

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS ASSOCIATION OF REALTORS®

Central Region

+ 5.7%

+ 16.7%

- 57.2%

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

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	838	1,059	+ 26.4%	7,359	7,678	+ 4.3%
Closed Sales	814	877	+ 7.7%	6,801	6,569	-3.4%
Median Sales Price*	\$315,500	\$373,000	+ 18.2%	\$310,000	\$340,500	+ 9.8%
Inventory of Homes for Sale	2,437	945	-61.2%	--	--	--
Months Supply of Inventory	3.2	1.3	-59.4%	--	--	--
Cumulative Days on Market Until Sale	51	40	-21.6%	58	52	-10.3%
Percent of Original List Price Received*	97.3%	101.0%	+ 3.8%	97.5%	98.9%	+ 1.4%
New Listings	1,179	1,140	-3.3%	9,708	8,509	-12.4%

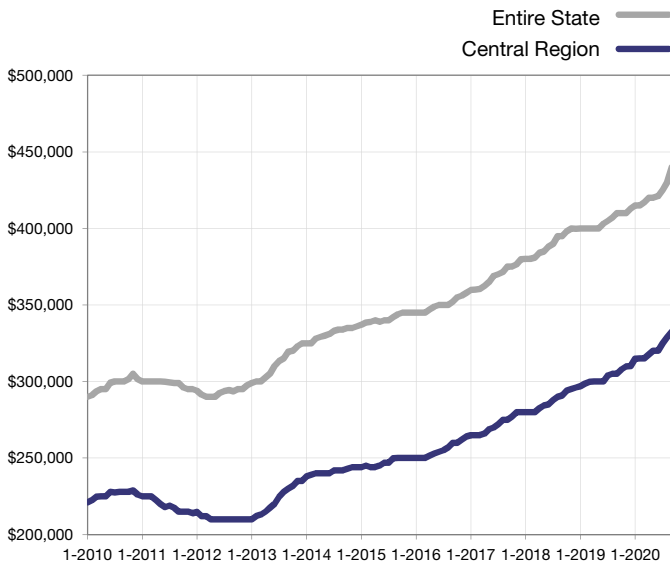
Condominium Properties

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	170	216	+ 27.1%	1,535	1,602	+ 4.4%
Closed Sales	188	197	+ 4.8%	1,426	1,374	-3.6%
Median Sales Price*	\$219,000	\$268,500	+ 22.6%	\$226,000	\$249,900	+ 10.6%
Inventory of Homes for Sale	427	211	-50.6%	--	--	--
Months Supply of Inventory	2.6	1.4	-46.2%	--	--	--
Cumulative Days on Market Until Sale	44	46	+ 4.5%	52	52	0.0%
Percent of Original List Price Received*	98.6%	100.3%	+ 1.7%	98.6%	99.1%	+ 0.5%
New Listings	220	229	+ 4.1%	1,921	1,783	-7.2%

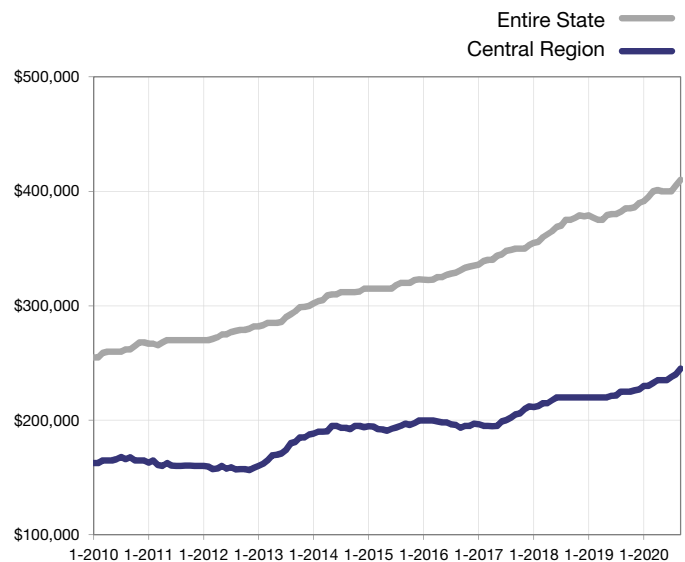
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.