

Revere, MA Area Market Review

2019 vs. 2018 As of December 31, 2019

Prepared by James Polino on Saturday, March 14, 2020

Single Family

Listing Inventory on December 31	2018	2019	Var.	Var. %	Trend
Listing Units	14	15	1	7.14%	↑
Average Days on Market	52	40	-12	-23.08%	↓
Average List Price	\$436,257.00	\$530,666.60	\$94,409.60	21.64%	↑
Average List \$ / SqFt	\$260.62	\$307.84	\$47.22	18.12%	↑
Approximate Absorption Rate	113.69%	108.89%	-4.80%	-4.22%	↓
Approximate Months Supply of Inventory	0.88	0.92	0.04	4.55%	↑
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	267	255	-12	-4.49%	↓
Average Original List Price	\$456,438.47	\$475,374.51	\$18,936.04	4.15%	↑
Average Original List \$ / SqFt	\$262.43	\$278.28	\$15.85	6.04%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	205	228	23	11.22%	↑
Average List Price	\$436,541.59	\$453,524.13	\$16,982.54	3.89%	↑
Average List \$ / SqFt	\$256.70	\$271.55	\$14.85	5.78%	↑
Average Days to Offer	23	23	0	0%	↔
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	88	64	-24	-27.27%	↓
Average Original List Price	\$491,583.24	\$500,099.92	\$8,516.68	1.73%	↑
Average Original List \$ / SqFt	\$281.18	\$280.21	-\$0.97	-0.34%	↓
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	191	193	2	1.05%	↑
Average Days on Market	33	33	0	0%	↔
Average Days to Offer	21	24	3	14.29%	↑
Average Sale Price	\$432,357.14	\$440,950.78	\$8,593.64	1.99%	↑
Average Sale \$ / SqFt	\$251.58	\$271.20	\$19.62	7.80%	↑
Average List Price	\$435,928.79	\$445,608.24	\$9,679.45	2.22%	↑
Average List \$ / SqFt	\$252.86	\$273.77	\$20.91	8.27%	↑
Average Original List Price	\$443,196.20	\$451,529.62	\$8,333.42	1.88%	↑
Average Original List \$ / SqFt	\$256.60	\$277.21	\$20.61	8.03%	↑
Average Sale Price as % of List Price	99.46%	99.13%	-0.33%	-0.33%	↓
Average Sale Price as % of Original List Price	98.09%	98.06%	-0.03%	-0.03%	↓
Average Sale Price as % of Assessed Price	77,027.93%	N/A	N/A	N/A	↔
Sold Units - Short Sale	2	1	-1	-50%	↓
Sold Units - Lender-Owned	5	2	-3	-60%	↓
12-Month Activity as of December 31	2018	2019	Var.	Var. %	Trend
Units Listed	267	255	-12	-4.49%	↓
Units Price Changed	88	64	-24	-27.27%	↓
Units Went Pending	206	228	22	10.68%	↑
Units Sold	191	196	5	2.62%	↑

