

Revere, MA Area Market Review

2018 vs. 2017 As of December 31, 2018

Prepared by James Polino on Wednesday, January 09, 2019

Single Family

Listing Inventory on December 31	2017	2018	Var.	Var. %	Trend
Listing Units	12	13	1	8.33%	↑
Average Days on Market	66	46	-20	-30.30%	↓
Average List Price	\$435,130.75	\$435,207.54	\$76.79	0.02%	↑
Average List \$ / SqFt	\$262.91	\$259.96	-\$2.95	-1.12%	↓
Approximate Absorption Rate	152.08%	121.79%	-30.29%	-19.92%	↓
Approximate Months Supply of Inventory	0.66	0.82	0.16	24.24%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	270	267	-3	-1.11%	↓
Average Original List Price	\$407,070.78	\$455,322.37	\$48,251.59	11.85%	↑
Average Original List \$ / SqFt	\$255.18	\$260.77	\$5.59	2.19%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	244	205	-39	-15.98%	↓
Average List Price	\$384,802.41	\$436,541.59	\$51,739.18	13.45%	↑
Average List \$ / SqFt	\$241.17	\$256.70	\$15.53	6.44%	↑
Average Days to Offer	24	22	-2	-8.33%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	63	89	26	41.27%	↑
Average Original List Price	\$456,440.16	\$486,082.30	\$29,642.14	6.49%	↑
Average Original List \$ / SqFt	\$272.81	\$278.06	\$5.25	1.92%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	219	190	-29	-13.24%	↓
Average Days on Market	42	33	-9	-21.43%	↓
Average Days to Offer	27	21	-6	-22.22%	↓
Average Sale Price	\$381,376.68	\$432,606.39	\$51,229.71	13.43%	↑
Average Sale \$ / SqFt	\$235.58	\$251.78	\$16.20	6.88%	↑
Average List Price	\$378,274.90	\$436,487.03	\$58,212.13	15.39%	↑
Average List \$ / SqFt	\$233.69	\$253.23	\$19.54	8.36%	↑
Average Original List Price	\$384,569.26	\$443,792.69	\$59,223.43	15.40%	↑
Average Original List \$ / SqFt	\$237.73	\$256.99	\$19.26	8.10%	↑
Average Sale Price as % of List Price	101.27%	99.37%	-1.90%	-1.88%	↓
Average Sale Price as % of Original List Price	99.73%	98%	-1.73%	-1.73%	↓
Average Sale Price as % of Assessed Price	N/A	77,432.69%	N/A	N/A	↔
Sold Units - Short Sale	4	2	-2	-50%	↓
Sold Units - Lender-Owned	10	5	-5	-50%	↓
12-Month Activity as of December 31	2017	2018	Var.	Var. %	Trend
Units Listed	270	267	-3	-1.11%	↓
Units Price Changed	63	89	26	41.27%	↑
Units Went Pending	244	206	-38	-15.57%	↓
Units Sold	219	190	-29	-13.24%	↓

