

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	6	- 45.5%	43	33	- 23.3%
Closed Sales	4	8	+ 100.0%	33	33	0.0%
Median Sales Price*	\$642,400	\$590,000	- 8.2%	\$578,500	\$620,000	+ 7.2%
Inventory of Homes for Sale	43	22	- 48.8%	--	--	--
Months Supply of Inventory	7.6	3.5	- 53.9%	--	--	--
Cumulative Days on Market Until Sale	119	32	- 73.1%	116	88	- 24.1%
Percent of Original List Price Received*	90.1%	102.8%	+ 14.1%	92.8%	94.4%	+ 1.7%
New Listings	8	8	0.0%	75	53	- 29.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

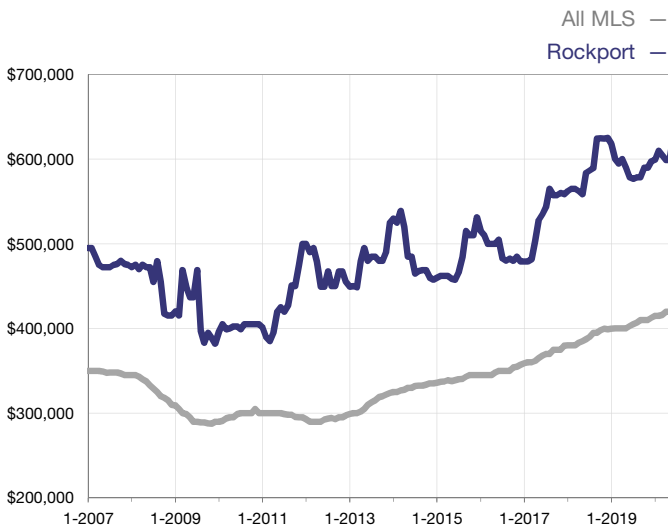
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	9	+ 200.0%	19	16	- 15.8%
Closed Sales	4	0	- 100.0%	12	7	- 41.7%
Median Sales Price*	\$311,400	\$0	- 100.0%	\$321,900	\$399,000	+ 24.0%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	7.7	3.0	- 61.0%	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	41	151	+ 268.3%
Percent of Original List Price Received*	99.7%	0.0%	- 100.0%	98.8%	91.0%	- 7.9%
New Listings	3	9	+ 200.0%	35	19	- 45.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

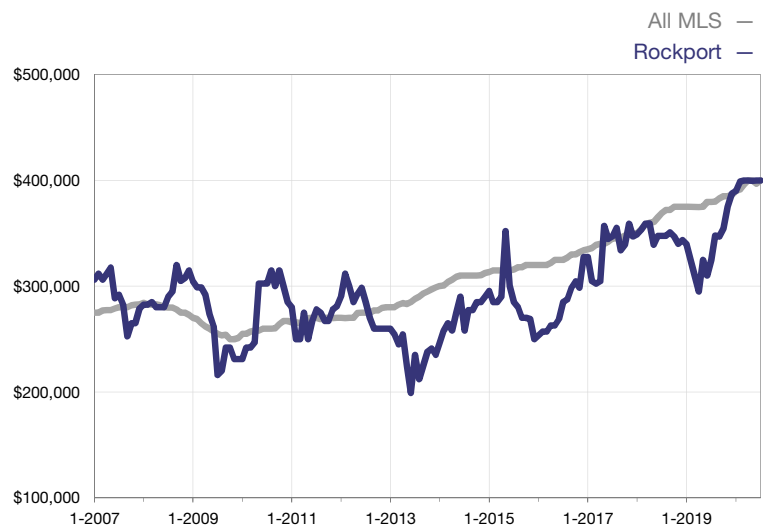
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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