

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	23	20	- 13.0%	149	164	+ 10.1%
Closed Sales	29	33	+ 13.8%	116	143	+ 23.3%
Median Sales Price*	\$641,000	\$600,000	- 6.4%	\$600,000	\$602,000	+ 0.3%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	33	43	+ 30.3%
Percent of Original List Price Received*	102.1%	101.3%	- 0.8%	102.5%	99.5%	- 2.9%
New Listings	22	17	- 22.7%	188	195	+ 3.7%

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

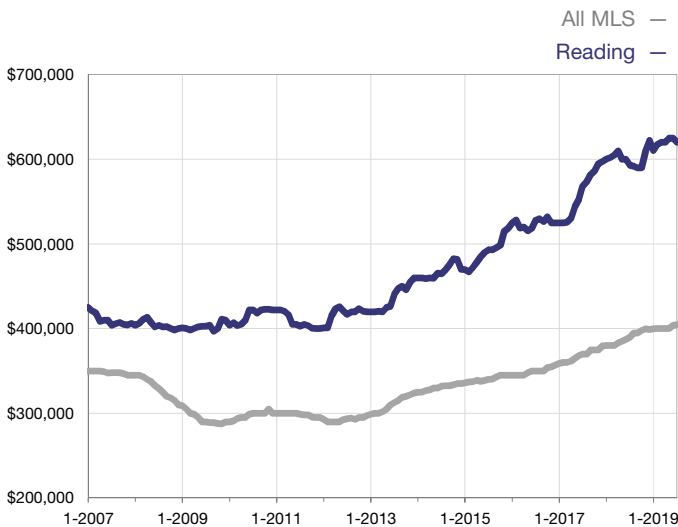
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	10	+ 66.7%	53	46	- 13.2%
Closed Sales	10	7	- 30.0%	55	39	- 29.1%
Median Sales Price*	\$413,750	\$400,000	- 3.3%	\$399,900	\$435,000	+ 8.8%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	39	45	+ 15.4%
Percent of Original List Price Received*	102.9%	99.6%	- 3.2%	99.9%	97.1%	- 2.8%
New Listings	7	8	+ 14.3%	63	57	- 9.5%

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

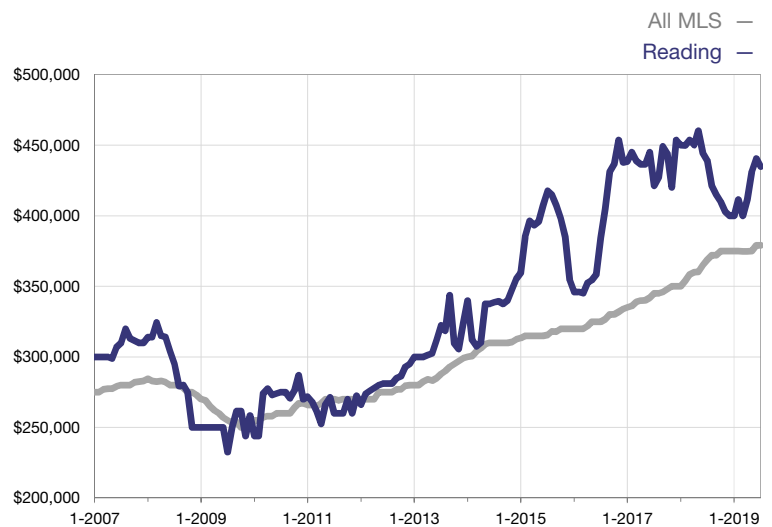
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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