

# Bristol County Area Market Review

2019 vs. 2018 As of December 31, 2019

Prepared by John Kinnane on Thursday, January 23, 2020

## Single Family

<b>Listing Inventory on December 31</b>	<b>2018</b>	<b>2019</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units	997	801	-196	-19.66%	↓
Median Days on Market	88	84	-4	-4.55%	↓
Median List Price	\$389,900.00	\$399,900.00	\$10,000.00	2.56%	↑
Median List \$ / SqFt	\$212.27	\$215.91	\$3.64	1.71%	↑
Approximate Absorption Rate	39.02%	49.23%	10.21%	26.17%	↑
Approximate Months Supply of Inventory	2.56	2.03	-0.53	-20.70%	↓
<b>Listed (Year to Date)</b>	<b>2018</b>	<b>2019</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Taken)	6308	6016	-292	-4.63%	↓
Median Original List Price	\$344,900.00	\$359,900.00	\$15,000.00	4.35%	↑
Median Original List \$ / SqFt	\$206.19	\$212.65	\$6.46	3.13%	↑
<b>Went Pending (Year to Date)</b>	<b>2018</b>	<b>2019</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Went Pending)	5103	5194	91	1.78%	↑
Median List Price	\$319,900.00	\$339,900.00	\$20,000.00	6.25%	↑
Median List \$ / SqFt	\$197.93	\$207.15	\$9.22	4.66%	↑
Median Days to Offer	23	22	-1	-4.35%	↓
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2018</b>	<b>2019</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Price Changed)	2272	2077	-195	-8.58%	↓
Median Original List Price	\$349,900.00	\$379,900.00	\$30,000.00	8.57%	↑
Median Original List \$ / SqFt	\$205.21	\$213.41	\$8.20	4%	↑
<b>Sold (Year to Date)</b>	<b>2018</b>	<b>2019</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Closed Units (Sold)	4668	4707	39	0.84%	↑
Median Days on Market	34	35	1	2.94%	↑
Median Days to Offer	22	22	0	0%	↔
Median Sale Price	\$319,500.00	\$338,000.00	\$18,500.00	5.79%	↑
Median Sale \$ / SqFt	\$197.24	\$205.24	\$8.00	4.06%	↑
Median List Price	\$319,900.00	\$339,900.00	\$20,000.00	6.25%	↑
Median List \$ / SqFt	\$199.15	\$206.98	\$7.83	3.93%	↑
Median Original List Price	\$325,000.00	\$349,800.00	\$24,800.00	7.63%	↑
Median Original List \$ / SqFt	\$202.91	\$211.12	\$8.21	4.05%	↑
Median Sale Price as % of List Price	99.24%	99.31%	0.07%	0.07%	↑
Median Sale Price as % of Original List Price	97.96%	98.04%	0.08%	0.08%	↑
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	52	24	-28	-53.85%	↓
Sold Units - Lender-Owned	237	162	-75	-31.65%	↓
<b>12-Month Activity as of December 31</b>	<b>2018</b>	<b>2019</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Units Listed	6309	6019	-290	-4.60%	↓
Units Price Changed	2273	2079	-194	-8.53%	↓
Units Went Pending	5106	5201	95	1.86%	↑
Units Sold	4668	4732	64	1.37%	↑

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