

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 13.6%

- 2.0%

- 36.0%

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

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	86	97	+ 12.8%	157	179	+ 14.0%
Closed Sales	62	69	+ 11.3%	140	173	+ 23.6%
Median Sales Price*	\$199,000	\$187,000	- 6.0%	\$188,250	\$216,500	+ 15.0%
Inventory of Homes for Sale	873	561	- 35.7%	--	--	--
Months Supply of Inventory	7.2	4.5	- 38.0%	--	--	--
Cumulative Days on Market Until Sale	105	112	+ 6.7%	95	114	+ 19.5%
Percent of Original List Price Received*	91.3%	89.0%	- 2.6%	90.9%	90.6%	- 0.4%
New Listings	139	112	- 19.4%	275	202	- 26.5%

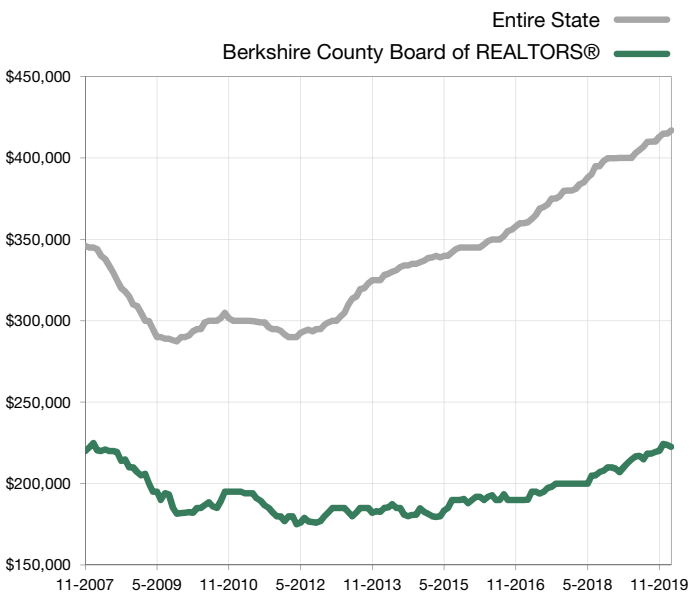
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	10	- 33.3%	21	18	- 14.3%
Closed Sales	4	6	+ 50.0%	10	14	+ 40.0%
Median Sales Price*	\$242,500	\$537,000	+ 121.4%	\$170,000	\$196,875	+ 15.8%
Inventory of Homes for Sale	174	109	- 37.4%	--	--	--
Months Supply of Inventory	14.3	7.3	- 49.2%	--	--	--
Cumulative Days on Market Until Sale	203	268	+ 31.8%	160	174	+ 8.3%
Percent of Original List Price Received*	95.0%	88.8%	- 6.5%	90.4%	90.6%	+ 0.3%
New Listings	34	17	- 50.0%	52	33	- 36.5%

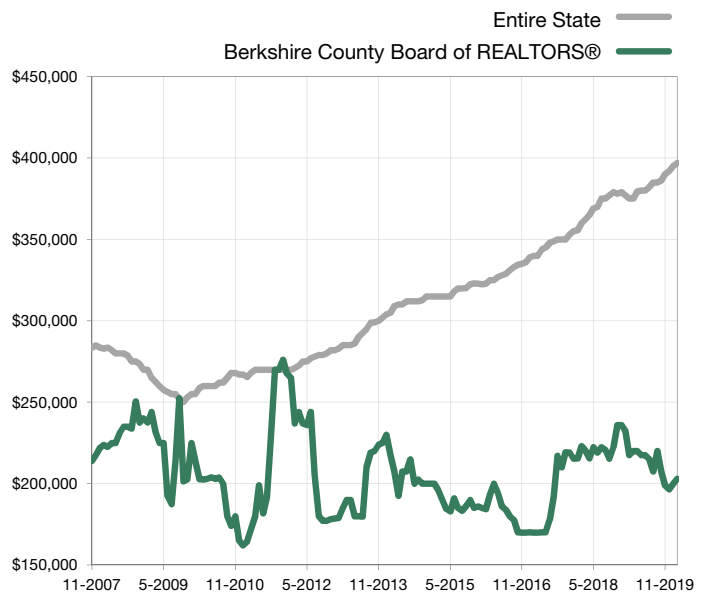
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 12.8%

+ 4.5%

- 23.8%

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

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	394	505	+ 28.2%	705	833	+ 18.2%
Closed Sales	280	219	- 21.8%	574	573	- 0.2%
Median Sales Price*	\$413,500	\$435,000	+ 5.2%	\$400,000	\$426,500	+ 6.6%
Inventory of Homes for Sale	2,392	1,723	- 28.0%	--	--	--
Months Supply of Inventory	5.2	3.8	- 27.1%	--	--	--
Cumulative Days on Market Until Sale	132	119	- 10.1%	122	111	- 8.5%
Percent of Original List Price Received*	91.0%	93.0%	+ 2.3%	91.8%	92.5%	+ 0.8%
New Listings	534	589	+ 10.3%	1,039	1,104	+ 6.3%

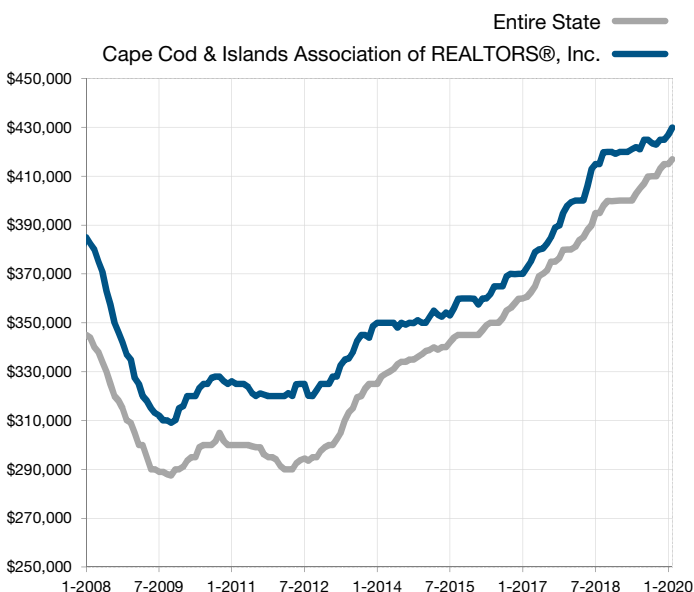
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	74	94	+ 27.0%	134	175	+ 30.6%
Closed Sales	48	67	+ 39.6%	100	152	+ 52.0%
Median Sales Price*	\$262,500	\$320,000	+ 21.9%	\$260,000	\$298,800	+ 14.9%
Inventory of Homes for Sale	559	526	- 5.9%	--	--	--
Months Supply of Inventory	5.4	4.8	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	110	115	+ 4.5%	121	101	- 16.3%
Percent of Original List Price Received*	93.4%	94.5%	+ 1.3%	93.4%	95.1%	+ 1.8%
New Listings	137	166	+ 21.2%	261	289	+ 10.7%

