

Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 35.0%

Year-Over-Year
Change in
Closed Sales
All Properties

- 11.5%

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

- 39.4%

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

Single-Family Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	140	175	+ 25.0%	554	522	- 5.8%
Closed Sales	124	85	- 31.5%	462	418	- 9.5%
Median Sales Price*	\$226,000	\$199,200	- 11.9%	\$212,500	\$210,000	- 1.2%
Inventory of Homes for Sale	980	603	- 38.5%	--	--	--
Months Supply of Inventory	7.8	5.0	- 35.2%	--	--	--
Cumulative Days on Market Until Sale	101	118	+ 16.1%	98	107	+ 9.2%
Percent of Original List Price Received*	92.2%	89.8%	- 2.6%	91.3%	92.0%	+ 0.7%
New Listings	295	240	- 18.6%	950	678	- 28.6%

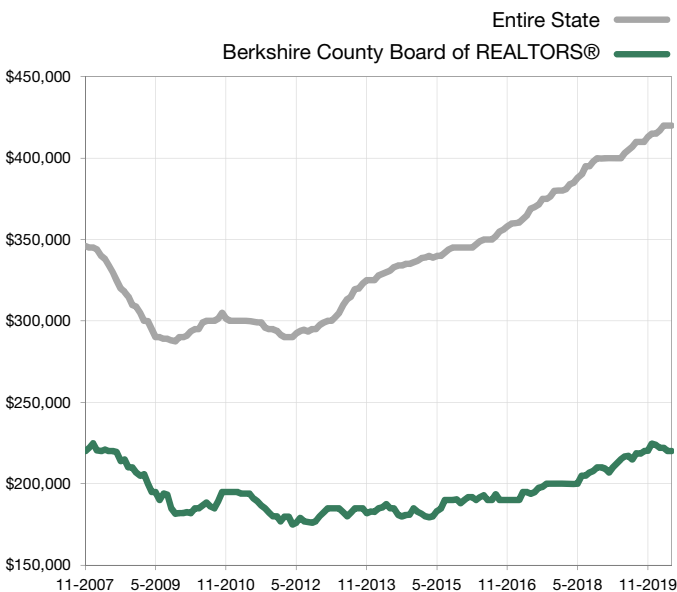
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	15	- 11.8%	60	44	- 26.7%
Closed Sales	16	6	- 62.5%	47	41	- 12.8%
Median Sales Price*	\$215,000	\$176,750	- 17.8%	\$180,000	\$325,000	+ 80.6%
Inventory of Homes for Sale	212	119	- 43.9%	--	--	--
Months Supply of Inventory	16.7	8.4	- 49.8%	--	--	--
Cumulative Days on Market Until Sale	111	213	+ 92.2%	123	169	+ 37.8%
Percent of Original List Price Received*	92.8%	88.6%	- 4.6%	92.5%	91.1%	- 1.6%
New Listings	30	29	- 3.3%	151	84	- 44.4%

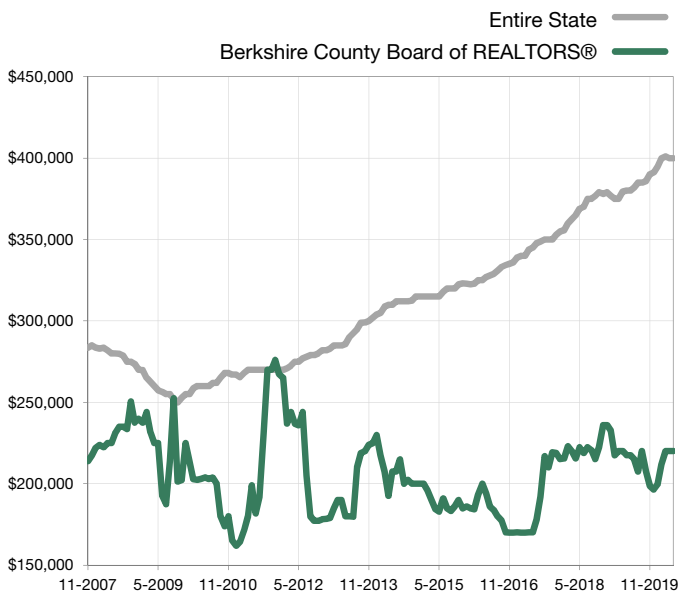
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 44.6%

