

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	9	- 10.0%	61	70	+ 14.8%
Closed Sales	6	6	0.0%	50	62	+ 24.0%
Median Sales Price*	\$392,450	\$390,500	- 0.5%	\$357,000	\$368,500	+ 3.2%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	5.1	1.3	- 74.5%	--	--	--
Cumulative Days on Market Until Sale	43	70	+ 62.8%	77	55	- 28.6%
Percent of Original List Price Received*	96.3%	95.9%	- 0.4%	94.2%	97.3%	+ 3.3%
New Listings	11	7	- 36.4%	89	78	- 12.4%

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

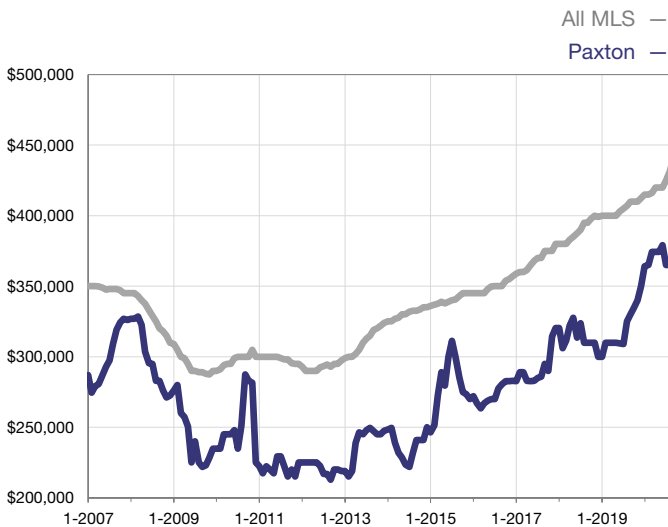
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	1	9	+ 800.0%
Closed Sales	0	0	--	0	4	--
Median Sales Price*	\$0	\$0	--	\$0	\$308,875	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	61	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	98.7%	--
New Listings	1	0	- 100.0%	1	8	+ 700.0%

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

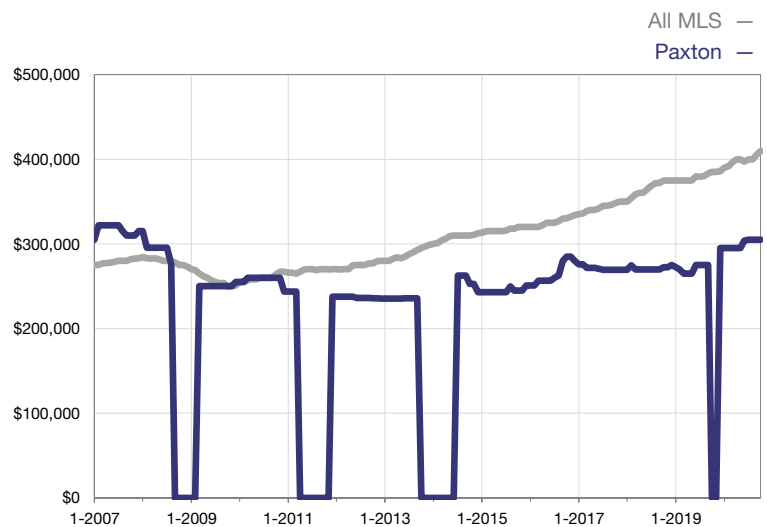
Median Sales Price – Single-Family Properties

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.