

Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units	845	869	24	1139	1044	-95	1276	1115	-161	996	1109	113
Median Days on Market	67	65	-2	41	48	7	55	54	-1	88	132	44
Median List Price	\$382,500.00	\$419,900.00	\$37,400.00	\$399,000.00	\$435,000.00	\$36,000.00	\$389,900.00	\$419,900.00	\$30,000.00	\$389,900.00	\$415,000.00	\$25,100.00
Median List \$ / SqFt	\$206.73	\$217.06	\$10.33	\$211.47	\$215.07	\$3.60	\$206.01	\$219.24	\$13.23	\$212.35	\$216.40	\$4.05
Approx. Absorption Rate	48.05%	45.01%	-3.04%	35.49%	37.46%	1.97%	31.16%	34.90%	3.74%	39.05%	27.22%	-11.83%
Approx. Months Supply of Inventory	2.08	2.22	0.14	2.82	2.67	-0.15	3.21	2.87	-0.34	2.56	3.67	1.11
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units (Taken)	1202	1220	18	2075	1972	-103	1837	1705	-132	1193	240	-953
Median Original List Price	\$324,750.00	\$354,900.00	\$30,150.00	\$350,000.00	\$369,900.00	\$19,900.00	\$349,900.00	\$359,900.00	\$10,000.00	\$329,900.00	\$349,900.00	\$20,000.00
Median Original List \$ / SqFt	\$200.37	\$208.52	\$8.15	\$207.97	\$212.37	\$4.40	\$205.91	\$215.90	\$9.99	\$209.53	\$213.92	\$4.39
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units (Price Changed)	211	251	40	479	445	-34	532	444	-88	333	12	-321
Median Original List Price	\$299,999.00	\$342,000.00	\$42,001.00	\$369,900.00	\$399,999.00	\$30,099.00	\$349,945.00	\$375,000.00	\$25,055.00	\$329,900.00	\$474,900.00	\$145,000.00
Median Original List \$ / SqFt	\$196.52	\$204.94	\$8.42	\$207.26	\$214.24	\$6.98	\$207.00	\$219.46	\$12.46	\$212.28	\$207.71	-\$4.57
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units (Went Pending)	1136	1157	21	1681	1665	-16	1501	1500	-1	1091	262	-829
Median List Price	\$299,850.00	\$322,500.00	\$22,650.00	\$325,000.00	\$349,900.00	\$24,900.00	\$320,000.00	\$339,900.00	\$19,900.00	\$319,900.00	\$339,000.00	\$19,100.00
Median List \$ / SqFt	\$191.73	\$198.70	\$6.97	\$199.87	\$208.29	\$8.42	\$201.01	\$208.02	\$7.01	\$196.58	\$212.06	\$15.48
Median Days to Offer	30	37	7	15	16	1	26	22	-4	38	25	-13

Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Closed Units (Sold)	816	841	25	1218	1219	1	1447	1424	-23	1186	114	-1072
Median Days on Market	54	57	3	29	30	1	30	31	1	39	28	-11
Median Days to Offer	37	39	2	17	17	0	17	19	2	27	17	-10
Median Sale Price	\$290,000.00	\$310,000.00	\$20,000.00	\$315,000.00	\$339,000.00	\$24,000.00	\$330,000.00	\$350,000.00	\$20,000.00	\$325,000.00	\$345,000.00	\$20,000.00
Median Sale \$ / SqFt	\$189.67	\$194.14	\$4.47	\$194.33	\$206.13	\$11.80	\$202.70	\$208.00	\$5.30	\$196.91	\$193.38	-\$3.53
Median List Price	\$299,000.00	\$319,000.00	\$20,000.00	\$315,000.00	\$339,900.00	\$24,900.00	\$330,000.00	\$349,900.00	\$19,900.00	\$329,900.00	\$349,900.00	\$20,000.00
Median List \$ / SqFt	\$192.54	\$198.86	\$6.32	\$194.69	\$208.27	\$13.58	\$203.68	\$209.71	\$6.03	\$201.26	\$198.95	-\$2.31
Median Original List Price	\$299,900.00	\$329,900.00	\$30,000.00	\$319,900.00	\$349,000.00	\$29,100.00	\$339,900.00	\$354,950.00	\$15,050.00	\$335,000.00	\$349,950.00	\$14,950.00
Median Original List \$ / SqFt	\$196.56	\$204.91	\$8.35	\$199.14	\$210.36	\$11.22	\$207.14	\$212.74	\$5.60	\$206.80	\$206.00	-\$0.80
Median Sale Price as % of List Price	98.68%	98.47%	-0.21%	99.61%	100.00%	0.39%	100.00%	99.80%	-0.20%	98.82%	99.67%	0.85%
Median Sale Price as % of Original List Price	97.05%	96.54%	-0.51%	98.58%	98.82%	0.24%	98.44%	98.41%	-0.03%	96.93%	98.08%	1.15%
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sold Units - Short Sale	15	6	-9	14	1	-13	12	9	-3	11	0	-11
Sold Units - Lender-Owned	57	56	-1	72	34	-38	53	34	-19	55	0	-55
12-Month Activity	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Units Listed	6196	6334	138	6307	6233	-74	6336	6095	-241	6308	5140	-1168
Units Price Changed	2122	2350	228	2052	2268	216	2112	2121	9	2273	1704	-569
Units Went Pending	5271	5148	-123	5311	5142	-169	5279	5154	-125	5105	4358	-747
Units Sold	4872	4694	-178	4851	4693	-158	4771	4670	-101	4667	3623	-1044

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2019 MLS Property Information Network, Inc.

Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units	98	133	35	123	142	19	147	142	-5	124	154	30
Median Days on Market	49	55	6	29	49	20	51	39	-12	68	111	43
Median List Price	\$214,900.00	\$265,000.00	\$50,100.00	\$224,900.00	\$252,450.00	\$27,550.00	\$245,500.00	\$242,500.00	-\$3,000.00	\$263,756.50	\$252,749.50	-\$11,007.00
Median List \$ / SqFt	\$186.13	\$193.03	\$6.90	\$176.16	\$195.39	\$19.23	\$189.24	\$188.25	-\$0.99	\$186.43	\$191.41	\$4.98
Approx. Absorption Rate	72.02%	54.07%	-17.95%	59.76%	47.07%	-12.69%	49.09%	45.19%	-3.90%	57.66%	32.03%	-25.63%
Approx. Months Supply of Inventory	1.39	1.85	0.46	1.67	2.12	0.45	2.04	2.21	0.17	1.73	3.12	1.39
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units (Taken)	201	241	40	345	288	-57	309	274	-35	208	58	-150
Median Original List Price	\$199,900.00	\$239,900.00	\$40,000.00	\$225,000.00	\$243,900.00	\$18,900.00	\$229,900.00	\$229,900.00	\$0.00	\$232,450.00	\$249,950.00	\$17,500.00
Median Original List \$ / SqFt	\$172.97	\$181.06	\$8.09	\$176.03	\$192.92	\$16.89	\$180.71	\$189.57	\$8.86	\$183.41	\$192.56	\$9.15
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units (Price Changed)	29	28	-1	50	48	-2	54	69	15	36	2	-34
Median Original List Price	\$199,000.00	\$249,000.00	\$50,000.00	\$209,450.00	\$289,450.00	\$80,000.00	\$229,900.00	\$254,900.00	\$25,000.00	\$257,400.00	\$337,000.00	\$79,600.00
Median Original List \$ / SqFt	\$186.23	\$197.76	\$11.53	\$176.16	\$200.25	\$24.09	\$199.52	\$193.91	-\$5.61	\$174.37	\$165.67	-\$8.70
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Listing Units (Went Pending)	196	218	22	296	270	-26	264	261	-3	190	47	-143
Median List Price	\$215,450.00	\$227,700.00	\$12,250.00	\$225,000.00	\$239,900.00	\$14,900.00	\$219,900.00	\$234,900.00	\$15,000.00	\$199,450.00	\$224,900.00	\$25,450.00
Median List \$ / SqFt	\$170.27	\$179.06	\$8.79	\$176.63	\$185.67	\$9.04	\$172.56	\$189.71	\$17.15	\$176.40	\$182.32	\$5.92
Median Days to Offer	20	21	1	10	15	5	14	24	10	33	17	-16

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2019 MLS Property Information Network, Inc.

Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

Condominium

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Closed Units (Sold)	137	142	5	267	206	-61	254	222	-32	200	21	-179
Median Days on Market	44	43	-1	23	24	1	24	30	6	29	25	-4
Median Days to Offer	30	28	-2	11	12	1	13	20	7	17	13	-4
Median Sale Price	\$207,000.00	\$208,000.00	\$1,000.00	\$223,000.00	\$234,000.00	\$11,000.00	\$213,950.00	\$230,000.00	\$16,050.00	\$225,000.00	\$230,500.00	\$5,500.00
Median Sale \$ / SqFt	\$165.34	\$177.04	\$11.70	\$171.78	\$180.77	\$8.99	\$172.47	\$181.82	\$9.35	\$177.70	\$212.50	\$34.80
Median List Price	\$204,900.00	\$217,400.00	\$12,500.00	\$224,900.00	\$236,950.00	\$12,050.00	\$214,950.00	\$235,000.00	\$20,050.00	\$225,000.00	\$239,900.00	\$14,900.00
Median List \$ / SqFt	\$171.16	\$180.49	\$9.33	\$173.08	\$182.17	\$9.09	\$173.52	\$185.89	\$12.37	\$181.99	\$218.59	\$36.60
Median Original List Price	\$214,900.00	\$219,900.00	\$5,000.00	\$224,900.00	\$239,950.00	\$15,050.00	\$217,450.00	\$239,900.00	\$22,450.00	\$229,450.00	\$242,000.00	\$12,550.00
Median Original List \$ / SqFt	\$176.99	\$182.61	\$5.62	\$173.86	\$184.72	\$10.86	\$174.68	\$190.17	\$15.49	\$182.49	\$218.59	\$36.10
Median Sale Price as % of List Price	98.22%	98.67%	0.45%	100.00%	100.00%	0%	100.00%	98.80%	-1.20%	99.18%	98.14%	-1.04%
Median Sale Price as % of Original List Price	97.26%	97.52%	0.26%	99.36%	99.33%	-0.03%	99.66%	98.13%	-1.53%	98.11%	97.77%	-0.34%
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sold Units - Short Sale	2	1	-1	3	2	-1	4	0	-4	1	0	-1
Sold Units - Lender-Owned	8	3	-5	9	5	-4	7	8	1	8	0	-8
12-Month Activity	Q1			Q2			Q3			Q4		
	2018	2019	Var.	2018	2019	Var.	2018	2019	Var.	2018	2019*	Var.
Units Listed	955	1103	148	999	1047	48	1022	1013	-9	1064	861	-203
Units Price Changed	273	245	-28	245	255	10	226	264	38	253	220	-33
Units Went Pending	900	929	29	911	895	-16	929	874	-55	910	742	-168
Units Sold	847	863	16	882	802	-80	866	770	-96	858	592	-266