+ 3.6%

- 33.0%

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

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	568	599	+ 5.5%	2,290	2,020	- 11.8%
Closed Sales	582	319	- 45.2%	2,003	1,680	- 16.1%
Median Sales Price*	\$424,950	\$450,000	+ 5.9%	\$415,000	\$435,000	+ 4.8%
Inventory of Homes for Sale	2,794	1,796	- 35.7%	--	--	--
Months Supply of Inventory	6.1	4.2	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	103	105	+ 2.2%	114	113	- 1.1%
Percent of Original List Price Received*	95.3%	95.3%	- 0.0%	93.7%	94.0%	+ 0.3%
New Listings	871	607	- 30.3%	3,505	2,705	- 22.8%

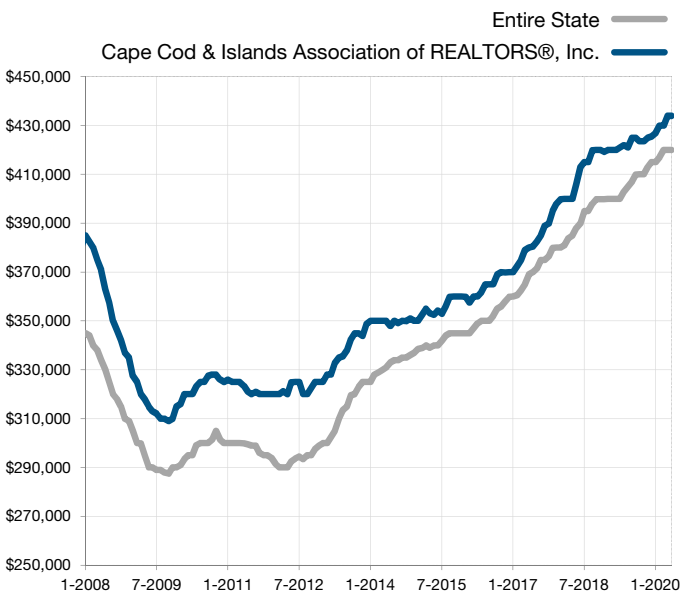
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	142	122	- 14.1%	506	448	- 11.5%
Closed Sales	135	78	- 42.2%	427	408	- 4.4%
Median Sales Price*	\$305,000	\$272,500	- 10.7%	\$270,000	\$295,000	+ 9.3%
Inventory of Homes for Sale	702	545	- 22.4%	--	--	--
Months Supply of Inventory	6.7	5.2	- 22.0%	--	--	--
Cumulative Days on Market Until Sale	105	110	+ 4.5%	104	104	+ 0.6%
Percent of Original List Price Received*	94.9%	95.2%	+ 0.3%	94.4%	95.7%	+ 1.4%
New Listings	195	142	- 27.2%	850	667	- 21.5%

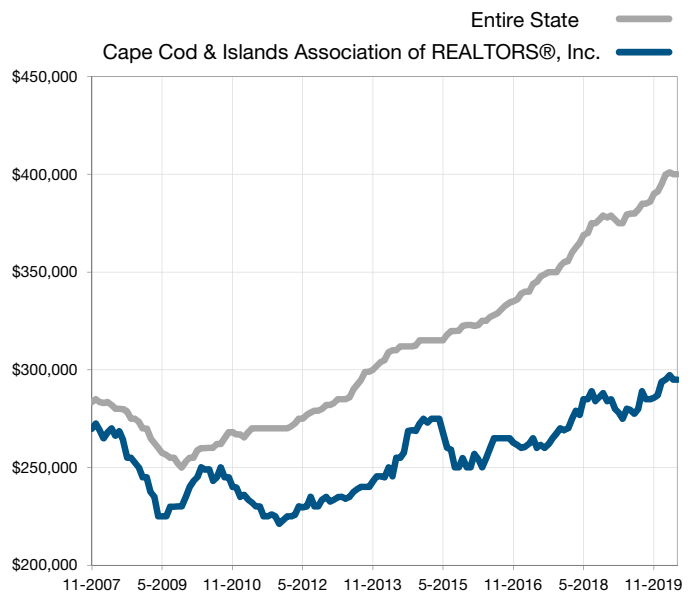
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,752	1,335	- 23.8%	6,049	4,815	- 20.4%
Closed Sales	1,322	888	- 32.8%	4,369	3,861	- 11.6%
Median Sales Price*	\$635,000	\$670,000	+ 5.5%	\$607,000	\$641,050	+ 5.6%
Inventory of Homes for Sale	3,107	1,775	- 42.9%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	43	38	- 11.6%	57	55	- 3.5%
Percent of Original List Price Received*	100.1%	99.1%	- 1.0%	98.0%	98.3%	+ 0.3%
New Listings	2,612	1,627	- 37.7%	8,354	6,240	- 25.3%

