

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millis

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	10	- 9.1%	80	89	+ 11.3%
Closed Sales	8	12	+ 50.0%	71	86	+ 21.1%
Median Sales Price*	\$458,725	\$495,000	+ 7.9%	\$460,000	\$475,000	+ 3.3%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	81	68	- 16.0%	63	46	- 27.0%
Percent of Original List Price Received*	95.3%	99.7%	+ 4.6%	96.7%	98.3%	+ 1.7%
New Listings	13	12	- 7.7%	98	108	+ 10.2%

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

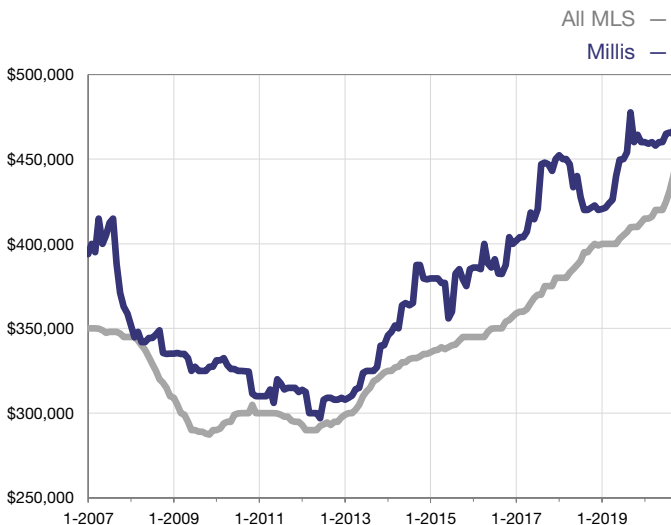
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	7	+ 75.0%	52	48	- 7.7%
Closed Sales	9	6	- 33.3%	35	51	+ 45.7%
Median Sales Price*	\$623,763	\$469,795	- 24.7%	\$307,500	\$449,900	+ 46.3%
Inventory of Homes for Sale	24	6	- 75.0%	--	--	--
Months Supply of Inventory	5.7	1.2	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	54	143	+ 164.8%	51	97	+ 90.2%
Percent of Original List Price Received*	111.5%	102.0%	- 8.5%	101.4%	103.4%	+ 2.0%
New Listings	12	2	- 83.3%	83	41	- 50.6%

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

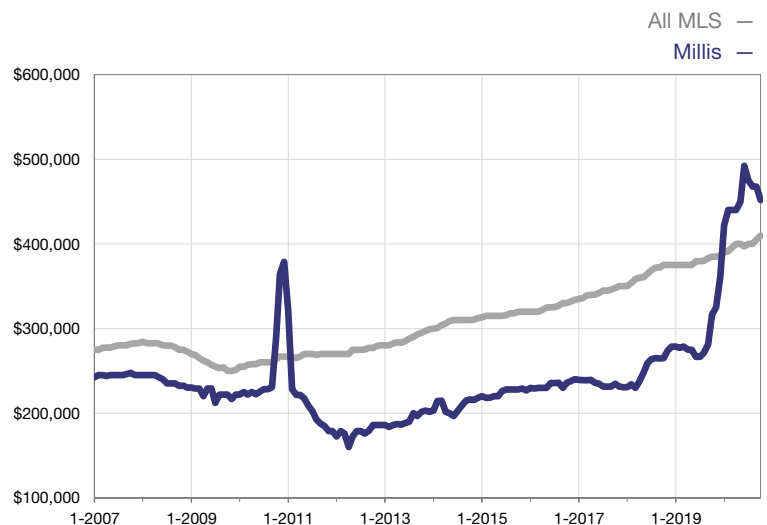
Median Sales Price – Single-Family Properties

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.