

Single Family Monthly Comparisons

2012	August	September	October
SOLD	760	668	679
DOM	88	97	103
MEDIAN	\$204,850	\$185,000	\$200,000
LISTINGS	5480	5293	4924
Average Sold price	\$297,270	\$263,264	\$278,448
Pendings	1453	1382	1306
Distressed Sales	152	162	145
Med. SP w/o distr	\$240,000	\$212,000	\$220,500
% CHANGE 2011-12			
SOLD	13.43%	8.44%	23.91%
DOM	4.76%	3.19%	10.75%
MEDIAN	-0.07%	-6.45%	9.74%
LISTINGS	-16.45%	-17.50%	-18.19%
Average Sold price	11.55%	-6.89%	4.30%
Pendings	25.15%	23.61%	14.46%
Distressed Sales	-5.00%	-10.50%	-2.03%
Med. SP w/o distr	4.35%	-9.79%	-1.56%
2011	August	September	October
SOLD	670	616	548
DOM	84	94	93
MEDIAN	\$205,000	\$197,750	\$182,250
LISTINGS	6559	6416	6019
Average Sold price	\$266,482	\$282,757	\$266,968
Pendings	1161	1118	1141
Distressed Sales	160	181	148
Med. SP w/o distr	\$230,000	\$235,000	\$224,000
% CHANGE 2010-11			
SOLD	22.26%	7.88%	7.45%
DOM	3.70%	-2.08%	3.33%
MEDIAN	-6.92%	-6.72%	-17.35%
LISTINGS	6.32%	5.03%	1.98%
Average Sold price	-3.98%	6.42%	-11.79%
Pendings	8.40%	13.73%	18.48%
Distressed Sales	36.75%	26.57%	26.50%
Med. SP w/o distr	-6.12%	0.00%	-8.57%
2010	August	September	October
SOLD	548	571	510
DOM	81	96	90
MEDIAN	\$220,250	\$212,000	\$220,500
LISTINGS	6,169	6,109	5,902
Average Sold price	\$277,538	\$265,693	\$302,642
Pendings	1071	983	963
Distressed Sales	117	143	117
Med. SP w/o distr	\$245,000	\$235,000	\$245,000
% CHANGE 2009-10			
SOLD	-28.65%	-25.07%	-35.20%
DOM	-6.90%	10.34%	15.38%
MEDIAN	0.11%	5.45%	10.25%
LISTINGS	17.37%	18.23%	19.47%
Average Sold price	6.47%	6.82%	28.00%
Pendings	-28.17%	-30.04%	-23.08%
Distressed Sales	-47.30%	-37.00%	-48.46%
Med. SP w/o distr	-2.00%	2.17%	6.52%

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.