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Condominium

Listing Inventory on December 31	2017	2018	Var.	Var. %	Trend
Listing Units	9	7	-2	-22.22%	↓
Average Days on Market	57	103	46	80.70%	↑
Average List Price	\$430,620.89	\$445,942.86	\$15,321.97	3.56%	↑
Average List \$ / SqFt	\$283.48	\$281.22	-\$2.26	-0.80%	↓
Approximate Absorption Rate	130.56%	152.38%	21.82%	16.71%	↑
Approximate Months Supply of Inventory	0.77	0.66	-0.11	-14.29%	↓
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	169	154	-15	-8.88%	↓
Average Original List Price	\$322,408.38	\$373,020.68	\$50,612.30	15.70%	↑
Average Original List \$ / SqFt	\$295.88	\$322.27	\$26.39	8.92%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	154	135	-19	-12.34%	↓
Average List Price	\$302,593.48	\$354,209.75	\$51,616.27	17.06%	↑
Average List \$ / SqFt	\$283.35	\$317.33	\$33.98	11.99%	↑
Average Days to Offer	32	28	-4	-12.50%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	42	37	-5	-11.90%	↓
Average Original List Price	\$355,783.64	\$419,719.41	\$63,935.77	17.97%	↑
Average Original List \$ / SqFt	\$322.65	\$298.16	-\$24.49	-7.59%	↓
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	141	128	-13	-9.22%	↓
Average Days on Market	48	37	-11	-22.92%	↓
Average Days to Offer	35	26	-9	-25.71%	↓
Average Sale Price	\$302,088.65	\$347,116.84	\$45,028.19	14.91%	↑
Average Sale \$ / SqFt	\$277.03	\$320.74	\$43.71	15.78%	↑
Average List Price	\$306,244.95	\$347,458.76	\$41,213.81	13.46%	↑
Average List \$ / SqFt	\$280.81	\$320.19	\$39.38	14.02%	↑
Average Original List Price	\$310,662.02	\$355,283.81	\$44,621.79	14.36%	↑
Average Original List \$ / SqFt	\$284.76	\$324.18	\$39.42	13.84%	↑
Average Sale Price as % of List Price	98.85%	100.52%	1.67%	1.69%	↑
Average Sale Price as % of Original List Price	97.54%	99.22%	1.68%	1.72%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	6	1	-5	-83.33%	↓
12-Month Activity as of December 31	2017	2018	Var.	Var. %	Trend
Units Listed	169	154	-15	-8.88%	↓
Units Price Changed	42	37	-5	-11.90%	↓
Units Went Pending	154	135	-19	-12.34%	↓
Units Sold	141	128	-13	-9.22%	↓

