

Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 23.7%

+ 5.6%

- 43.7%

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

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	695	651	- 6.3%	2,651	2,387	- 10.0%
Closed Sales	585	445	- 23.9%	2,082	1,963	- 5.7%
Median Sales Price*	\$329,000	\$358,450	+ 9.0%	\$307,000	\$325,000	+ 5.9%
Inventory of Homes for Sale	1,551	831	- 46.4%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.9%	--	--	--
Cumulative Days on Market Until Sale	58	47	- 17.9%	72	60	- 16.1%
Percent of Original List Price Received*	98.5%	99.0%	+ 0.5%	96.7%	97.7%	+ 1.0%
New Listings	1,072	699	- 34.8%	3,541	2,839	- 19.8%

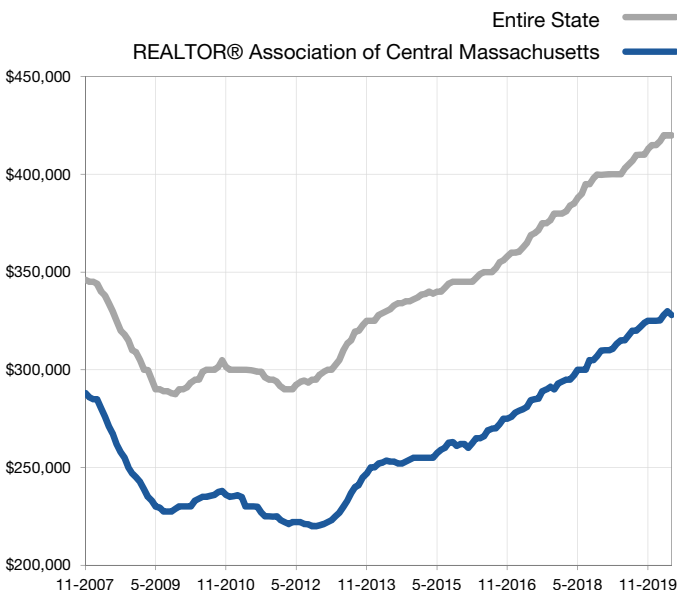
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	149	123	- 17.4%	613	570	- 7.0%
Closed Sales	125	97	- 22.4%	514	478	- 7.0%
Median Sales Price*	\$270,000	\$250,000	- 7.4%	\$230,250	\$249,900	+ 8.5%
Inventory of Homes for Sale	340	233	- 31.5%	--	--	--
Months Supply of Inventory	2.7	1.9	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	53	43	- 18.5%	63	60	- 4.5%
Percent of Original List Price Received*	99.1%	99.0%	- 0.1%	98.4%	98.5%	+ 0.1%
New Listings	223	165	- 26.0%	793	688	- 13.2%

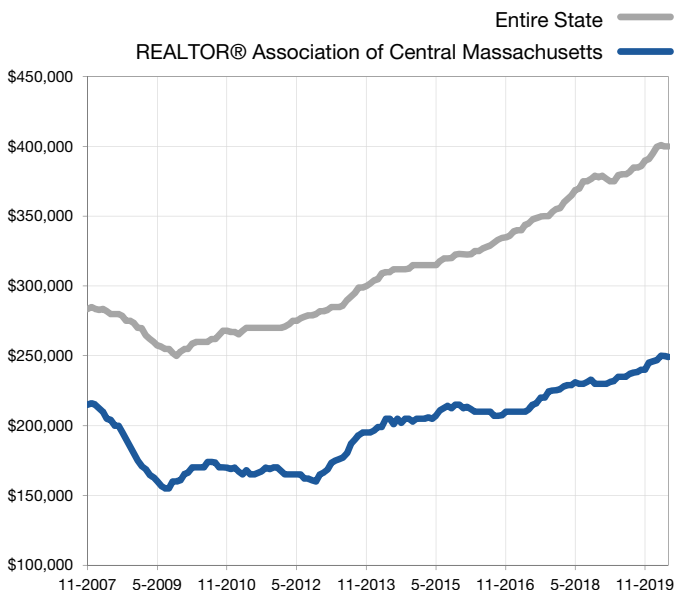
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.