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Condominium

Listing Inventory on December 31	2018	2019	Var.	Var. %	Trend
Listing Units	7	9	2	28.57%	↑
Average Days on Market	103	68	-35	-33.98%	↓
Average List Price	\$445,942.86	\$434,277.56	-\$11,665.30	-2.62%	↓
Average List \$ / SqFt	\$281.22	\$349.88	\$68.66	24.42%	↑
Approximate Absorption Rate	152.38%	127.78%	-24.60%	-16.14%	↓
Approximate Months Supply of Inventory	0.66	0.78	0.12	18.18%	↑
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	154	168	14	9.09%	↑
Average Original List Price	\$373,020.68	\$374,963.98	\$1,943.30	0.52%	↑
Average Original List \$ / SqFt	\$322.28	\$333.41	\$11.13	3.45%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	135	138	3	2.22%	↑
Average List Price	\$354,394.19	\$363,007.72	\$8,613.53	2.43%	↑
Average List \$ / SqFt	\$317.41	\$327.81	\$10.40	3.28%	↑
Average Days to Offer	30	26	-4	-13.33%	↓
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	36	40	4	11.11%	↑
Average Original List Price	\$417,492.17	\$422,694.98	\$5,202.81	1.25%	↑
Average Original List \$ / SqFt	\$300.89	\$322.94	\$22.05	7.33%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	128	138	10	7.81%	↑
Average Days on Market	37	35	-2	-5.41%	↓
Average Days to Offer	26	25	-1	-3.85%	↓
Average Sale Price	\$347,116.84	\$365,335.07	\$18,218.23	5.25%	↑
Average Sale \$ / SqFt	\$320.74	\$324.46	\$3.72	1.16%	↑
Average List Price	\$347,458.76	\$365,721.49	\$18,262.73	5.26%	↑
Average List \$ / SqFt	\$320.19	\$324.13	\$3.94	1.23%	↑
Average Original List Price	\$355,283.81	\$370,688.95	\$15,405.14	4.34%	↑
Average Original List \$ / SqFt	\$324.18	\$327.64	\$3.46	1.07%	↑
Average Sale Price as % of List Price	100.52%	100.27%	-0.25%	-0.25%	↓
Average Sale Price as % of Original List Price	99.22%	99.28%	0.06%	0.06%	↑
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	2	1	100%	↑
12-Month Activity as of December 31	2018	2019	Var.	Var. %	Trend
Units Listed	154	168	14	9.09%	↑
Units Price Changed	36	40	4	11.11%	↑
Units Went Pending	135	138	3	2.22%	↑
Units Sold	128	138	10	7.81%	↑

