

Local Market Update – May 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®, Inc.

North Central Massachusetts Association of REALTORS®

- 1.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.1%

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

- 14.8%

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

Single-Family Properties

	May			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	195	310	+ 59.0%	842	1,049	+ 24.6%
Closed Sales	177	181	+ 2.3%	697	698	+ 0.1%
Median Sales Price*	\$209,750	\$224,000	+ 6.8%	\$200,000	\$203,500	+ 1.8%
Inventory of Homes for Sale	1,292	1,118	- 13.5%	--	--	--
Months Supply of Inventory	7.5	6.5	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	121	122	+ 0.7%	136	135	- 0.9%
Percent of Original List Price Received*	93.1%	95.3%	+ 2.3%	92.3%	93.1%	+ 0.9%
New Listings	404	495	+ 22.5%	1,528	1,635	+ 7.0%

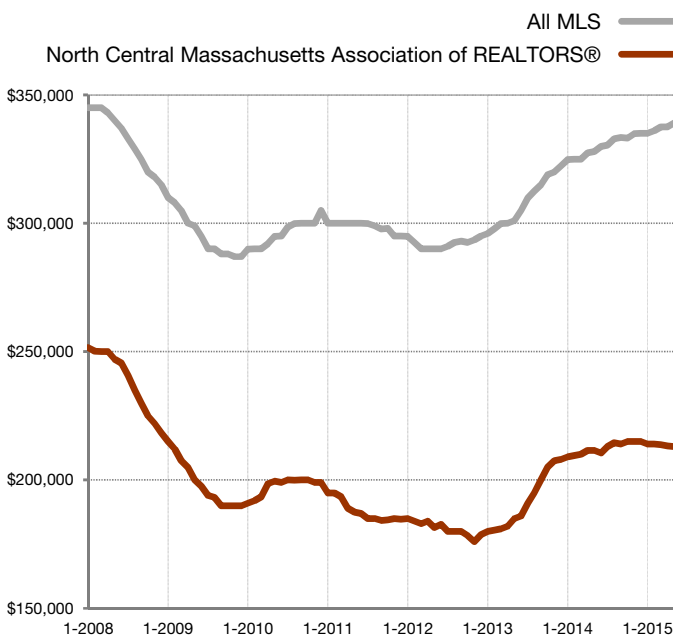
Condominium Properties

	May			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	23	41	+ 78.3%	124	158	+ 27.4%
Closed Sales	33	27	- 18.2%	112	107	- 4.5%
Median Sales Price*	\$167,500	\$131,000	- 21.8%	\$165,500	\$131,000	- 20.8%
Inventory of Homes for Sale	176	133	- 24.4%	--	--	--
Months Supply of Inventory	7.2	5.6	- 22.6%	--	--	--
Cumulative Days on Market Until Sale	121	101	- 16.6%	124	119	- 3.6%
Percent of Original List Price Received*	96.2%	95.0%	- 1.2%	96.3%	94.2%	- 2.2%
New Listings	54	65	+ 20.4%	237	218	- 8.0%

* 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

