

# Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mendon

### Single-Family Properties

| Key Metrics                              | September |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2019      | 2020             | + / -    | 2019         | 2020             | + / -   |
| Pending Sales                            | 4         | 8                | + 100.0% | 60           | 73               | + 21.7% |
| Closed Sales                             | 5         | 8                | + 60.0%  | 51           | 62               | + 21.6% |
| Median Sales Price*                      | \$442,500 | <b>\$499,500</b> | + 12.9%  | \$514,900    | <b>\$515,000</b> | + 0.0%  |
| Inventory of Homes for Sale              | 24        | 9                | - 62.5%  | --           | --               | --      |
| Months Supply of Inventory               | 4.3       | 1.3              | - 69.8%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 62        | 32               | - 48.4%  | 89           | 59               | - 33.7% |
| Percent of Original List Price Received* | 96.7%     | <b>98.3%</b>     | + 1.7%   | 97.5%        | <b>97.9%</b>     | + 0.4%  |
| New Listings                             | 9         | 6                | - 33.3%  | 78           | 81               | + 3.8%  |

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

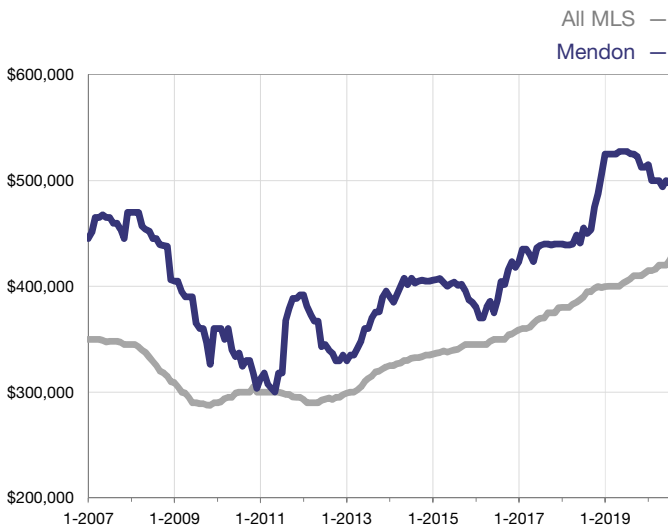
### Condominium Properties

| Key Metrics                              | September |             |          | Year to Date |                  |          |
|--|-----------|-------------|----------|--------------|------------------|----------|
|  | 2019      | 2020        | + / -    | 2019         | 2020             | + / -    |
| Pending Sales                            | 0         | 1           | --       | 1            | 2                | + 100.0% |
| Closed Sales                             | 0         | 0           | --       | 1            | 1                | 0.0%     |
| Median Sales Price*                      | \$0       | <b>\$0</b>  | --       | \$257,500    | <b>\$355,000</b> | + 37.9%  |
| Inventory of Homes for Sale              | 1         | 0           | - 100.0% | --           | --               | --       |
| Months Supply of Inventory               | 1.0       | 0.0         | - 100.0% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 0         | 0           | --       | 3            | 6                | + 100.0% |
| Percent of Original List Price Received* | 0.0%      | <b>0.0%</b> | --       | 103.0%       | <b>97.3%</b>     | - 5.5%   |
| New Listings                             | 0         | 1           | --       | 2            | 3                | + 50.0%  |

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

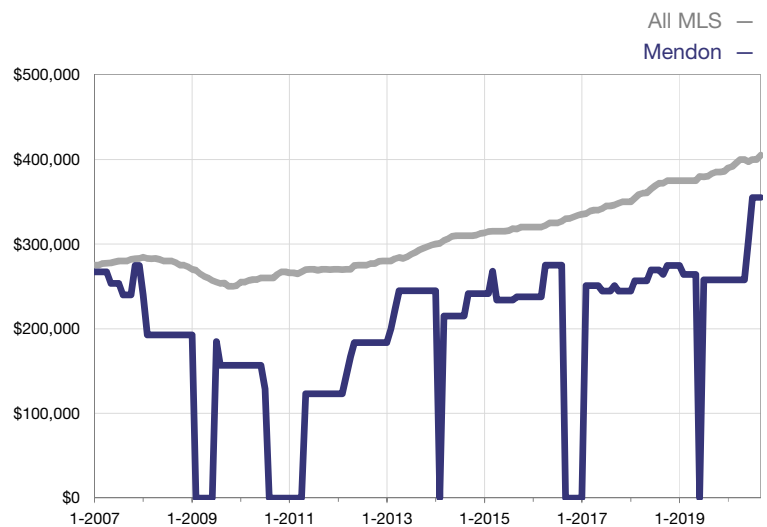
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime.