



Price Range: All | Properties: SFH - Condo - Twn

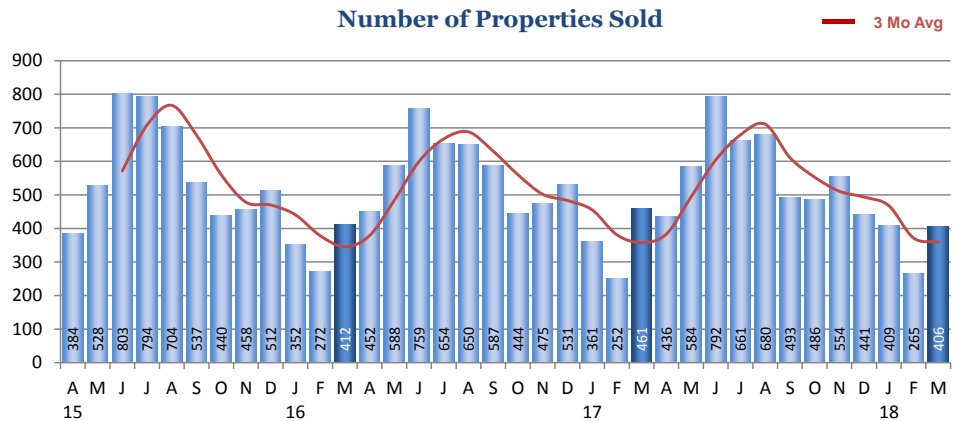
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$869,000	12%		26%				
Average List Price of all Current Listings	\$1,480,603	9%		13%				
March Median Sales Price	\$570,000	-2%	1%	6%	3%	\$564,500	7%	2%
March Average Sales Price	\$861,273	12%	8%	13%	10%	\$815,375	10%	4%
Total Properties Currently for Sale (Inventory)	780	-4%		-24%				
March Number of Properties Sold	406	53%		-12%		1,080	1%	
March Average Days on Market (Solds)	46	-12%	-2%	5%	18%	48	-2%	23%
Asking Price per Square Foot (based on New Listings)	\$701	1%	2%	7%	9%	\$691	5%	8%
March Sold Price per Square Foot	\$649	9%	7%	3%	7%	\$613	6%	1%
March Month's Supply of Inventory	1.9	-38%	-16%	-14%	-12%	2.3	-12%	5%
March Sale Price vs List Price Ratio	100.0%	1.5%	1.6%	.7%	.3%	98.6%	0%	-1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2017) / YTD = Year-to-date

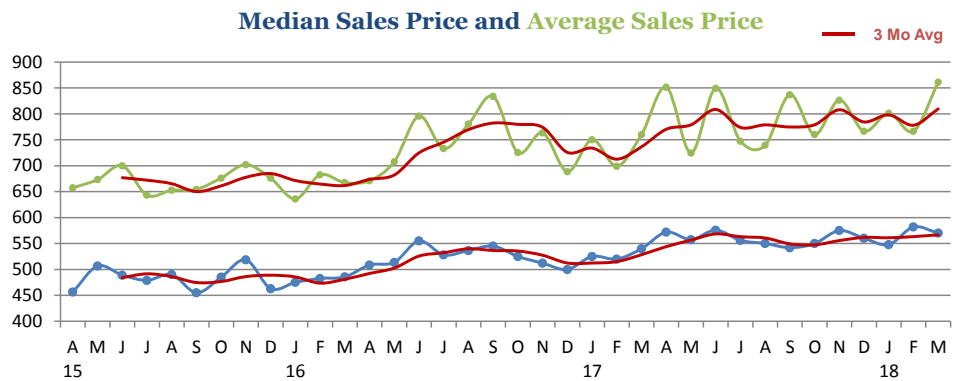
Property Sales

March Property sales were 406, down 11.9% from 461 in March of 2017 and 53.2% higher than the 265 sales last month. March 2018 sales were at their lowest level compared to March of 2017 and 2016. March YTD sales of 1,080 are running 0.6% ahead of last year's year-to-date sales of 1,074.



