

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	3	+ 200.0%	23	24	+ 4.3%
Closed Sales	0	9	--	20	27	+ 35.0%
Median Sales Price*	\$0	\$3,261,900	--	\$2,210,000	\$2,750,000	+ 24.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	0	78	--	69	70	+ 1.4%
Percent of Original List Price Received*	0.0%	96.4%	--	94.9%	95.3%	+ 0.4%
New Listings	2	5	+ 150.0%	28	30	+ 7.1%

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

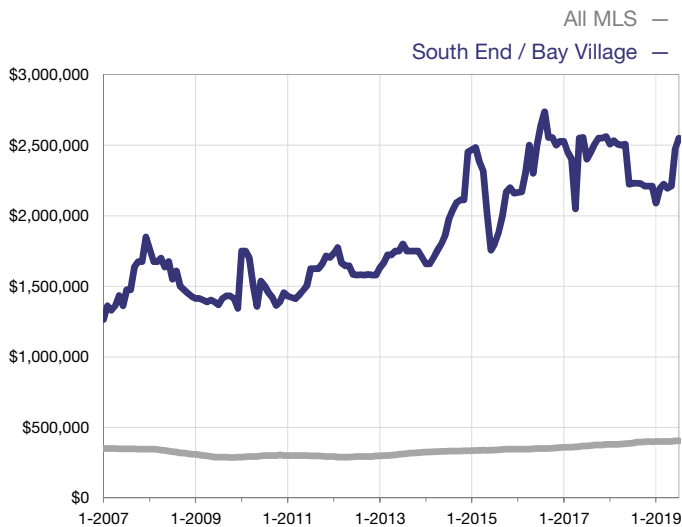
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	43	30	- 30.2%	317	269	- 15.1%
Closed Sales	53	48	- 9.4%	307	240	- 21.8%
Median Sales Price*	\$1,100,000	\$982,500	- 10.7%	\$1,030,000	\$997,000	- 3.2%
Inventory of Homes for Sale	69	71	+ 2.9%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	31	49	+ 58.1%	39	51	+ 30.8%
Percent of Original List Price Received*	101.7%	98.6%	- 3.0%	101.3%	98.4%	- 2.9%
New Listings	44	44	0.0%	407	355	- 12.8%

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

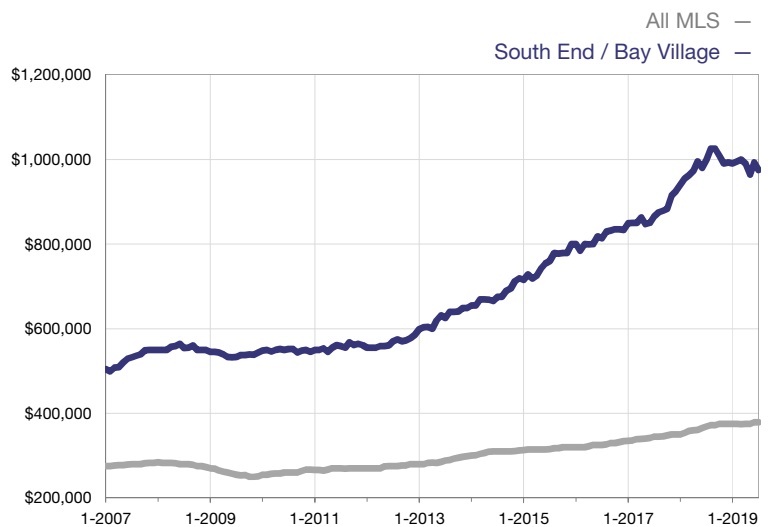
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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