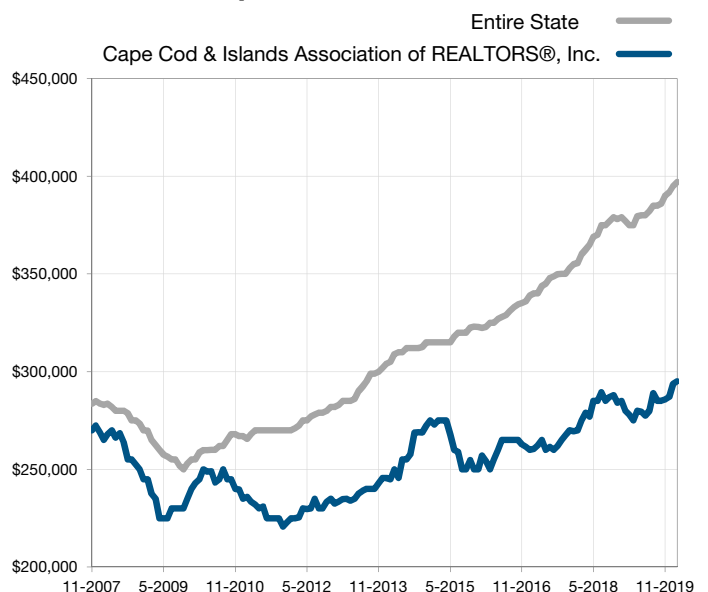
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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.

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	803	967	+ 20.4%	1,570	1,737	+ 10.6%
Closed Sales	590	542	- 8.1%	1,293	1,311	+ 1.4%
Median Sales Price*	\$572,750	\$621,000	+ 8.4%	\$580,000	\$610,000	+ 5.2%
Inventory of Homes for Sale	1,988	1,410	- 29.1%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	66	76	+ 15.2%	67	71	+ 6.0%
Percent of Original List Price Received*	96.0%	96.7%	+ 0.7%	95.9%	96.3%	+ 0.4%
New Listings	1,096	1,277	+ 16.5%	2,121	2,135	+ 0.7%

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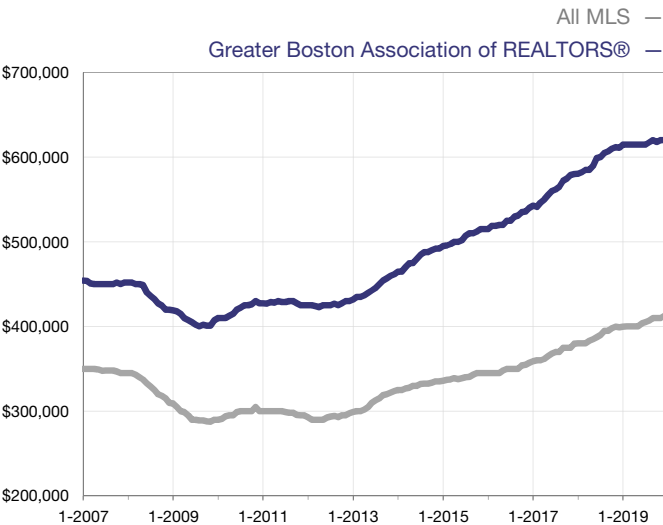
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	774	929	+ 20.0%	1,482	1,683	+ 13.6%
Closed Sales	540	572	+ 5.9%	1,092	1,253	+ 14.7%
Median Sales Price*	\$530,000	\$578,673	+ 9.2%	\$545,000	\$579,000	+ 6.2%
Inventory of Homes for Sale	1,740	1,383	- 20.5%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	61	68	+ 11.5%	60	65	+ 8.3%
Percent of Original List Price Received*	97.3%	97.7%	+ 0.4%	97.2%	97.4%	+ 0.2%
New Listings	955	1,078	+ 12.9%	2,059	2,057	- 0.1%

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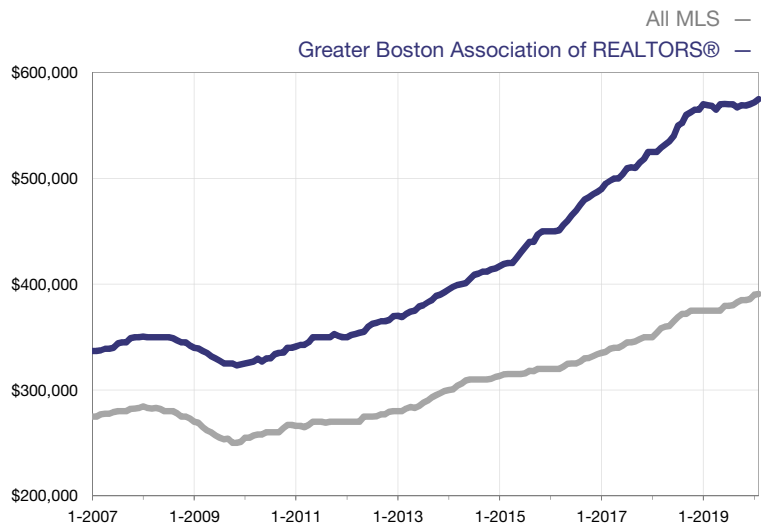
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Association of REALTORS®

