

Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

Central Region

- 24.6%

+ 12.6%

- 44.3%

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	971	955	-1.6%	3,805	3,548	-6.8%
Closed Sales	840	677	-19.4%	3,048	2,848	-6.6%
Median Sales Price*	\$308,000	\$351,750	+ 14.2%	\$292,000	\$320,000	+ 9.6%
Inventory of Homes for Sale	2,308	1,233	-46.6%	--	--	--
Months Supply of Inventory	3.0	1.6	-46.7%	--	--	--
Cumulative Days on Market Until Sale	58	50	-13.8%	70	62	-11.4%
Percent of Original List Price Received*	98.3%	98.9%	+ 0.6%	96.6%	97.5%	+ 0.9%
New Listings	1,512	1,006	-33.5%	5,095	4,153	-18.5%

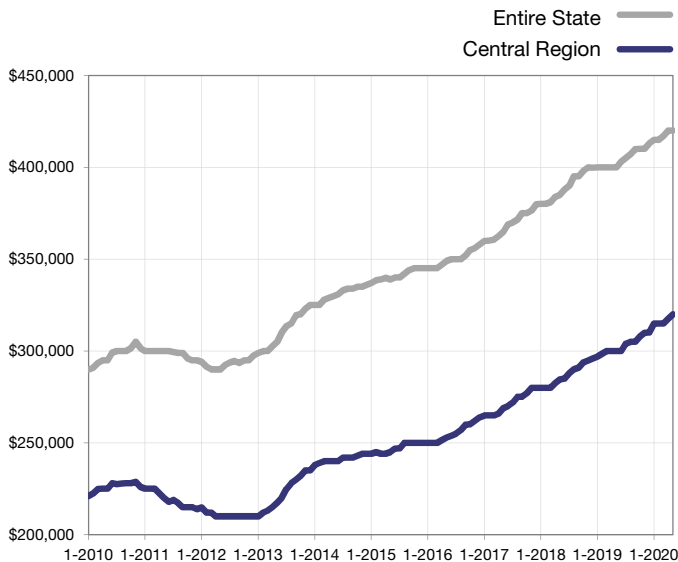
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	190	168	-11.6%	779	722	-7.3%
Closed Sales	168	123	-26.8%	652	606	-7.1%
Median Sales Price*	\$239,450	\$247,500	+ 3.4%	\$215,500	\$240,000	+ 11.4%
Inventory of Homes for Sale	410	291	-29.0%	--	--	--
Months Supply of Inventory	2.5	1.9	-24.0%	--	--	--
Cumulative Days on Market Until Sale	48	45	-6.3%	60	61	+ 1.7%
Percent of Original List Price Received*	99.2%	99.1%	-0.1%	98.3%	98.5%	+ 0.2%
New Listings	280	209	-25.4%	1,011	874	-13.6%

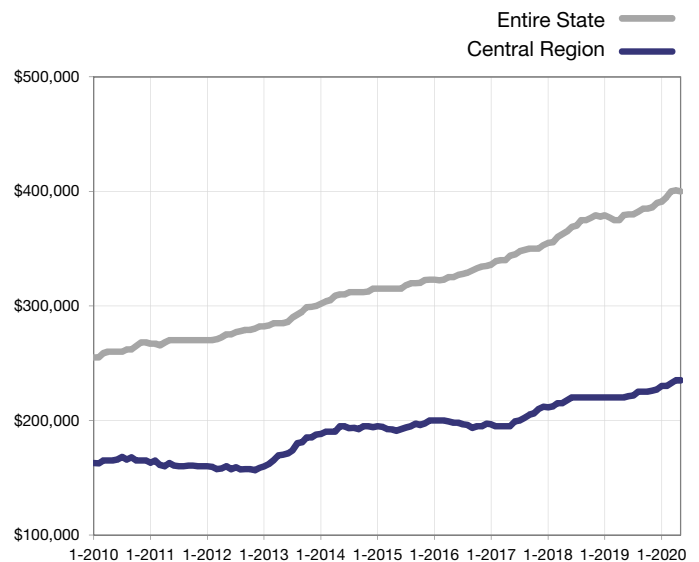
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.