

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

August 2017

August tends to mark the waning of housing activity ahead of the school year. Not all buyers and sellers have children, but there are enough parents that do not want to uproot their children during the school year to historically create a natural market cooldown before any actual temperature change. Competition is expected to remain fierce for available listings. Savvy sellers and buyers know that deals can be made well into the school months, as household formations take on many shapes and sizes.

New Listings were up 3.5 percent for single-family homes and 0.1 percent for condominium properties. Closed Sales decreased 2.2 percent for single-family homes and 2.2 percent for condominium properties.

The Median Sales Price was up 5.1 percent to \$398,125 for single-family homes but remained flat at \$345,000 for condominium properties. Months Supply of Inventory decreased 27.5 percent for single-family units and 29.6 percent for condominium units.

The prevailing trends lasted through summer. This was expected, since there have not been any major changes in the economy that would affect housing. Factors such as wage growth, unemployment and mortgage rates have all been stable. Every locality has its unique challenges, but the whole of residential real estate is in good shape. Recent manufacturing data is showing demand for housing construction materials and supplies, which may help lift the ongoing low inventory situation in 2018.

Quick Facts

Closed Sales

6,144	2,315
Single-Family Only	Condominium Only
- 2.2%	- 2.2%
Year-Over-Year Change	Year-Over-Year Change

Median Sales Price

\$398,125	\$345,000
Single-Family Only	Condominium Only
+ 5.1%	0.0%
Year-Over-Year Change	Year-Over-Year Change

Homes for Sale

13,649	3,557
Single-Family Only	Condominium Only
- 27.2%	- 27.1%
Year-Over-Year Change	Year-Over-Year Change

New Listings

6,432	2,101
Single-Family Only	Condominium Only
+ 3.5%	+ 0.1%
Year-Over-Year Change	Year-Over-Year Change



Single-Family Market Overview

Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.



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Key Metrics select the desired metric to jump to that page	Historical Sparkbars	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Closed Sales		6,281	6,144	- 2.2%	37,159	36,845	- 0.8%
Median Sales Price		\$378,750	\$398,125	+ 5.1%	\$360,000	\$380,000	+ 5.6%
Affordability Index		109	102	- 6.4%	115	107	- 7.0%
Homes for Sale		18,751	13,649	- 27.2%	--	--	--
Months Supply		4.0	2.9	- 27.5%	--	--	--
Final Days on Market		50	42	- 16.0%	62	52	- 16.1%
Cumulative Days on Market		75	53	- 29.3%	92	66	- 28.3%
Pct. of Orig. Price Received		97.3%	98.0%	+ 0.7%	96.6%	97.7%	+ 1.1%
New Listings		6,213	6,432	+ 3.5%	54,145	52,091	- 3.8%

Condominium Market Overview

Key market metrics for the current month and year-to-date figures for **Condominium Properties Only**.



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Key Metrics select the desired metric to jump to that page	Historical Sparkbars	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Closed Sales		2,368	2,315	- 2.2%	14,594	14,724	+ 0.9%
Median Sales Price		\$345,000	\$345,000	0.0%	\$335,000	\$352,513	+ 5.2%
Affordability Index		120	117	- 2.5%	124	115	- 7.3%
Homes for Sale		4,878	3,557	- 27.1%	--	--	--
Months Supply		2.7	1.9	- 29.6%	--	--	--
Final Days on Market		44	37	- 15.9%	48	43	- 10.4%
Cumulative Days on Market		62	46	- 25.8%	71	54	- 23.9%
Pct. of Orig. Price Received		99.1%	99.5%	+ 0.4%	98.8%	99.5%	+ 0.7%
New Listings		2,099	2,101	+ 0.1%	19,439	19,248	- 1.0%

Closed Sales

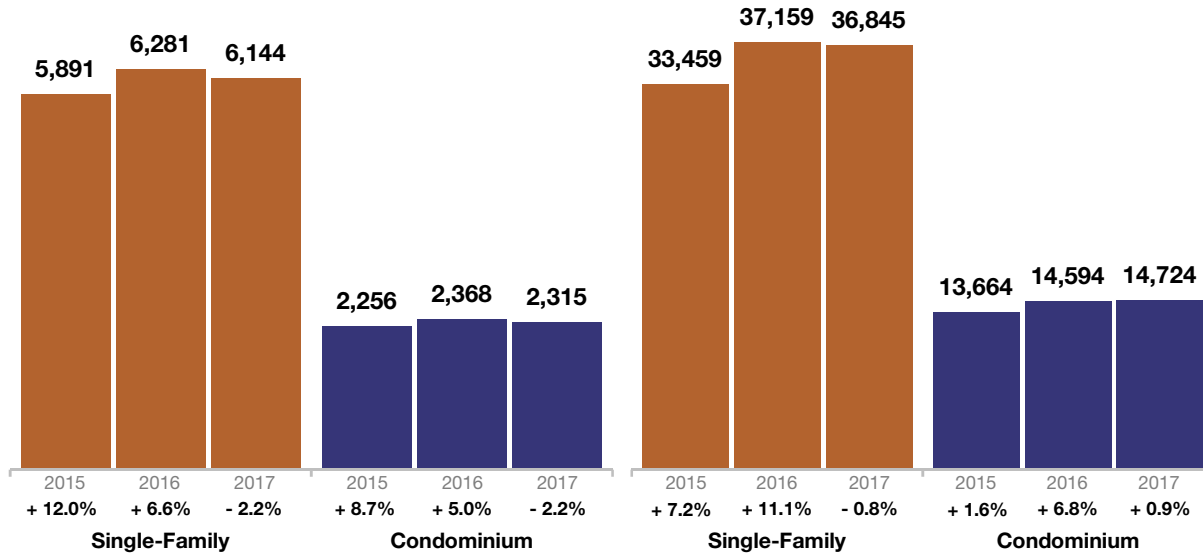
A count of the actual sales that closed in a given month.