+ 7.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.5%

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

- 41.3%

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

Single-Family Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	72	99	+ 37.5%	131	188	+ 43.5%
Closed Sales	52	60	+ 15.4%	122	129	+ 5.7%
Median Sales Price*	\$285,000	\$292,500	+ 2.6%	\$277,000	\$310,000	+ 11.9%
Inventory of Homes for Sale	318	184	- 42.1%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	66	81	+ 22.0%	71	82	+ 14.4%
Percent of Original List Price Received*	94.9%	93.9%	- 1.0%	94.5%	94.5%	- 0.0%
New Listings	91	92	+ 1.1%	190	192	+ 1.1%

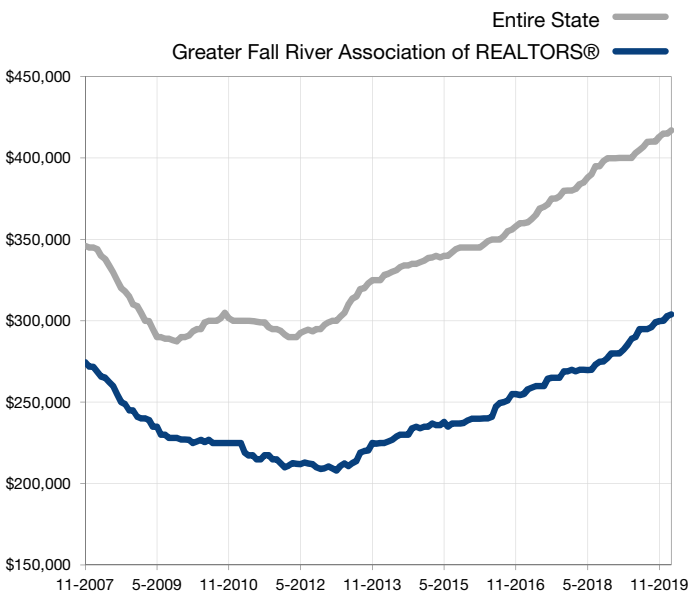
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	12	+ 71.4%	17	18	+ 5.9%
Closed Sales	12	9	- 25.0%	17	18	+ 5.9%
Median Sales Price*	\$159,500	\$200,000	+ 25.4%	\$170,000	\$179,500	+ 5.6%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	3.1	2.0	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	85	39	- 54.2%	90	26	- 71.4%
Percent of Original List Price Received*	94.0%	97.3%	+ 3.6%	94.7%	96.2%	+ 1.6%
New Listings	5	9	+ 80.0%	20	27	+ 35.0%

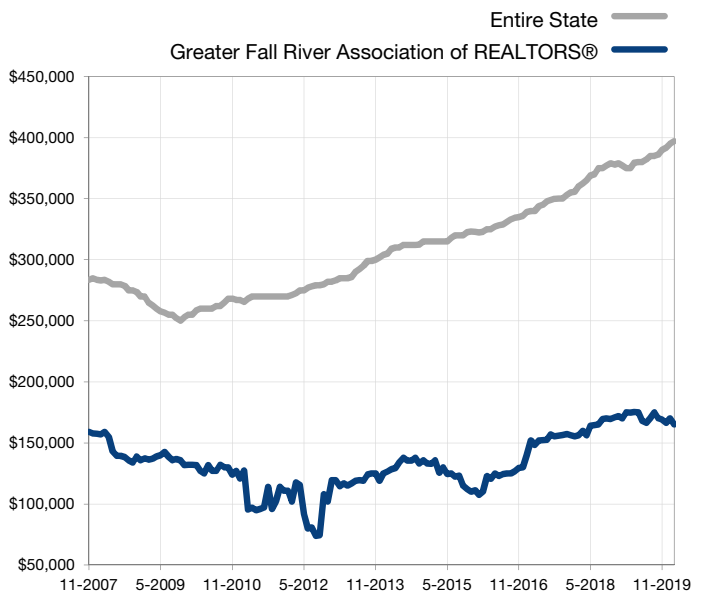
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 26.0%

+ 37.5%

- 41.7%

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

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	40	48	+ 20.0%	74	79	+ 6.8%
Closed Sales	29	24	- 17.2%	79	67	- 15.2%
Median Sales Price*	\$507,250	\$524,500	+ 3.4%	\$521,000	\$520,000	- 0.2%
Inventory of Homes for Sale	130	81	- 37.7%	--	--	--
Months Supply of Inventory	2.2	1.2	- 43.7%	--	--	--
Cumulative Days on Market Until Sale	78	66	- 15.1%	71	70	- 1.8%
Percent of Original List Price Received*	95.5%	96.9%	+ 1.5%	94.9%	95.2%	+ 0.3%
New Listings	58	66	+ 13.8%	104	104	0.0%

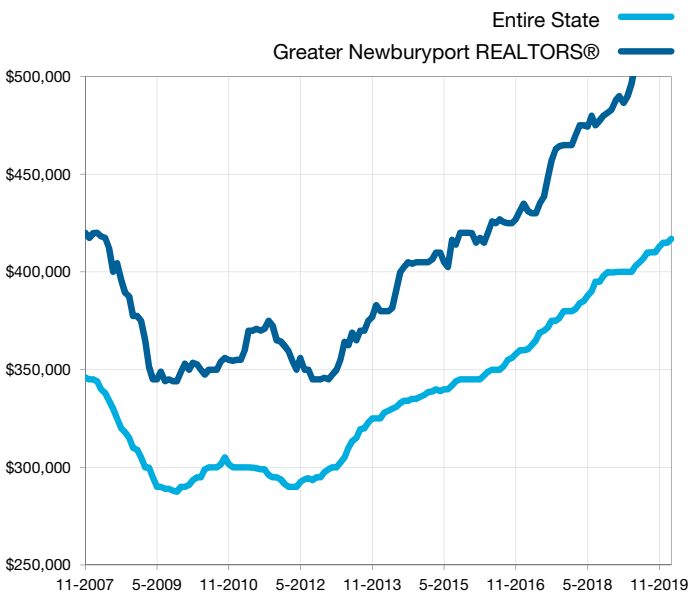
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	36	37	+ 2.8%	62	64	+ 3.2%
Closed Sales	21	13	- 38.1%	46	40	- 13.0%
Median Sales Price*	\$245,000	\$400,000	+ 63.3%	\$351,950	\$371,950	+ 5.7%
Inventory of Homes for Sale	86	45	- 47.7%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.7%	--	--	--
Cumulative Days on Market Until Sale	58	84	+ 43.9%	67	64	- 5.1%
Percent of Original List Price Received*	96.1%	96.5%	+ 0.3%	96.5%	97.3%	+ 0.8%
New Listings	47	31	- 34.0%	88	80	- 9.1%

