

Single Family Monthly Comparisons

	May 2020	June 2020	July 2020
SOLD	742	965	1222
DOM	56	54	51
MEDIAN	\$309,500	\$309,000	\$331,825
LISTINGS	2397	2335	2156
Average Sold price	\$381,920	\$383,598	\$428,133
Pendings	1253	1355	1559
Distressed Sales	21	29	42
Med. SP w/o distr	\$315,000	\$312,000	\$336,500
% CHANGE 2019-20			
SOLD	-31.04%	-14.60%	5.44%
DOM	-5.08%	-1.82%	-15.00%
MEDIAN	3.00%	3.17%	11.54%
LISTINGS	-33.10%	-36.24%	-40.59%
Average Sold price	2.92%	2.98%	17.32%
Pendings	-1.57%	13.67%	43.16%
Distressed Sales	-30.00%	-21.62%	7.69%
Med. SP w/o distr	3.30%	2.30%	12.17%
	May 2019	June 2019	July 2019
SOLD	1076	1130	1159
DOM	59	55	60
MEDIAN	\$300,500	\$299,500	\$297,500
LISTINGS	3583	3662	3629
Average Sold price	\$371,085	\$372,510	\$364,932
Pendings	1273	1192	1089
Distressed Sales	30	37	39
Med. SP w/o distr	\$304,950	\$305,000	\$300,000
% CHANGE 2018-19			
SOLD	11.50%	-5.12%	9.96%
DOM	20.41%	22.22%	30.43%
MEDIAN	9.27%	3.28%	6.46%
LISTINGS	-3.55%	-4.09%	-10.57%
Average Sold price	6.12%	3.18%	2.75%
Pendings	12.95%	14.40%	2.54%
Distressed Sales	-28.57%	5.71%	-22.00%
Med. SP w/o distr	8.91%	4.10%	5.26%
	May 2018	June 2018	July 2018
SOLD	965	1191	1054
DOM	49	45	46
MEDIAN	\$275,000	\$290,000	\$279,450
LISTINGS	3715	3818	4058
Average Sold price	\$349,671	\$361,032	\$355,173
Pendings	1127	1042	1062
Distressed Sales	42	35	50
Med. SP w/o distr	\$280,000	\$293,000	\$285,000
% CHANGE 2017-18			
SOLD	-7.57%	-3.64%	-3.48%
DOM	-18.33%	-13.46%	-8.00%
MEDIAN	10.00%	5.45%	3.50%
LISTINGS	-5.33%	-1.80%	4.43%
Average Sold price	8.74%	4.48%	8.84%
Pendings	-16.70%	-27.29%	-13.87%
Distressed Sales	-57.58%	-43.55%	-26.47%
Med. SP w/o distr	6.16%	4.10%	3.64%

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.