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Multi Family

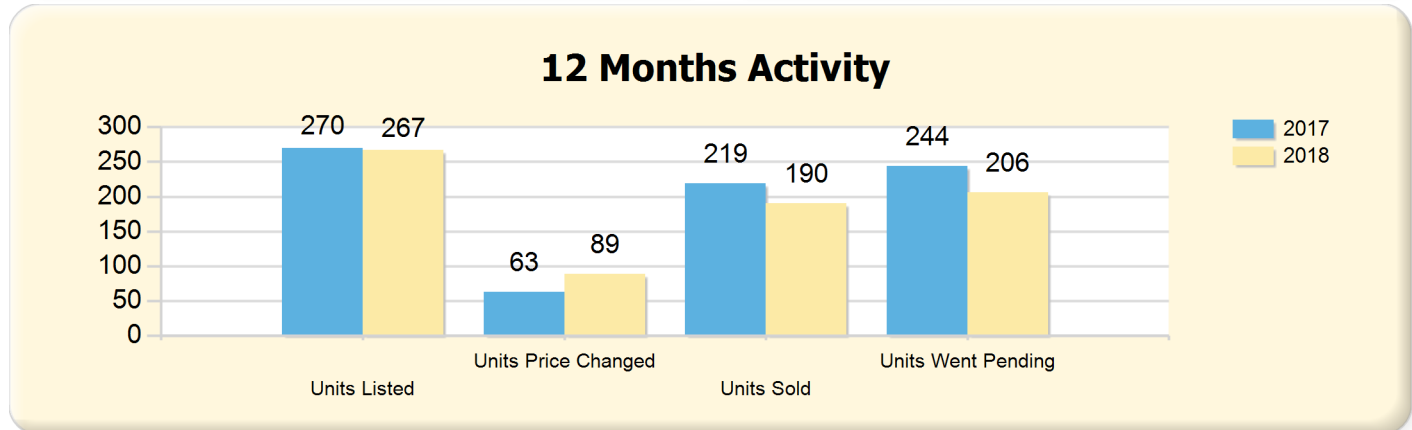
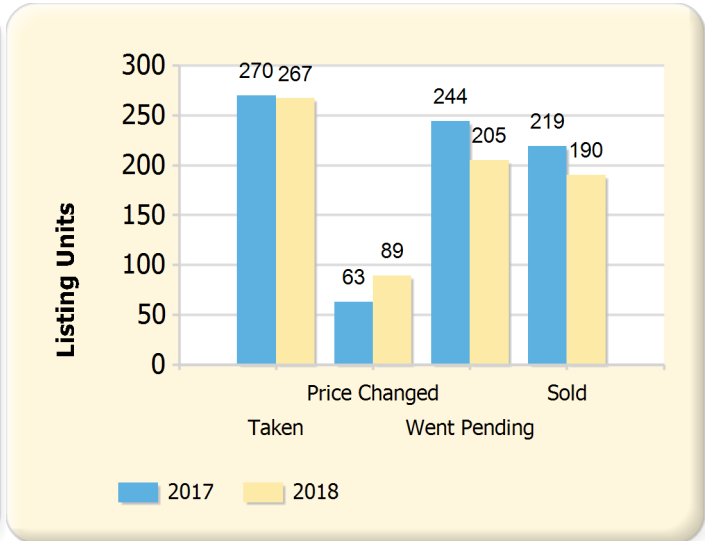
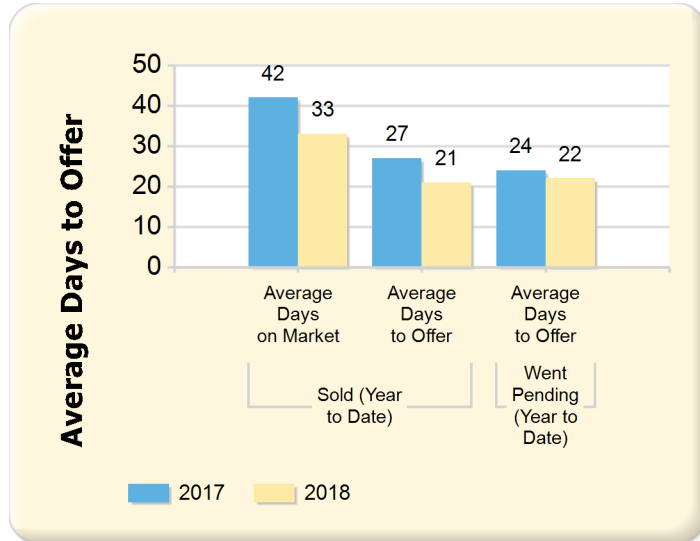
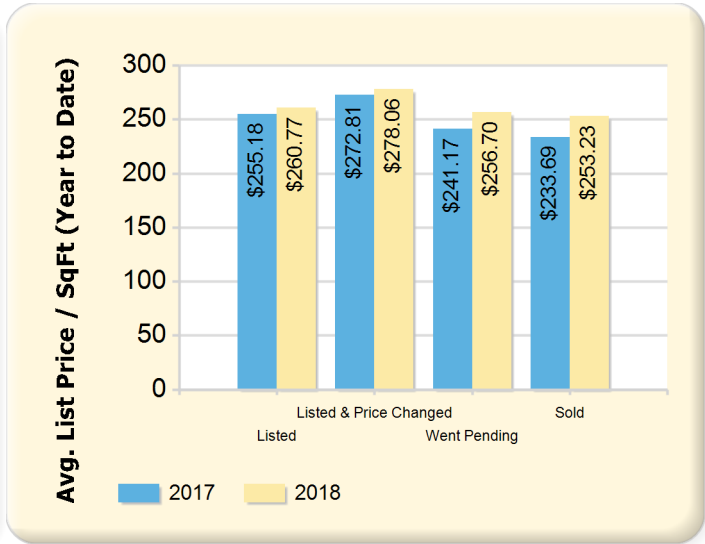
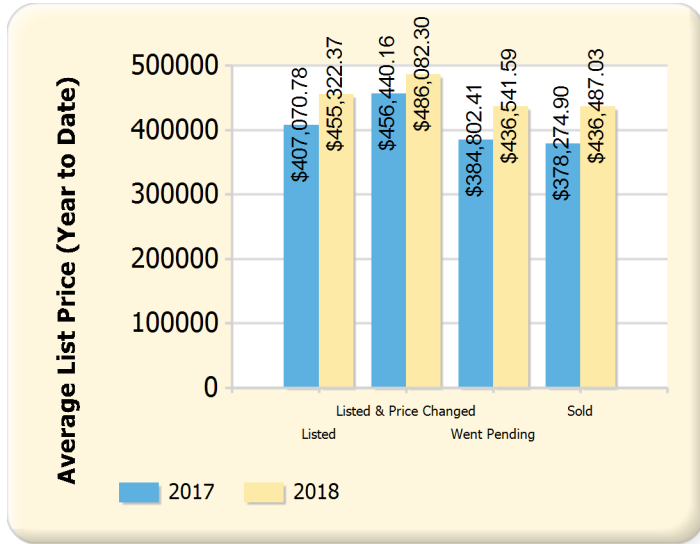
Listing Inventory on December 31	2017	2018	Var.	Var. %	Trend
Listing Units	9	17	8	88.89%	↑
Average Days on Market	92	60	-32	-34.78%	↓
Average List Price	\$788,533.22	\$789,391.06	\$857.84	0.11%	↑
Average List \$ / SqFt	\$244.55	\$249.07	\$4.52	1.85%	↑
Approximate Absorption Rate	114.81%	63.73%	-51.08%	-44.49%	↓
Approximate Months Supply of Inventory	0.87	1.57	0.70	80.46%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	181	200	19	10.50%	↑
Average Original List Price	\$670,930.54	\$709,276.53	\$38,345.99	5.72%	↑
Average Original List \$ / SqFt	\$220.47	\$238.29	\$17.82	8.08%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	159	143	-16	-10.06%	↓
Average List Price	\$635,142.36	\$676,199.38	\$41,057.02	6.46%	↑
Average List \$ / SqFt	\$211.81	\$225.56	\$13.75	6.49%	↑
Average Days to Offer	23	25	2	8.70%	↑
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	43	63	20	46.51%	↑
