Local Market Update – October 2020

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

Pelham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	15	**12**	- 20.0%
Closed Sales	4	**1**	- 75.0%	16	**12**	- 25.0%
Median Sales Price*	$306,000	**$700,000**	+ 128.8%	$312,500	**$345,000**	+ 10.4%
Inventory of Homes for Sale	5	**3**	- 40.0%	--	--	--
Months Supply of Inventory	2.8	**2.1**	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	44	**188**	+ 327.3%	69	**64**	- 7.2%
Percent of Original List Price Received*	91.8%	**87.5%**	- 4.7%	95.6%	**93.5%**	- 2.2%
New Listings	2	**0**	- 100.0%	20	**14**	- 30.0%

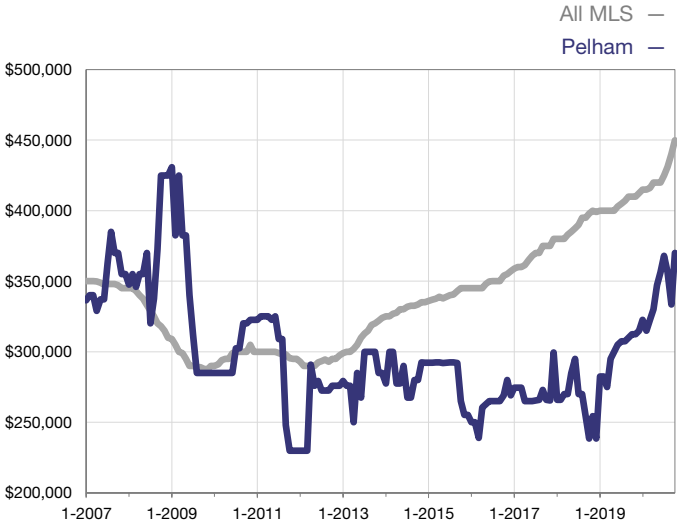
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

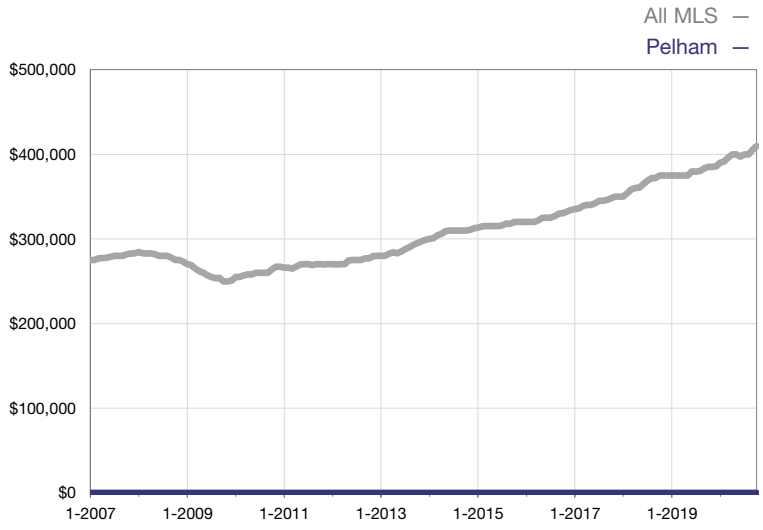
	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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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