

Multi-Family Housing Activity Report

February 2019



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Feb-2018	Feb-2019	+ / -	YTD 2018	YTD 2019	+ / -
Closed Sales A count of sales that have closed within a given month.		392	432	+ 10.2%	897	977	+ 8.9%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$352,500	\$372,901	+ 5.8%	\$374,900	\$382,750	+ 2.1%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,678	1,354	- 19.3%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.7	2.1	- 22.6%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		59	55	- 5.9%	52	56	+ 6.6%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		97.8%	96.5%	- 1.4%	97.5%	96.2%	- 1.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		745	675	- 9.4%	1,337	1,404	+ 5.0%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

