

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	3	0.0%	30	36	+ 20.0%
Closed Sales	0	3	--	30	34	+ 13.3%
Median Sales Price*	\$0	\$207,000	--	\$2,562,500	\$2,210,000	- 13.8%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	4.7	2.5	- 46.8%	--	--	--
Cumulative Days on Market Until Sale	0	38	--	108	64	- 40.7%
Percent of Original List Price Received*	0.0%	97.3%	--	95.3%	94.9%	- 0.4%
New Listings	2	5	+ 150.0%	48	47	- 2.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

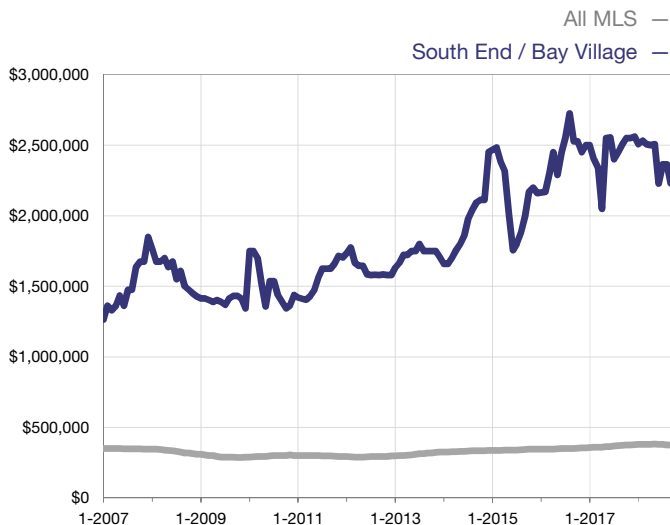
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	34	31	- 8.8%	460	442	- 3.9%
Closed Sales	66	30	- 54.5%	454	452	- 0.4%
Median Sales Price*	\$1,106,250	\$787,500	- 28.8%	\$923,000	\$995,000	+ 7.8%
Inventory of Homes for Sale	74	78	+ 5.4%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	37	36	- 2.7%	36	41	+ 13.9%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	101.2%	100.3%	- 0.9%
New Listings	37	27	- 27.0%	573	598	+ 4.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

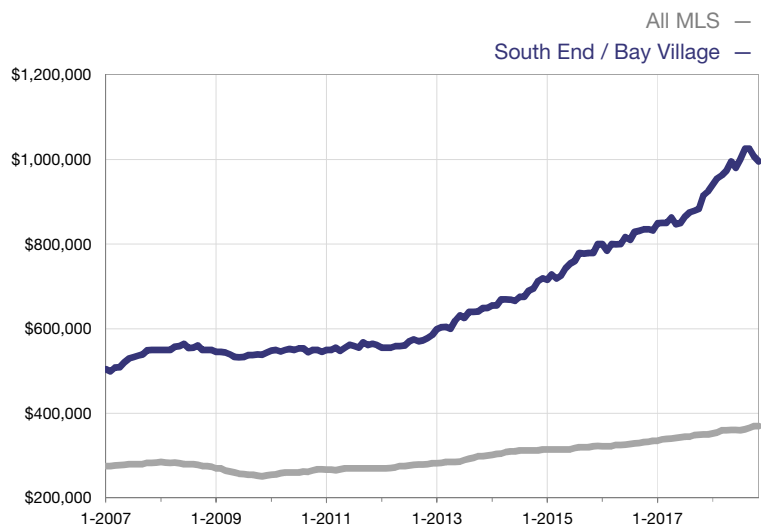
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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