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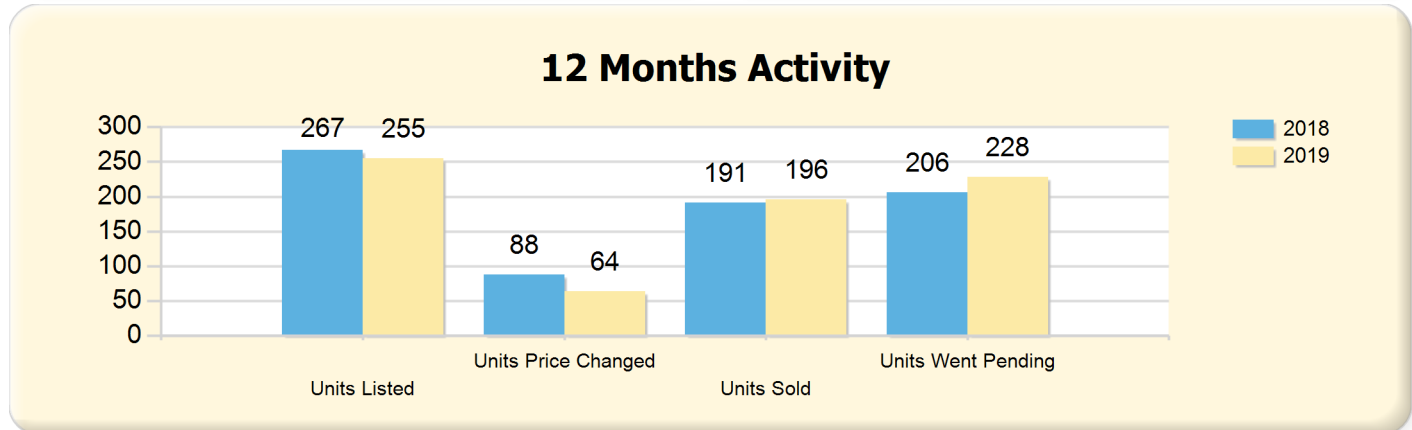
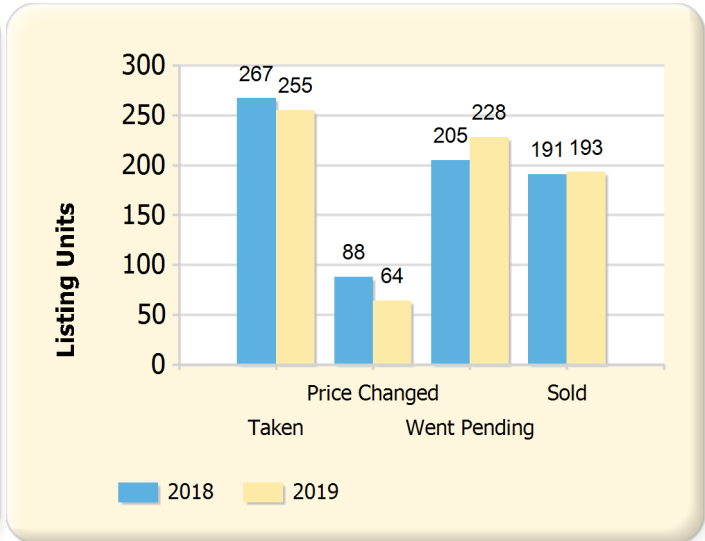
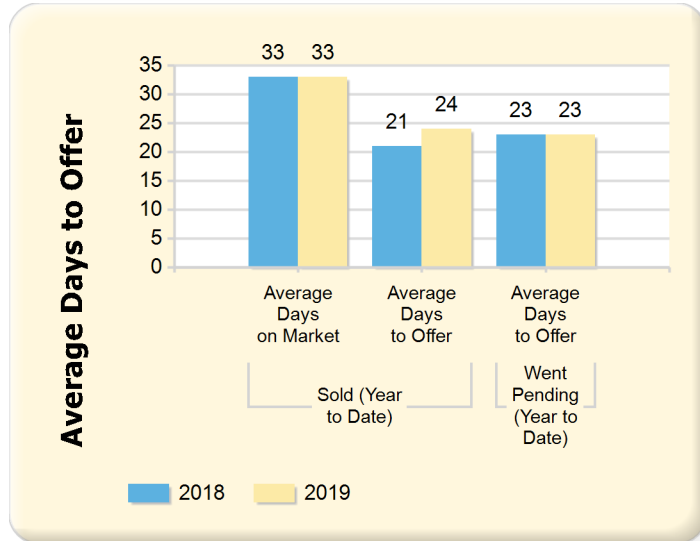
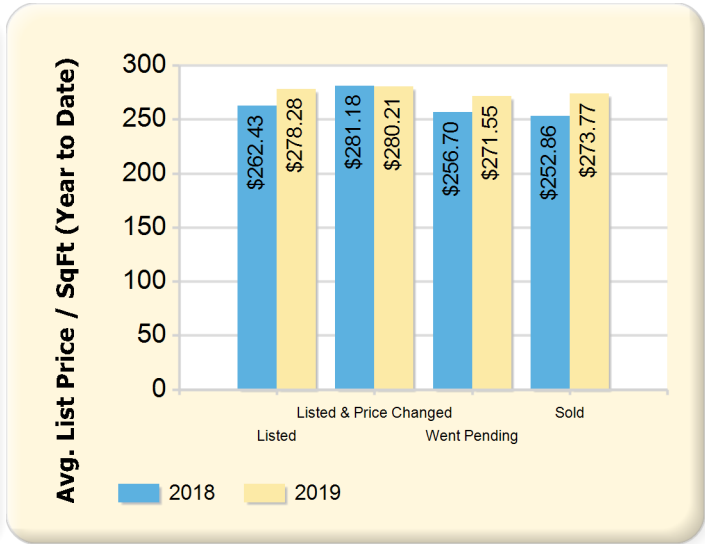
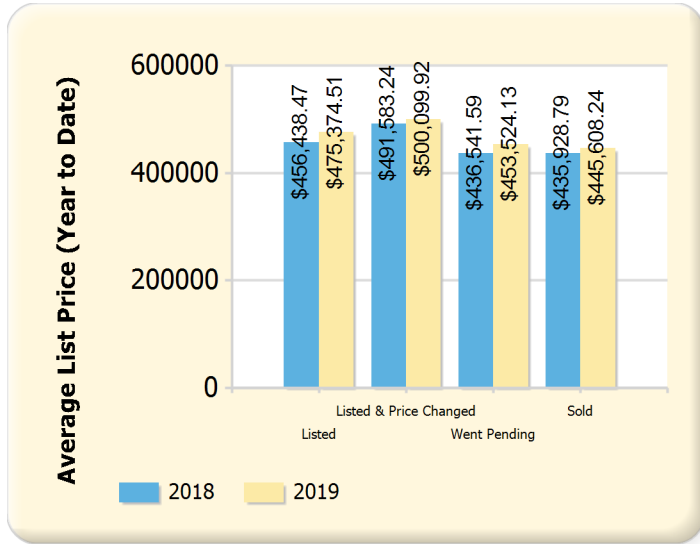
Listing Inventory on December 31	2018	2019	Var.	Var. %	Trend
Listing Units	17	3	-14	-82.35%	↓
Average Days on Market	60	22	-38	-63.33%	↓
Average List Price	\$789,391.06	\$889,933.33	\$100,542.27	12.74%	↑
Average List \$ / SqFt	\$249.27	\$262.83	\$13.56	5.44%	↑
Approximate Absorption Rate	63.73%	336.11%	272.38%	427.40%	↑
Approximate Months Supply of Inventory	1.57	0.30	-1.27	-80.89%	↓
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	200	160	-40	-20%	↓
Average Original List Price	\$709,276.53	\$667,954.24	-\$41,322.29	-5.83%	↓
Average Original List \$ / SqFt	\$238.31	\$249.90	\$11.59	4.86%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	143	145	2	1.40%	↑
Average List Price	\$676,269.31	\$654,606.74	-\$21,662.57	-3.20%	↓
Average List \$ / SqFt	\$225.60	\$247.20	\$21.60	9.57%	↑
Average Days to Offer	25	28	3	12%	↑
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	63	37	-26	-41.27%	↓
