Local Market Update – November 2019

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

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Single-Family Properties

	November			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	3	**1**	- 66.7%	15	**16**	+ 6.7%
Closed Sales	0	**1**	--	12	**17**	+ 41.7%
Median Sales Price*	$0	**$19,800**	--	$172,500	**$165,500**	- 4.1%
Inventory of Homes for Sale	4	**9**	+ 125.0%	--	--	--
Months Supply of Inventory	2.6	**4.3**	+ 65.4%	--	--	--
Cumulative Days on Market Until Sale	0	**106**	--	88	**79**	- 10.2%
Percent of Original List Price Received*	0.0%	**0.0%**	--	93.4%	**94.1%**	+ 0.7%
New Listings	3	**1**	- 66.7%	19	**28**	+ 47.4%

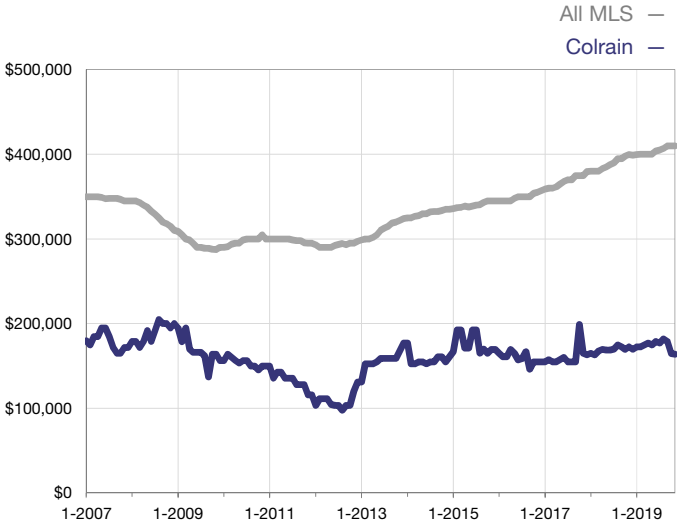
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

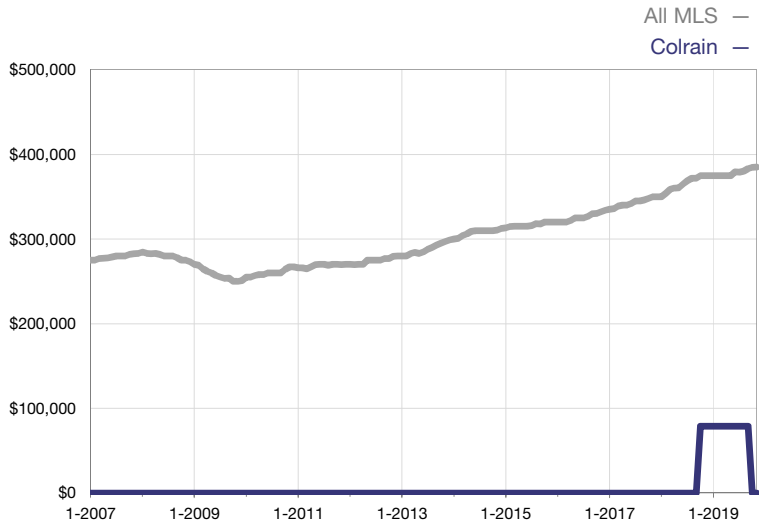
	November			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$79,000	**$0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	24	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	100.0%	**0.0%**	- 100.0%
New Listings	0	**0**	--	1	**0**	- 100.0%

* 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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