

# Multi-Family Housing Activity Report

June 2019



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jun-2018	Jun-2019	+ / -	YTD 2018	YTD 2019	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		748	<b>629</b>	- 15.9%	3,314	<b>3,429</b>	+ 3.5%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$422,500	<b>\$425,000</b>	+ 0.6%	\$387,000	<b>\$395,000</b>	+ 2.1%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		2,122	<b>1,460</b>	- 31.2%	--	--	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.4	<b>2.3</b>	- 33.0%	--	--	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		43	<b>49</b>	+ 14.3%	50	<b>55</b>	+ 11.8%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		98.5%	<b>97.9%</b>	- 0.7%	98.1%	<b>96.7%</b>	- 1.4%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		1,064	<b>1,013</b>	- 4.8%	5,426	<b>5,334</b>	- 1.7%

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

