

Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	23	54	+ 134.8%	473	453	- 4.2%
Closed Sales	41	33	- 19.5%	457	402	- 12.0%
Median Sales Price*	\$500,000	\$502,000	+ 0.4%	\$499,000	\$520,000	+ 4.2%
Inventory of Homes for Sale	85	56	- 34.1%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	37	52	+ 40.5%	38	41	+ 7.9%
Percent of Original List Price Received*	97.1%	97.1%	0.0%	99.6%	98.1%	- 1.5%
New Listings	37	34	- 8.1%	615	595	- 3.3%

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

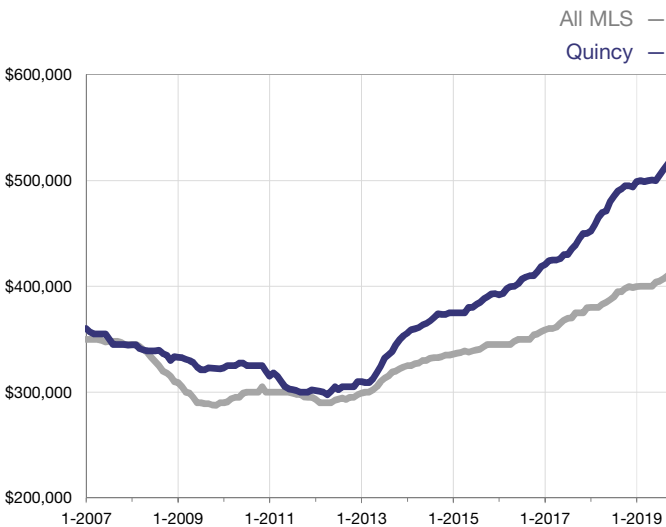
Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	33	39	+ 18.2%	388	422	+ 8.8%
Closed Sales	40	35	- 12.5%	384	394	+ 2.6%
Median Sales Price*	\$379,875	\$355,000	- 6.5%	\$356,750	\$377,000	+ 5.7%
Inventory of Homes for Sale	78	68	- 12.8%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	31	43	+ 38.7%	36	44	+ 22.2%
Percent of Original List Price Received*	101.1%	97.8%	- 3.3%	100.2%	98.2%	- 2.0%
New Listings	35	33	- 5.7%	492	547	+ 11.2%

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

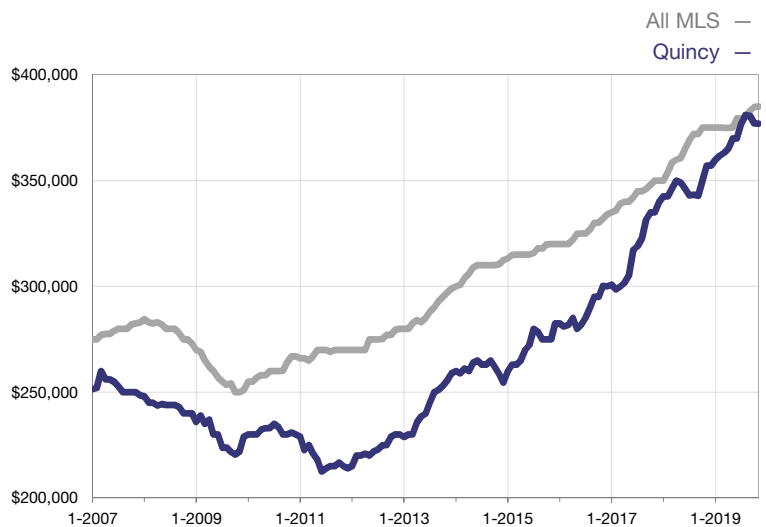
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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