Average Original List Price	\$731,763.86	\$672,294.43	-\$59,469.43	-8.13%	↓
Average Original List \$ / SqFt	\$248.62	\$270.82	\$22.20	8.93%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	130	121	-9	-6.92%	↓
Average Days on Market	34	37	3	8.82%	↑
Average Days to Offer	24	26	2	8.33%	↑
Average Sale Price	\$631,791.59	\$655,109.29	\$23,317.70	3.69%	↑
Average Sale \$ / SqFt	\$226.25	\$242.16	\$15.91	7.03%	↑
Average List Price	\$629,892.00	\$658,788.11	\$28,896.11	4.59%	↑
Average List \$ / SqFt	\$224.90	\$243.00	\$18.10	8.05%	↑
Average Original List Price	\$639,175.08	\$664,498.86	\$25,323.78	3.96%	↑
Average Original List \$ / SqFt	\$227.92	\$245.32	\$17.40	7.63%	↑
Average Sale Price as % of List Price	100.67%	99.59%	-1.08%	-1.07%	↓
Average Sale Price as % of Original List Price	99.43%	98.77%	-0.66%	-0.66%	↓
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	4	1	-3	-75%	↓
12-Month Activity as of December 31	2018	2019	Var.	Var. %	Trend
Units Listed	200	160	-40	-20%	↓
Units Price Changed	63	37	-26	-41.27%	↓
Units Went Pending	143	145	2	1.40%	↑
Units Sold	130	121	-9	-6.92%	↓

