

Revere, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Single Family

Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	8	14	6	75%	↑
Average Days on Market	94	64	-30	-31.91%	↓
Average List Price	\$425,512.50	\$548,457.14	\$122,944.64	28.89%	↑
Average List \$ / SqFt	\$252.13	\$322.92	\$70.79	28.08%	↑
Approximate Absorption Rate	222.92%	105.95%	-116.97%	-52.47%	↓
Approximate Months Supply of Inventory	0.45	0.94	0.49	108.89%	↑
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	38	53	15	39.47%	↑
Average Original List Price	\$423,297.24	\$494,305.62	\$71,008.38	16.78%	↑
Average Original List \$ / SqFt	\$245.67	\$264.25	\$18.58	7.56%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	33	52	19	57.58%	↑
Average List Price	\$412,755.88	\$436,617.27	\$23,861.39	5.78%	↑
Average List \$ / SqFt	\$234.61	\$249.96	\$15.35	6.54%	↑
Average Days to Offer	25	38	13	52%	↑
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	3	13	10	333.33%	↑
Average Original List Price	\$396,333.33	\$485,199.92	\$88,866.59	22.42%	↑
Average Original List \$ / SqFt	\$257.99	\$295.30	\$37.31	14.46%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	38	25	-13	-34.21%	↓
Average Days on Market	37	48	11	29.73%	↑
Average Days to Offer	21	41	20	95.24%	↑
Average Sale Price	\$402,013.16	\$419,740.00	\$17,726.84	4.41%	↑
Average Sale \$ / SqFt	\$242.96	\$250.80	\$7.84	3.23%	↑
Average List Price	\$406,962.32	\$425,759.00	\$18,796.68	4.62%	↑
Average List \$ / SqFt	\$244.87	\$254.63	\$9.76	3.99%	↑
Average Original List Price	\$413,722.84	\$423,323.04	\$9,600.20	2.32%	↑
Average Original List \$ / SqFt	\$248.29	\$242.93	-\$5.36	-2.16%	↓
Average Sale Price as % of List Price	99.69%	98.65%	-1.04%	-1.04%	↓
Average Sale Price as % of Original List Price	98.34%	672.70%	574.36%	584.06%	↑
Average Sale Price as % of Assessed Price	384.19%	4,231.01%	3846.82%	1,001.28%	↑
Sold Units - Short Sale	2	0	-2	-100%	↓
Sold Units - Lender-Owned	2	1	-1	-50%	↓
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	251	283	32	12.75%	↑
Units Price Changed	53	97	44	83.02%	↑
Units Went Pending	225	223	-2	-0.89%	↓
Units Sold	214	178	-36	-16.82%	↓

Revere, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Condominium

Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	6	16	10	166.67%	↑
Average Days on Market	60	31	-29	-48.33%	↓
Average List Price	\$344,616.67	\$404,172.25	\$59,555.58	17.28%	↑
Average List \$ / SqFt	\$313.15	\$325.88	\$12.73	4.07%	↑
Approximate Absorption Rate	195.83%	70.31%	-125.52%	-64.10%	↓
Approximate Months Supply of Inventory	0.51	1.42	0.91	178.43%	↑
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	28	44	16	57.14%	↑
Average Original List Price	\$331,223.39	\$340,388.77	\$9,165.38	2.77%	↑
Average Original List \$ / SqFt	\$302.95	\$328.63	\$25.68	8.48%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	31	33	2	6.45%	↑
Average List Price	\$340,643.71	\$326,636.52	-\$14,007.19	-4.11%	↓
Average List \$ / SqFt	\$296.80	\$322.08	\$25.28	8.52%	↑
Average Days to Offer	43	32	-11	-25.58%	↓
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	3	5	2	66.67%	↑
Average Original List Price	\$366,633.33	\$399,720.00	\$33,086.67	9.02%	↑
Average Original List \$ / SqFt	\$283.19	\$267.24	-\$15.95	-5.63%	↓
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	27	34	7	25.93%	↑
Average Days on Market	38	40	2	5.26%	↑
Average Days to Offer	24	28	4	16.67%	↑
Average Sale Price	\$309,970.37	\$332,747.06	\$22,776.69	7.35%	↑
Average Sale \$ / SqFt	\$302.54	\$312.50	\$9.96	3.29%	↑
Average List Price	\$315,037.04	\$334,817.56	\$19,780.52	6.28%	↑
Average List \$ / SqFt	\$305.85	\$313.41	\$7.56	2.47%	↑
Average Original List Price	\$318,555.56	\$342,382.29	\$23,826.73	7.48%	↑
Average Original List \$ / SqFt	\$309.20	\$319.45	\$10.25	3.32%	↑
Average Sale Price as % of List Price	99.61%	99.64%	0.03%	0.03%	↑
Average Sale Price as % of Original List Price	98.66%	97.75%	-0.91%	-0.92%	↓
Average Sale Price as % of Assessed Price	186.46%	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	165	170	5	3.03%	↑
Units Price Changed	37	37	0	0%	↔
Units Went Pending	152	142	-10	-6.58%	↓
Units Sold	141	135	-6	-4.26%	↓

