

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	49	49	0.0%	363	340	- 6.3%
Closed Sales	43	42	- 2.3%	325	307	- 5.5%
Median Sales Price*	\$519,900	\$610,000	+ 17.3%	\$520,000	\$541,000	+ 4.0%
Inventory of Homes for Sale	103	64	- 37.9%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	40	33	- 17.5%	42	39	- 7.1%
Percent of Original List Price Received*	97.5%	101.1%	+ 3.7%	98.3%	99.2%	+ 0.9%
New Listings	67	62	- 7.5%	509	423	- 16.9%

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

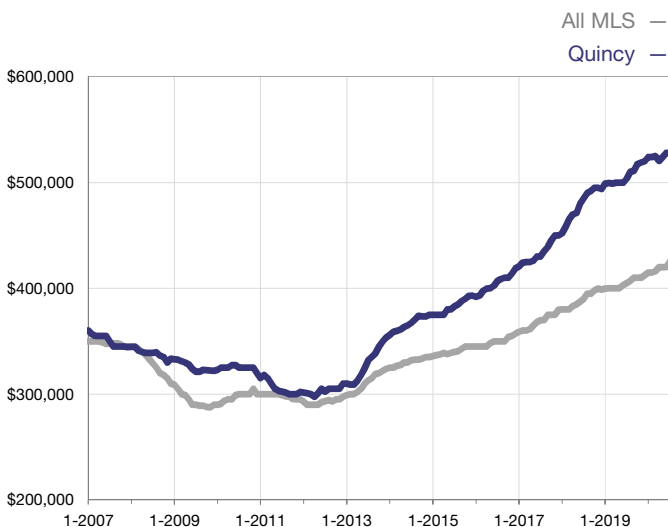
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	37	46	+ 24.3%	338	322	- 4.7%
Closed Sales	41	44	+ 7.3%	323	287	- 11.1%
Median Sales Price*	\$350,000	\$440,000	+ 25.7%	\$377,000	\$429,900	+ 14.0%
Inventory of Homes for Sale	87	80	- 8.0%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	26	- 27.8%	44	42	- 4.5%
Percent of Original List Price Received*	98.4%	99.4%	+ 1.0%	98.3%	98.7%	+ 0.4%
New Listings	54	69	+ 27.8%	457	431	- 5.7%

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

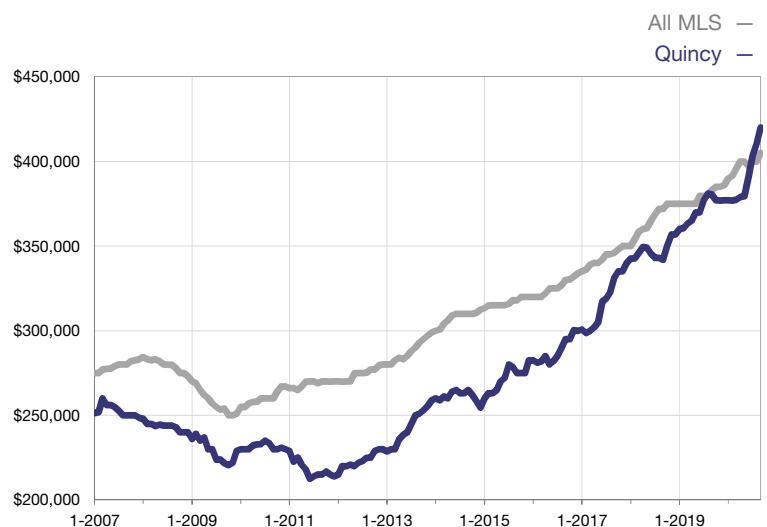
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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