Local Market Update – October 2020

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

Mendon

Single-Family Properties

	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	5	**5**	0.0%	65	**78**	+ 20.0%
Closed Sales	9	**9**	0.0%	60	**71**	+ 18.3%
Median Sales Price*	$530,000	**$490,000**	- 7.5%	$517,450	**$514,000**	- 0.7%
Inventory of Homes for Sale	19	**9**	- 52.6%	--	--	--
Months Supply of Inventory	3.3	**1.3**	- 60.6%	--	--	--
Cumulative Days on Market Until Sale	48	**36**	- 25.0%	83	**56**	- 32.5%
Percent of Original List Price Received*	97.5%	**100.6%**	+ 3.2%	97.5%	**98.2%**	+ 0.7%
New Listings	6	**8**	+ 33.3%	84	**89**	+ 6.0%

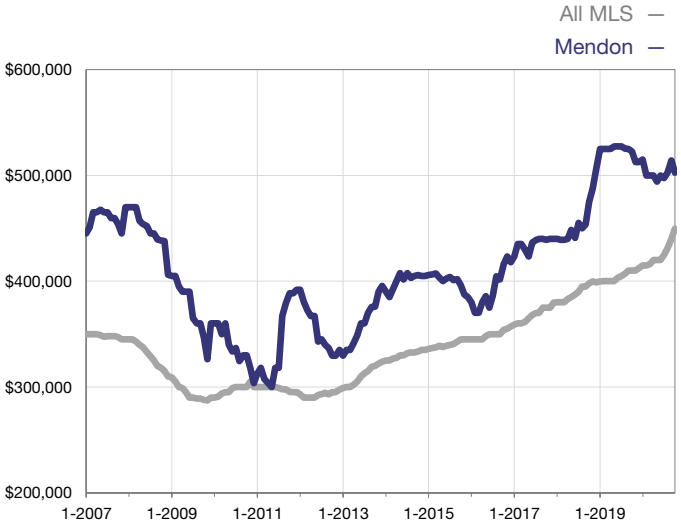
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

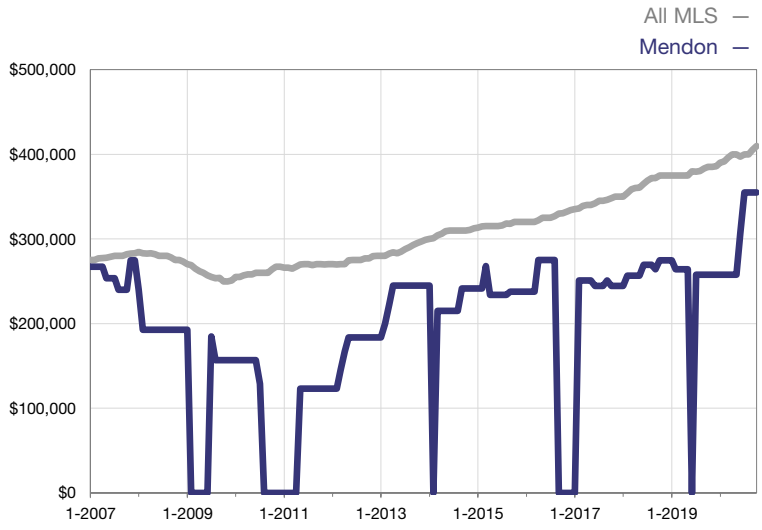
	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	1	**2**	+ 100.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$257,500	**$355,000**	+ 37.9%
Inventory of Homes for Sale	0	**12**	--	--	--	--
Months Supply of Inventory	0.0	**12.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	3	**6**	+ 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	103.0%	**97.3%**	- 5.5%
New Listings	0	**12**	--	2	**15**	+ 650.0%

* 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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