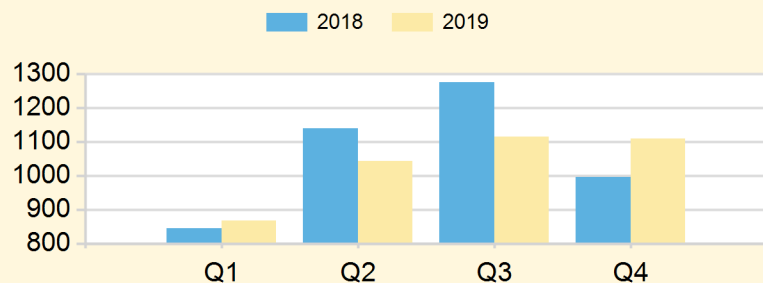
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

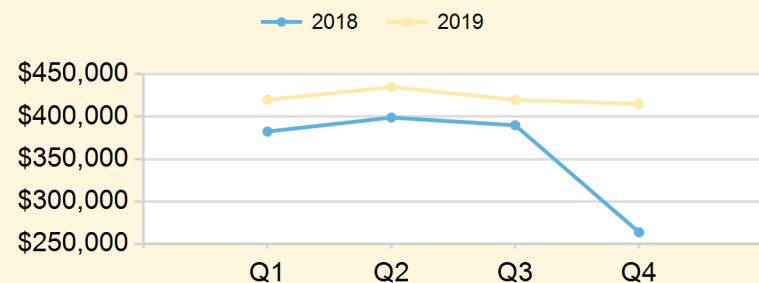
Single Family

Listing Inventory on the Last Day of Each Quarter



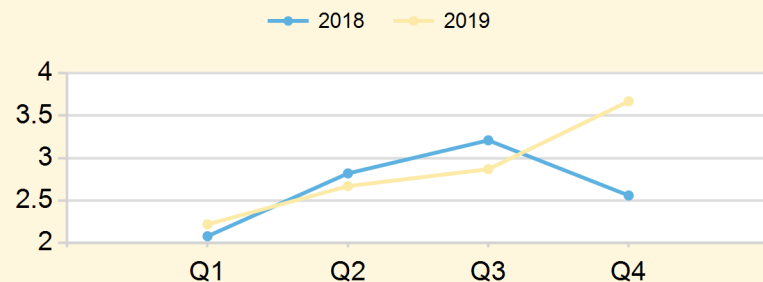
	Q1	Q2	Q3	Q4
2018	845	1,139	1,276	996
2019	869	1,044	1,115	1,109

Median List Price on the Last Day of Each Quarter



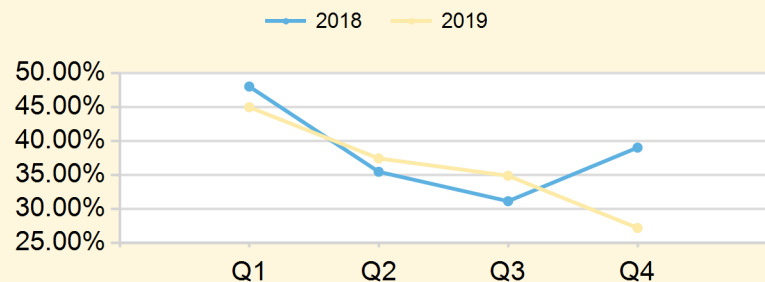
	Q1	Q2	Q3	Q4
2018	\$382,500.00	\$399,000.00	\$389,900.00	\$263,756.50
2019	\$419,900.00	\$435,000.00	\$419,900.00	\$415,000.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2018	2.08	2.82	3.21	2.56
2019	2.22	2.67	2.87	3.67

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2018	48.05%	35.49%	31.16%	39.05%
2019	45.01%	37.46%	34.90%	27.22%