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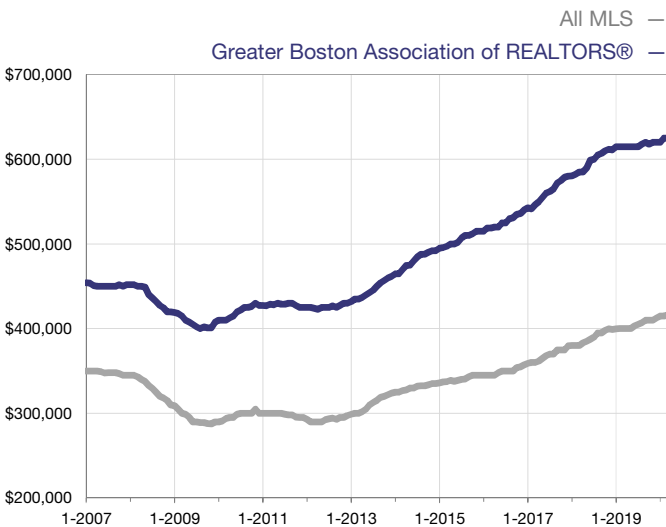
Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,283	872	- 32.0%	5,111	3,817	- 25.3%
Closed Sales	1,177	603	- 48.8%	3,848	3,428	- 10.9%
Median Sales Price*	\$595,000	\$578,754	- 2.7%	\$565,000	\$590,042	+ 4.4%
Inventory of Homes for Sale	2,535	1,823	- 28.1%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	45	43	- 4.4%	52	56	+ 7.7%
Percent of Original List Price Received*	99.8%	99.0%	- 0.8%	98.9%	98.6%	- 0.3%
New Listings	1,812	1,277	- 29.5%	7,042	5,357	- 23.9%

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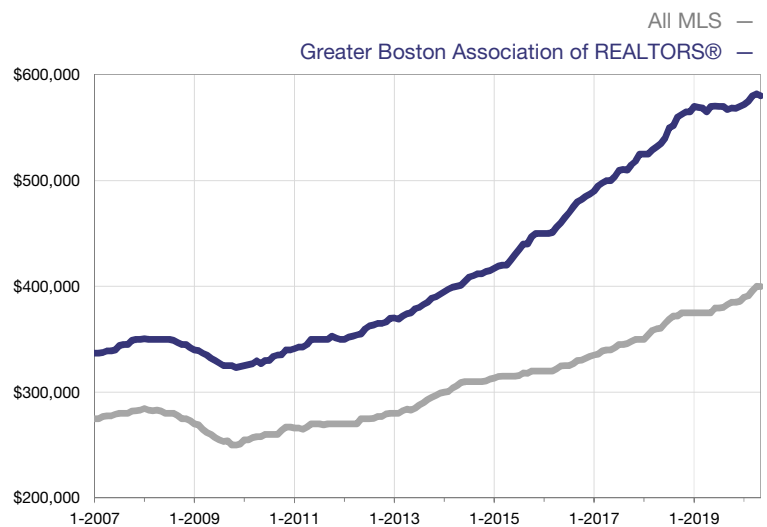
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 36.2%

+ 2.3%

- 44.9%

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	103	87	- 15.5%	332	257	- 22.6%
Closed Sales	78	52	- 33.3%	257	201	- 21.8%
Median Sales Price*	\$554,950	\$521,500	- 6.0%	\$515,000	\$540,000	+ 4.9%
Inventory of Homes for Sale	204	101	- 50.5%	--	--	--
Months Supply of Inventory	3.3	1.6	- 50.6%	--	--	--
Cumulative Days on Market Until Sale	55	40	- 26.9%	64	56	- 11.7%
Percent of Original List Price Received*	97.4%	99.3%	+ 1.9%	96.4%	97.4%	+ 1.0%
New Listings	143	74	- 48.3%	489	341	- 30.3%