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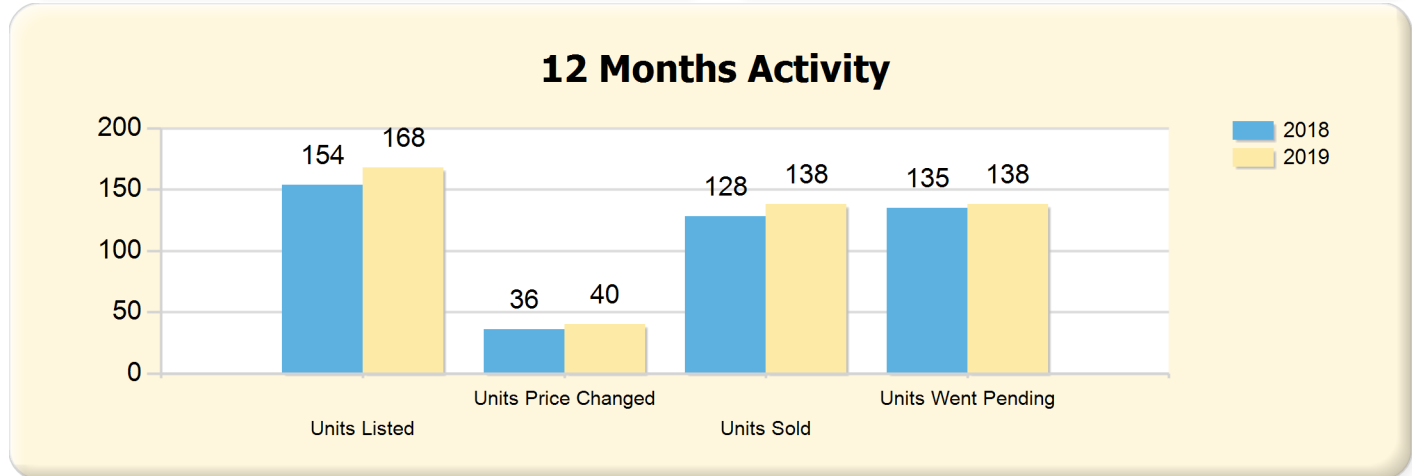
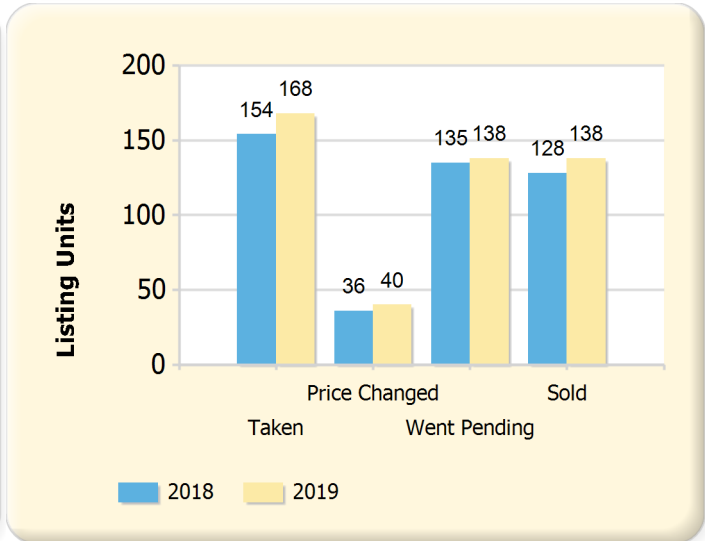
