

Local Market Update – March 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®, Inc.

North Central Massachusetts Association of REALTORS®

+ 2.4%

Year-Over-Year Change in Closed Sales All Properties

- 4.6%

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

- 16.5%

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

Single-Family Properties

	March			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	150	239	+ 59.3%	444	502	+ 13.1%
Closed Sales	142	146	+ 2.8%	378	372	- 1.6%
Median Sales Price*	\$196,750	\$195,000	- 0.9%	\$193,150	\$190,000	- 1.6%
Inventory of Homes for Sale	994	834	- 16.1%	--	--	--
Months Supply of Inventory	5.8	4.8	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	133	142	+ 6.8%	135	140	+ 4.0%
Percent of Original List Price Received*	92.3%	92.2%	- 0.1%	91.3%	92.2%	+ 0.9%
New Listings	314	314	0.0%	684	675	- 1.3%

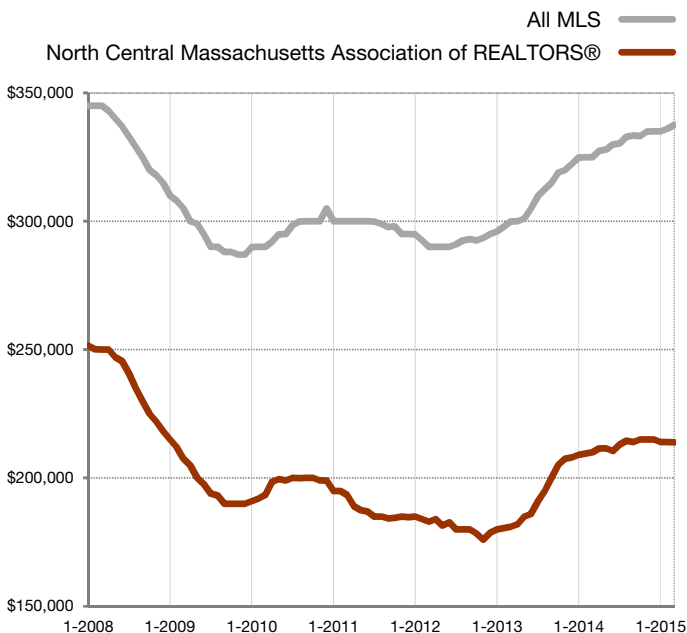
Condominium Properties

	March			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	33	33	0.0%	70	73	+ 4.3%
Closed Sales	22	22	0.0%	54	56	+ 3.7%
Median Sales Price*	\$170,500	\$126,450	- 25.8%	\$170,500	\$126,500	- 25.8%
Inventory of Homes for Sale	134	108	- 19.4%	--	--	--
Months Supply of Inventory	5.5	4.4	- 19.1%	--	--	--
Cumulative Days on Market Until Sale	74	121	+ 62.0%	113	129	+ 14.1%
Percent of Original List Price Received*	97.3%	92.6%	- 4.8%	96.8%	92.9%	- 4.0%
New Listings	55	33	- 40.0%	119	89	- 25.2%

* 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