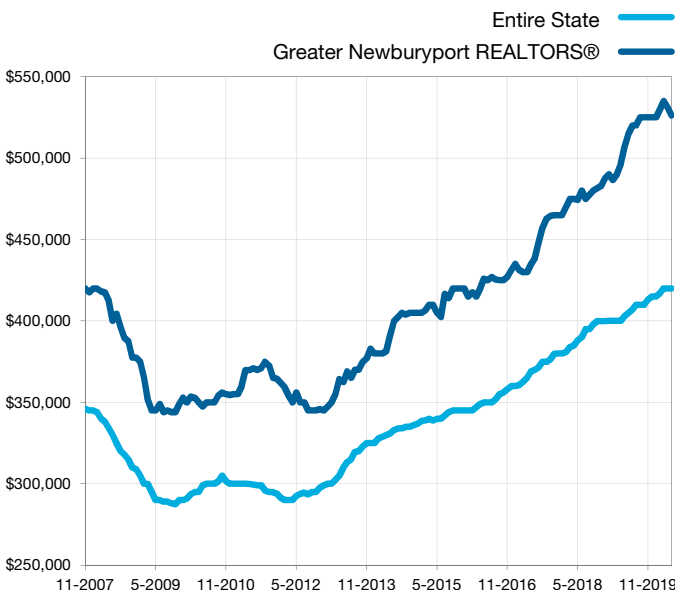
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	43	45	+ 4.7%	173	151	- 12.7%
Closed Sales	38	22	- 42.1%	160	120	- 25.0%
Median Sales Price*	\$417,556	\$404,050	- 3.2%	\$371,250	\$390,700	+ 5.2%
Inventory of Homes for Sale	97	65	- 33.0%	--	--	--
Months Supply of Inventory	2.8	2.0	- 27.4%	--	--	--
Cumulative Days on Market Until Sale	62	26	- 58.1%	60	54	- 10.3%
Percent of Original List Price Received*	97.5%	99.8%	+ 2.4%	98.0%	99.0%	+ 1.0%
New Listings	64	66	+ 3.1%	234	211	- 9.8%

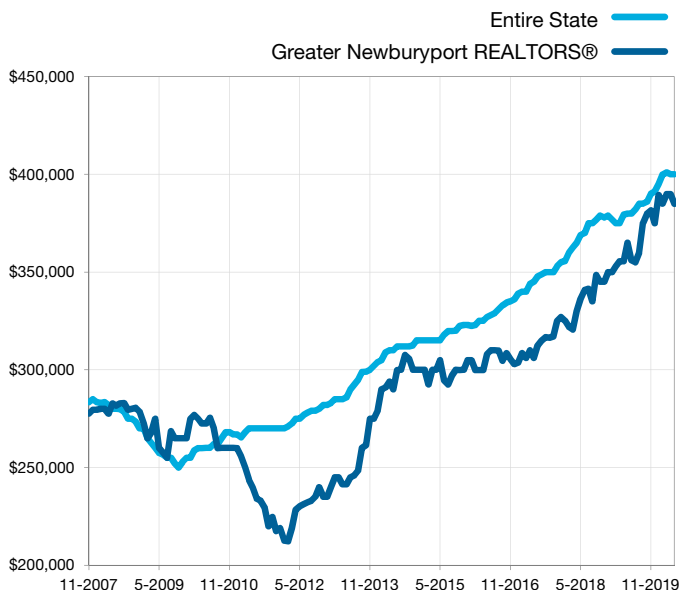
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 13.4%

+ 28.1%

- 44.4%

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	276	304	+ 10.1%	1,154	1,161	+ 0.6%
Closed Sales	255	232	- 9.0%	966	885	- 8.4%
Median Sales Price*	\$270,000	\$346,500	+ 28.3%	\$259,950	\$301,500	+ 16.0%
Inventory of Homes for Sale	757	402	- 46.9%	--	--	--
Months Supply of Inventory	3.2	1.7	- 44.8%	--	--	--
Cumulative Days on Market Until Sale	58	55	- 6.2%	67	65	- 2.4%
Percent of Original List Price Received*	97.8%	98.6%	+ 0.7%	96.3%	97.2%	+ 0.9%
New Listings	440	307	- 30.2%	1,554	1,314	- 15.4%