Prices

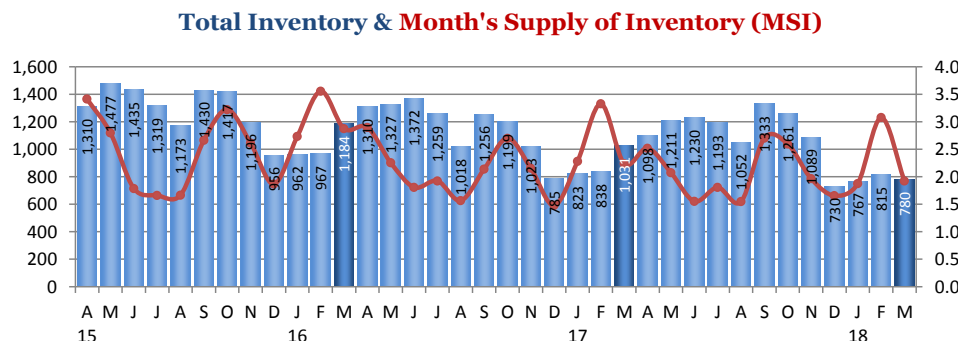
The Median Sales Price in March was \$570,000, up 5.6% from \$540,000 in March of 2017 and down 2.0% from \$581,900 last month. The Average Sales Price in March was \$861,273, up 13.3% from \$760,329 in March of 2017 and up 12.3% from \$766,654 last month. March 2018 ASP was at the highest level compared to March of 2017 and 2016.



Inventory & MSI

The Total Inventory of Properties available for sale as of March was 780, down 4.3% from 815 last month and down 24.3% from 1,031 in March of last year. March 2018 Inventory was at its lowest level compared with March of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2018 MSI of 1.9 months was at its lowest level compared with March of 2017 and 2016.



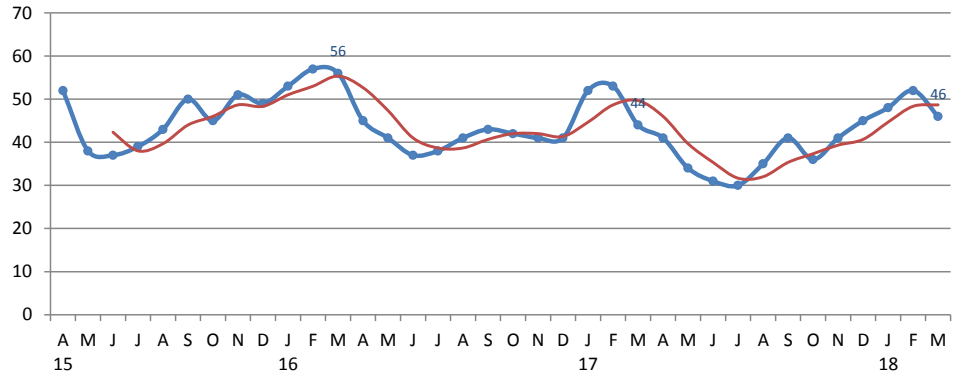


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for March was 46, down 11.5% from 52 days last month and up 4.5% from 44 days in March of last year. The March 2018 DOM was at a mid level compared with March of 2017 and 2016.

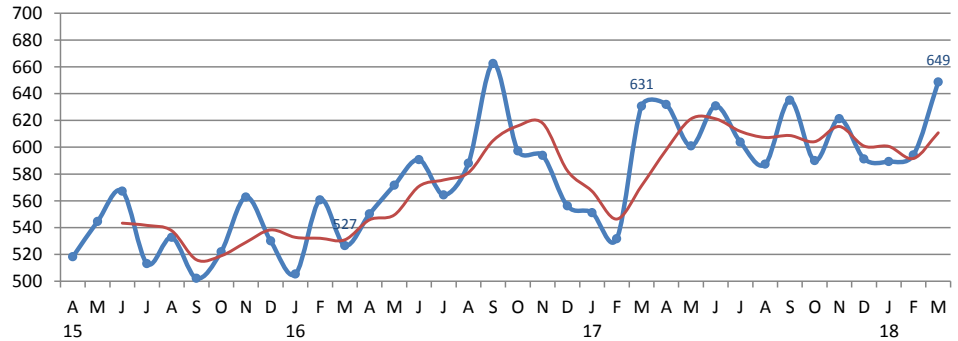
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The March 2018 Selling Price per Square Foot of \$649 was up 9.2% from \$594 last month and up 2.9% from 631 in March of last year.

Selling Price per Square Foot



Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The March 2018 Selling Price vs Original List Price of 100.0% was up from 98.5% last month and up from 99.3% in March of last year.

