

Local Market Update – August 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®, Inc.

North Central Massachusetts Association of REALTORS®

+ 11.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.1%

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

- 23.8%

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

Single-Family Properties

	August			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	183	302	+ 65.0%	1,439	1,840	+ 27.9%
Closed Sales	232	261	+ 12.5%	1,366	1,540	+ 12.7%
Median Sales Price*	\$234,400	\$245,000	+ 4.5%	\$217,000	\$222,000	+ 2.3%
Inventory of Homes for Sale	1,461	1,114	- 23.8%	--	--	--
Months Supply of Inventory	8.5	5.9	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	106	98	- 8.4%	119	116	- 2.2%
Percent of Original List Price Received*	94.0%	95.4%	+ 1.4%	93.4%	94.6%	+ 1.3%
New Listings	293	306	+ 4.4%	2,610	2,730	+ 4.6%

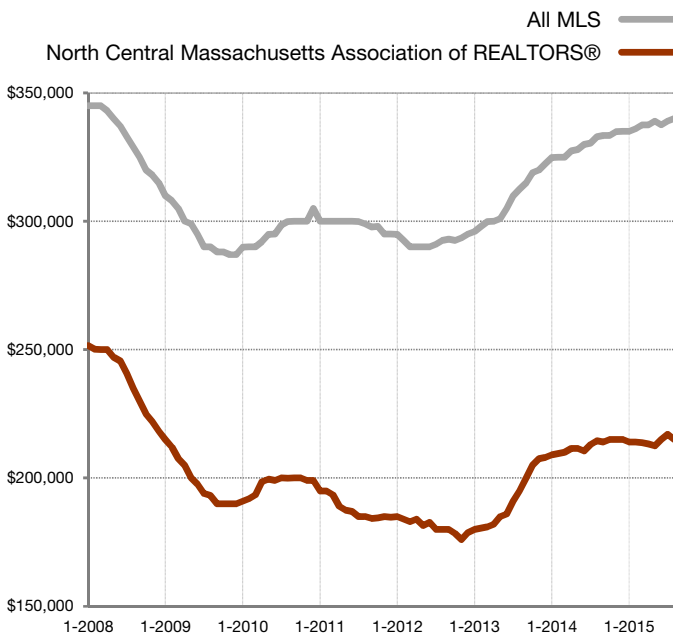
Condominium Properties

	August			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	24	41	+ 70.8%	203	255	+ 25.6%
Closed Sales	31	32	+ 3.2%	190	222	+ 16.8%
Median Sales Price*	\$154,000	\$164,950	+ 7.1%	\$165,000	\$153,850	- 6.8%
Inventory of Homes for Sale	184	139	- 24.5%	--	--	--
Months Supply of Inventory	7.9	5.2	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	97	121	+ 24.6%	120	121	+ 0.8%
Percent of Original List Price Received*	94.5%	95.7%	+ 1.3%	95.9%	95.5%	- 0.4%
New Listings	43	48	+ 11.6%	378	351	- 7.1%

* 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