Average Original List Price	\$874,224.33	\$731,763.86	-\$142,460.47	-16.30%	↓
Average Original List \$ / SqFt	\$231.18	\$248.62	\$17.44	7.54%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	124	130	6	4.84%	↑
Average Days on Market	33	34	1	3.03%	↑
Average Days to Offer	20	24	4	20%	↑
Average Sale Price	\$640,083.01	\$628,033.82	-\$12,049.19	-1.88%	↓
Average Sale \$ / SqFt	\$209.55	\$224.61	\$15.06	7.19%	↑
Average List Price	\$642,375.40	\$629,892.00	-\$12,483.40	-1.94%	↓
Average List \$ / SqFt	\$209.03	\$224.90	\$15.87	7.59%	↑
Average Original List Price	\$652,087.48	\$639,175.08	-\$12,912.40	-1.98%	↓
Average Original List \$ / SqFt	\$211.02	\$227.92	\$16.90	8.01%	↑
Average Sale Price as % of List Price	100.43%	99.91%	-0.52%	-0.52%	↓
Average Sale Price as % of Original List Price	99.46%	98.66%	-0.80%	-0.80%	↓
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	1	0	-1	-100%	↓
Sold Units - Lender-Owned	1	4	3	300%	↑
12-Month Activity as of December 31	2017	2018	Var.	Var. %	Trend
Units Listed	181	200	19	10.50%	↑
Units Price Changed	43	63	20	46.51%	↑
Units Went Pending	160	143	-17	-10.63%	↓
Units Sold	124	130	6	4.84%	↑

