

Local Market Update – February 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®, Inc.

North Central Massachusetts Association of REALTORS®

- 3.1%

Year-Over-Year
Change in
Closed Sales
All Properties

- 8.1%

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

- 9.5%

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

Single-Family Properties

	February			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	158	141	- 10.8%	294	279	- 5.1%
Closed Sales	107	108	+ 0.9%	236	224	- 5.1%
Median Sales Price*	\$188,900	\$173,450	- 8.2%	\$188,900	\$179,900	- 4.8%
Inventory of Homes for Sale	914	825	- 9.7%	--	--	--
Months Supply of Inventory	5.3	4.8	- 9.2%	--	--	--
Cumulative Days on Market Until Sale	124	136	+ 9.1%	136	139	+ 1.9%
Percent of Original List Price Received*	92.1%	91.6%	- 0.5%	90.7%	92.2%	+ 1.6%
New Listings	184	149	- 19.0%	370	361	- 2.4%

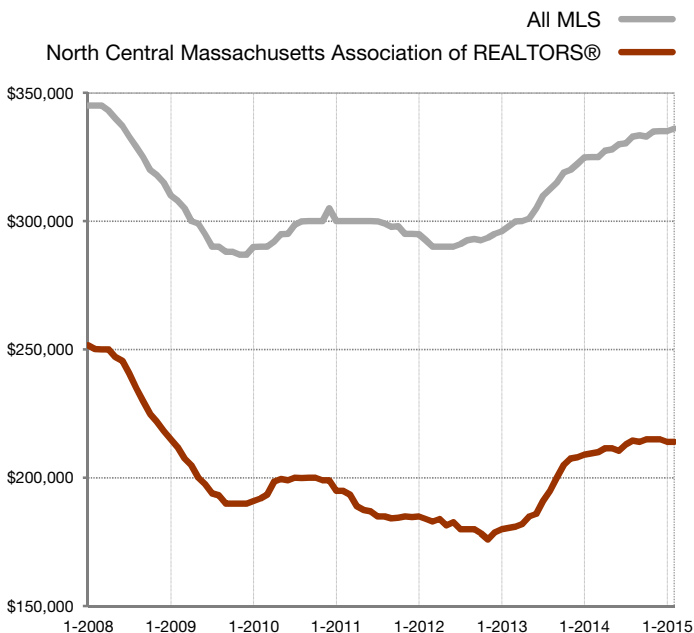
Condominium Properties

	February			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	18	29	+ 61.1%	37	45	+ 21.6%
Closed Sales	20	15	- 25.0%	32	33	+ 3.1%
Median Sales Price*	\$155,500	\$121,000	- 22.2%	\$165,750	\$126,000	- 24.0%
Inventory of Homes for Sale	123	114	- 7.3%	--	--	--
Months Supply of Inventory	5.0	4.7	- 6.4%	--	--	--
Cumulative Days on Market Until Sale	165	170	+ 3.3%	140	135	- 3.2%
Percent of Original List Price Received*	95.7%	91.5%	- 4.3%	96.5%	92.9%	- 3.7%
New Listings	25	27	+ 8.0%	64	56	- 12.5%

* 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

