

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Russell

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| Pending Sales | 1 | 4 | + 300.0% | 10 | 16 | + 60.0% |
| Closed Sales | 4 | 1 | - 75.0% | 10 | 14 | + 40.0% |
| Median Sales Price* | \$322,500 | \$278,000 | - 13.8% | \$270,000 | \$241,000 | - 10.7% |
| Inventory of Homes for Sale | 4 | 3 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.3 | - 43.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 99 | 15 | - 84.8% | 116 | 88 | - 24.1% |
| Percent of Original List Price Received* | 100.5% | 99.3% | - 1.2% | 94.8% | 96.8% | + 2.1% |
| New Listings | 1 | 3 | + 200.0% | 12 | 11 | - 8.3% |

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

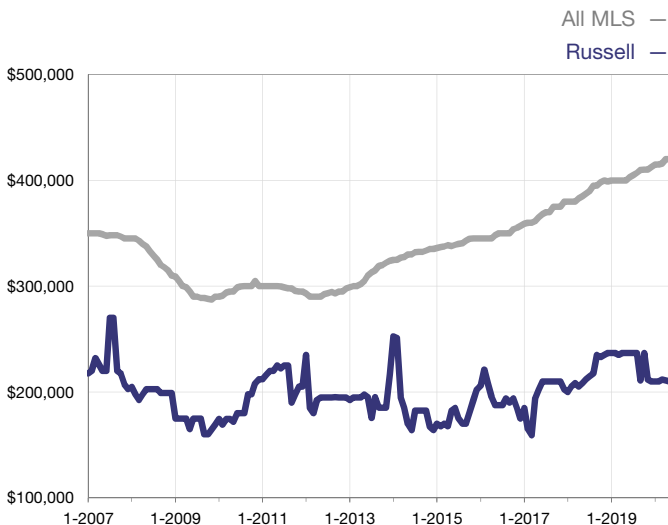
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|------|-------------|-------|--------------|-------------|-------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 0 | 0 | -- | 0 | 0 | -- |

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

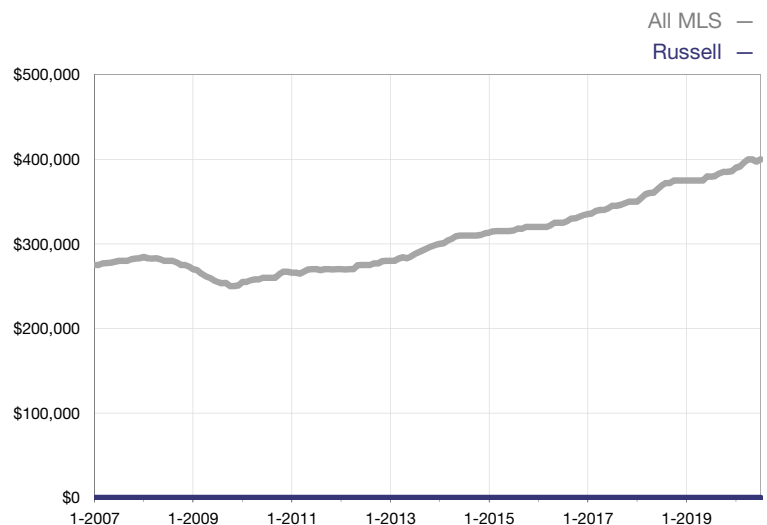
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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