

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	6	+ 100.0%	26	29	+ 11.5%
Closed Sales	4	1	- 75.0%	26	26	0.0%
Median Sales Price*	\$1,660,000	\$2,091,000	+ 26.0%	\$2,532,500	\$2,210,000	- 12.7%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	5.5	1.7	- 69.1%	--	--	--
Cumulative Days on Market Until Sale	175	60	- 65.7%	102	68	- 33.3%
Percent of Original List Price Received*	96.0%	76.0%	- 20.8%	95.6%	93.9%	- 1.8%
New Listings	9	5	- 44.4%	44	35	- 20.5%

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

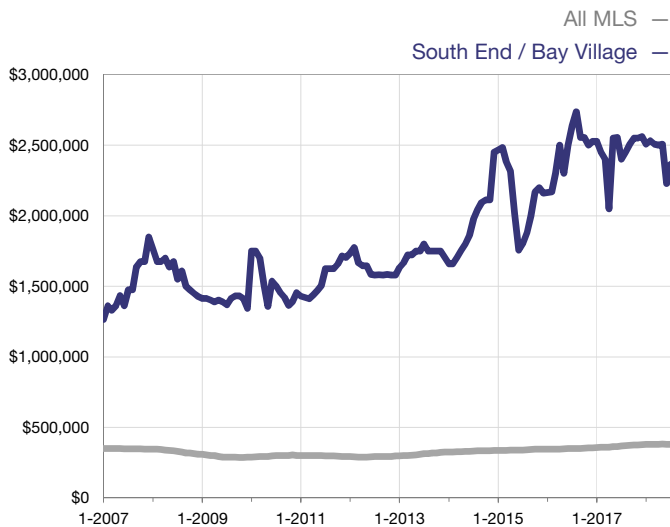
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	38	37	- 2.6%	382	380	- 0.5%
Closed Sales	31	30	- 3.2%	353	393	+ 11.3%
Median Sales Price*	\$865,000	\$862,500	- 0.3%	\$885,000	\$1,030,000	+ 16.4%
Inventory of Homes for Sale	85	86	+ 1.2%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	38	48	+ 26.3%	37	42	+ 13.5%
Percent of Original List Price Received*	99.1%	96.2%	- 2.9%	101.6%	100.4%	- 1.2%
New Listings	71	74	+ 4.2%	487	513	+ 5.3%

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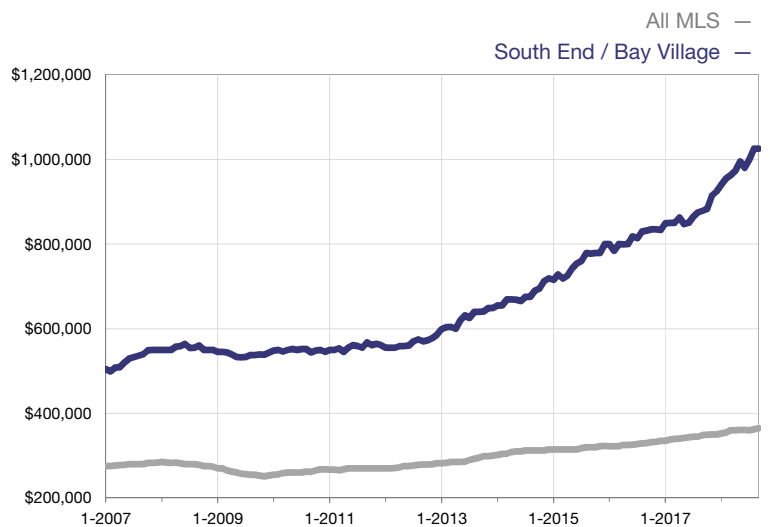
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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