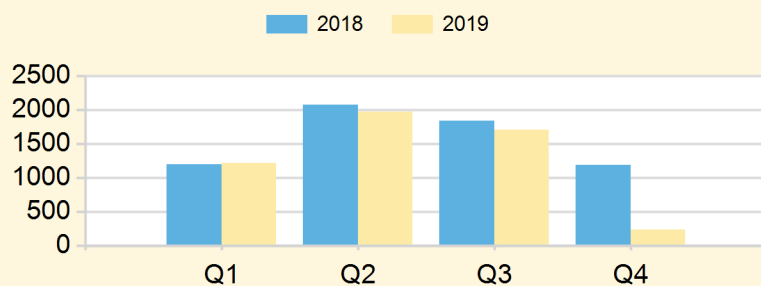
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

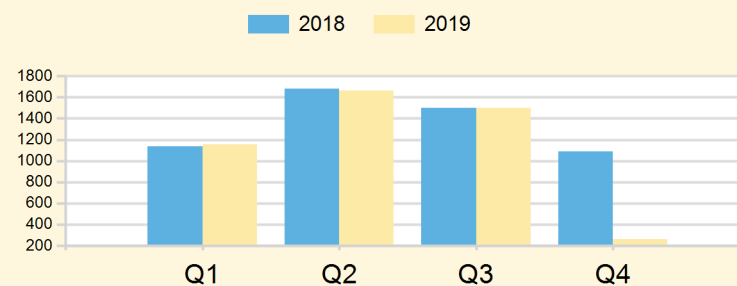
Single Family

Properties Listed During Each Quarter



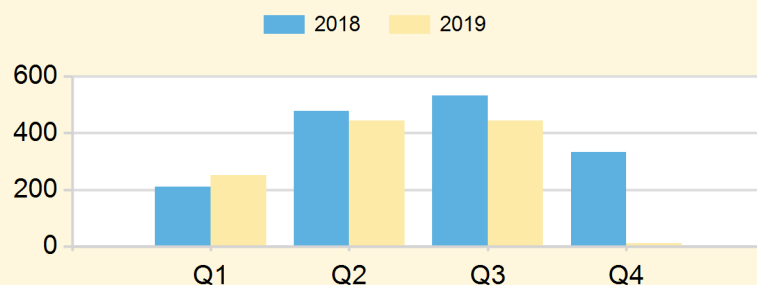
	Q1	Q2	Q3	Q4
2018	1,202	2,075	1,837	1,193
2019	1,220	1,972	1,705	240

Went Pending During Each Quarter



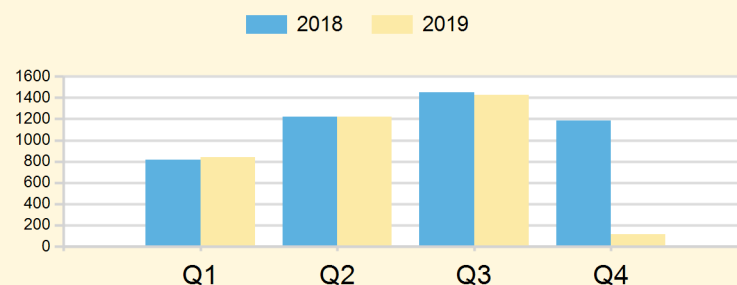
	Q1	Q2	Q3	Q4
2018	1,136	1,681	1,501	1,091
2019	1,157	1,665	1,500	262

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2018	211	479	532	333
2019	251	445	444	12

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2018	816	1,218	1,447	1,186
2019	841	1,219	1,424	114

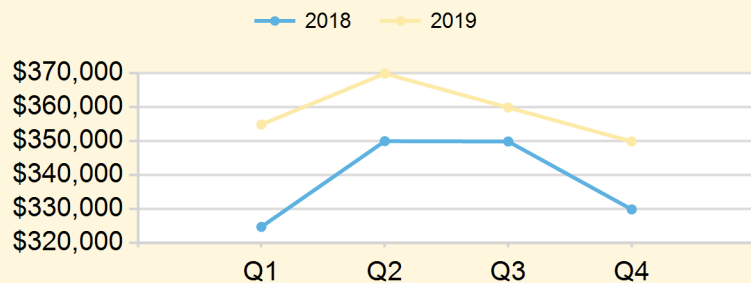
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

