

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North End / West End

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	1	1	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	1	--	1	1	0.0%

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

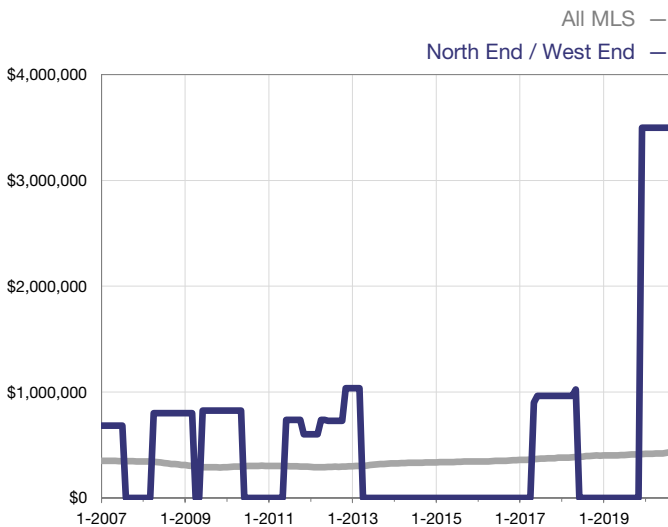
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	10	- 9.1%	88	94	+ 6.8%
Closed Sales	7	10	+ 42.9%	77	89	+ 15.6%
Median Sales Price*	\$1,215,000	\$710,000	- 41.6%	\$640,000	\$599,000	- 6.4%
Inventory of Homes for Sale	27	45	+ 66.7%	--	--	--
Months Supply of Inventory	3.6	5.2	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	50	57	+ 14.0%	59	51	- 13.6%
Percent of Original List Price Received*	97.4%	94.2%	- 3.3%	97.3%	96.9%	- 0.4%
New Listings	13	18	+ 38.5%	129	175	+ 35.7%

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

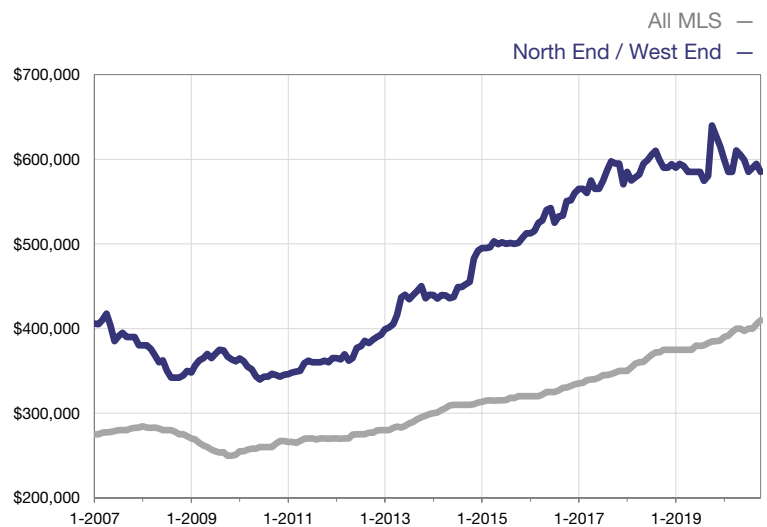
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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