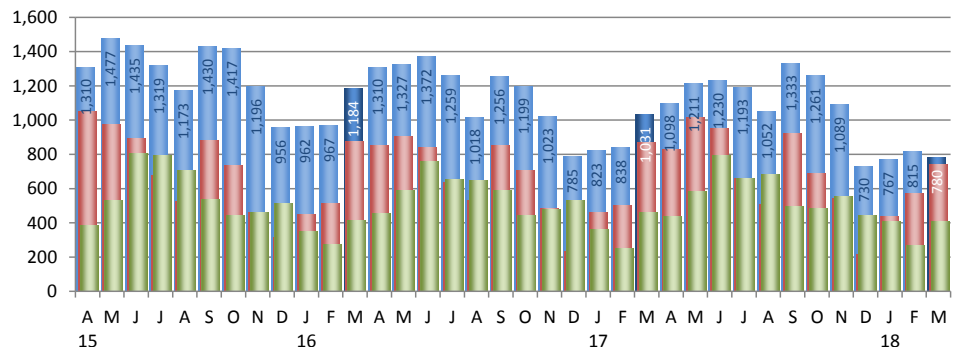
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in March 2018 was 740, up 28.9% from 574 last month and down 15.0% from 871 in March of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

March 2018

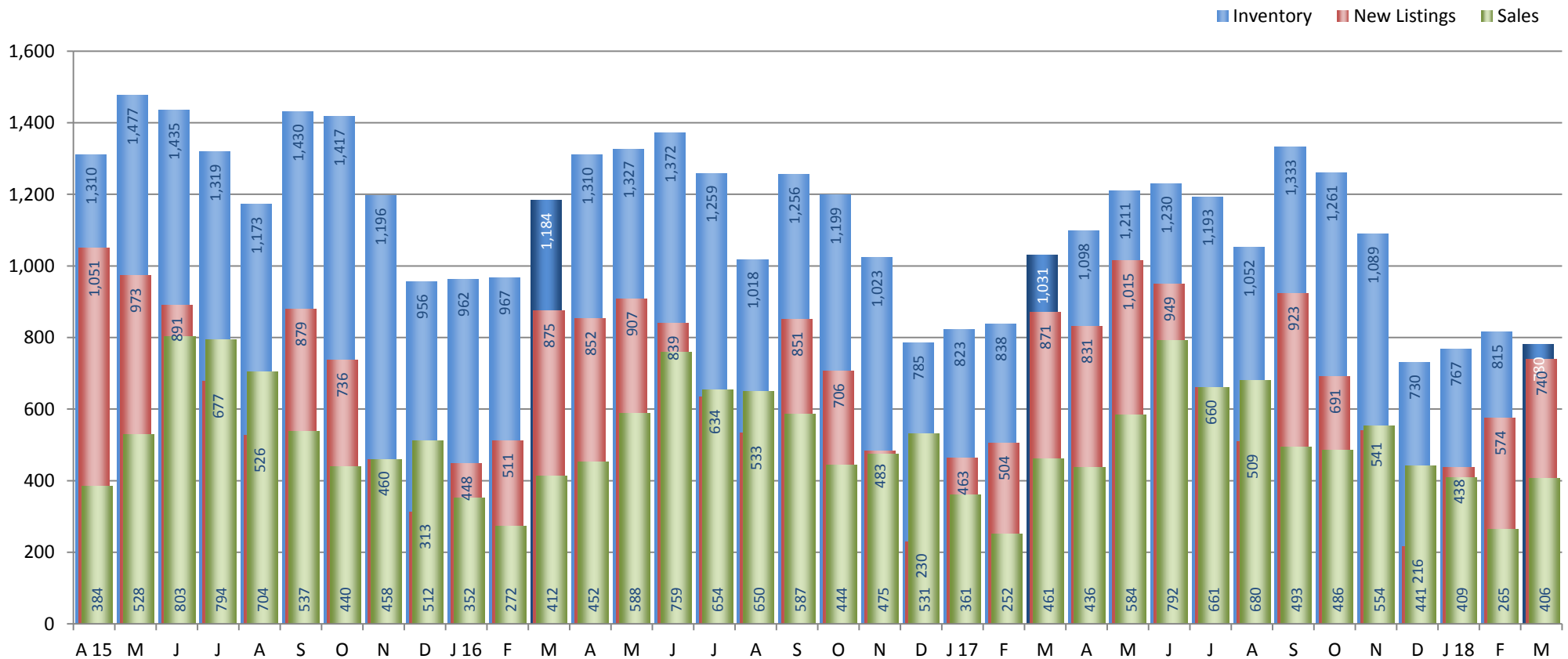
County: *Suffolk, MA*



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