

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Roslindale

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	9	+ 50.0%	67	72	+ 7.5%
Closed Sales	13	14	+ 7.7%	60	61	+ 1.7%
Median Sales Price*	\$550,000	\$650,000	+ 18.2%	\$589,750	\$645,000	+ 9.4%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	25	32	+ 28.0%
Percent of Original List Price Received*	105.2%	97.4%	- 7.4%	104.8%	101.2%	- 3.4%
New Listings	10	8	- 20.0%	82	84	+ 2.4%

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

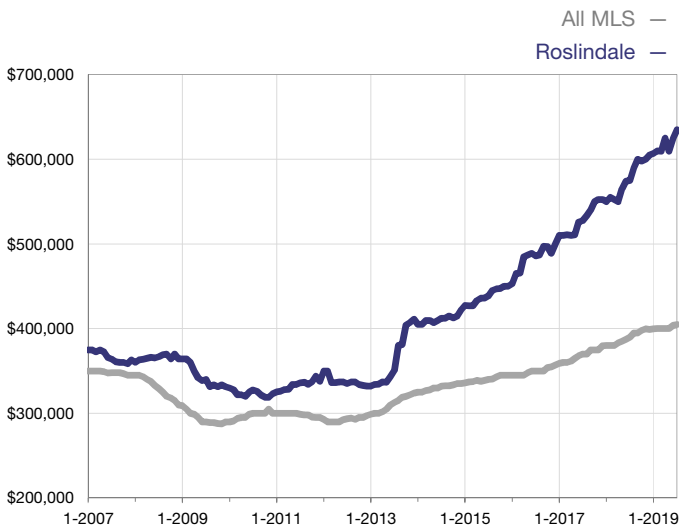
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	9	- 18.2%	100	110	+ 10.0%
Closed Sales	17	10	- 41.2%	85	104	+ 22.4%
Median Sales Price*	\$480,000	\$523,750	+ 9.1%	\$492,500	\$505,500	+ 2.6%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	32	19	- 40.6%	26	39	+ 50.0%
Percent of Original List Price Received*	100.2%	104.5%	+ 4.3%	102.7%	102.1%	- 0.6%
New Listings	10	18	+ 80.0%	124	136	+ 9.7%

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

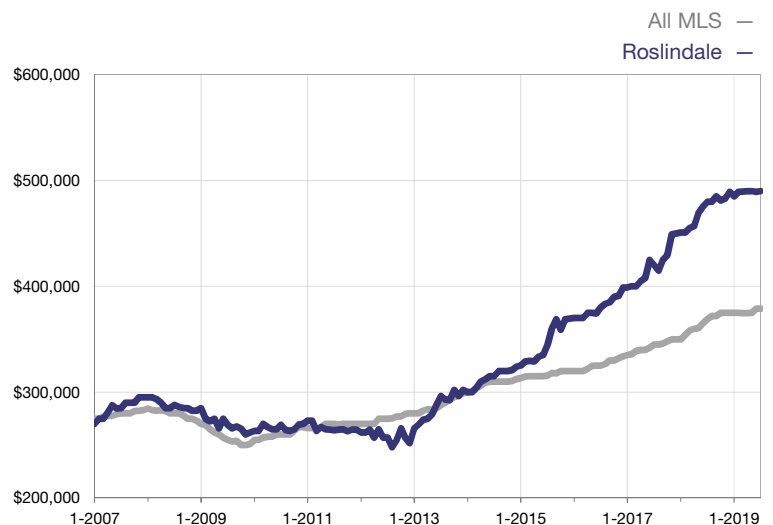
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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