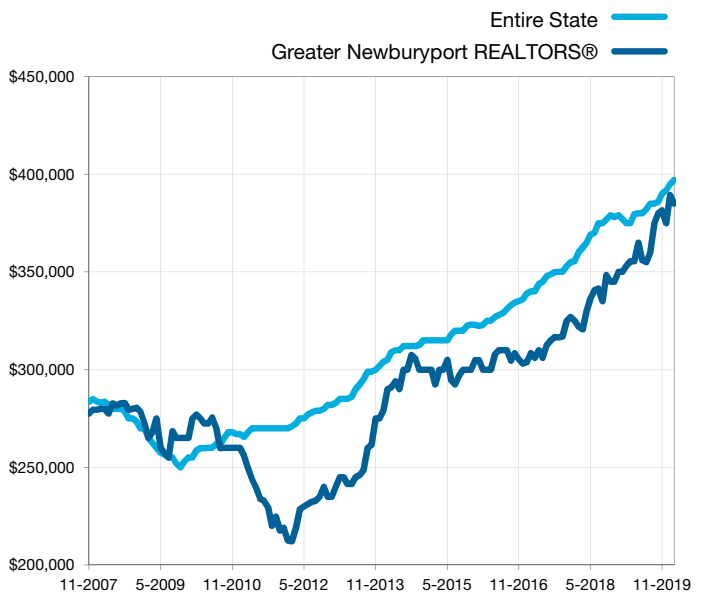
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 7.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.3%

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

- 28.8%

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

Single-Family Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	185	232	+ 25.4%	354	425	+ 20.1%
Closed Sales	141	123	- 12.8%	303	286	- 5.6%
Median Sales Price*	\$240,000	\$245,000	+ 2.1%	\$240,000	\$273,500	+ 14.0%
Inventory of Homes for Sale	560	405	- 27.7%	--	--	--
Months Supply of Inventory	2.4	1.7	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	74	79	+ 7.2%	67	74	+ 10.4%
Percent of Original List Price Received*	95.3%	96.0%	+ 0.7%	94.4%	95.9%	+ 1.6%
New Listings	197	249	+ 26.4%	387	433	+ 11.9%

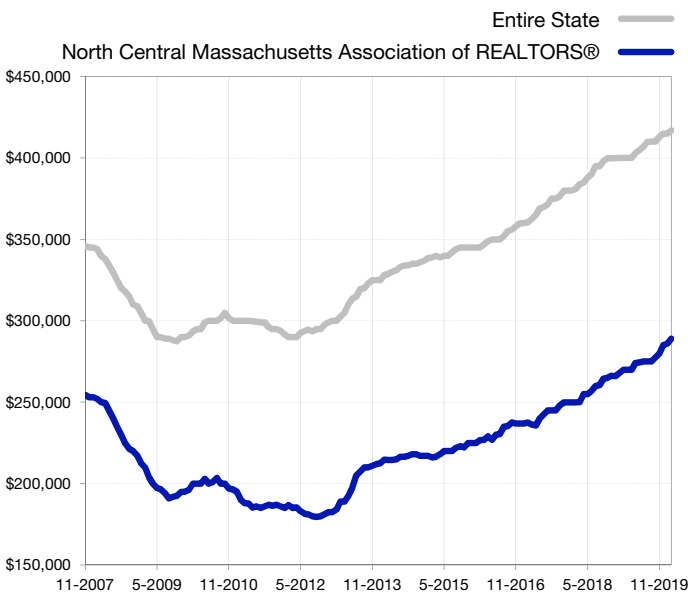
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	25	28	+ 12.0%	53	63	+ 18.9%
Closed Sales	20	26	+ 30.0%	44	51	+ 15.9%
Median Sales Price*	\$172,500	\$192,500	+ 11.6%	\$181,250	\$197,000	+ 8.7%
Inventory of Homes for Sale	57	34	- 40.4%	--	--	--
Months Supply of Inventory	1.5	1.0	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	55	76	+ 39.3%	60	67	+ 11.2%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.2%	96.9%	98.6%	+ 1.7%
New Listings	29	27	- 6.9%	60	61	+ 1.7%

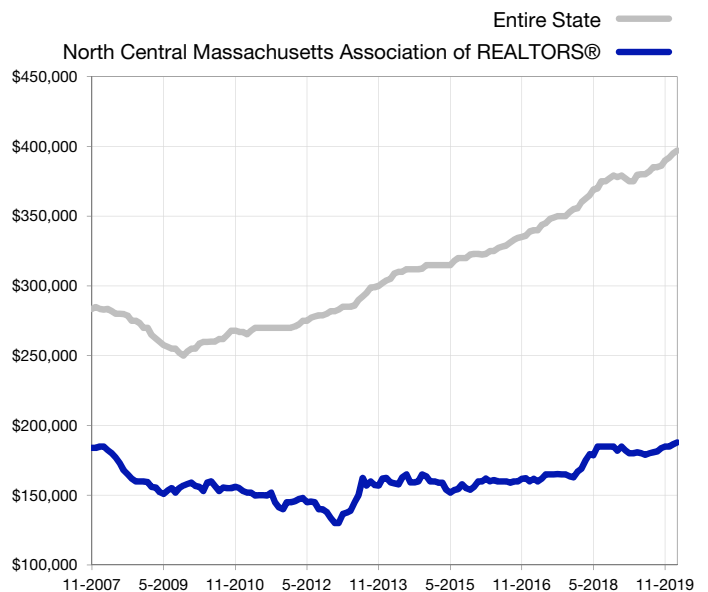
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 2.7%

+ 11.5%

- 37.3%

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

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	215	276	+ 28.4%	477	502	+ 5.2%
Closed Sales	209	180	- 13.9%	438	397	- 9.4%
Median Sales Price*	\$445,000	\$522,750	+ 17.5%	\$434,950	\$500,000	+ 15.0%
Inventory of Homes for Sale	573	350	- 38.9%	--	--	--
Months Supply of Inventory	1.7	1.0	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	70	70	- 0.7%	67	59	- 11.0%
Percent of Original List Price Received*	96.0%	96.6%	+ 0.6%	95.4%	96.6%	+ 1.2%
New Listings	266	304	+ 14.3%	523	536	+ 2.5%