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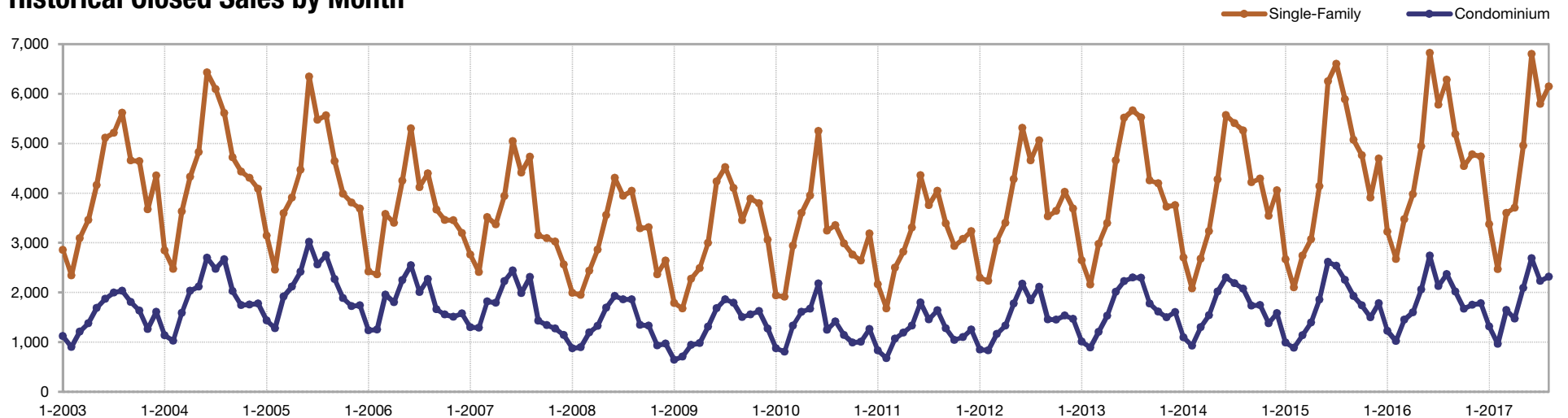
August

Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	5,186	+ 2.2%	2,017	+ 4.5%
October 2016	4,541	- 4.6%	1,671	- 4.0%
November 2016	4,777	+ 22.2%	1,749	+ 16.7%
December 2016	4,735	+ 0.9%	1,781	- 0.2%
January 2017	3,374	+ 4.8%	1,317	+ 7.4%
February 2017	2,466	- 7.6%	965	- 5.8%
March 2017	3,598	+ 3.6%	1,644	+ 13.2%
April 2017	3,704	- 6.8%	1,471	- 7.9%
May 2017	4,959	+ 0.3%	2,093	+ 1.7%
June 2017	6,803	- 0.3%	2,687	- 1.9%
July 2017	5,797	+ 0.3%	2,232	+ 4.9%
August 2017	6,144	- 2.2%	2,315	- 2.2%
Total	56,084	+ 0.9%	21,942	+ 1.8%

Historical Closed Sales by Month



Median Sales Price

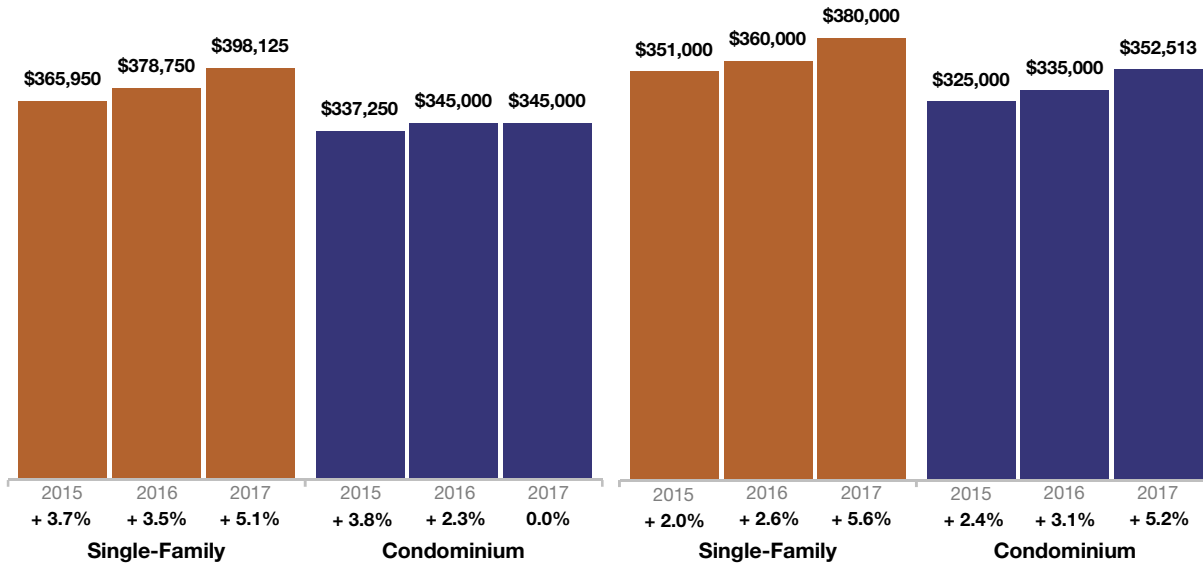
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



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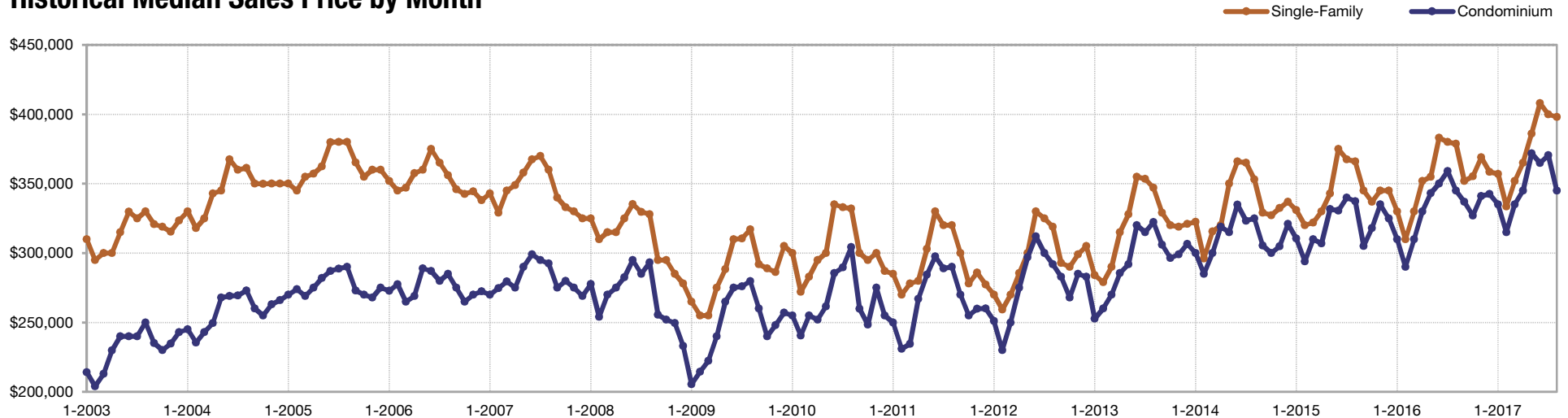
August

Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	\$352,000	+ 2.0%	\$337,000	+ 10.5%
October 2016	\$355,278	+ 5.4%	\$327,000	+ 2.8%
November 2016	\$369,000	+ 7.0%	\$341,000	+ 1.8%
December 2016	\$358,500	+ 3.9%	\$342,500	+ 5.4%
January 2017	\$357,000	+ 8.2%	\$335,000	+ 8.1%
February 2017	\$333,500	+ 7.6%	\$315,000	+ 8.6%
March 2017	\$352,000	+ 6.7%	\$335,000	+ 8.1%
April 2017	\$365,000	+ 3.7%	\$345,000	+ 4.5%
May 2017	\$386,000	+ 8.7%	\$371,882	+ 8.4%
June 2017	\$408,000	+ 6.5%	\$364,900	+ 4.3%
July 2017	\$399,900	+ 5.2%	\$370,500	+ 3.2%
August 2017	\$398,125	+ 5.1%	\$345,000	0.0%
Median	\$375,000	+ 5.6%	\$348,000	+ 5.6%

Historical Median Sales Price by Month



Housing Affordability Index

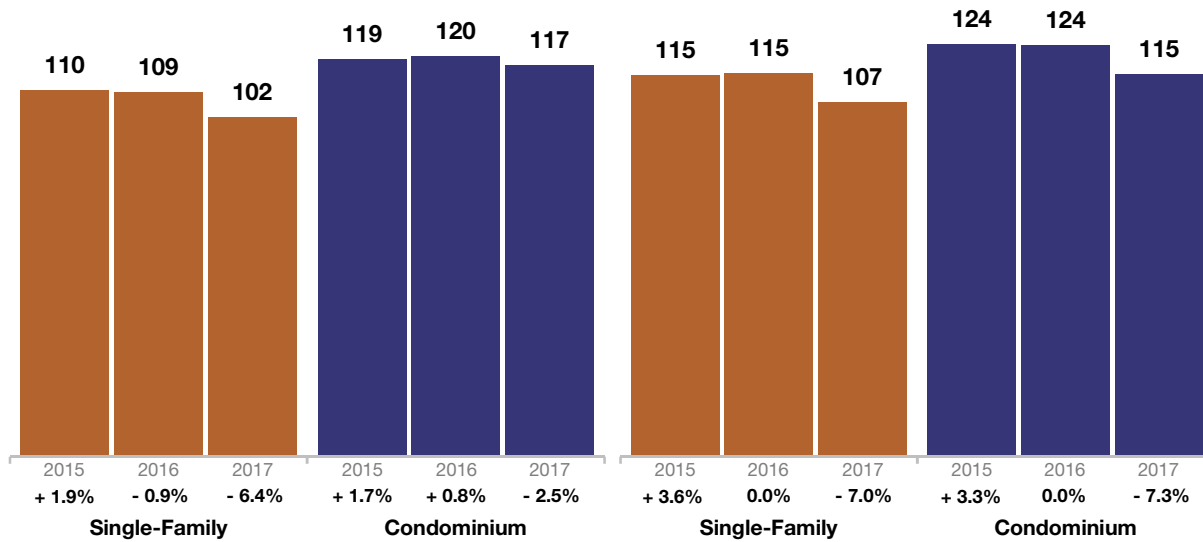


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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

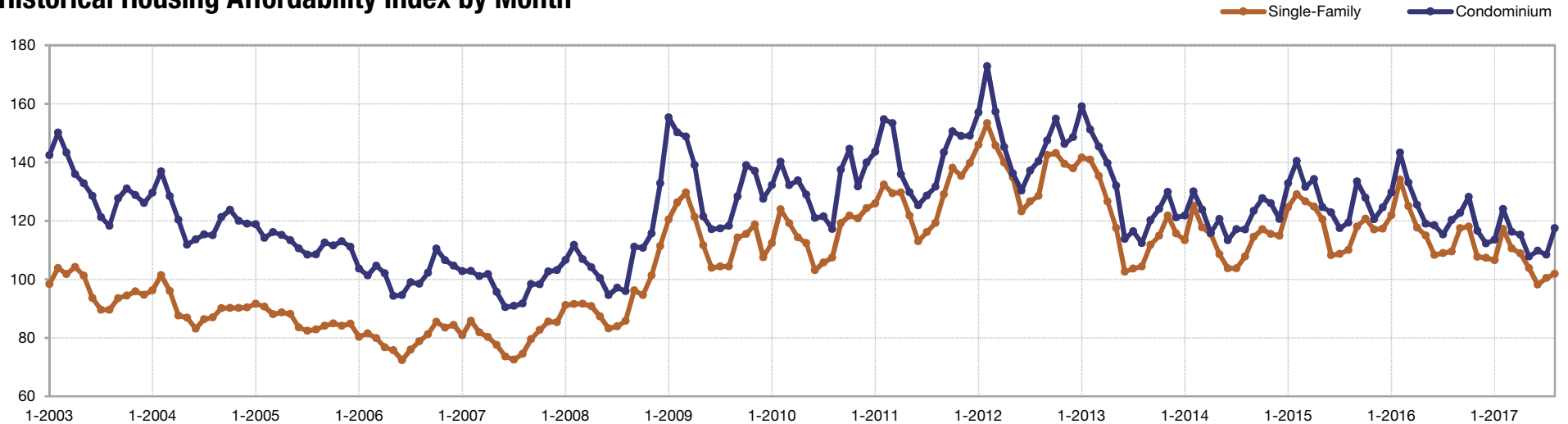
August

Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	117	-0.8%	123	-7.5%
October 2016	118	-2.5%	128	0.0%
November 2016	108	-7.7%	117	-2.5%
December 2016	107	-8.5%	112	-10.4%
January 2017	107	-12.3%	114	-12.3%
February 2017	117	-12.7%	124	-13.3%
March 2017	111	-11.2%	116	-12.8%
April 2017	109	-7.6%	115	-8.0%
May 2017	104	-9.6%	108	-9.2%
June 2017	98	-9.3%	110	-6.8%
July 2017	100	-8.3%	108	-6.1%
August 2017	102	-6.4%	117	-2.5%
Average	108	-8.2%	116	-7.9%