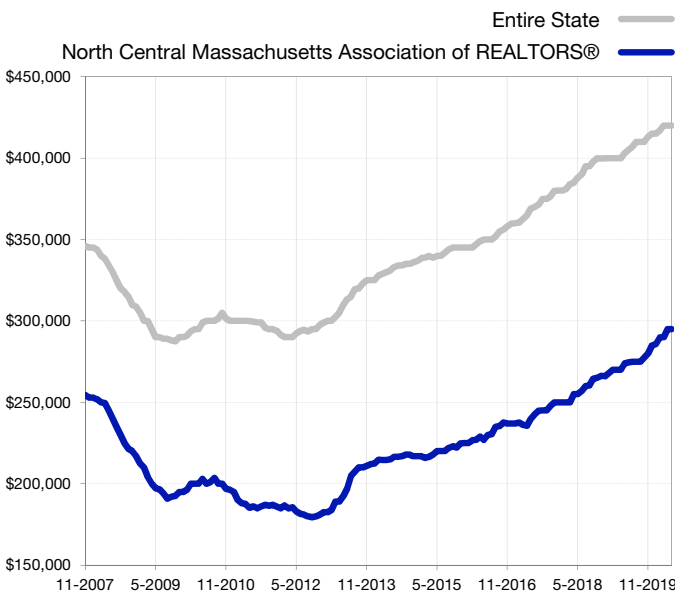
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	41	45	+ 9.8%	166	152	- 8.4%
Closed Sales	43	26	- 39.5%	138	128	- 7.2%
Median Sales Price*	\$185,000	\$232,450	+ 25.6%	\$182,750	\$210,000	+ 14.9%
Inventory of Homes for Sale	70	58	- 17.1%	--	--	--
Months Supply of Inventory	1.9	1.7	- 9.2%	--	--	--
Cumulative Days on Market Until Sale	35	53	+ 50.4%	49	63	+ 26.9%
Percent of Original List Price Received*	99.4%	99.3%	- 0.2%	98.2%	98.8%	+ 0.6%
New Listings	57	44	- 22.8%	218	186	- 14.7%

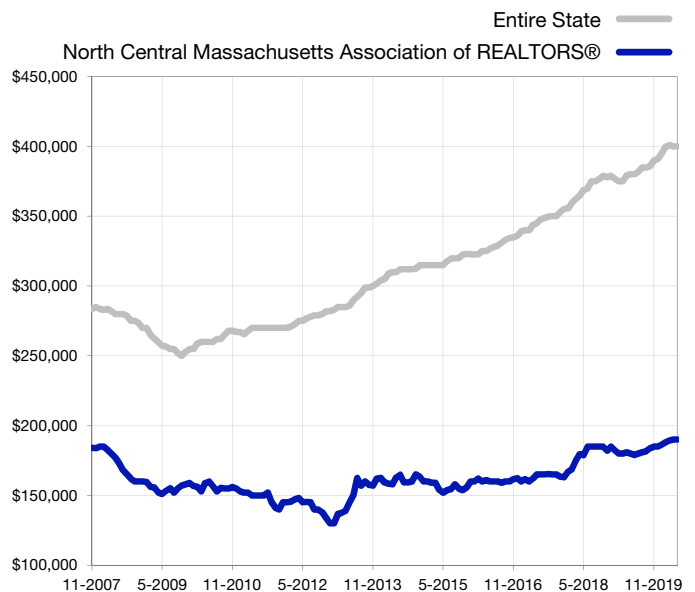
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 36.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.5%

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

- 45.4%

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

Single-Family Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	465	369	- 20.6%	1,658	1,334	- 19.5%
Closed Sales	351	252	- 28.2%	1,291	1,114	- 13.7%
Median Sales Price*	\$462,000	\$487,450	+ 5.5%	\$442,750	\$489,700	+ 10.6%
Inventory of Homes for Sale	845	429	- 49.2%	--	--	--
Months Supply of Inventory	2.5	1.3	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 24.5%	60	50	- 16.2%
Percent of Original List Price Received*	98.5%	99.2%	+ 0.8%	97.0%	98.3%	+ 1.4%
New Listings	660	425	- 35.6%	2,143	1,571	- 26.7%