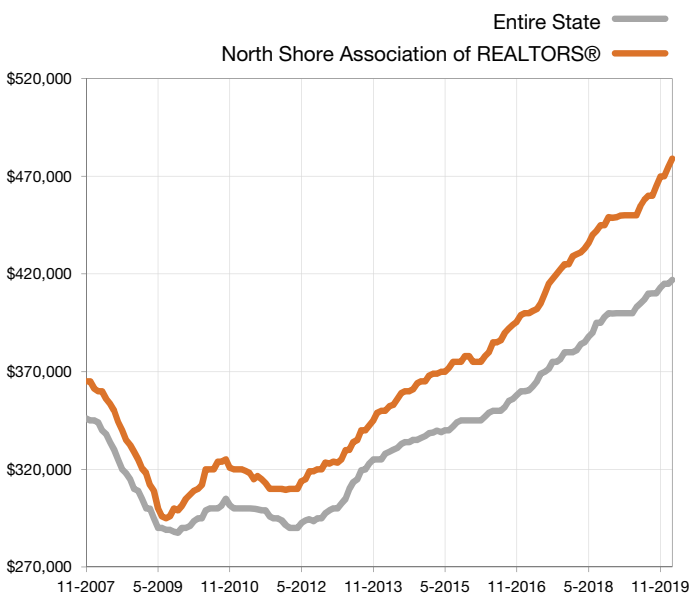
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	126	127	+ 0.8%	261	275	+ 5.4%
Closed Sales	92	113	+ 22.8%	185	216	+ 16.8%
Median Sales Price*	\$297,000	\$349,900	+ 17.8%	\$300,000	\$322,000	+ 7.3%
Inventory of Homes for Sale	264	175	- 33.7%	--	--	--
Months Supply of Inventory	1.7	1.1	- 37.3%	--	--	--
Cumulative Days on Market Until Sale	65	71	+ 8.3%	60	67	+ 10.8%
Percent of Original List Price Received*	96.4%	97.5%	+ 1.2%	97.1%	97.7%	+ 0.7%
New Listings	153	135	- 11.8%	297	283	- 4.7%

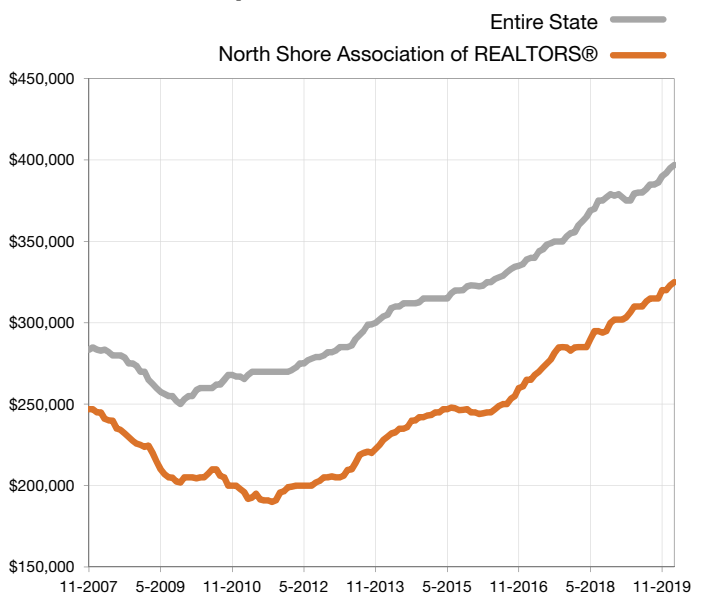
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 23.4%

+ 10.4%

- 39.6%

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

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	229	247	+ 7.9%	467	456	- 2.4%
Closed Sales	191	151	- 20.9%	399	377	- 5.5%
Median Sales Price*	\$400,000	\$435,000	+ 8.7%	\$419,900	\$430,000	+ 2.4%
Inventory of Homes for Sale	499	304	- 39.1%	--	--	--
Months Supply of Inventory	1.6	0.9	- 40.6%	--	--	--
Cumulative Days on Market Until Sale	68	65	- 3.8%	70	63	- 8.9%
Percent of Original List Price Received*	96.3%	97.4%	+ 1.1%	96.1%	96.8%	+ 0.7%
New Listings	286	304	+ 6.3%	548	513	- 6.4%

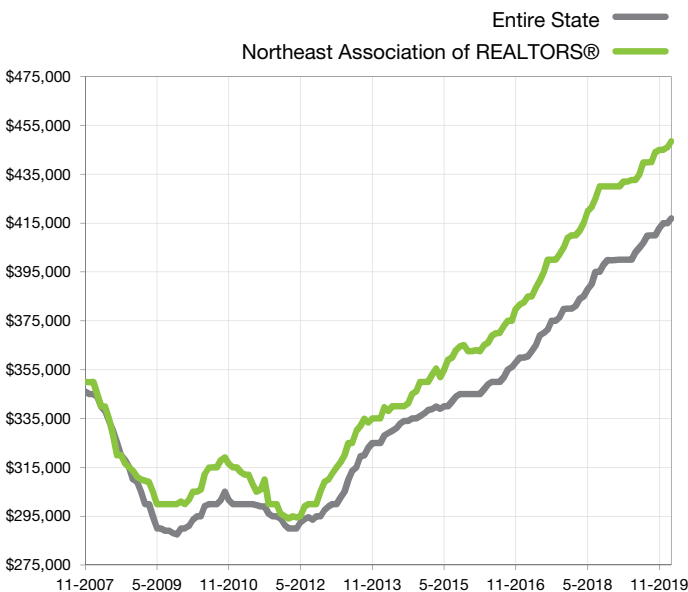
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	117	121	+ 3.4%	225	205	- 8.9%
Closed Sales	87	62	- 28.7%	175	138	- 21.1%
Median Sales Price*	\$232,000	\$251,500	+ 8.4%	\$250,000	\$282,000	+ 12.8%
Inventory of Homes for Sale	225	133	- 40.9%	--	--	--
Months Supply of Inventory	1.6	1.0	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	57	61	+ 8.1%	54	57	+ 4.7%
Percent of Original List Price Received*	98.2%	98.1%	- 0.0%	98.1%	98.1%	+ 0.1%
New Listings	134	133	- 0.7%	257	223	- 13.2%