Revere, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Multi Family

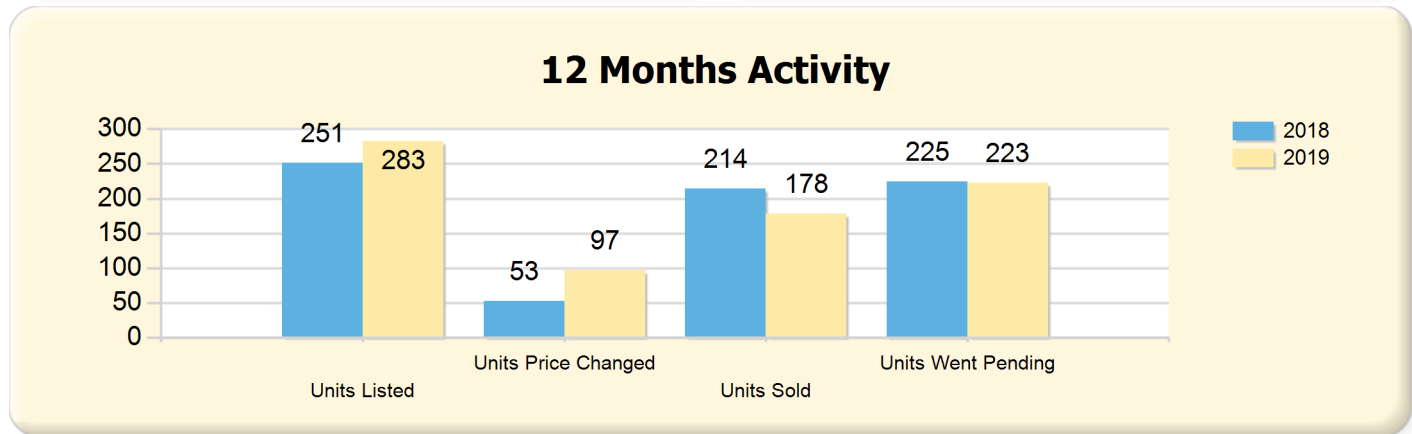
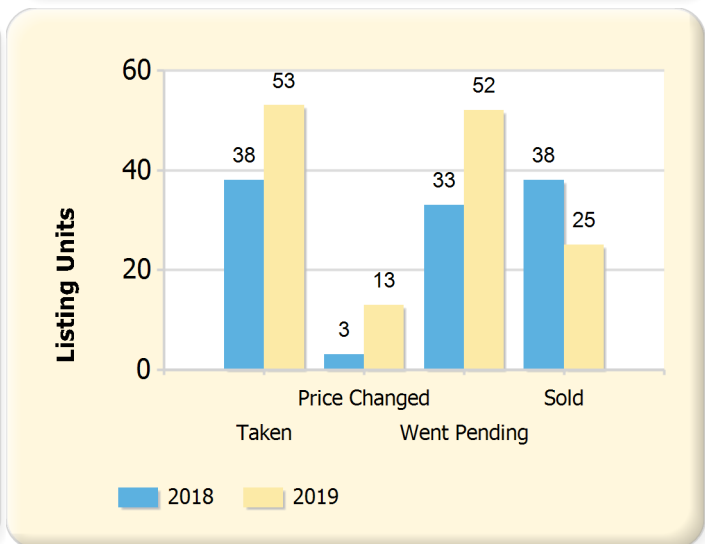
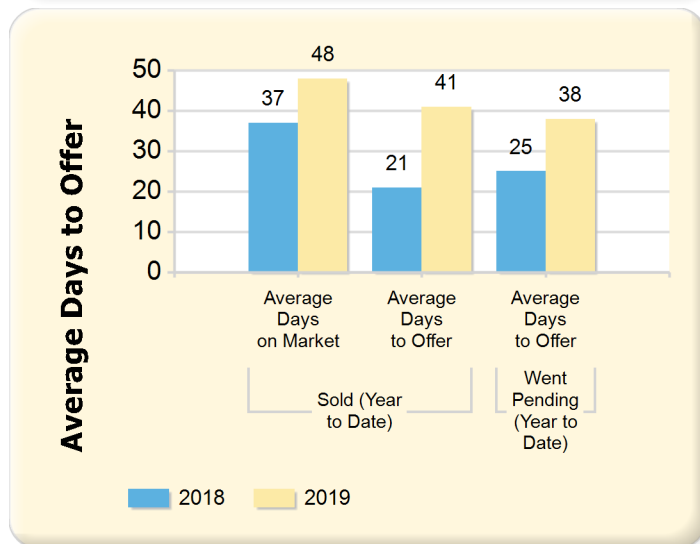
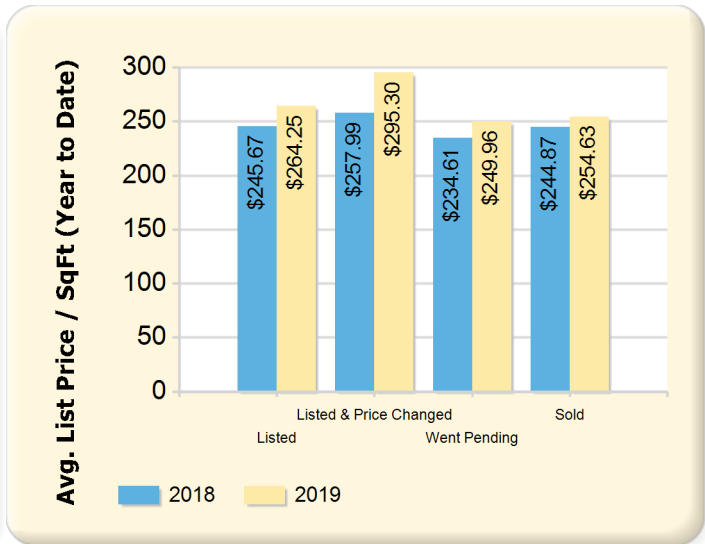
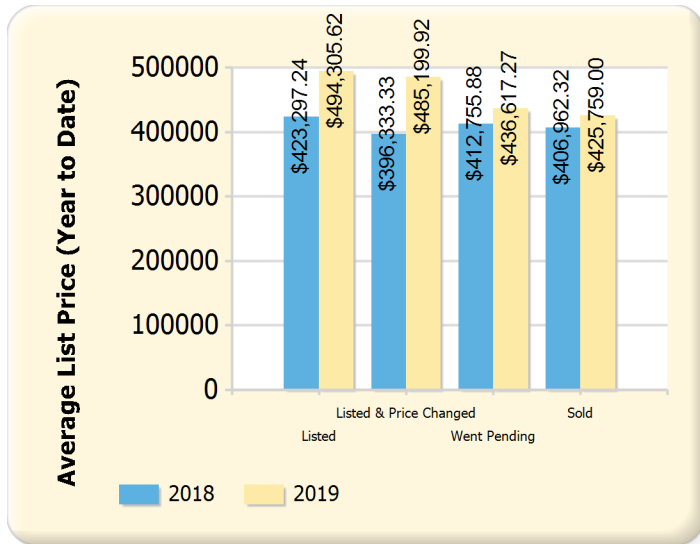
Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	14	9	-5	-35.71%	↓
Average Days on Market	36	31	-5	-13.89%	↓
Average List Price	\$838,826.79	\$735,088.89	-\$103,737.90	-12.37%	↓
Average List \$ / SqFt	\$239.87	\$258.41	\$18.54	7.73%	↑
Approximate Absorption Rate	76.79%	118.52%	41.73%	54.34%	↑
Approximate Months Supply of Inventory	1.30	0.84	-0.46	-35.38%	↓
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	45	32	-13	-28.89%	↓
Average Original List Price	\$682,161.56	\$653,464.72	-\$28,696.84	-4.21%	↓
Average Original List \$ / SqFt	\$226.75	\$239.88	\$13.13	5.79%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	38	34	-4	-10.53%	↓
Average List Price	\$609,878.76	\$647,051.29	\$37,172.53	6.10%	↑
Average List \$ / SqFt	\$217.05	\$233.66	\$16.61	7.65%	↑
Average Days to Offer	25	38	13	52%	↑