Historical Housing Affordability Index by Month



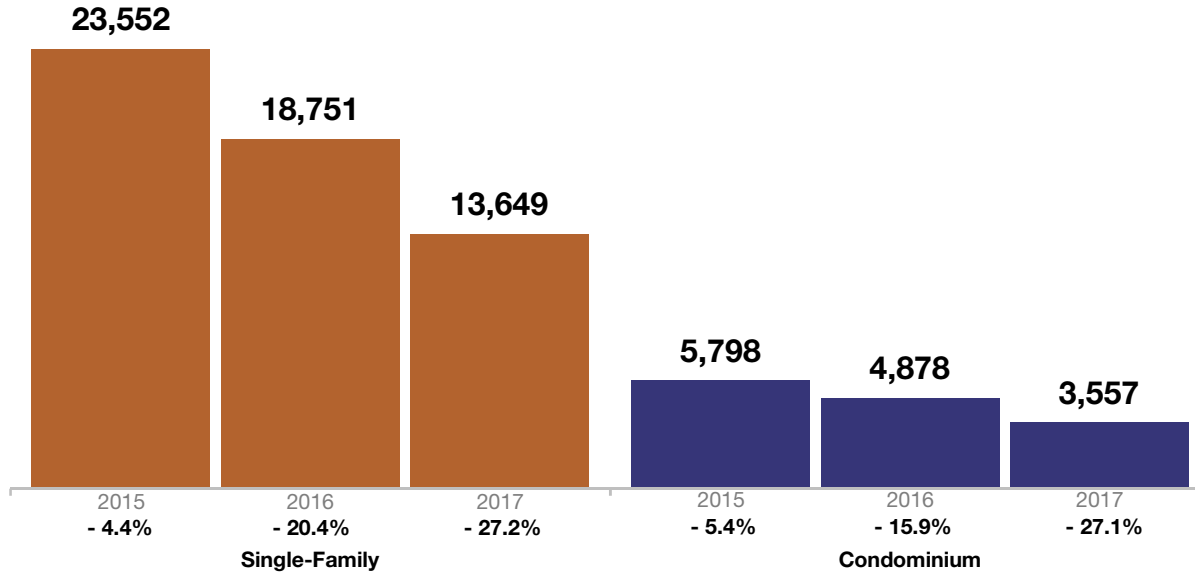
Inventory of Homes for Sale

The number of properties available for sale in an active status at the end of a given month.



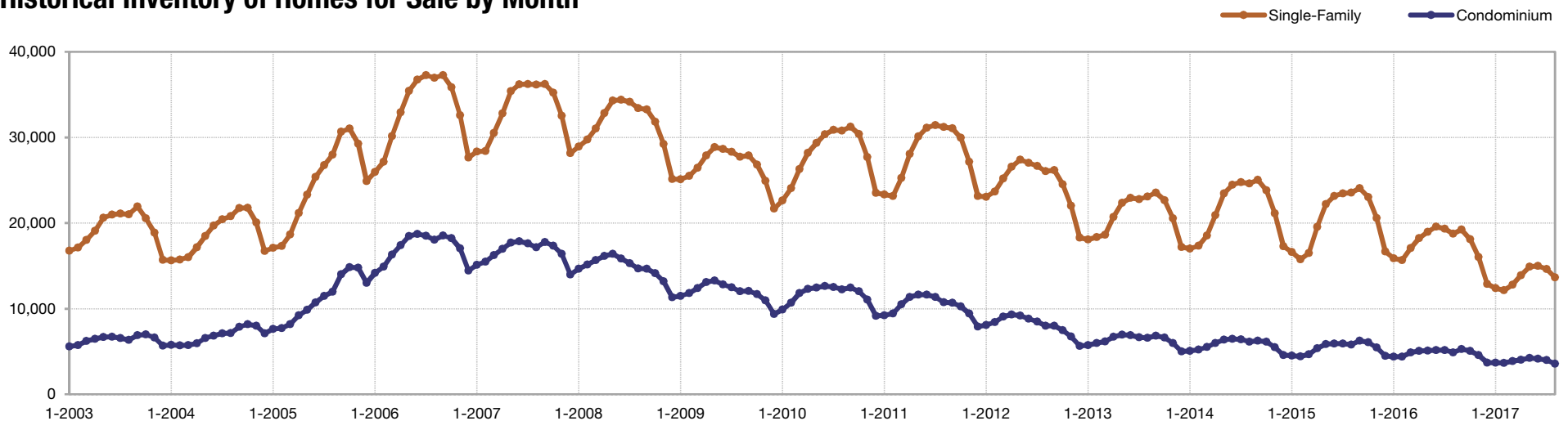
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August



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	19,240	- 20.0%	5,265	- 15.9%
October 2016	18,111	- 21.4%	5,058	- 16.6%
November 2016	16,037	- 22.1%	4,564	- 16.3%
December 2016	12,899	- 22.7%	3,681	- 17.7%
January 2017	12,387	- 22.0%	3,685	- 16.2%
February 2017	12,145	- 22.5%	3,649	- 16.8%
March 2017	12,792	- 25.1%	3,868	- 20.9%
April 2017	13,904	- 23.8%	4,037	- 20.2%
May 2017	14,905	- 21.4%	4,232	- 17.2%
June 2017	14,985	- 23.5%	4,157	- 19.4%
July 2017	14,633	- 24.3%	4,005	- 22.4%
August 2017	13,649	- 27.2%	3,557	- 27.1%
Average	14,641	- 22.9%	4,147	- 18.8%

Historical Inventory of Homes for Sale by Month



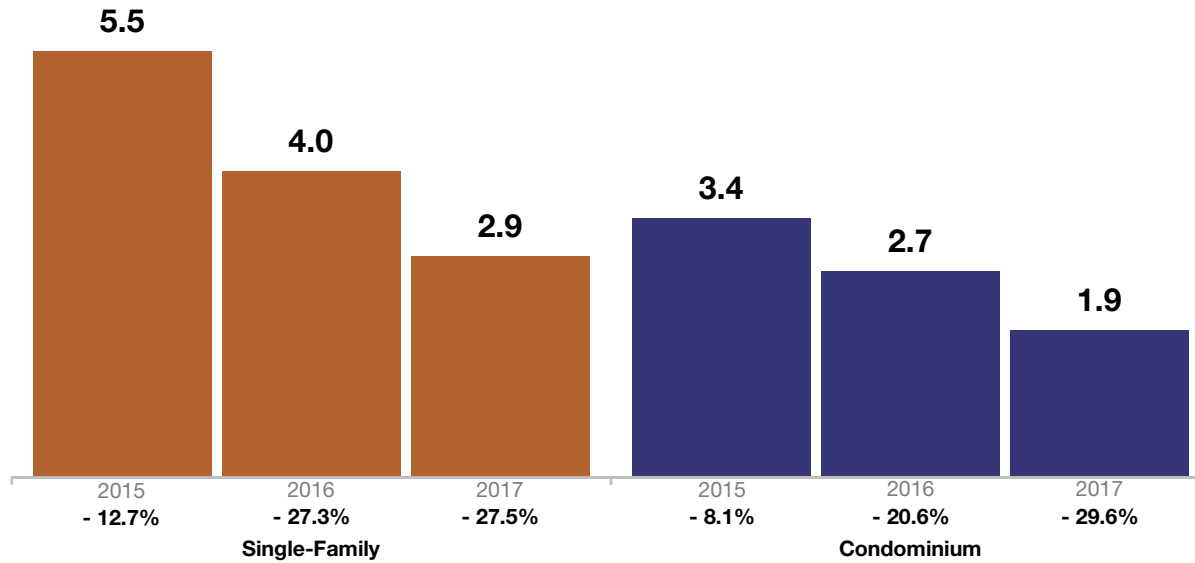
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



