

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monterey

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	3	--	14	34	+ 142.9%
Closed Sales	2	5	+ 150.0%	10	29	+ 190.0%
Median Sales Price*	\$133,000	\$425,000	+ 219.5%	\$525,000	\$489,000	- 6.9%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	18.0	3.7	- 79.4%	--	--	--
Cumulative Days on Market Until Sale	42	51	+ 21.4%	180	126	- 30.0%
Percent of Original List Price Received*	86.1%	96.3%	+ 11.8%	88.3%	93.7%	+ 6.1%
New Listings	1	2	+ 100.0%	38	34	- 10.5%

* 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	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
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.

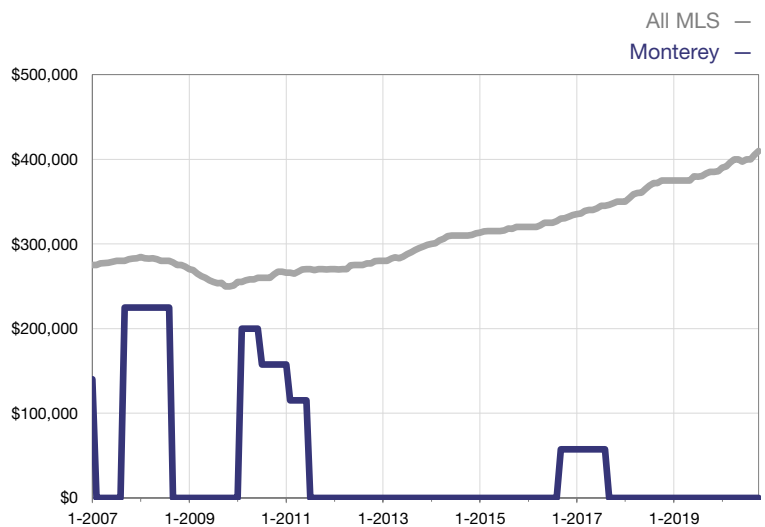
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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