

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lowell

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	23	31	+ 34.8%	496	464	- 6.5%
Closed Sales	50	57	+ 14.0%	487	450	- 7.6%
Median Sales Price*	\$324,450	\$380,000	+ 17.1%	\$321,000	\$362,000	+ 12.8%
Inventory of Homes for Sale	40	10	- 75.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 30.3%	41	31	- 24.4%
Percent of Original List Price Received*	96.4%	102.8%	+ 6.6%	98.1%	101.4%	+ 3.4%
New Listings	16	23	+ 43.8%	586	494	- 15.7%

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

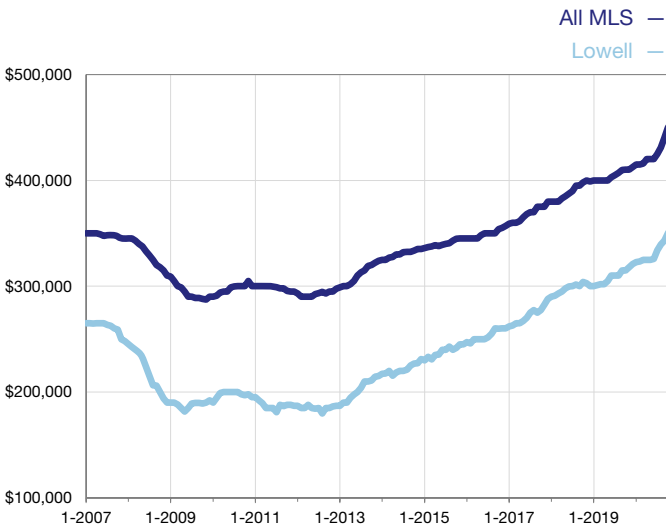
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	22	+ 100.0%	351	323	- 8.0%
Closed Sales	40	28	- 30.0%	346	307	- 11.3%
Median Sales Price*	\$228,450	\$243,500	+ 6.6%	\$219,000	\$242,000	+ 10.5%
Inventory of Homes for Sale	35	31	- 11.4%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	57	32	- 43.9%	49	39	- 20.4%
Percent of Original List Price Received*	97.9%	100.9%	+ 3.1%	98.7%	100.0%	+ 1.3%
New Listings	9	19	+ 111.1%	383	381	- 0.5%

* 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

