

Multi-Family Housing Activity Report

April 2019



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Apr-2018	Apr-2019	+ / -	YTD 2018	YTD 2019	+ / -
Closed Sales A count of sales that have closed within a given month.		556	559	+ 0.5%	1,959	2,092	+ 6.8%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$360,000	\$410,000	+ 13.9%	\$368,001	\$389,900	+ 6.0%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,789	1,387	- 22.5%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.9	2.2	- 25.2%	--	--	--
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.*		53	54	+ 1.5%	55	58	+ 6.3%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.9%	97.3%	- 2.7%	98.2%	96.3%	- 2.0%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,027	1,014	- 1.3%	3,210	3,311	+ 3.1%

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

