

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	65	85	+ 30.8%	616	633	+ 2.8%
Closed Sales	116	111	- 4.3%	557	551	- 1.1%
Median Sales Price*	\$619,500	\$700,000	+ 13.0%	\$623,000	\$656,000	+ 5.3%
Inventory of Homes for Sale	167	151	- 9.6%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	34	36	+ 5.9%	38	42	+ 10.5%
Percent of Original List Price Received*	102.6%	99.2%	- 3.3%	101.2%	99.5%	- 1.7%
New Listings	94	86	- 8.5%	792	801	+ 1.1%

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

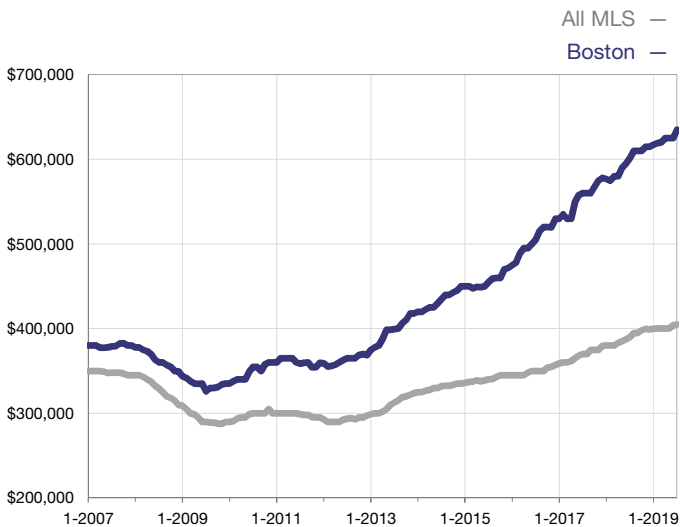
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	379	387	+ 2.1%	3,028	2,981	- 1.6%
Closed Sales	552	444	- 19.6%	2,780	2,553	- 8.2%
Median Sales Price*	\$691,000	\$660,000	- 4.5%	\$661,300	\$650,000	- 1.7%
Inventory of Homes for Sale	890	1,013	+ 13.8%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	33	42	+ 27.3%	41	51	+ 24.4%
Percent of Original List Price Received*	100.4%	98.8%	- 1.6%	100.5%	98.3%	- 2.2%
New Listings	432	436	+ 0.9%	3,938	4,165	+ 5.8%

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

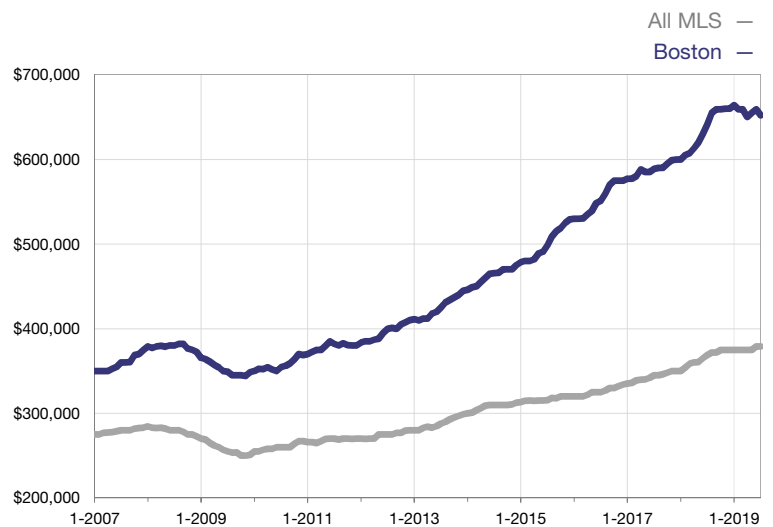
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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