Local Market Update – December 2020

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

Russell

Single-Family Properties

	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**4**	+ 100.0%	22	**32**	+ 45.5%
Closed Sales	2	**8**	+ 300.0%	20	**31**	+ 55.0%
Median Sales Price*	$178,500	**$230,500**	+ 29.1%	$209,950	**$230,000**	+ 9.5%
Inventory of Homes for Sale	9	**0**	- 100.0%	--	--	--
Months Supply of Inventory	4.5	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	**63**	+ 75.0%	80	**75**	- 6.3%
Percent of Original List Price Received*	92.8%	**98.0%**	+ 5.6%	94.6%	**96.8%**	+ 2.3%
New Listings	1	**2**	+ 100.0%	31	**25**	- 19.4%

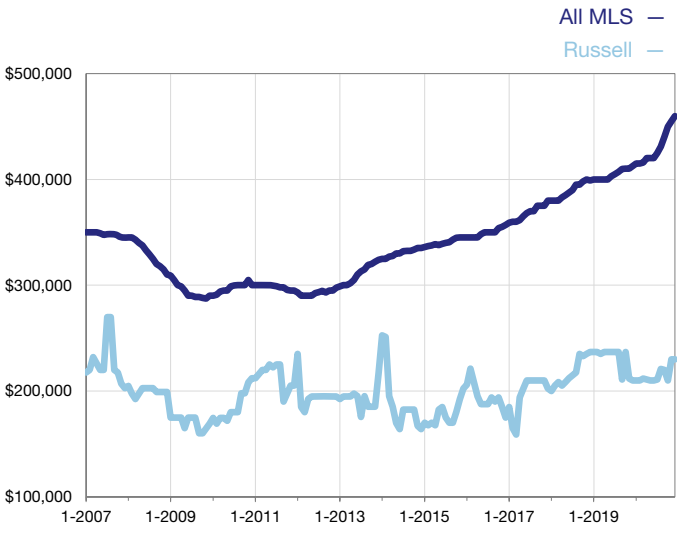
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

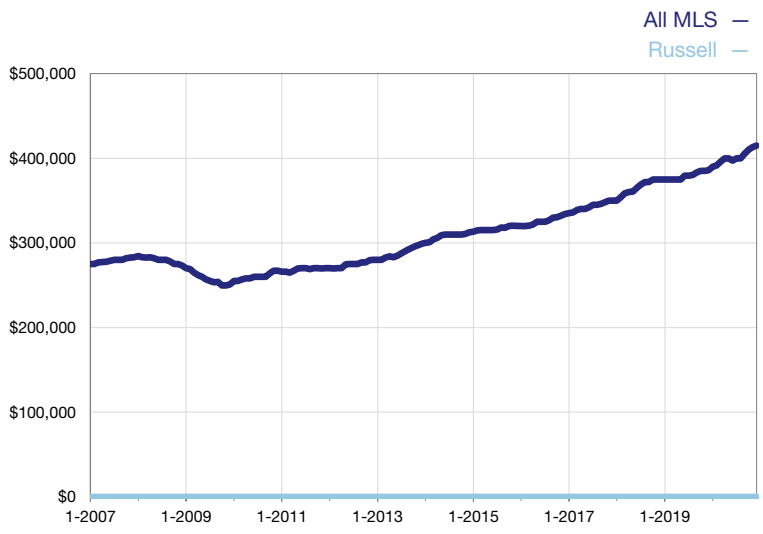
	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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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