

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

Central Region

- 5.2%

+ 13.5%

- 57.6%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	858	1,118	+ 30.3%	6,522	6,726	+ 3.1%
Closed Sales	1,032	987	-4.4%	5,987	5,669	-5.3%
Median Sales Price*	\$327,000	\$372,000	+ 13.8%	\$310,000	\$336,600	+ 8.6%
Inventory of Homes for Sale	2,333	886	-62.0%	--	--	--
Months Supply of Inventory	3.1	1.2	-61.3%	--	--	--
Cumulative Days on Market Until Sale	46	43	-6.5%	59	53	-10.2%
Percent of Original List Price Received*	98.1%	100.1%	+ 2.0%	97.5%	98.5%	+ 1.0%
New Listings	1,104	1,078	-2.4%	8,528	7,371	-13.6%

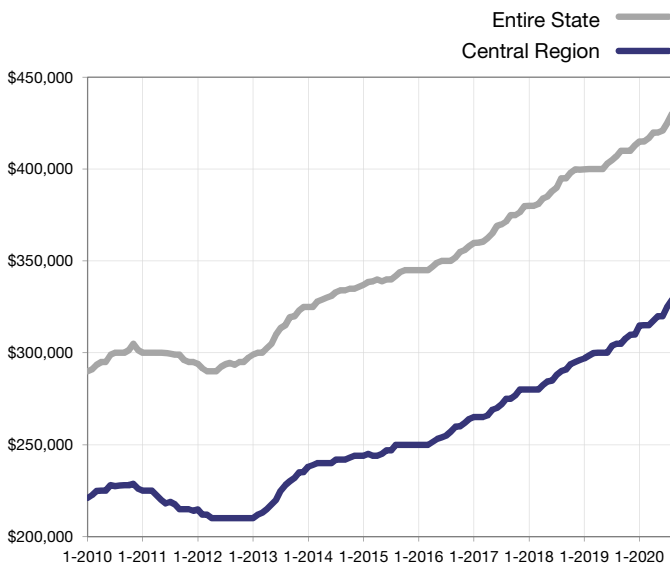
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	181	234	+ 29.3%	1,366	1,400	+ 2.5%
Closed Sales	213	202	-5.2%	1,238	1,166	-5.8%
Median Sales Price*	\$240,000	\$266,875	+ 11.2%	\$227,000	\$245,750	+ 8.3%
Inventory of Homes for Sale	416	202	-51.4%	--	--	--
Months Supply of Inventory	2.6	1.3	-50.0%	--	--	--
Cumulative Days on Market Until Sale	48	45	-6.3%	54	53	-1.9%
Percent of Original List Price Received*	98.7%	100.0%	+ 1.3%	98.6%	98.9%	+ 0.3%
New Listings	211	222	+ 5.2%	1,701	1,552	-8.8%

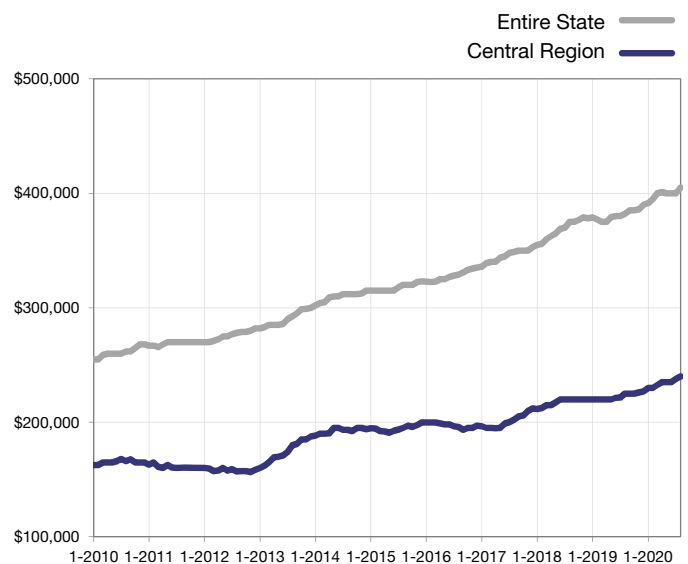
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.