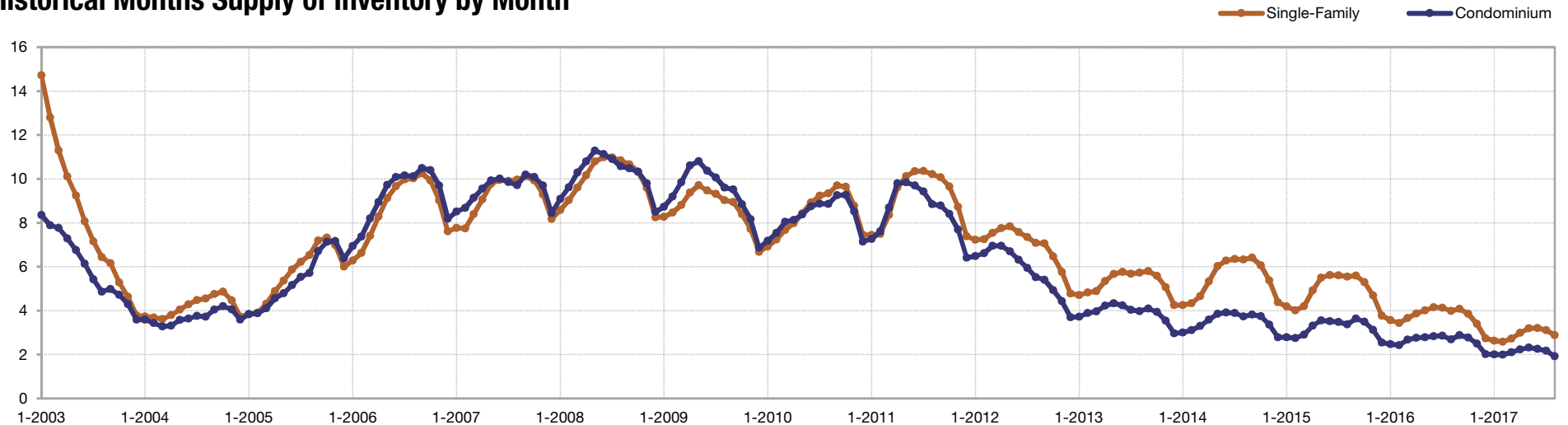
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August



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	4.1	-26.8%	2.9	-19.4%
October 2016	3.9	-26.4%	2.8	-20.0%
November 2016	3.4	-27.7%	2.5	-19.4%
December 2016	2.7	-28.9%	2.0	-20.0%
January 2017	2.6	-27.8%	2.0	-20.0%
February 2017	2.6	-23.5%	2.0	-16.7%
March 2017	2.7	-27.0%	2.1	-22.2%
April 2017	3.0	-23.1%	2.2	-21.4%
May 2017	3.2	-20.0%	2.3	-17.9%
June 2017	3.2	-23.8%	2.3	-17.9%
July 2017	3.1	-24.4%	2.2	-24.1%
August 2017	2.9	-27.5%	1.9	-29.6%
Average	3.1	-25.5%	2.3	-20.8%

Historical Months Supply of Inventory by Month



Final Days on Market

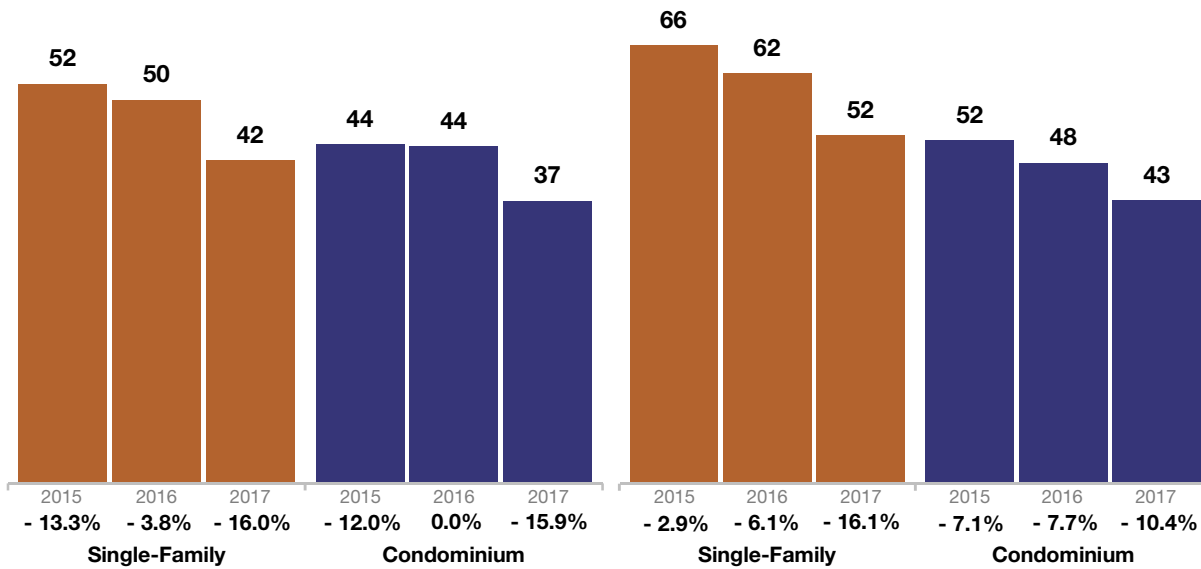
Average number of days between when a property is last listed and when the final offer is accepted in a given month.



