

Multi-Family Housing Activity Report

May 2019



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	May-2018	May-2019	+ / -	YTD 2018	YTD 2019	+ / -
Closed Sales A count of sales that have closed within a given month.		661	707	+ 7.0%	2,619	2,813	+ 7.4%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$395,000	\$380,000	- 3.8%	\$374,900	\$385,500	+ 2.8%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		2,021	1,415	- 30.0%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.2	2.2	- 32.6%	--	--	--
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.*		41	53	+ 29.9%	51	57	+ 10.9%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		100.2%	97.7%	- 2.5%	98.7%	96.7%	- 2.1%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,204	1,040	- 13.6%	4,413	4,347	- 1.5%

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