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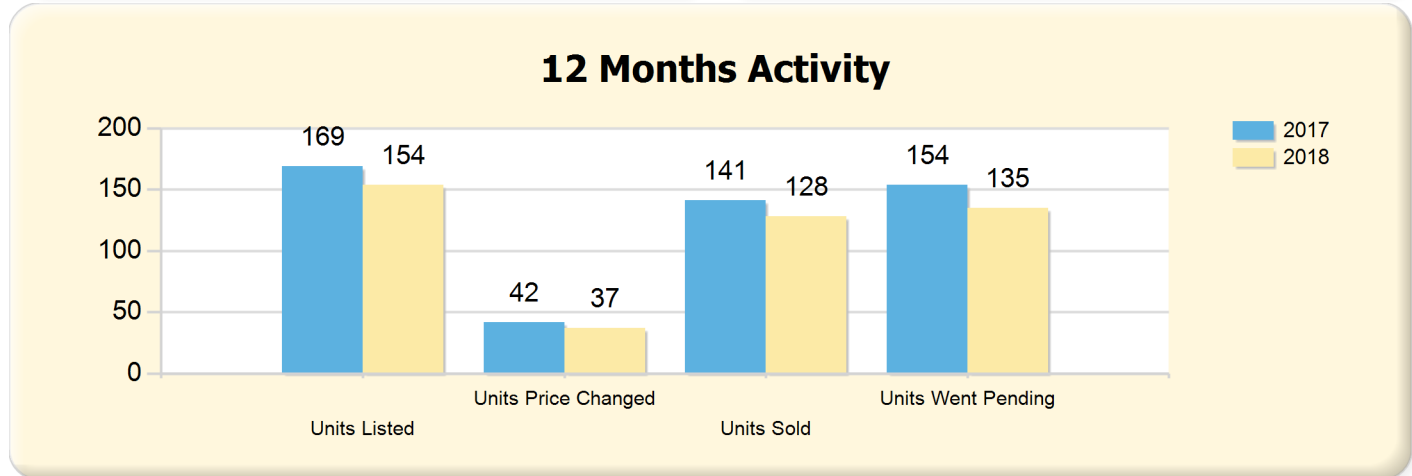
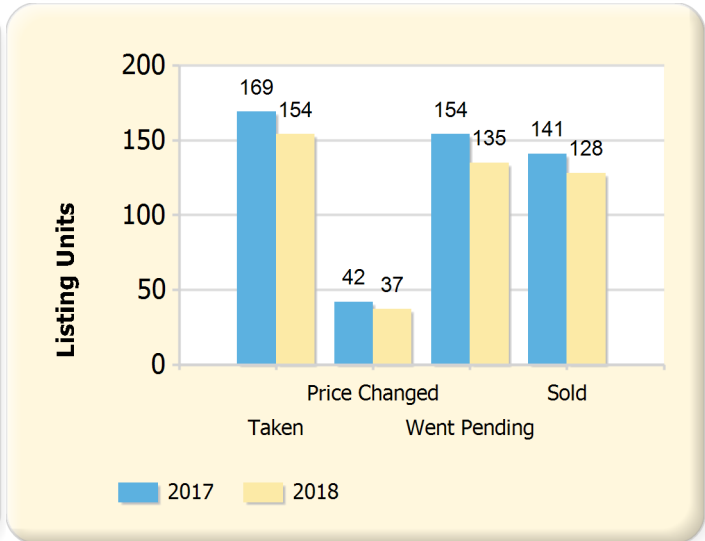