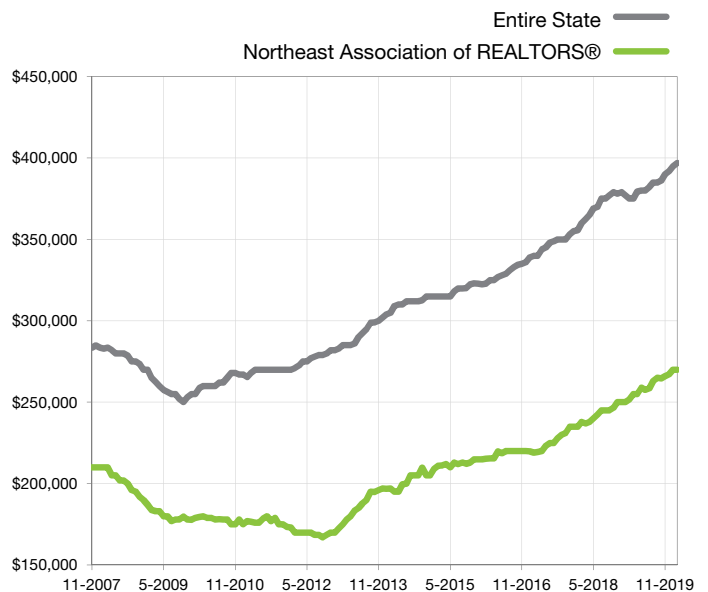
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 0.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 1.6%

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

- 34.6%

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

Single-Family Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	392	468	+ 19.4%	770	870	+ 13.0%
Closed Sales	319	318	- 0.3%	666	713	+ 7.1%
Median Sales Price*	\$299,900	\$290,000	- 3.3%	\$292,000	\$305,000	+ 4.5%
Inventory of Homes for Sale	1,172	756	- 35.5%	--	--	--
Months Supply of Inventory	2.2	1.4	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	85	68	- 20.7%	81	67	- 17.3%
Percent of Original List Price Received*	94.6%	96.6%	+ 2.1%	94.7%	96.2%	+ 1.6%
New Listings	441	515	+ 16.8%	927	965	+ 4.1%

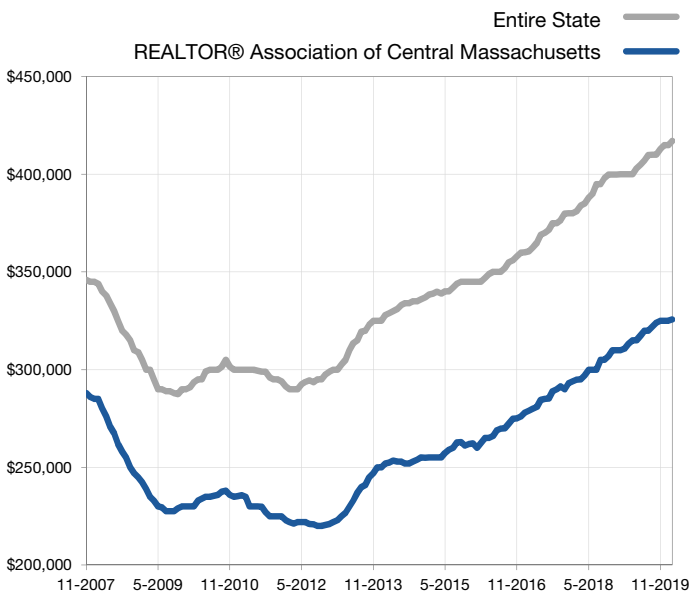
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	96	137	+ 42.7%	199	257	+ 29.1%
Closed Sales	92	92	0.0%	176	175	- 0.6%
Median Sales Price*	\$207,450	\$230,000	+ 10.9%	\$209,900	\$243,000	+ 15.8%
Inventory of Homes for Sale	258	179	- 30.6%	--	--	--
Months Supply of Inventory	2.0	1.4	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	76	72	- 6.0%	67	63	- 6.1%
Percent of Original List Price Received*	97.7%	97.0%	- 0.8%	98.0%	97.3%	- 0.7%
New Listings	121	139	+ 14.9%	232	262	+ 12.9%

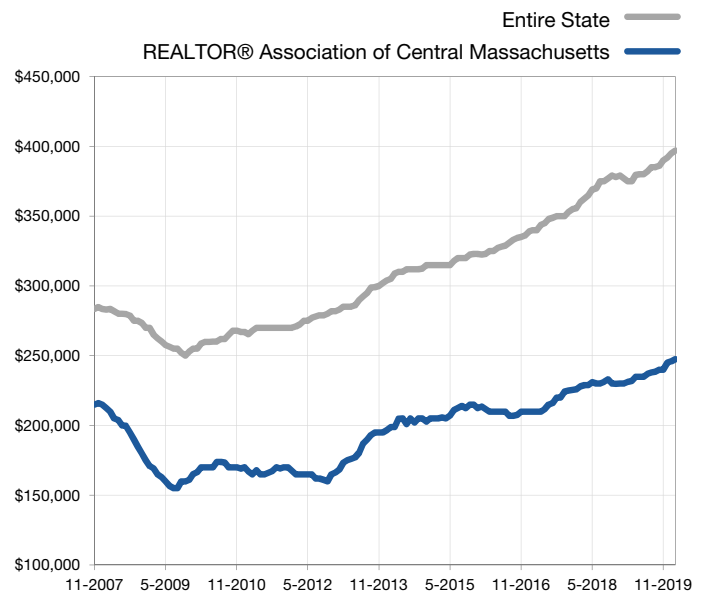
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 9.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.3%