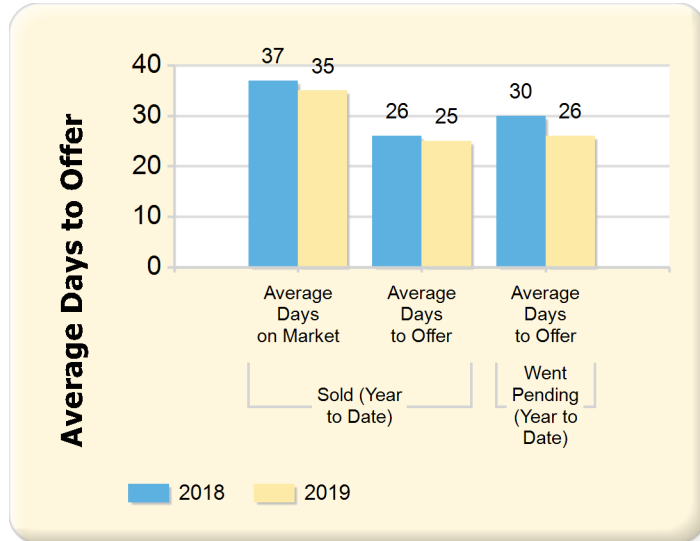
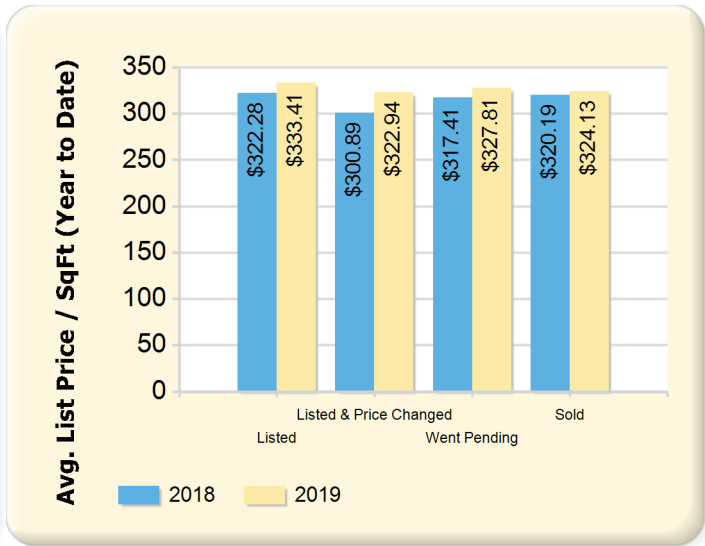
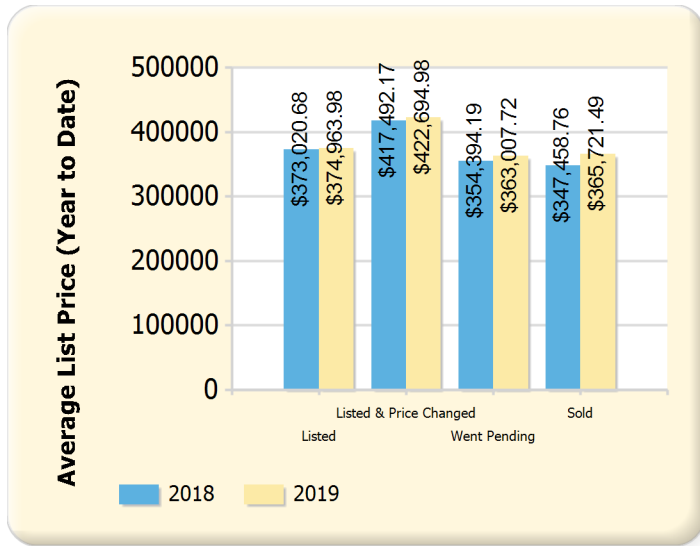