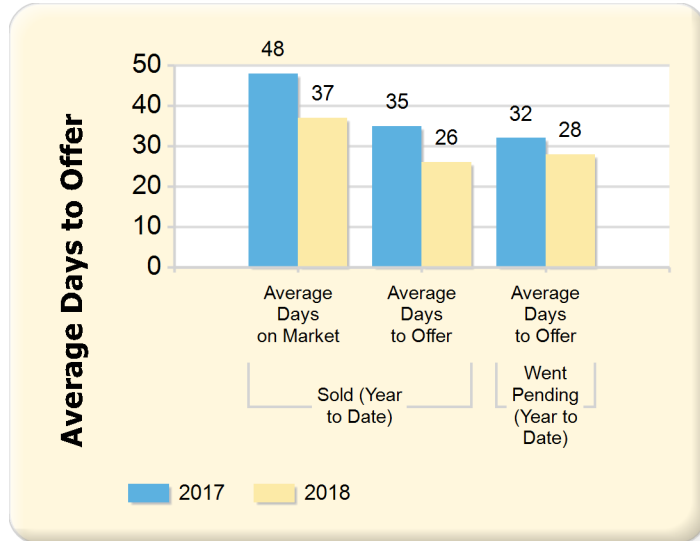
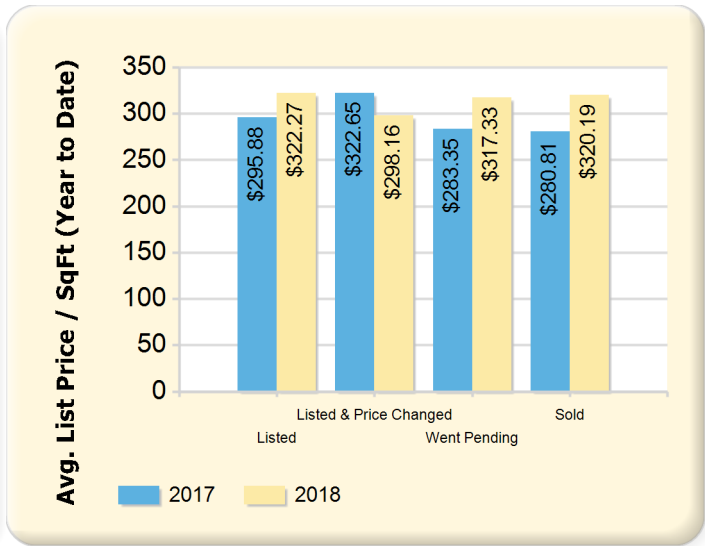
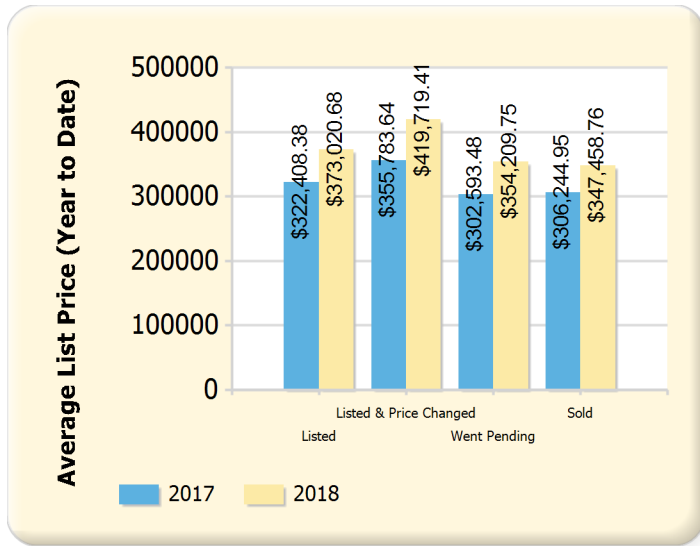


