

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Haverhill

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	39	47	+ 20.5%	325	332	+ 2.2%
Closed Sales	49	41	- 16.3%	304	284	- 6.6%
Median Sales Price*	\$375,000	\$420,000	+ 12.0%	\$352,500	\$403,950	+ 14.6%
Inventory of Homes for Sale	62	30	- 51.6%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	50	34	- 32.0%
Percent of Original List Price Received*	100.3%	101.1%	+ 0.8%	98.8%	99.3%	+ 0.5%
New Listings	58	46	- 20.7%	374	354	- 5.3%

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

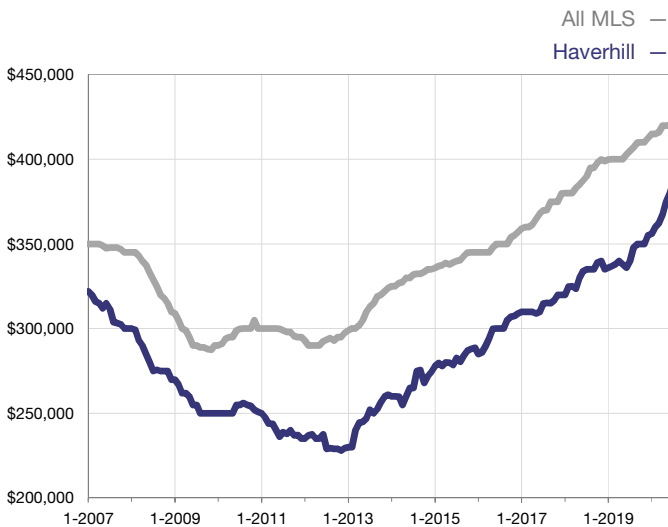
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	33	39	+ 18.2%	294	256	- 12.9%
Closed Sales	49	48	- 2.0%	270	234	- 13.3%
Median Sales Price*	\$272,000	\$260,000	- 4.4%	\$253,950	\$269,700	+ 6.2%
Inventory of Homes for Sale	50	13	- 74.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	40	34	- 15.0%
Percent of Original List Price Received*	99.0%	101.9%	+ 2.9%	99.2%	100.3%	+ 1.1%
New Listings	31	36	+ 16.1%	320	269	- 15.9%

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

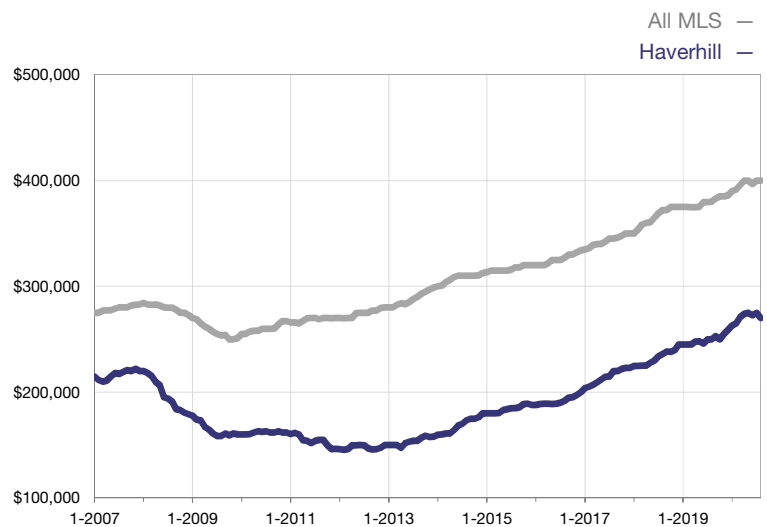
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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