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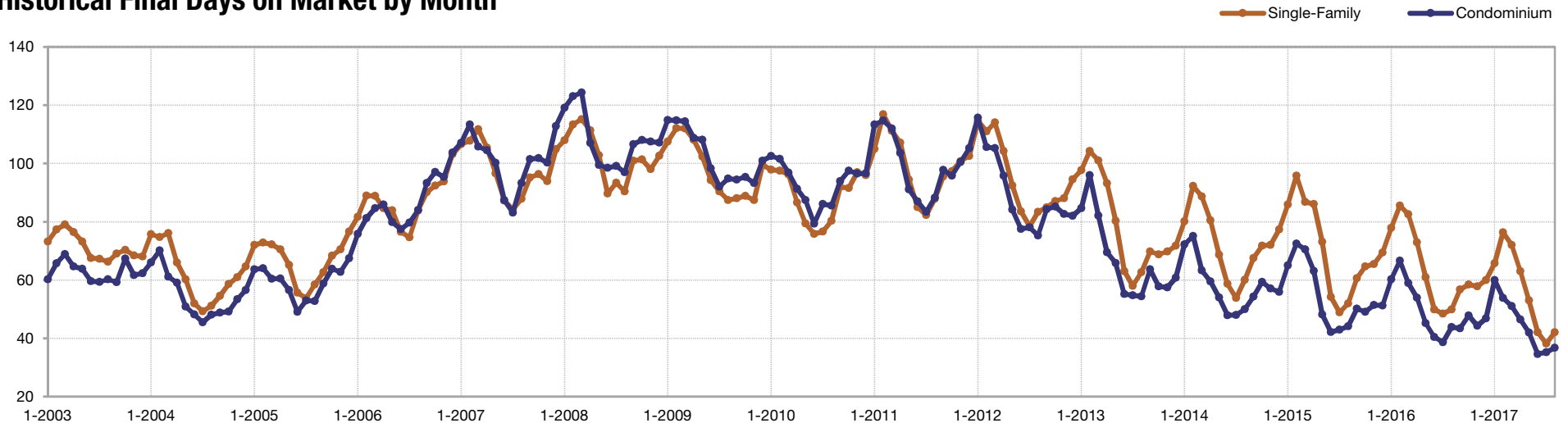
August

Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	57	- 6.6%	43	- 14.0%
October 2016	58	- 10.8%	48	- 2.0%
November 2016	58	- 10.8%	44	- 13.7%
December 2016	60	- 13.0%	47	- 7.8%
January 2017	66	- 15.4%	60	0.0%
February 2017	76	- 11.6%	54	- 19.4%
March 2017	72	- 13.3%	51	- 13.6%
April 2017	63	- 13.7%	46	- 14.8%
May 2017	53	- 13.1%	42	- 6.7%
June 2017	42	- 16.0%	35	- 12.5%
July 2017	38	- 20.8%	35	- 10.3%
August 2017	42	- 16.0%	37	- 15.9%
Average	54	- 13.3%	44	- 10.9%

Historical Final Days on Market by Month



Cumulative Days on Market

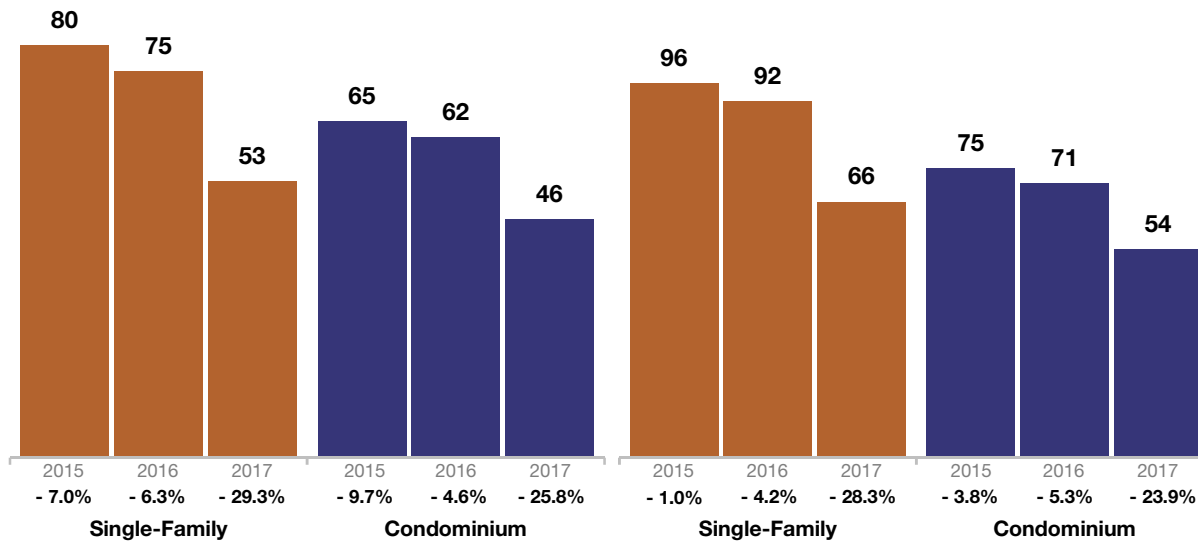
Average number of days between when a property is first listed and when the final offer is accepted before closing in a given month.



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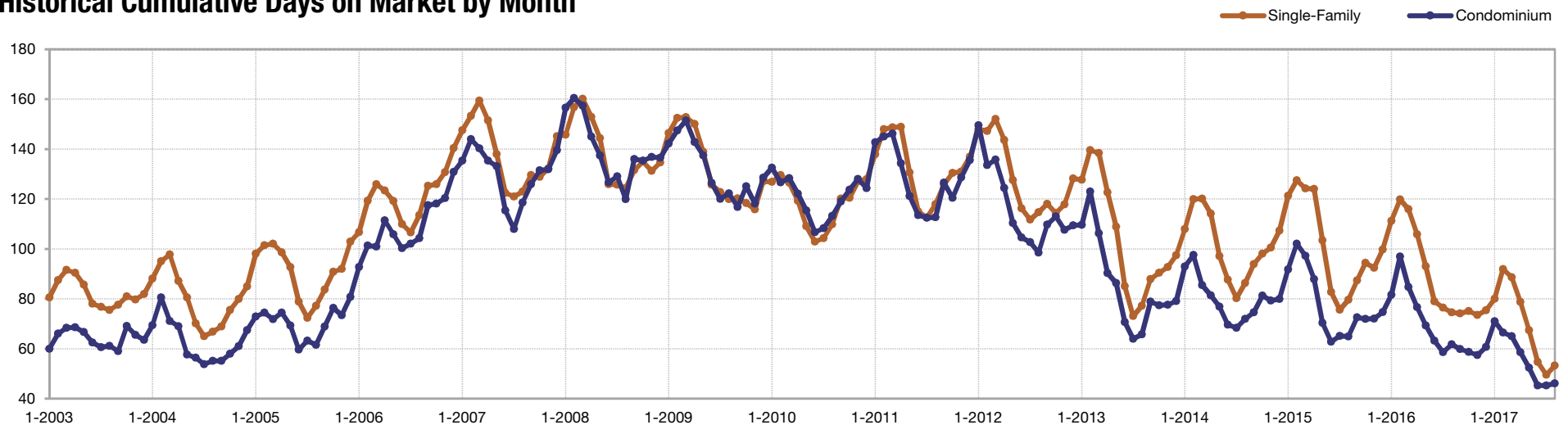
August

Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	74	-14.9%	60	-17.8%
October 2016	75	-20.2%	59	-18.1%
November 2016	74	-19.6%	57	-20.8%
December 2016	75	-25.0%	61	-18.7%
January 2017	80	-27.9%	71	-13.4%
February 2017	92	-23.3%	66	-32.0%
March 2017	89	-23.3%	65	-23.5%
April 2017	79	-25.5%	59	-23.4%
May 2017	67	-28.0%	52	-24.6%
June 2017	55	-30.4%	45	-28.6%
July 2017	50	-34.2%	45	-23.7%
August 2017	53	-29.3%	46	-25.8%
Average	69	-25.4%	55	-22.3%

Historical Cumulative Days on Market by Month



Percent of Original List Price Received

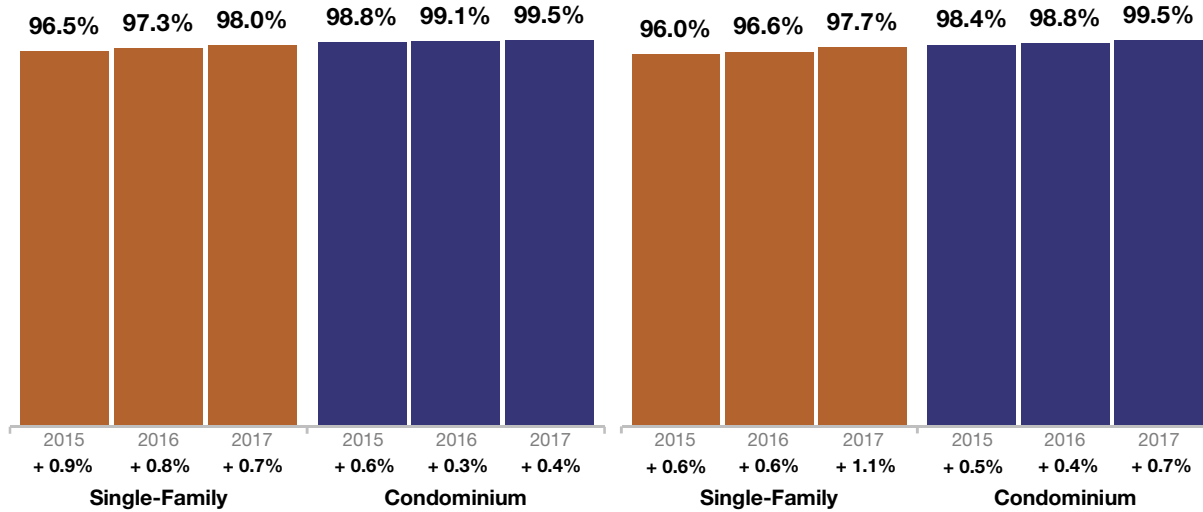


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Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

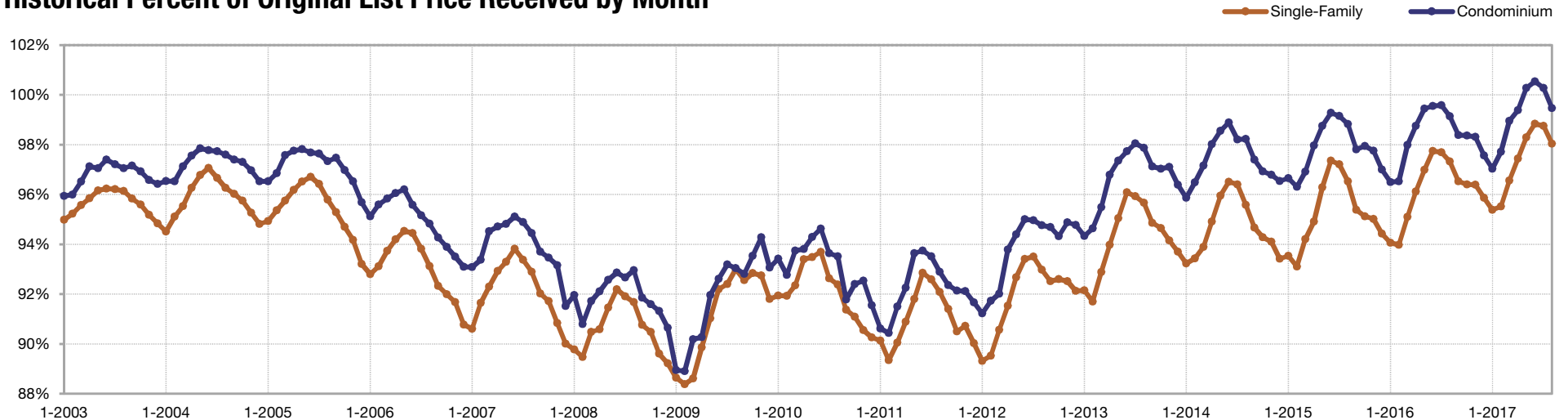
August

Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	96.5%	+ 1.2%	98.4%	+ 0.6%
October 2016	96.4%	+ 1.4%	98.4%	+ 0.5%
November 2016	96.4%	+ 1.5%	98.3%	+ 0.5%
December 2016	95.9%	+ 1.6%	97.6%	+ 0.6%
January 2017	95.4%	+ 1.4%	97.0%	+ 0.5%
February 2017	95.5%	+ 1.6%	97.7%	+ 1.2%
March 2017	96.6%	+ 1.6%	99.0%	+ 1.0%
April 2017	97.4%	+ 1.4%	99.4%	+ 0.6%
May 2017	98.3%	+ 1.3%	100.3%	+ 0.9%
June 2017	98.8%	+ 1.1%	100.5%	+ 1.0%
July 2017	98.8%	+ 1.1%	100.3%	+ 0.7%
August 2017	98.0%	+ 0.7%	99.5%	+ 0.4%
Average	97.2%	+ 1.2%	99.1%	+ 0.7%

