

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	13	0.0%	162	171	+ 5.6%
Closed Sales	11	15	+ 36.4%	148	165	+ 11.5%
Median Sales Price*	\$292,000	\$350,000	+ 19.9%	\$289,000	\$325,000	+ 12.5%
Inventory of Homes for Sale	46	11	- 76.1%	--	--	--
Months Supply of Inventory	2.7	0.6	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	73	38	- 47.9%	66	46	- 30.3%
Percent of Original List Price Received*	100.0%	101.5%	+ 1.5%	96.0%	99.4%	+ 3.5%
New Listings	20	14	- 30.0%	195	177	- 9.2%

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

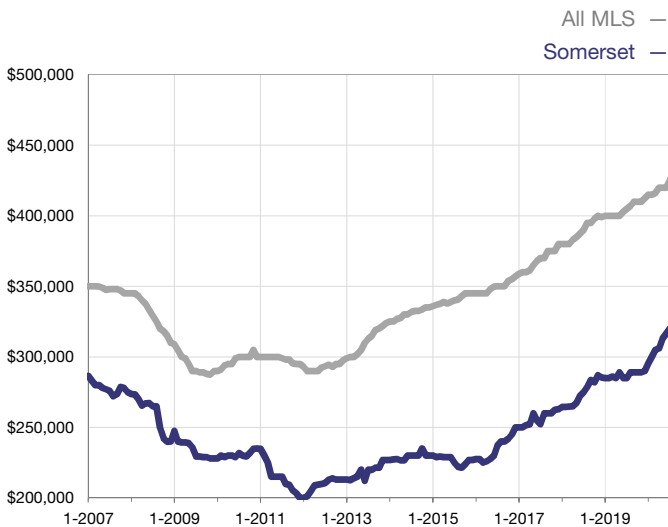
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$244,700	\$269,000	+ 9.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	87	17	- 80.5%
Percent of Original List Price Received*	0.0%	0.0%	--	95.1%	100.0%	+ 5.2%
New Listings	0	0	--	1	0	- 100.0%

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

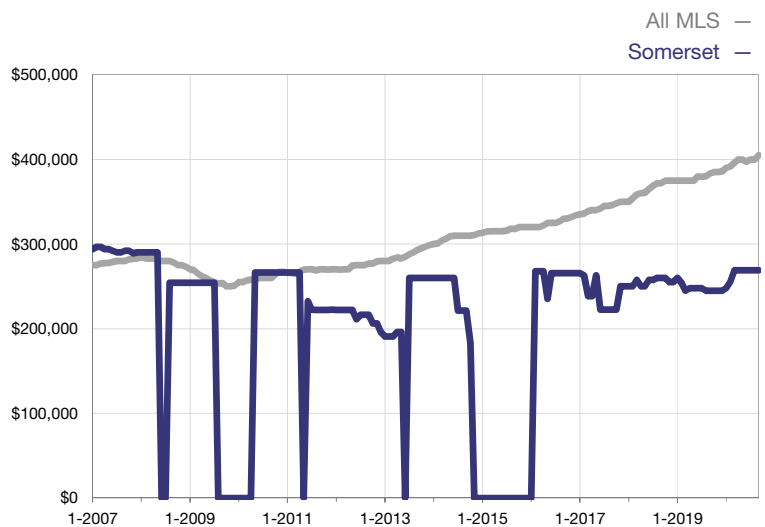
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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