

Multi-Family Housing Activity Report

August 2019



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Aug-2018	Aug-2019	+ / -	YTD 2018	YTD 2019	+ / -
Closed Sales A count of sales that have closed within a given month.		766	719	- 6.1%	4,802	4,869	+ 1.4%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$420,000	\$425,000	+ 1.2%	\$397,000	\$408,000	+ 2.8%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		2,288	1,445	- 36.8%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.7	2.3	- 37.2%	--	--	--
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.*		43	45	+ 4.2%	48	52	+ 9.3%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		98.2%	98.3%	+ 0.0%	98.3%	97.2%	- 1.1%
New Listings A count of the properties that have been newly listed on the market in a given month.		999	858	- 14.1%	7,443	7,065	- 5.1%

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

