

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millis

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	16	+ 60.0%	58	76	+ 31.0%
Closed Sales	14	13	- 7.1%	52	68	+ 30.8%
Median Sales Price*	\$440,500	\$451,000	+ 2.4%	\$454,000	\$462,500	+ 1.9%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	45	26	- 42.2%	63	41	- 34.9%
Percent of Original List Price Received*	94.3%	101.0%	+ 7.1%	96.7%	98.0%	+ 1.3%
New Listings	9	16	+ 77.8%	68	87	+ 27.9%

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

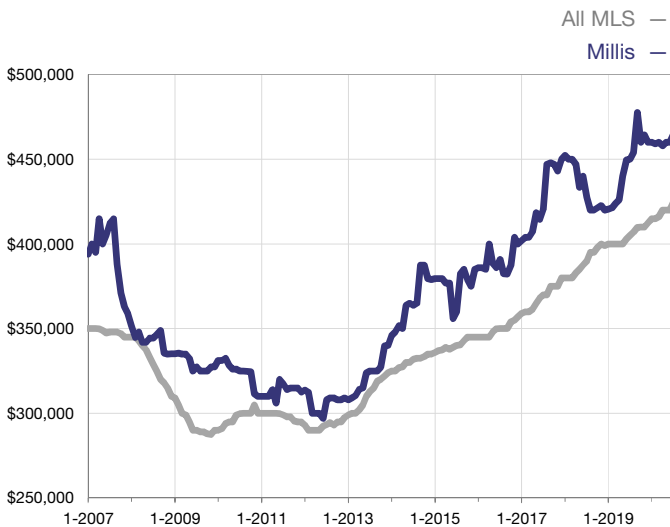
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	5	- 44.4%	43	36	- 16.3%
Closed Sales	2	9	+ 350.0%	17	41	+ 141.2%
Median Sales Price*	\$345,000	\$305,000	- 11.6%	\$268,000	\$449,900	+ 67.9%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	6.0	2.7	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	70	81	+ 15.7%	40	85	+ 112.5%
Percent of Original List Price Received*	95.3%	101.4%	+ 6.4%	96.6%	103.1%	+ 6.7%
New Listings	7	3	- 57.1%	61	36	- 41.0%

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

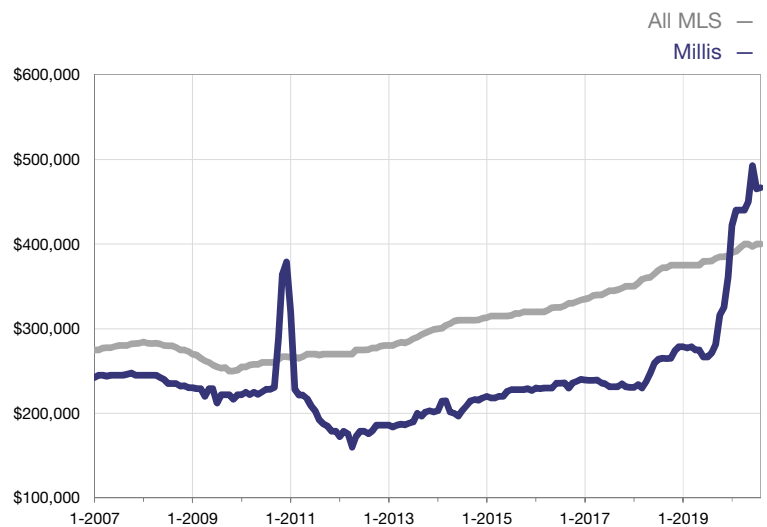
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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