Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Palmer

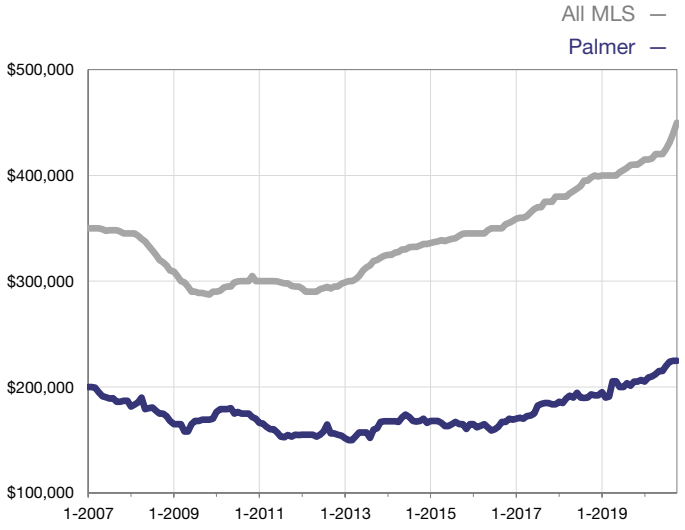
Single-Family Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	5	**14**	+ 180.0%	117	**112**	- 4.3%
Closed Sales	18	**7**	- 61.1%	120	**100**	- 16.7%
Median Sales Price*	$244,000	**$225,000**	- 7.8%	$205,000	**$225,000**	+ 9.8%
Inventory of Homes for Sale	41	**20**	- 51.2%	--	--	--
Months Supply of Inventory	3.6	**2.1**	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	67	**28**	- 58.2%	77	**42**	- 45.5%
Percent of Original List Price Received*	95.8%	**100.4%**	+ 4.8%	95.1%	**98.7%**	+ 3.8%
New Listings	16	**24**	+ 50.0%	151	**132**	- 12.6%

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

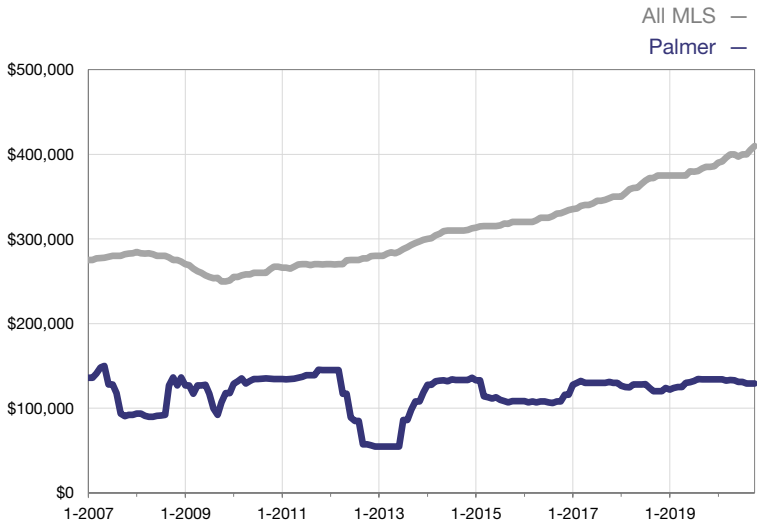
Condominium Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**3**	--	14	**10**	- 28.6%
Closed Sales	2	**0**	- 100.0%	15	**9**	- 40.0%
Median Sales Price*	$130,000	**$0**	- 100.0%	$134,000	**$129,000**	- 3.7%
Inventory of Homes for Sale	2	**1**	- 50.0%	--	--	--
Months Supply of Inventory	0.9	**0.7**	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	46	**0**	- 100.0%	77	**33**	- 57.1%
Percent of Original List Price Received*	96.3%	**0.0%**	- 100.0%	94.2%	**98.9%**	+ 5.0%
New Listings	2	**3**	+ 50.0%	16	**10**	- 37.5%

* 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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