

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	14	+ 40.0%	100	99	- 1.0%
Closed Sales	12	11	- 8.3%	101	82	- 18.8%
Median Sales Price*	\$245,000	\$344,000	+ 40.4%	\$250,000	\$285,000	+ 14.0%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	46	29	- 37.0%	47	40	- 14.9%
Percent of Original List Price Received*	98.6%	107.0%	+ 8.5%	96.0%	99.9%	+ 4.1%
New Listings	5	15	+ 200.0%	118	108	- 8.5%

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

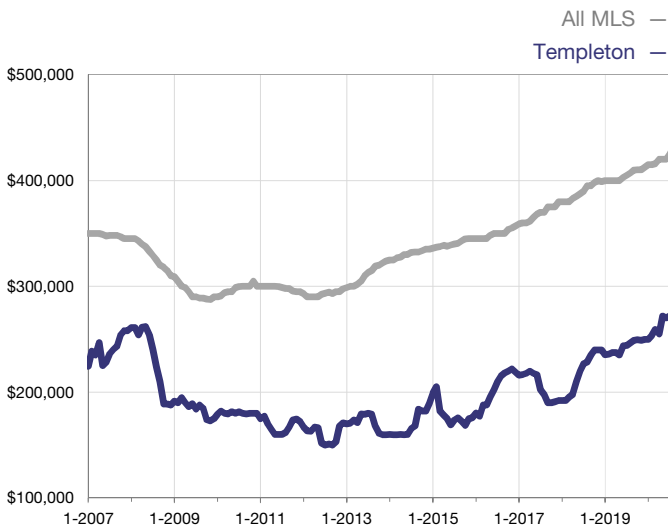
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	6	17	+ 183.3%
Closed Sales	1	2	+ 100.0%	6	16	+ 166.7%
Median Sales Price*	\$189,000	\$231,000	+ 22.2%	\$163,500	\$177,950	+ 8.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	9	- 59.1%	45	32	- 28.9%
Percent of Original List Price Received*	100.0%	103.9%	+ 3.9%	99.3%	99.7%	+ 0.4%
New Listings	5	0	- 100.0%	10	16	+ 60.0%

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

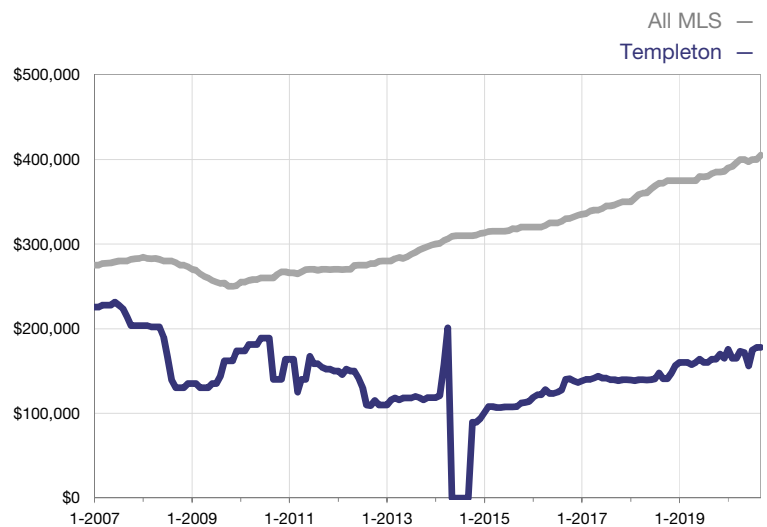
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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