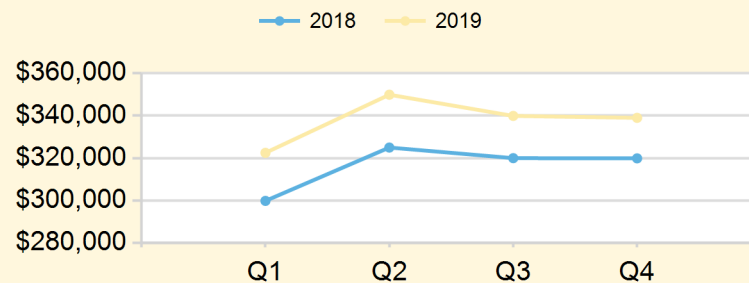
Single Family

Listed Properties - Median List Price For Each Quarter



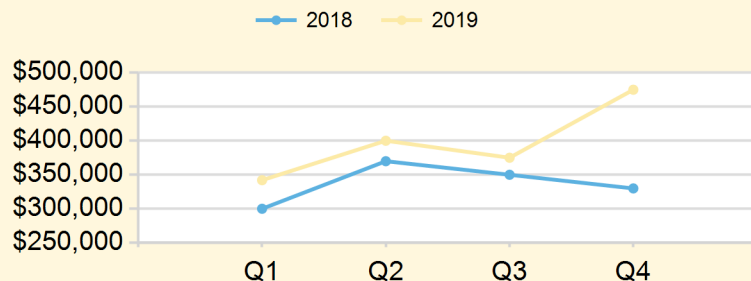
	Q1	Q2	Q3	Q4
2018	\$324,750.00	\$350,000.00	\$349,900.00	\$329,900.00
2019	\$354,900.00	\$369,900.00	\$359,900.00	\$349,900.00

Went Pending - Median List Price For Each Quarter



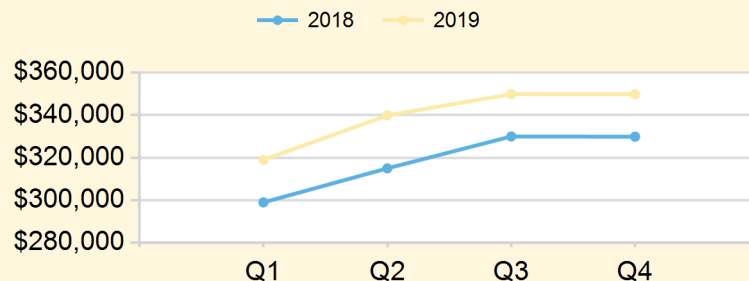
	Q1	Q2	Q3	Q4
2018	\$299,850.00	\$325,000.00	\$320,000.00	\$319,900.00
2019	\$322,500.00	\$349,900.00	\$339,900.00	\$339,000.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2018	\$299,999.00	\$369,900.00	\$349,945.00	\$329,900.00
2019	\$342,000.00	\$399,999.00	\$375,000.00	\$474,900.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2018	\$299,000.00	\$315,000.00	\$330,000.00	\$329,900.00
2019	\$319,000.00	\$339,900.00	\$349,900.00	\$349,900.00

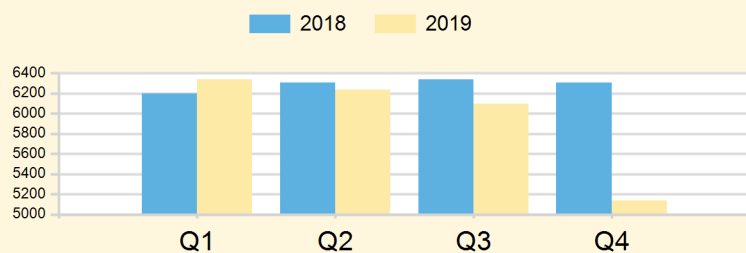
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

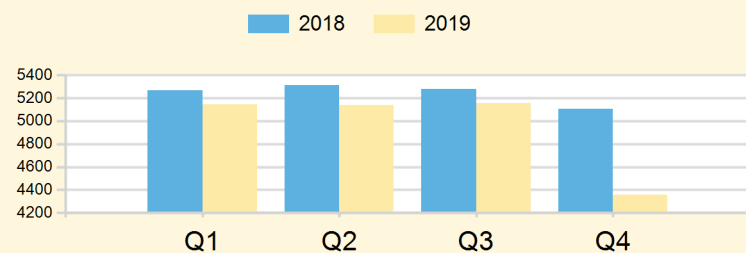
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



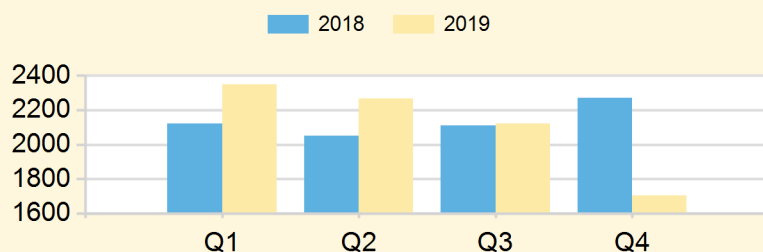
	Q1	Q2	Q3	Q4
2018	6,196	6,307	6,336	6,308
2019	6,334	6,233	6,095	5,140