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	12	2	-10	-83.33%	↓
Average Original List Price	\$856,566.67	\$924,500.00	\$67,933.33	7.93%	↑
Average Original List \$ / SqFt	\$238.57	\$345.52	\$106.95	44.83%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	29	27	-2	-6.90%	↓
Average Days on Market	47	52	5	10.64%	↑
Average Days to Offer	31	42	11	35.48%	↑
Average Sale Price	\$596,396.55	\$626,219.44	\$29,822.89	5%	↑
Average Sale \$ / SqFt	\$215.76	\$204.92	-\$10.84	-5.02%	↓
Average List Price	\$598,028.24	\$652,690.74	\$54,662.50	9.14%	↑
Average List \$ / SqFt	\$214.96	\$214.40	-\$0.56	-0.26%	↓
Average Original List Price	\$609,107.55	\$667,131.52	\$58,023.97	9.53%	↑
Average Original List \$ / SqFt	\$218.67	\$219.96	\$1.29	0.59%	↑
Average Sale Price as % of List Price	100.21%	95.29%	-4.92%	-4.91%	↓
Average Sale Price as % of Original List Price	98.79%	93.13%	-5.66%	-5.73%	↓
Average Sale Price as % of Assessed Price	N/A	581.30%	N/A	N/A	↔
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	188	187	-1	-0.53%	↓
Units Price Changed	46	52	6	13.04%	↑
Units Went Pending	167	139	-28	-16.77%	↓
Units Sold	129	128	-1	-0.78%	↓

