

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gill

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2019      | 2020             | + / -   | 2019         | 2020             | + / -   |
| Pending Sales                            | 0         | 0                | --      | 13           | 6                | - 53.8% |
| Closed Sales                             | 2         | 2                | 0.0%    | 12           | 6                | - 50.0% |
| Median Sales Price*                      | \$292,500 | <b>\$265,750</b> | - 9.1%  | \$227,500    | <b>\$301,250</b> | + 32.4% |
| Inventory of Homes for Sale              | 2         | 2                | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 1.2       | <b>1.7</b>       | + 41.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 26        | <b>15</b>        | - 42.3% | 89           | <b>152</b>       | + 70.8% |
| Percent of Original List Price Received* | 98.7%     | <b>100.9%</b>    | + 2.2%  | 91.9%        | <b>90.3%</b>     | - 1.7%  |
| New Listings                             | 0         | 2                | --      | 11           | 7                | - 36.4% |

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

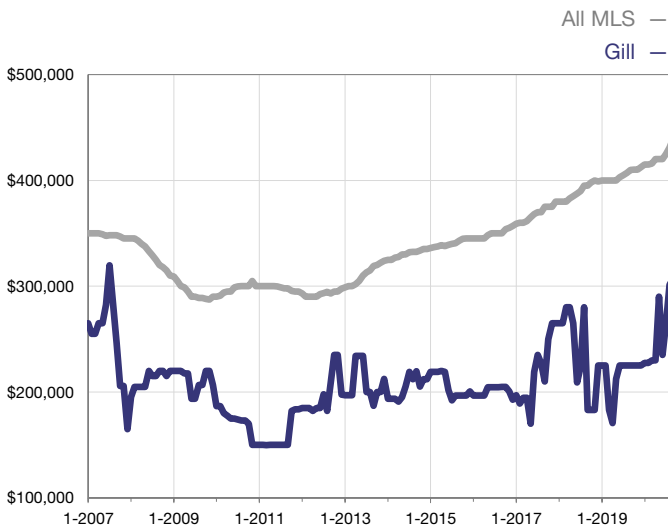
### Condominium Properties

| Key Metrics                              | October |             |       | Year to Date |             |       |
|--|---------|-------------|-------|--------------|-------------|-------|
|  | 2019    | 2020        | + / - | 2019         | 2020        | + / - |
| Pending Sales                            | 0       | 0           | --    | 0            | 0           | --    |
| Closed Sales                             | 0       | 0           | --    | 0            | 0           | --    |
| Median Sales Price*                      | \$0     | <b>\$0</b>  | --    | \$0          | <b>\$0</b>  | --    |
| Inventory of Homes for Sale              | 0       | 0           | --    | --           | --          | --    |
| Months Supply of Inventory               | 0.0     | <b>0.0</b>  | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0       | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0%    | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| New Listings                             | 0       | 0           | --    | 0            | 0           | --    |

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

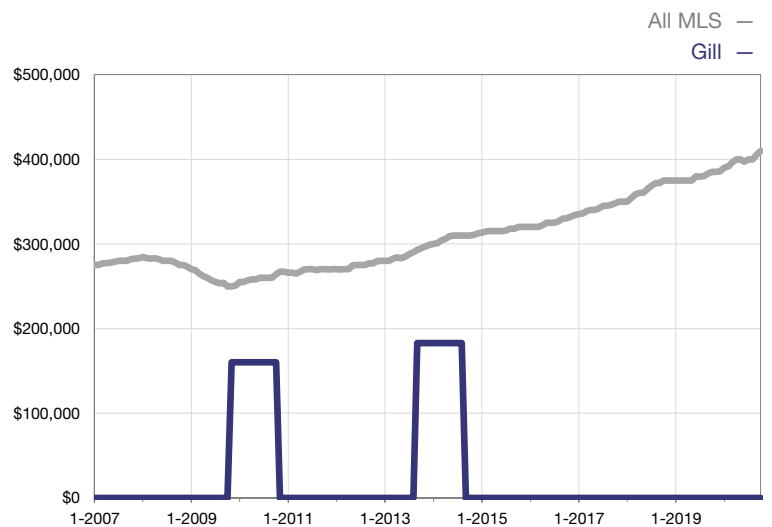
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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