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

- 30.0%

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

Single-Family Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	408	506	+ 24.0%	768	867	+ 12.9%
Closed Sales	296	272	- 8.1%	645	644	- 0.2%
Median Sales Price*	\$210,000	\$214,250	+ 2.0%	\$205,000	\$216,500	+ 5.6%
Inventory of Homes for Sale	1,357	920	- 32.2%	--	--	--
Months Supply of Inventory	2.8	1.8	- 33.5%	--	--	--
Cumulative Days on Market Until Sale	93	83	- 10.9%	92	78	- 15.9%
Percent of Original List Price Received*	93.8%	94.7%	+ 0.9%	93.7%	94.7%	+ 1.1%
New Listings	471	506	+ 7.4%	917	940	+ 2.5%

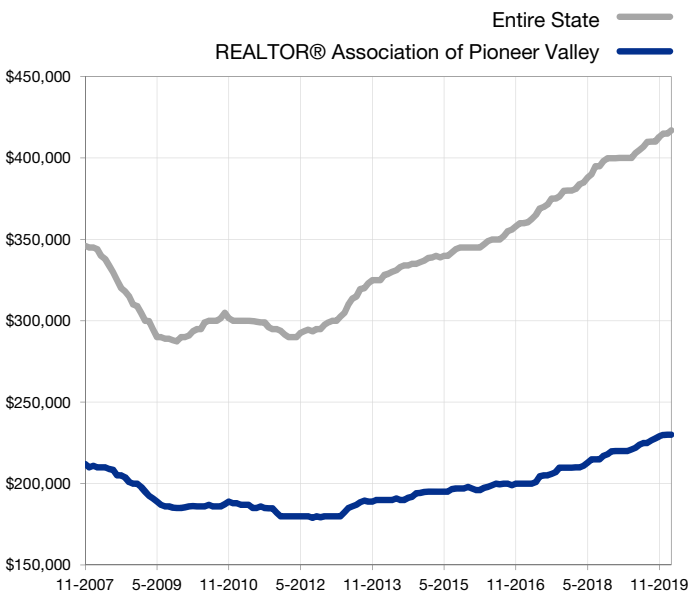
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	56	72	+ 28.6%	131	125	- 4.6%
Closed Sales	52	43	- 17.3%	100	84	- 16.0%
Median Sales Price*	\$153,000	\$143,500	- 6.2%	\$158,000	\$147,850	- 6.4%
Inventory of Homes for Sale	181	156	- 13.8%	--	--	--
Months Supply of Inventory	2.5	2.1	- 14.5%	--	--	--
Cumulative Days on Market Until Sale	78	55	- 29.2%	80	56	- 29.7%
Percent of Original List Price Received*	95.4%	96.5%	+ 1.2%	96.2%	95.9%	- 0.3%
New Listings	64	79	+ 23.4%	135	148	+ 9.6%

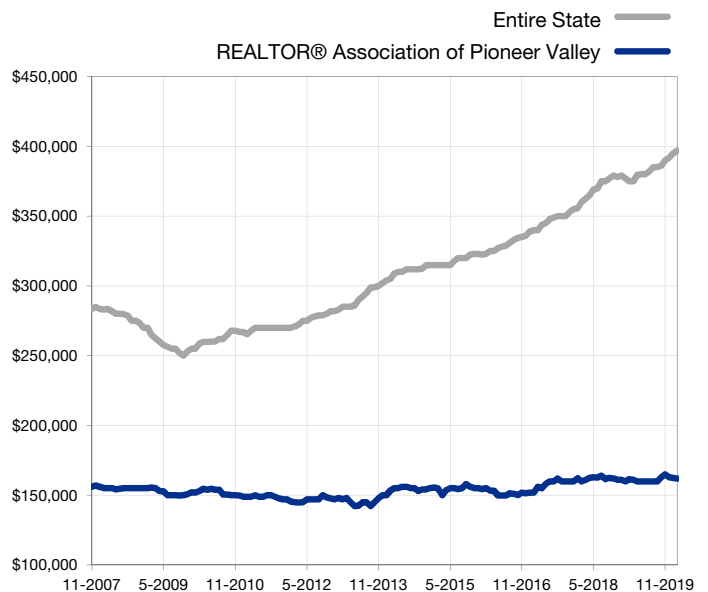
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 2.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.1%

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

- 40.3%

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

Single-Family Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	329	425	+ 29.2%	651	784	+ 20.4%
Closed Sales	253	264	+ 4.3%	521	530	+ 1.7%
Median Sales Price*	\$317,500	\$335,000	+ 5.5%	\$314,900	\$335,000	+ 6.4%
Inventory of Homes for Sale	1,093	673	- 38.4%	--	--	--
Months Supply of Inventory	2.7	1.7	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	83	68	- 18.1%	75	67	- 10.5%
Percent of Original List Price Received*	95.2%	96.9%	+ 1.8%	95.6%	96.7%	+ 1.1%
New Listings	386	396	+ 2.6%	751	792	+ 5.5%

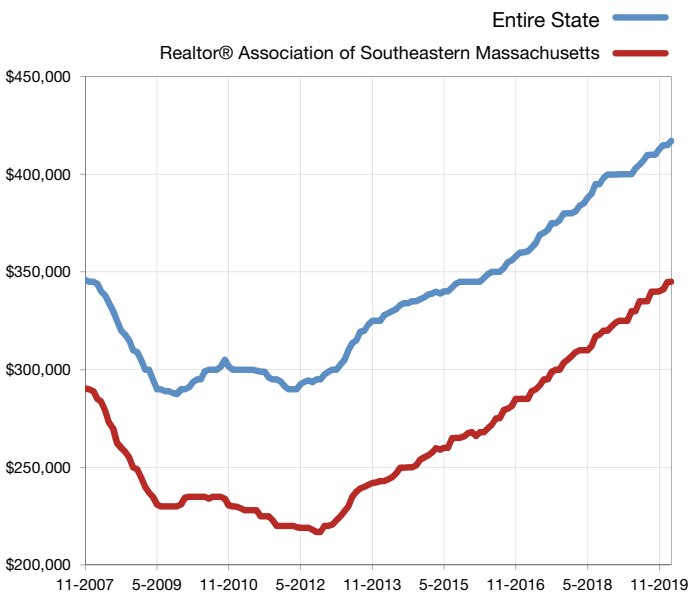
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	62	67	+ 8.1%	119	118	- 0.8%
Closed Sales	57	54	- 5.3%	94	105	+ 11.7%
Median Sales Price*	\$198,000	\$219,950	+ 11.1%	\$197,000	\$235,000	+ 19.3%
Inventory of Homes for Sale	190	93	- 51.1%	--	--	--
Months Supply of Inventory	2.6	1.3	- 49.2%	--	--	--
Cumulative Days on Market Until Sale	84	78	- 7.1%	75	68	- 10.1%
Percent of Original List Price Received*	96.3%	95.5%	- 0.8%	95.6%	96.6%	+ 1.0%
New Listings	89	53	- 40.4%	159	129	- 18.9%

