

# Local Market Update – June 2020

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## Central Region

**- 19.8%**

**+ 4.8%**

**- 53.6%**

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,001	<b>1,230</b>	+ 22.9%	4,804	<b>4,721</b>	-1.7%
Closed Sales	961	<b>778</b>	-19.0%	4,009	<b>3,633</b>	-9.4%
Median Sales Price*	\$329,900	<b>\$336,000</b>	+ 1.8%	\$300,000	<b>\$322,950</b>	+ 7.7%
Inventory of Homes for Sale	2,389	<b>1,038</b>	-56.6%	--	--	--
Months Supply of Inventory	3.1	<b>1.4</b>	-54.8%	--	--	--
Cumulative Days on Market Until Sale	48	<b>43</b>	-10.4%	65	<b>58</b>	-10.8%
Percent of Original List Price Received*	99.2%	<b>99.3%</b>	+ 0.1%	97.2%	<b>97.9%</b>	+ 0.7%
New Listings	1,307	<b>1,119</b>	-14.4%	6,402	<b>5,276</b>	-17.6%

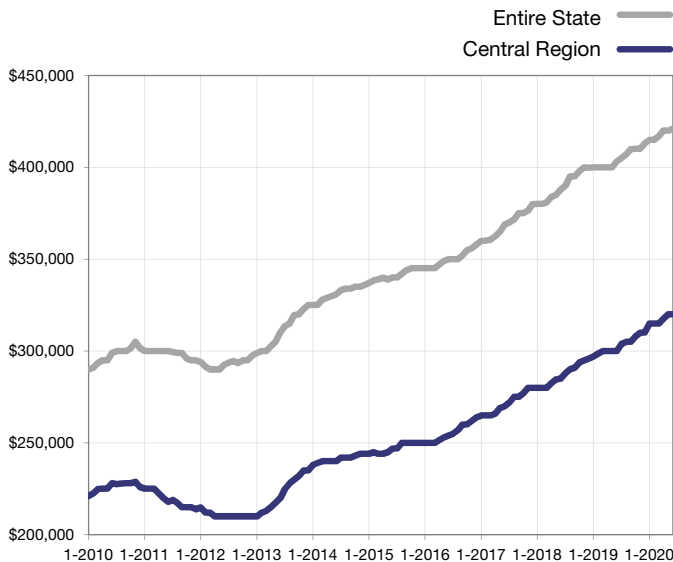
### Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	197	<b>236</b>	+ 19.8%	976	<b>948</b>	-2.9%
Closed Sales	187	<b>153</b>	-18.2%	839	<b>761</b>	-9.3%
Median Sales Price*	\$237,000	<b>\$250,000</b>	+ 5.5%	\$223,000	<b>\$243,500</b>	+ 9.2%
Inventory of Homes for Sale	431	<b>251</b>	-41.8%	--	--	--
Months Supply of Inventory	2.7	<b>1.6</b>	-40.7%	--	--	--
Cumulative Days on Market Until Sale	44	<b>43</b>	-2.3%	56	<b>57</b>	+ 1.8%
Percent of Original List Price Received*	99.1%	<b>99.5%</b>	+ 0.4%	98.5%	<b>98.7%</b>	+ 0.2%
New Listings	257	<b>228</b>	-11.3%	1,268	<b>1,102</b>	-13.1%

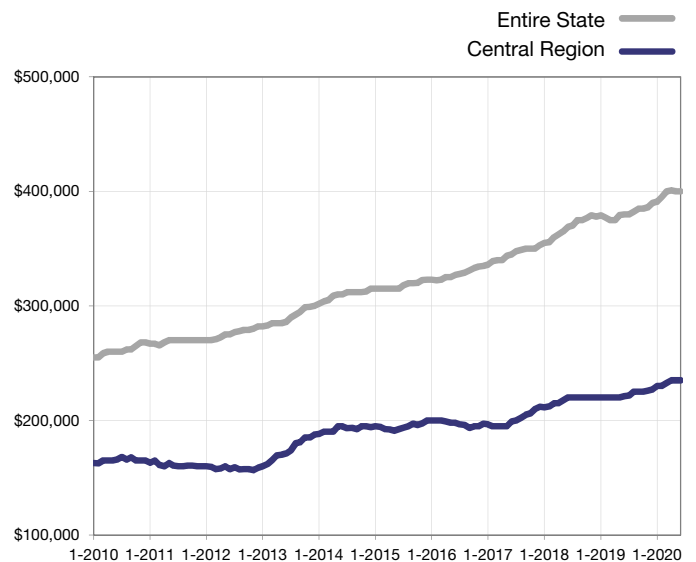
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.