Went Pending Between the Last Day of Each Quarter and 12 Months



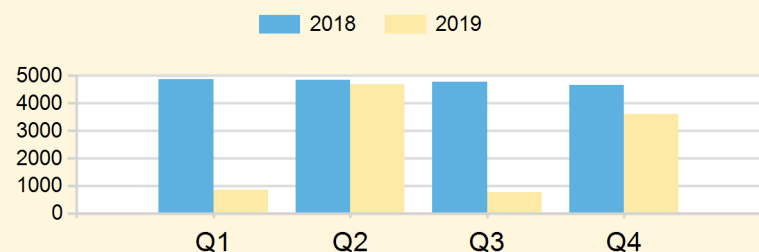
	Q1	Q2	Q3	Q4
2018	5,271	5,311	5,279	5,105
2019	5,148	5,142	5,154	4,358

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2018	2,122	2,052	2,112	2,273
2019	2,350	2,268	2,121	1,704

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2018	4,872	4,851	4,771	4,667
2019	863	4,693	770	3,623

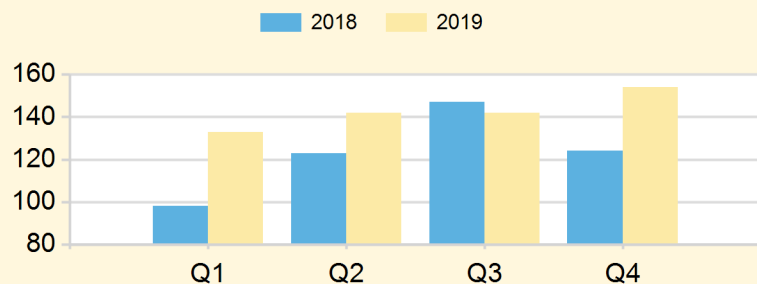
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

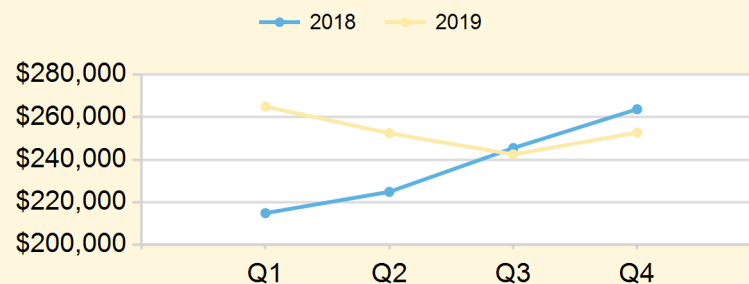
Condominium

Listing Inventory on the Last Day of Each Quarter



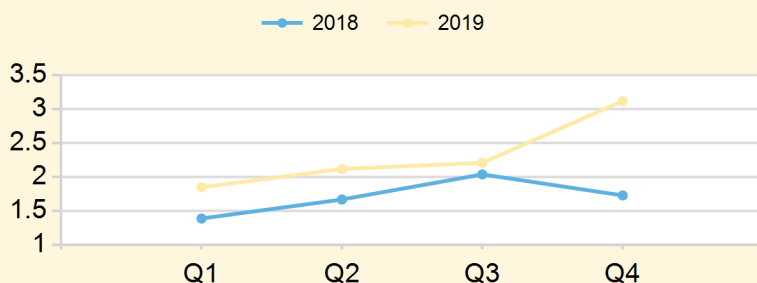
	Q1	Q2	Q3	Q4
2018	98	123	147	124
2019	133	142	142	154

Median List Price on the Last Day of Each Quarter



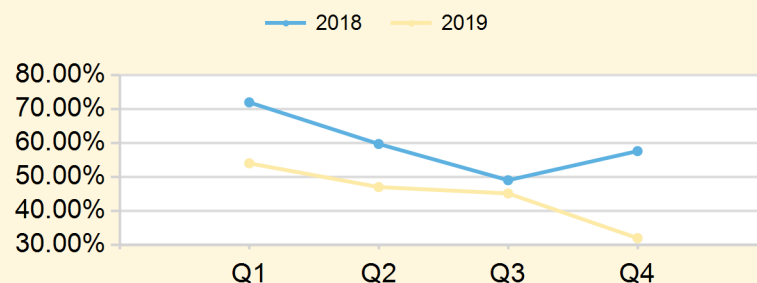
	Q1	Q2	Q3	Q4
2018	\$214,900.00	\$224,900.00	\$245,500.00	\$263,756.50
2019	\$265,000.00	\$252,450.00	\$242,500.00	\$252,749.50

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2018	1.39	1.67	2.04	1.73
2019	1.85	2.12	2.21	3.12

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2018	72.02%	59.76%	49.09%	57.66%
2019	54.07%	47.07%	45.19%	32.03%

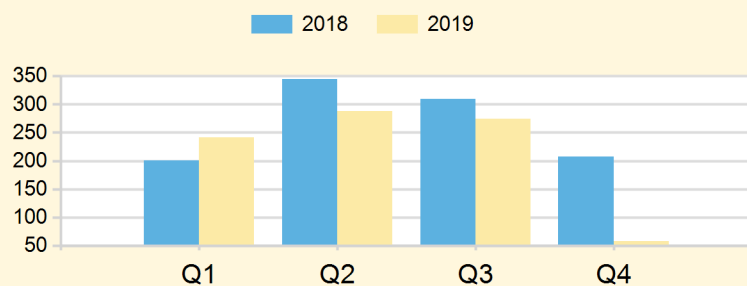
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