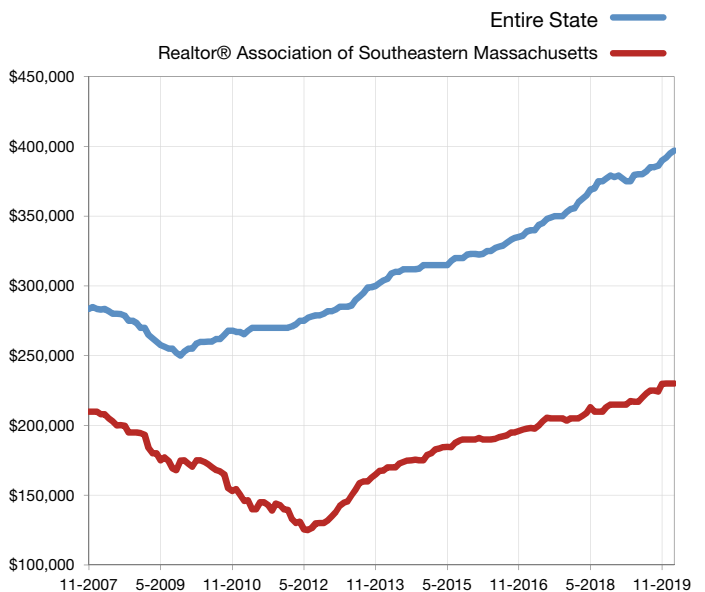
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 4.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.2%

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

- 28.4%

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

Single-Family Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	351	465	+ 32.5%	675	819	+ 21.3%
Closed Sales	260	273	+ 5.0%	576	609	+ 5.7%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$420,500	\$457,250	+ 8.7%
Inventory of Homes for Sale	1,118	804	- 28.1%	--	--	--
Months Supply of Inventory	2.2	1.6	- 28.3%	--	--	--
Cumulative Days on Market Until Sale	86	79	- 8.4%	79	75	- 5.2%
Percent of Original List Price Received*	94.3%	95.9%	+ 1.7%	95.0%	95.8%	+ 0.8%
New Listings	472	578	+ 22.5%	942	991	+ 5.2%

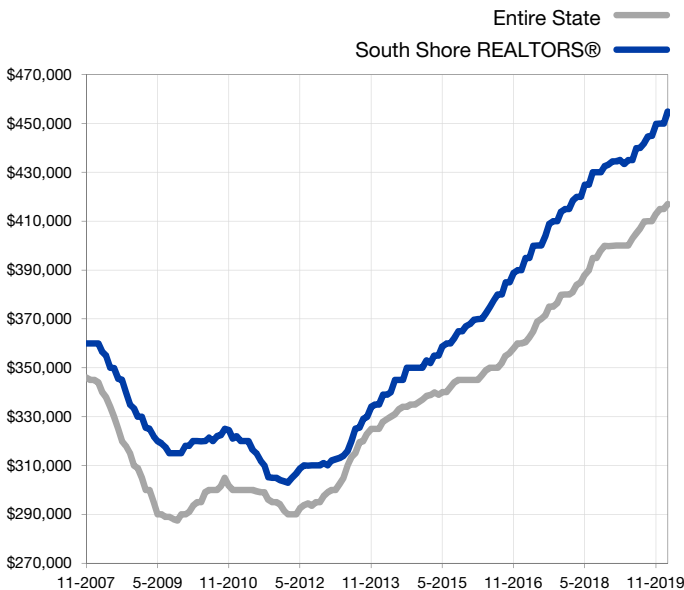
Condominium Properties

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	135	158	+ 17.0%	255	307	+ 20.4%
Closed Sales	92	96	+ 4.3%	196	226	+ 15.3%
Median Sales Price*	\$299,950	\$332,000	+ 10.7%	\$311,200	\$360,000	+ 15.7%
Inventory of Homes for Sale	395	280	- 29.1%	--	--	--
Months Supply of Inventory	2.4	1.7	- 30.9%	--	--	--
Cumulative Days on Market Until Sale	72	71	- 2.1%	70	72	+ 3.5%
Percent of Original List Price Received*	96.8%	97.1%	+ 0.3%	96.8%	96.9%	+ 0.1%
New Listings	172	200	+ 16.3%	351	373	+ 6.3%

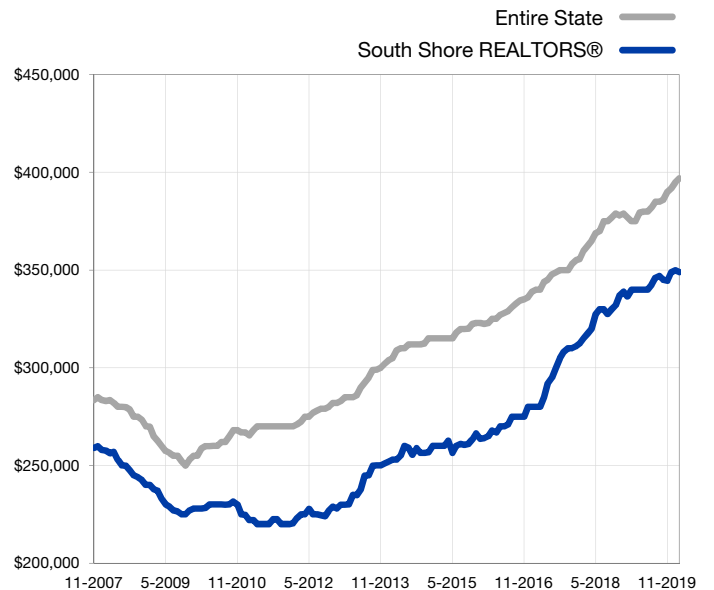
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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