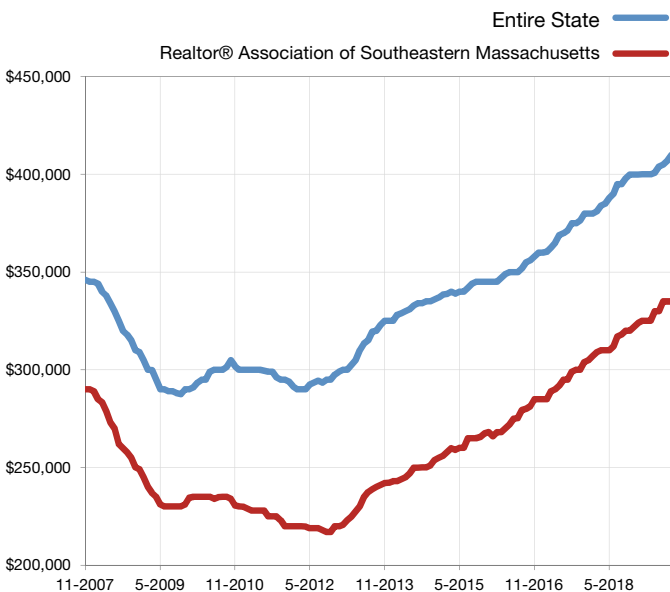
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	87	77	- 11.5%	619	590	- 4.7%
Closed Sales	103	69	- 33.0%	573	529	- 7.7%
Median Sales Price*	\$205,000	\$249,900	+ 21.9%	\$215,000	\$225,000	+ 4.7%
Inventory of Homes for Sale	180	147	- 18.3%	--	--	--
Months Supply of Inventory	2.4	2.2	- 10.9%	--	--	--
Cumulative Days on Market Until Sale	43	64	+ 48.5%	51	59	+ 14.7%
Percent of Original List Price Received*	98.1%	97.7%	- 0.3%	98.0%	97.6%	- 0.3%
New Listings	119	81	- 31.9%	770	709	- 7.9%

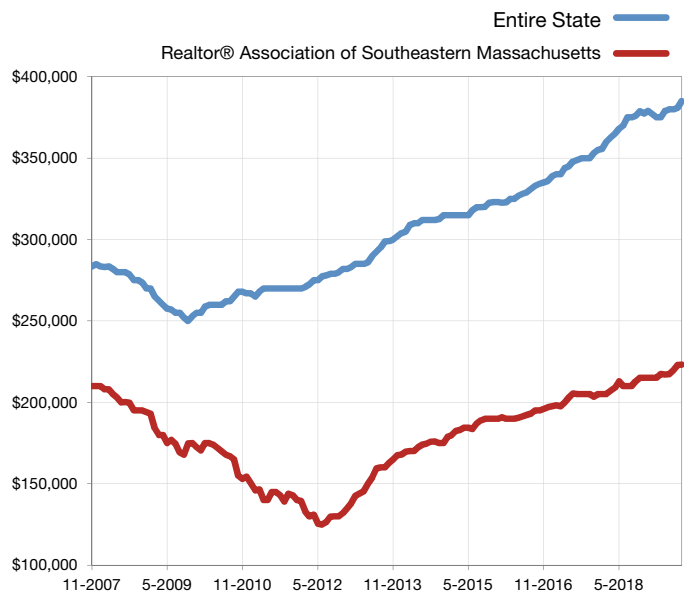
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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South Shore REALTORS®

- 5.2%

+ 2.9%

- 12.9%

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

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	502	578	+ 15.1%	4,310	4,365	+ 1.3%
Closed Sales	742	693	- 6.6%	4,070	3,940	- 3.2%
Median Sales Price*	\$440,000	\$462,000	+ 5.0%	\$439,900	\$450,000	+ 2.3%
Inventory of Homes for Sale	1,590	1,358	- 14.6%	--	--	--
Months Supply of Inventory	3.1	2.8	- 10.9%	--	--	--
Cumulative Days on Market Until Sale	46	53	+ 16.4%	56	59	+ 5.9%
Percent of Original List Price Received*	97.7%	97.2%	- 0.5%	97.8%	97.2%	- 0.6%
New Listings	694	674	- 2.9%	5,782	5,842	+ 1.0%

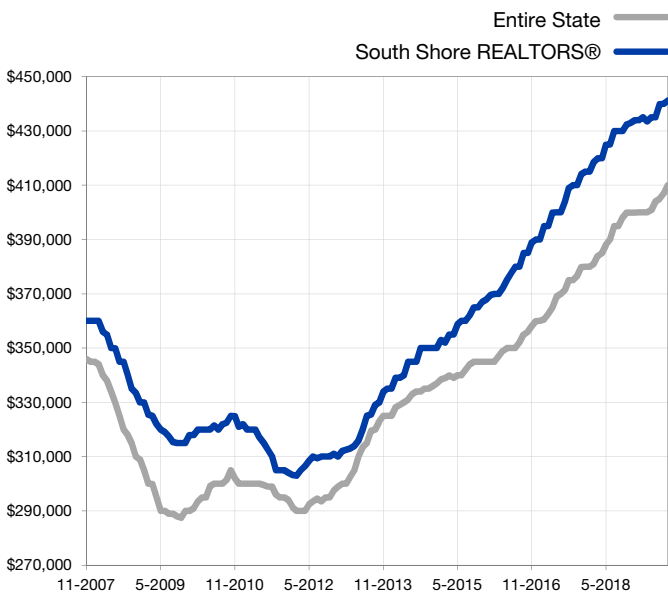
Condominium Properties

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	169	163	- 3.6%	1,421	1,396	- 1.8%
Closed Sales	198	198	0.0%	1,268	1,309	+ 3.2%
Median Sales Price*	\$326,450	\$347,500	+ 6.4%	\$335,000	\$340,000	+ 1.5%
Inventory of Homes for Sale	440	411	- 6.6%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	48	51	+ 4.8%	53	59	+ 9.8%
Percent of Original List Price Received*	99.4%	98.0%	- 1.4%	99.6%	98.4%	- 1.2%
New Listings	283	232	- 18.0%	1,813	1,823	+ 0.6%

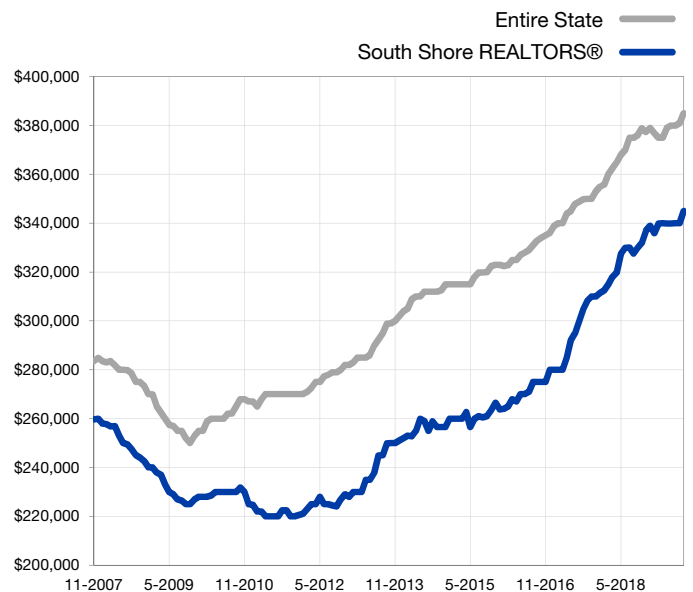
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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