Revere, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Single Family

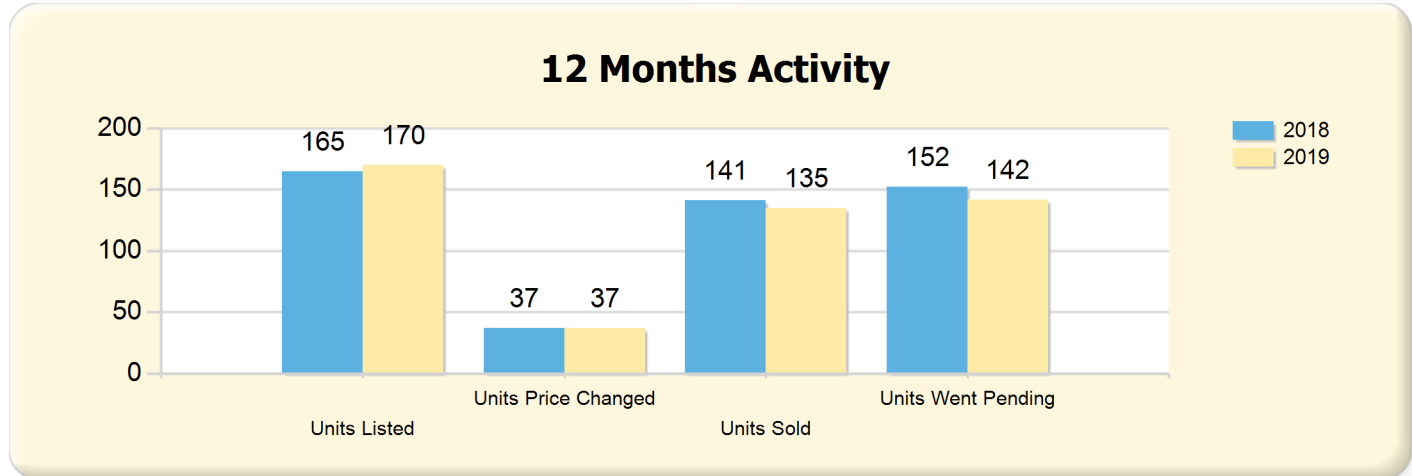
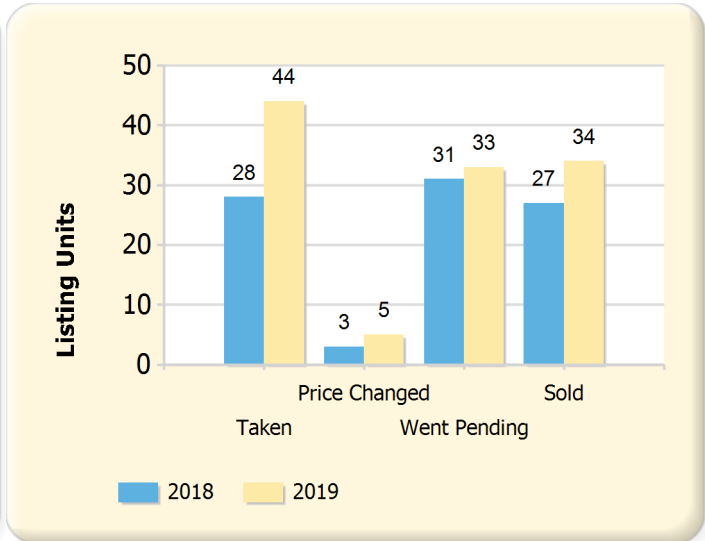
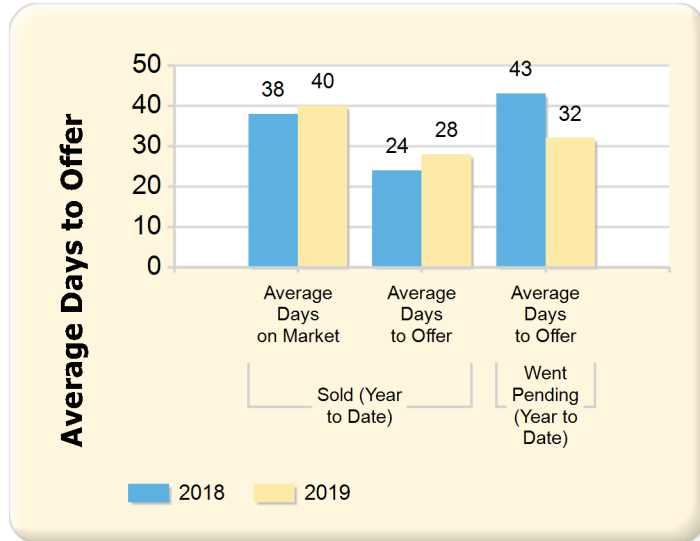
