

# Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Paxton

### Single-Family Properties

| Key Metrics                              | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2019      | 2020             | + / -    | 2019         | 2020             | + / -   |
| Pending Sales                            | 6         | 12               | + 100.0% | 44           | 60               | + 36.4% |
| Closed Sales                             | 10        | 8                | - 20.0%  | 41           | 49               | + 19.5% |
| Median Sales Price*                      | \$385,000 | <b>\$355,000</b> | - 7.8%   | \$330,000    | <b>\$365,000</b> | + 10.6% |
| Inventory of Homes for Sale              | 24        | 7                | - 70.8%  | --           | --               | --      |
| Months Supply of Inventory               | 5.1       | 1.0              | - 80.4%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 97        | 67               | - 30.9%  | 82           | 58               | - 29.3% |
| Percent of Original List Price Received* | 92.3%     | <b>96.4%</b>     | + 4.4%   | 93.8%        | <b>96.9%</b>     | + 3.3%  |
| New Listings                             | 9         | 7                | - 22.2%  | 66           | 65               | - 1.5%  |

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

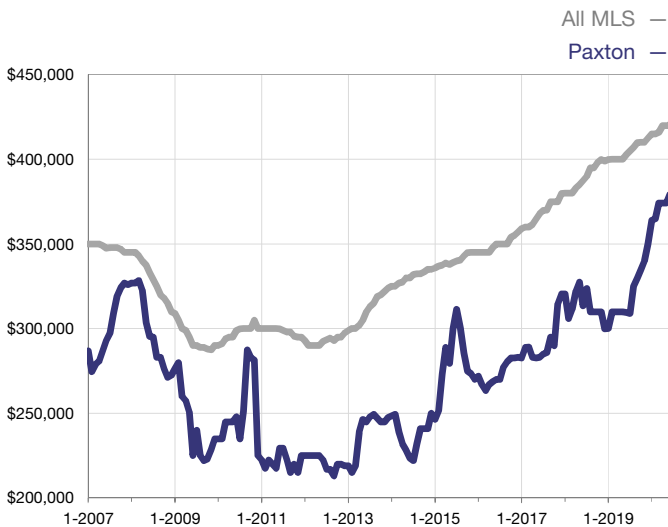
### Condominium Properties

| Key Metrics                              | August |                  |       | Year to Date |                  |       |
|--|--------|------------------|-------|--------------|------------------|-------|
|  | 2019   | 2020             | + / - | 2019         | 2020             | + / - |
| Pending Sales                            | 0      | 3                | --    | 0            | 8                | --    |
| Closed Sales                             | 0      | 2                | --    | 0            | 4                | --    |
| Median Sales Price*                      | \$0    | <b>\$307,911</b> | --    | \$0          | <b>\$308,875</b> | --    |
| Inventory of Homes for Sale              | 0      | 0                | --    | --           | --               | --    |
| Months Supply of Inventory               | 0.0    | 0.0              | --    | --           | --               | --    |
| Cumulative Days on Market Until Sale     | 0      | 0                | --    | 0            | 61               | --    |
| Percent of Original List Price Received* | 0.0%   | <b>99.4%</b>     | --    | 0.0%         | <b>98.7%</b>     | --    |
| New Listings                             | 0      | 1                | --    | 0            | 7                | --    |

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

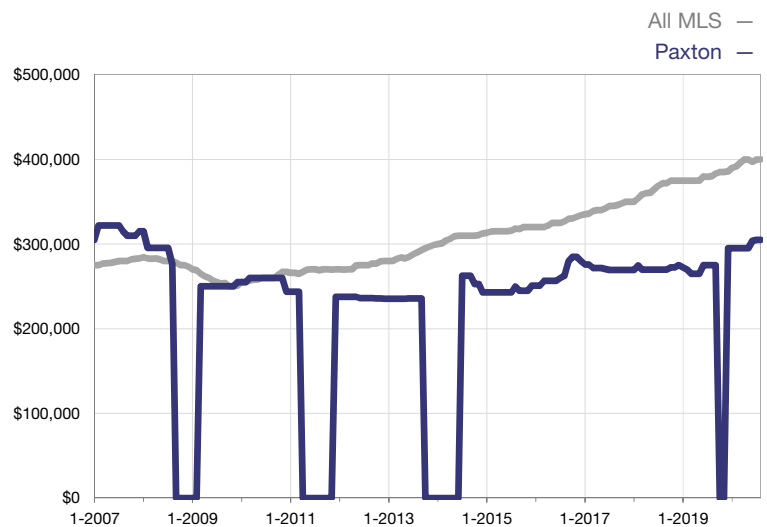
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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