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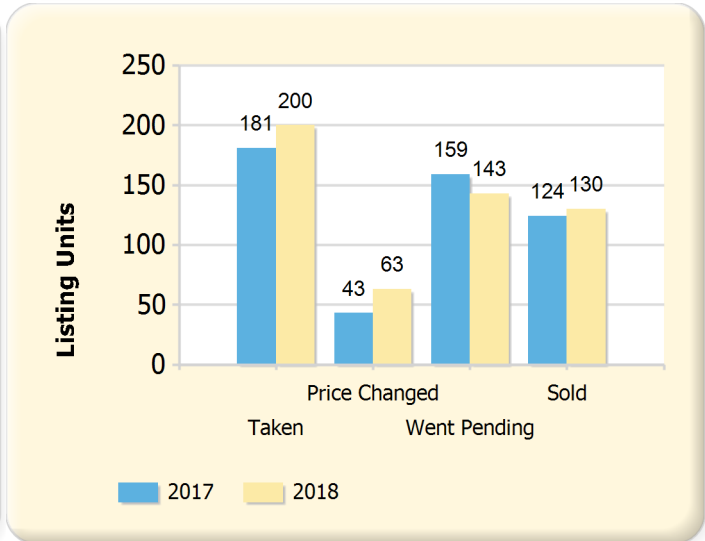
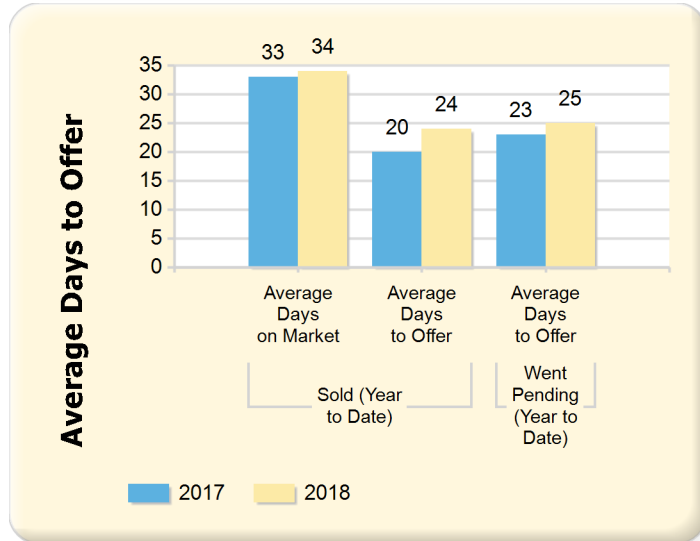
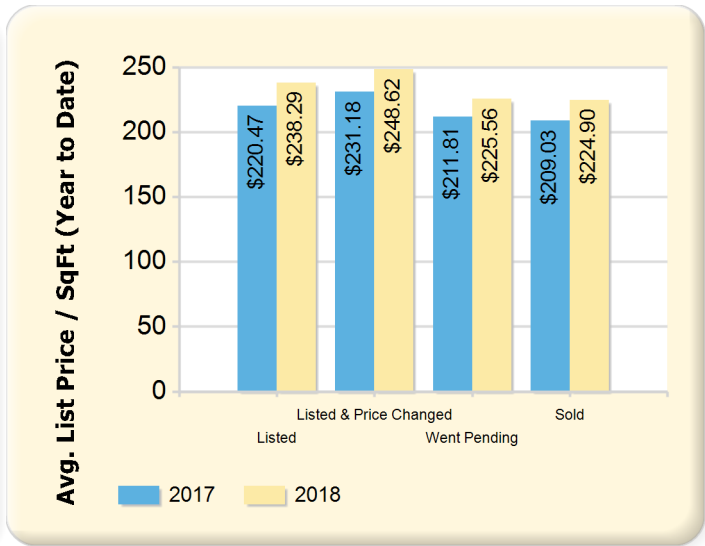
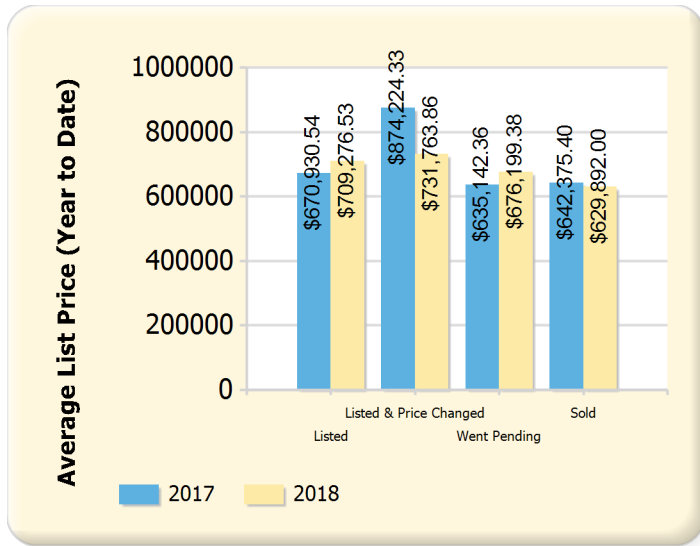


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Multi Family



12 Months Activity

