

Local Market Update – September 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®, Inc.

North Central Massachusetts Association of REALTORS®

+ 32.5%

Year-Over-Year Change in Closed Sales All Properties

+ 2.1%

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

- 21.7%

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

Single-Family Properties

	September			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	178	234	+ 31.5%	1,617	2,031	+ 25.6%
Closed Sales	184	238	+ 29.3%	1,550	1,784	+ 15.1%
Median Sales Price*	\$215,000	\$226,949	+ 5.6%	\$216,400	\$222,500	+ 2.8%
Inventory of Homes for Sale	1,465	1,150	- 21.5%	--	--	--
Months Supply of Inventory	8.5	6.0	- 29.7%	--	--	--
Cumulative Days on Market Until Sale	119	103	- 13.4%	119	114	- 3.8%
Percent of Original List Price Received*	92.9%	94.1%	+ 1.3%	93.4%	94.6%	+ 1.3%
New Listings	327	355	+ 8.6%	2,937	3,087	+ 5.1%

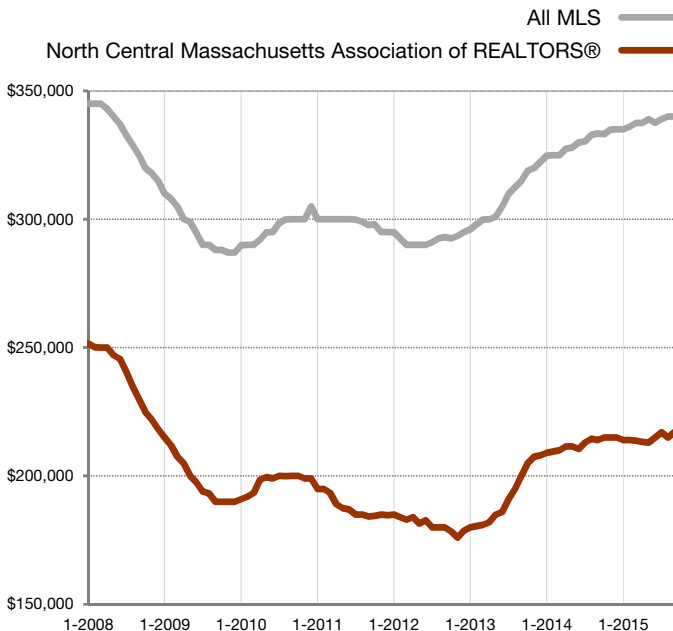
Condominium Properties

	September			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	24	34	+ 41.7%	227	286	+ 26.0%
Closed Sales	22	35	+ 59.1%	212	257	+ 21.2%
Median Sales Price*	\$124,750	\$160,000	+ 28.3%	\$165,000	\$155,000	- 6.1%
Inventory of Homes for Sale	186	143	- 23.1%	--	--	--
Months Supply of Inventory	8.2	5.1	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	109	93	- 15.0%	119	117	- 1.5%
Percent of Original List Price Received*	93.2%	97.6%	+ 4.7%	95.6%	95.8%	+ 0.2%
New Listings	49	44	- 10.2%	427	395	- 7.5%

* 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