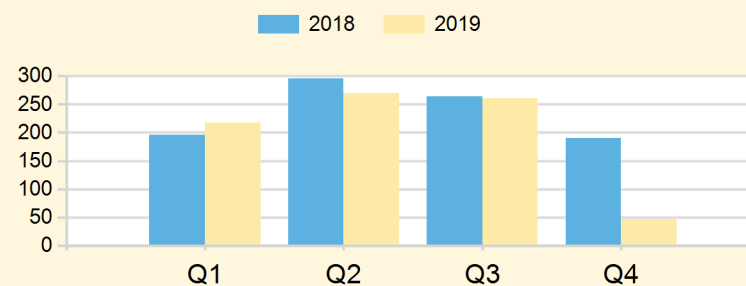
Condominium

Properties Listed During Each Quarter



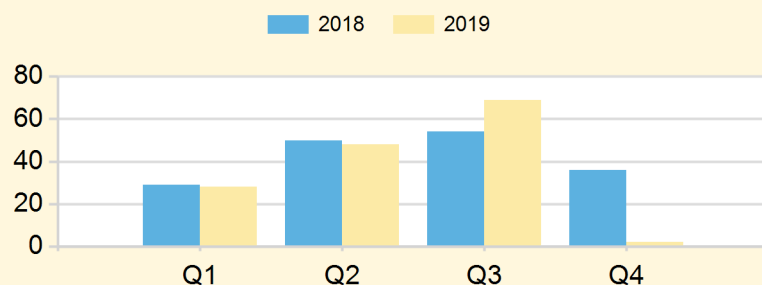
	Q1	Q2	Q3	Q4
2018	201	345	309	208
2019	241	288	274	58

Went Pending During Each Quarter



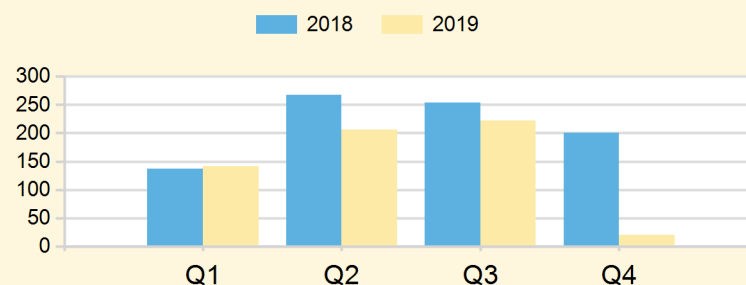
	Q1	Q2	Q3	Q4
2018	196	296	264	190
2019	218	270	261	47

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2018	29	50	54	36
2019	28	48	69	2

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2018	137	267	254	200
2019	142	206	222	21

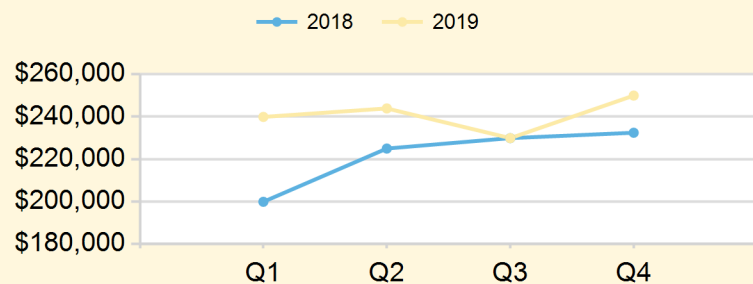
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

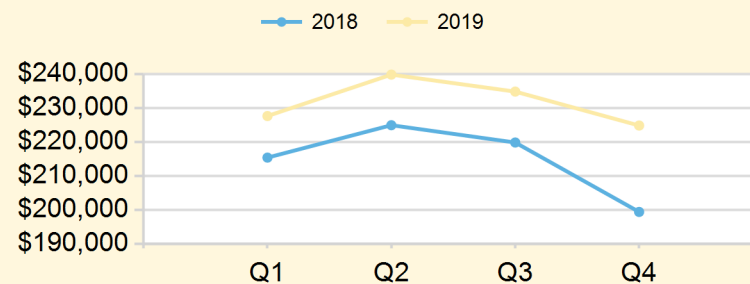
Condominium

Listed Properties - Median List Price For Each Quarter



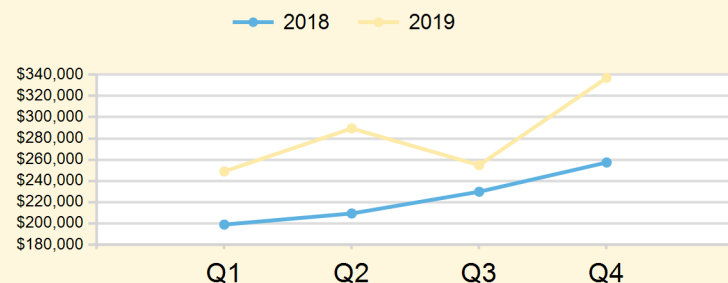
	Q1	Q2	Q3	Q4
2018	\$199,900.00	\$225,000.00	\$229,900.00	\$232,450.00
2019	\$239,900.00	\$243,900.00	\$229,900.00	\$249,950.00

