

Local Market Update – April 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®, Inc.

North Central Massachusetts Association of REALTORS®

- 0.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.6%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 15.9%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	204	301	+ 47.5%	648	768	+ 18.5%
Closed Sales	142	142	0.0%	520	517	- 0.6%
Median Sales Price*	\$205,000	\$206,000	+ 0.5%	\$195,000	\$195,000	0.0%
Inventory of Homes for Sale	1,132	962	- 15.0%	--	--	--
Months Supply of Inventory	6.5	5.6	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	157	138	- 12.0%	141	139	- 1.2%
Percent of Original List Price Received*	93.7%	92.9%	- 0.8%	92.0%	92.4%	+ 0.5%
New Listings	440	463	+ 5.2%	1,124	1,138	+ 1.2%

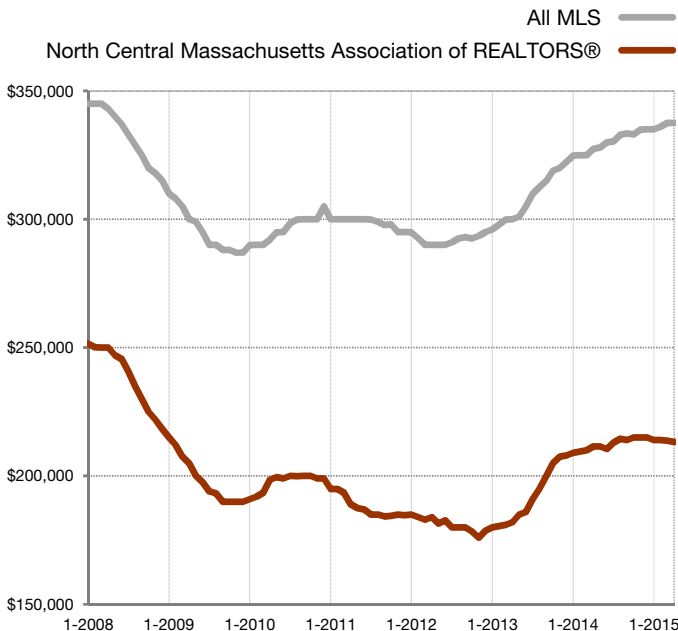
Condominium Properties

	April			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	31	50	+ 61.3%	101	122	+ 20.8%
Closed Sales	25	24	- 4.0%	79	80	+ 1.3%
Median Sales Price*	\$154,000	\$156,750	+ 1.8%	\$165,000	\$128,500	- 22.1%
Inventory of Homes for Sale	153	119	- 22.2%	--	--	--
Months Supply of Inventory	6.4	4.9	- 23.0%	--	--	--
Cumulative Days on Market Until Sale	150	117	- 22.0%	125	126	+ 0.5%
Percent of Original List Price Received*	95.4%	96.1%	+ 0.8%	96.3%	93.9%	- 2.5%
New Listings	64	63	- 1.6%	183	152	- 16.9%

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

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties