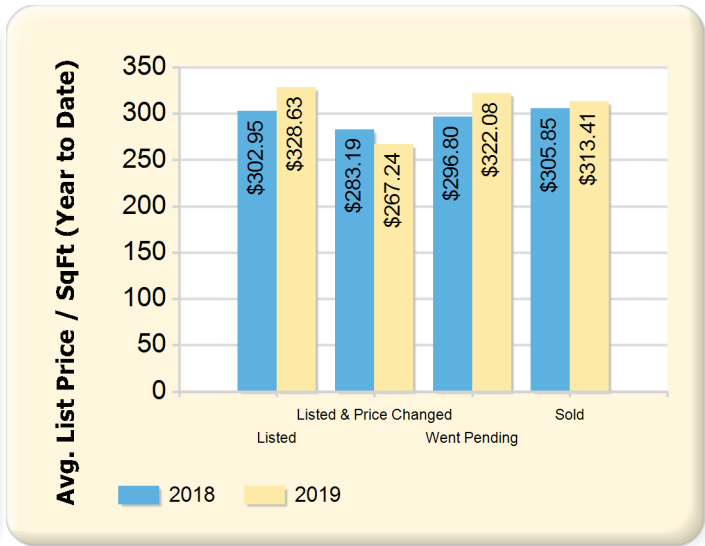
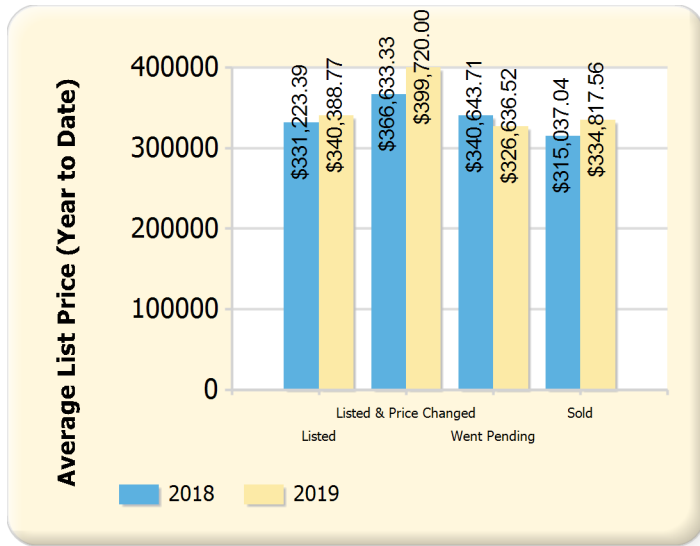


Revere, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Condominium



Revere, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Multi Family