Historical Percent of Original List Price Received by Month



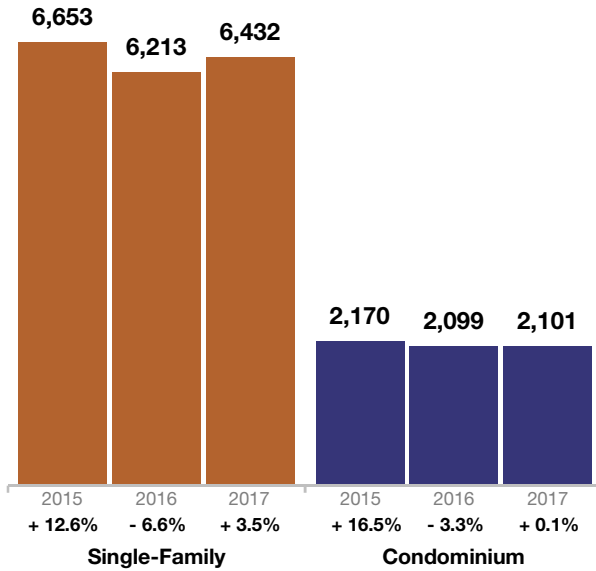
New Listings

A count of the properties that have been newly listed on the market in a given month.

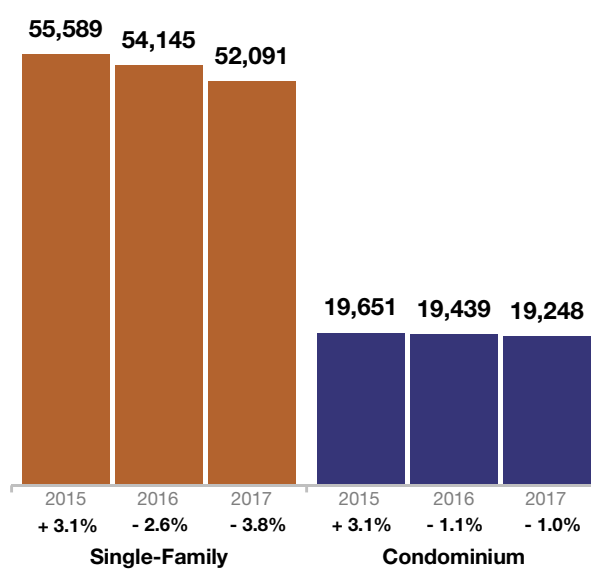


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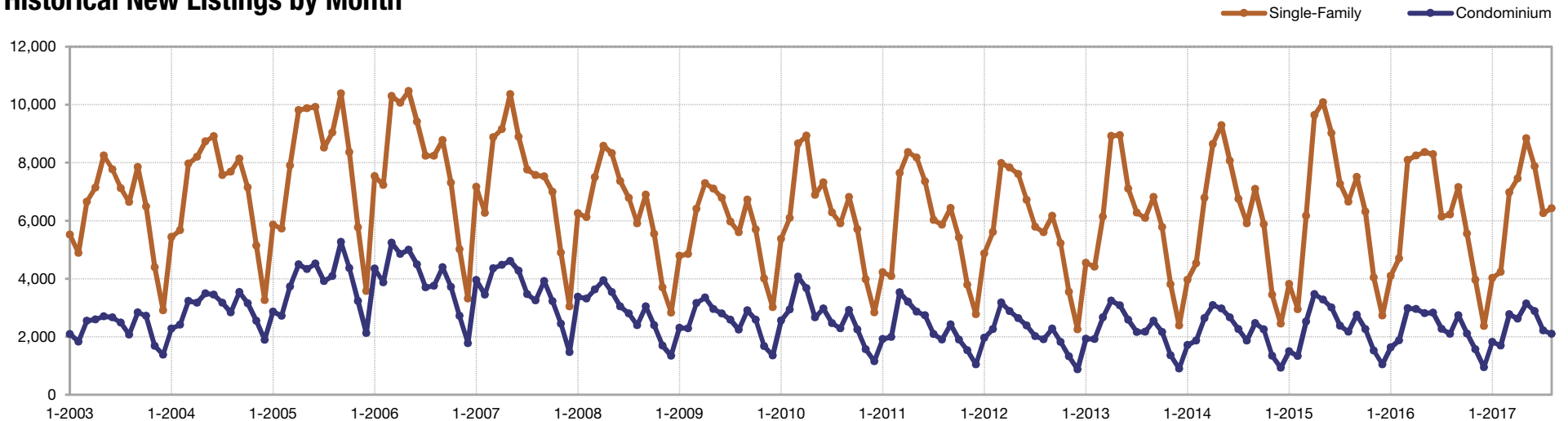


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
September 2016	7,156	- 4.7%	2,736	- 0.8%
October 2016	5,555	- 12.0%	2,109	- 6.8%
November 2016	3,966	- 1.9%	1,568	+ 3.0%
December 2016	2,372	- 13.1%	944	- 9.6%
January 2017	4,024	- 1.9%	1,819	+ 11.5%
February 2017	4,229	- 10.0%	1,694	- 9.6%
March 2017	6,980	- 13.7%	2,774	- 6.9%
April 2017	7,456	- 9.5%	2,622	- 11.1%
May 2017	8,840	+ 5.7%	3,139	+ 11.6%
June 2017	7,873	- 5.1%	2,882	+ 1.9%
July 2017	6,257	+ 1.9%	2,217	- 2.2%
August 2017	6,432	+ 3.5%	2,101	+ 0.1%
Total	71,140	- 4.8%	26,605	- 1.6%

Historical New Listings by Month



Glossary of Terms

A research tool provided by the Massachusetts Association of REALTORS®



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Closed Sales	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and average income by county.
Inventory of Homes for Sale	A measure of the number of homes available for sale at a given time. Once a listing goes pending, sold or is taken off the market, it is no longer considered "active." The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	The inventory of homes for sale (at the end of a given month) divided by the average monthly pending sales from the last 12 months.
Final Days on Market Until Sale	A measure of how many calendar days pass between when a listing becomes active (not pending) for the last time to the last time it goes pending directly before it is sold. A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.
Cumulative Days on Market Until Sale	A measure of the average number of calendar days that pass from when a listing is first listed to when a property goes into the last pending status before it is sold.
Percent of Original List Price Received	This is calculated as Total Sold Dollars (all sold prices added together) divided by Total Original Price (all original list prices added together).
New Listings	A measure of how much new supply is coming onto the market from sellers. It is calculated by counting all listings with a list date in the reporting period.