Single Family Monthly Comparisons

	June 2020	July 2020	August 2020
SOLD	965	1222	1156
DOM	54	51	54
MEDIAN	$309,000	$331,825	$333,164
LISTINGS	2335	2156	2122
Average Sold price	$383,598	$428,133	$467,077
Pendings	1355	1559	1448
Distressed Sales	29	42	21
Med. SP w/o distr	$312,000	$336,500	$335,000
% CHANGE 2019-20			
SOLD	-14.60%	5.44%	7.24%
DOM	-1.82%	-15.00%	-3.57%
MEDIAN	3.17%	11.54%	12.94%
LISTINGS	-36.24%	-40.59%	-42.27%
Average Sold price	2.98%	17.32%	27.65%
Pendings	13.67%	43.16%	24.94%
Distressed Sales	-21.62%	7.69%	0.00%
Med. SP w/o distr	2.30%	12.17%	11.70%
	June 2019	July 2019	August 2019
SOLD	1130	1159	1078
DOM	55	60	56
MEDIAN	$299,500	$297,500	$295,000
LISTINGS	3662	3629	3676
Average Sold price	$372,510	$364,932	$365,896
Pendings	1192	1089	1159
Distressed Sales	37	39	21
Med. SP w/o distr	$305,000	$300,000	$299,900
% CHANGE 2018-19			
SOLD	-5.12%	9.96%	-3.58%
DOM	22.22%	30.43%	14.29%
MEDIAN	3.28%	6.46%	7.18%
LISTINGS	-4.09%	-10.57%	-8.58%
Average Sold price	3.18%	2.75%	2.19%
Pendings	14.40%	2.54%	11.44%
Distressed Sales	5.71%	-22.00%	-41.67%
Med. SP w/o distr	4.10%	5.26%	6.92%
	June 2018	July 2018	August 2018
SOLD	1191	1054	1118
DOM	45	46	49
MEDIAN	$290,000	$279,450	$275,250
LISTINGS	3818	4058	4021
Average Sold price	$361,032	$355,173	$358,048
Pendings	1042	1062	1040
Distressed Sales	35	50	36
Med. SP w/o distr	$293,000	$285,000	$280,500
% CHANGE 2017-18			
SOLD	-3.64%	-3.48%	-3.29%
DOM	-13.46%	-8.00%	-2.00%
MEDIAN	5.45%	3.50%	5.87%
LISTINGS	-1.80%	4.43%	3.31%
Average Sold price	4.48%	8.84%	7.60%
Pendings	-27.29%	-13.87%	-16.53%
Distressed Sales	-43.55%	-26.47%	-47.06%
Med. SP w/o distr	4.10%	3.64%	3.93%

Please note: Monthly statewide statistics may vary slightly from town by town data as the latter is updated as sales are recorded throughout the year. Conversely, monthly statewide statistics are pulled one time only, approximately two weeks following the end of the previous month. Monthly statewide statistics therefore, contain the majority of sales, but sales following the pull date are not included.