

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	20	+ 66.7%	100	106	+ 6.0%
Closed Sales	18	18	0.0%	95	85	- 10.5%
Median Sales Price*	\$432,450	\$454,500	+ 5.1%	\$383,000	\$414,500	+ 8.2%
Inventory of Homes for Sale	32	9	- 71.9%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	44	37	- 15.9%	50	40	- 20.0%
Percent of Original List Price Received*	100.1%	99.0%	- 1.1%	98.9%	98.8%	- 0.1%
New Listings	15	18	+ 20.0%	118	103	- 12.7%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	7	- 61.1%	48	28	- 41.7%
Closed Sales	6	3	- 50.0%	38	23	- 39.5%
Median Sales Price*	\$297,450	\$355,000	+ 19.3%	\$315,001	\$335,000	+ 6.3%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	37	34	- 8.1%
Percent of Original List Price Received*	97.0%	100.2%	+ 3.3%	98.1%	99.6%	+ 1.5%
New Listings	19	7	- 63.2%	54	30	- 44.4%

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

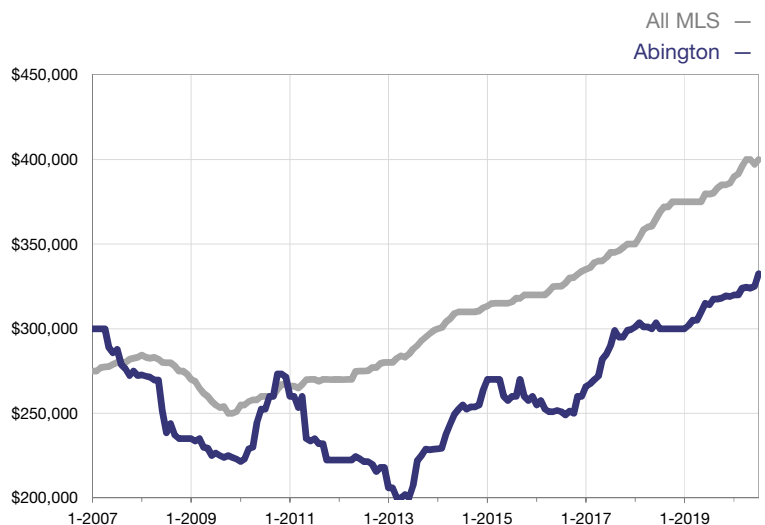
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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