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Condominium

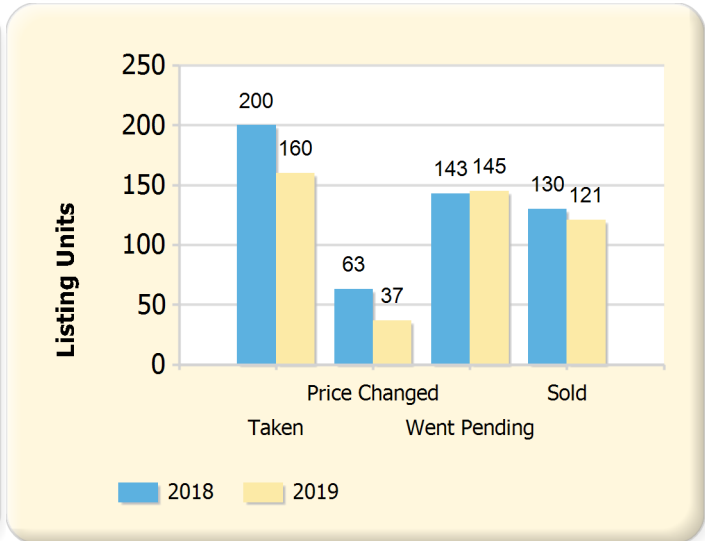
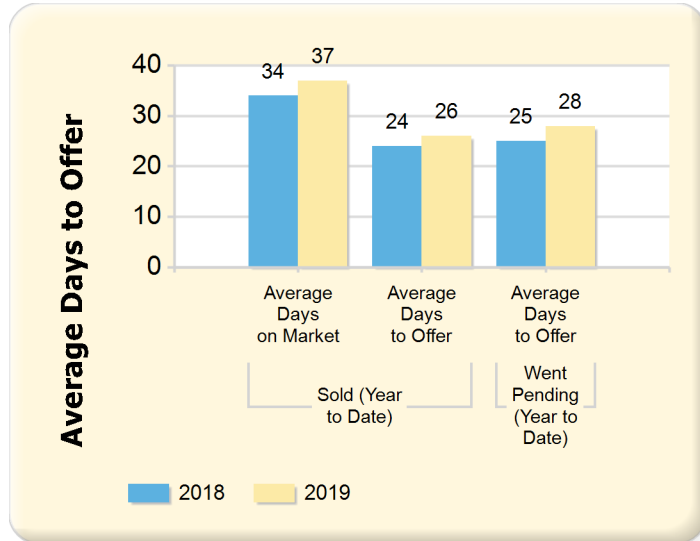
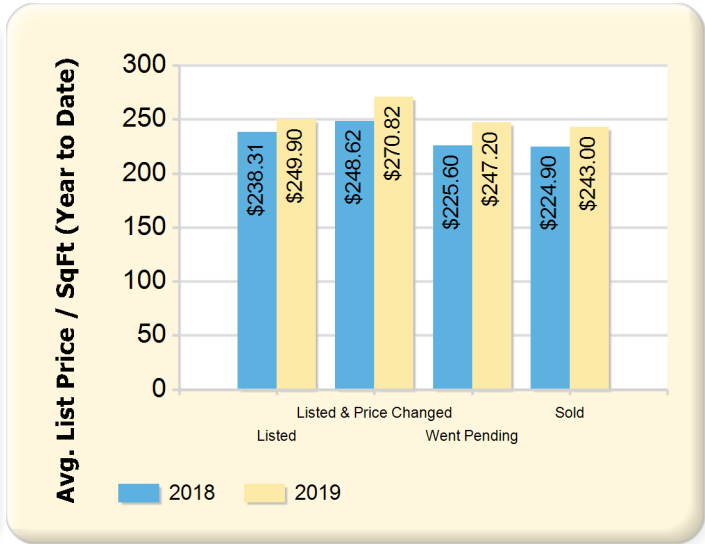
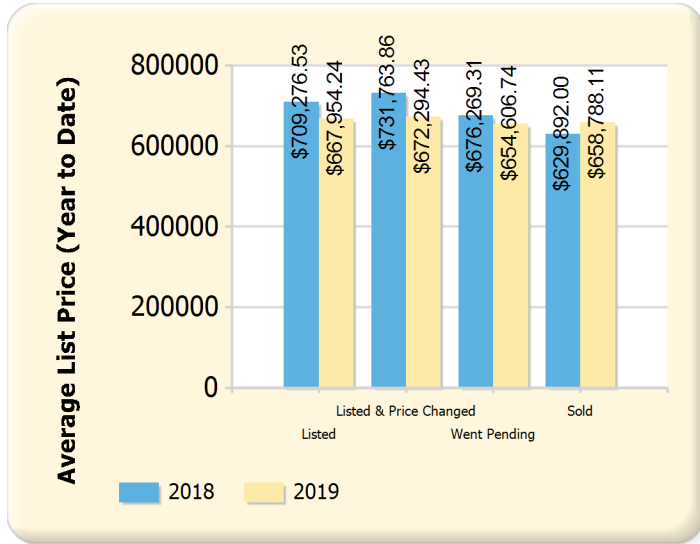


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Multi Family



12 Months Activity