Went Pending - Median List Price For Each Quarter



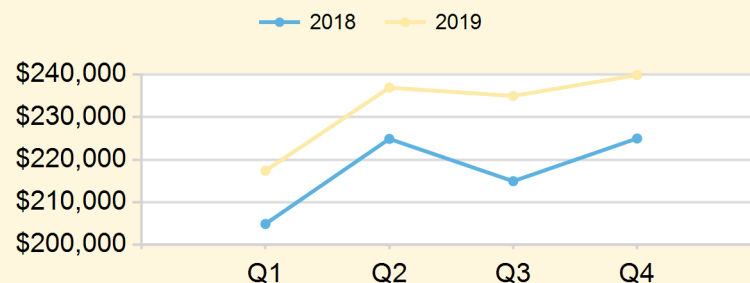
	Q1	Q2	Q3	Q4
2018	\$215,450.00	\$225,000.00	\$219,900.00	\$199,450.00
2019	\$227,700.00	\$239,900.00	\$234,900.00	\$224,900.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2018	\$199,000.00	\$209,450.00	\$229,900.00	\$257,400.00
2019	\$249,000.00	\$289,450.00	\$254,900.00	\$337,000.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2018	\$204,900.00	\$224,900.00	\$214,950.00	\$225,000.00
2019	\$217,400.00	\$236,950.00	\$235,000.00	\$239,900.00

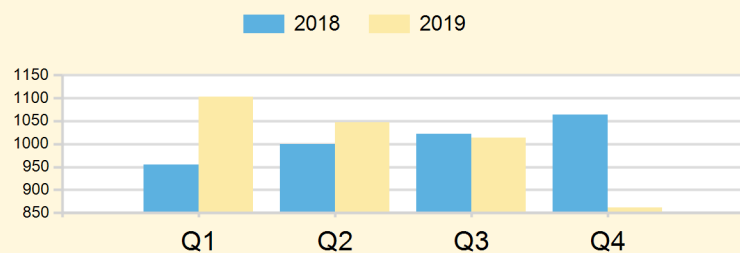
Bristol County Real Estate Market Review

2019 vs. 2018 Per Quarter

Prepared by Lisa Weener on Tuesday, October 15, 2019

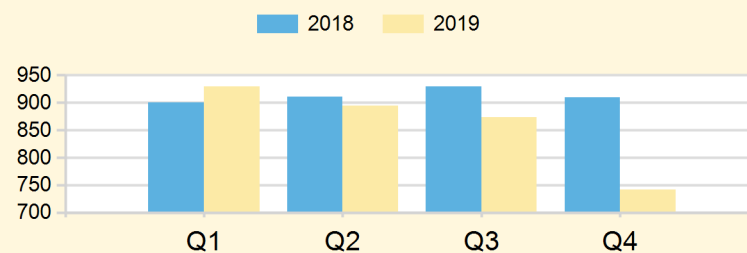
Condominium

Listed Between the Last Day of Each Quarter and 12 Months



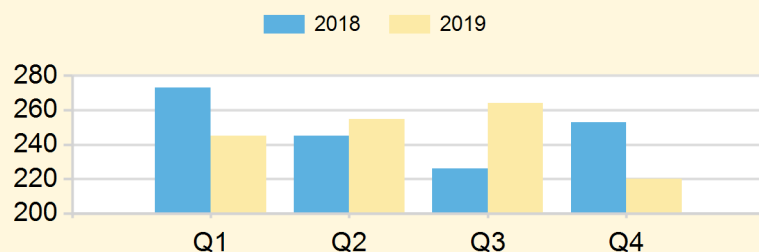
	Q1	Q2	Q3	Q4
2018	955	999	1,022	1,064
2019	1,103	1,047	1,013	861

Went Pending Between the Last Day of Each Quarter and 12 Months



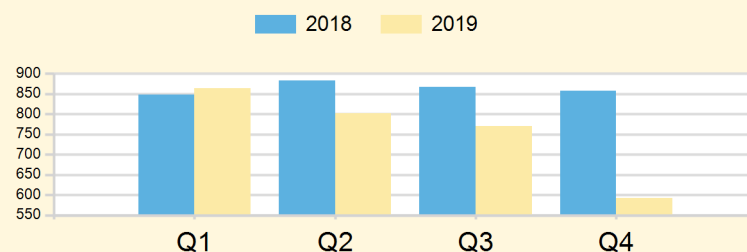
	Q1	Q2	Q3	Q4
2018	900	911	929	910
2019	929	895	874	742

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2018	273	245	226	253
2019	245	255	264	220

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2018	847	882	866	858
2019	863	802	770	592