

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

## Central Region

**+ 3.5%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 9.7%**

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

**- 53.5%**

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

### Single-Family Properties

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	862	<b>1,059</b>	+ 22.9%	5,666	<b>5,694</b>	+ 0.5%
Closed Sales	944	<b>1,005</b>	+ 6.5%	4,955	<b>4,658</b>	-6.0%
Median Sales Price*	\$325,000	<b>\$364,500</b>	+ 12.2%	\$305,000	<b>\$330,000</b>	+ 8.2%
Inventory of Homes for Sale	2,312	<b>986</b>	-57.4%	--	--	--
Months Supply of Inventory	3.0	<b>1.3</b>	-56.7%	--	--	--
Cumulative Days on Market Until Sale	49	<b>47</b>	-4.1%	62	<b>56</b>	-9.7%
Percent of Original List Price Received*	98.5%	<b>99.2%</b>	+ 0.7%	97.4%	<b>98.2%</b>	+ 0.8%
New Listings	1,022	<b>1,029</b>	+ 0.7%	7,424	<b>6,301</b>	-15.1%

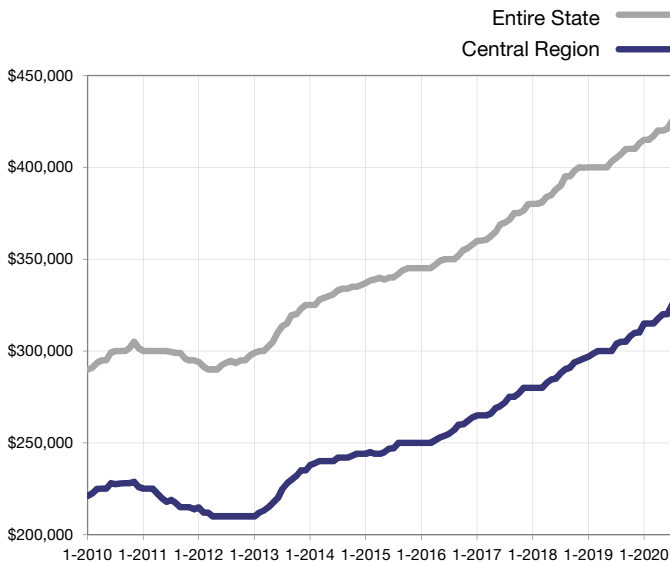
### Condominium Properties

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	210	<b>238</b>	+ 13.3%	1,186	<b>1,179</b>	-0.6%
Closed Sales	186	<b>189</b>	+ 1.6%	1,025	<b>952</b>	-7.1%
Median Sales Price*	\$219,000	<b>\$235,000</b>	+ 7.3%	\$223,000	<b>\$241,600</b>	+ 8.3%
Inventory of Homes for Sale	412	<b>221</b>	-46.4%	--	--	--
Months Supply of Inventory	2.6	<b>1.4</b>	-46.2%	--	--	--
Cumulative Days on Market Until Sale	48	<b>46</b>	-4.2%	55	<b>55</b>	0.0%
Percent of Original List Price Received*	98.8%	<b>98.3%</b>	-0.5%	98.6%	<b>98.7%</b>	+ 0.1%
New Listings	222	<b>222</b>	0.0%	1,490	<b>1,327</b>	-10.9%

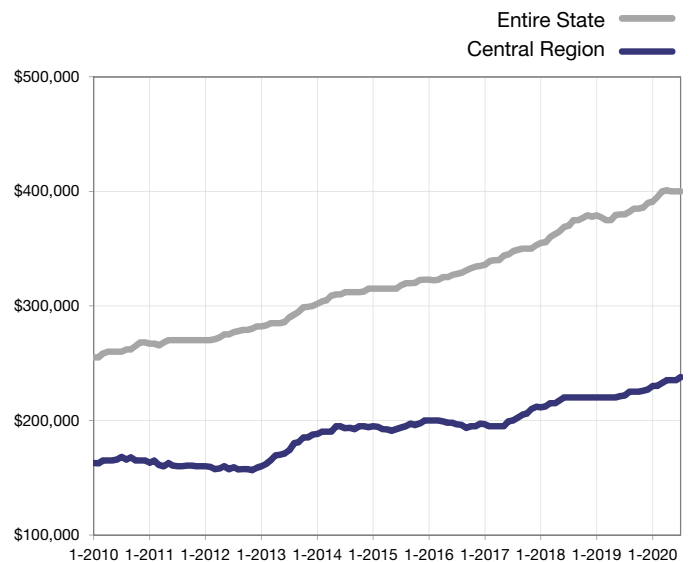
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.