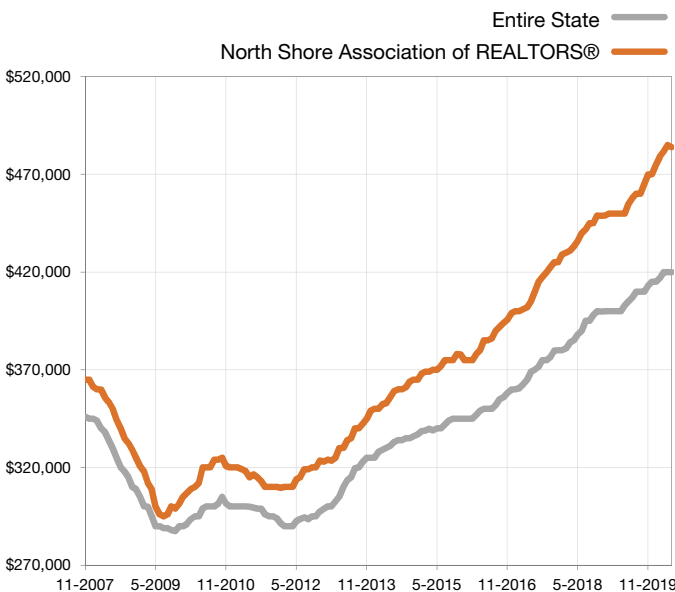
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	200	159	- 20.5%	818	613	- 25.1%
Closed Sales	190	92	- 51.6%	665	546	- 17.9%
Median Sales Price*	\$330,000	\$329,950	- 0.0%	\$314,900	\$331,500	+ 5.3%
Inventory of Homes for Sale	336	216	- 35.7%	--	--	--
Months Supply of Inventory	2.2	1.5	- 33.1%	--	--	--
Cumulative Days on Market Until Sale	42	43	+ 3.4%	55	54	- 1.7%
Percent of Original List Price Received*	99.9%	99.2%	- 0.6%	98.3%	99.0%	+ 0.8%
New Listings	280	184	- 34.3%	1,000	729	- 27.1%

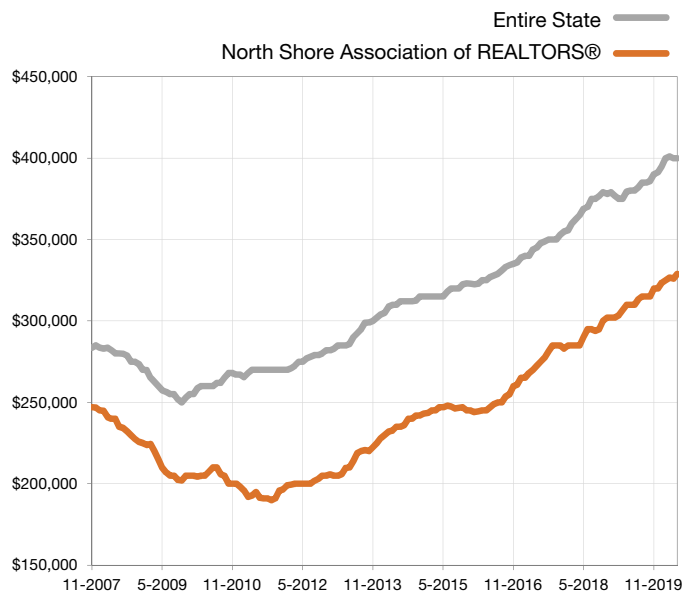
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 35.8%

+ 9.0%

- 44.6%

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

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	441	377	- 14.5%	1,654	1,314	- 20.6%
Closed Sales	364	246	- 32.4%	1,275	1,052	- 17.5%
Median Sales Price*	\$452,500	\$464,000	+ 2.5%	\$435,000	\$456,750	+ 5.0%
Inventory of Homes for Sale	729	366	- 49.8%	--	--	--
Months Supply of Inventory	2.2	1.2	- 47.7%	--	--	--
Cumulative Days on Market Until Sale	42	36	- 14.6%	59	49	- 16.4%
Percent of Original List Price Received*	99.4%	100.1%	+ 0.7%	97.7%	99.0%	+ 1.3%
New Listings	639	412	- 35.5%	2,141	1,572	- 26.6%

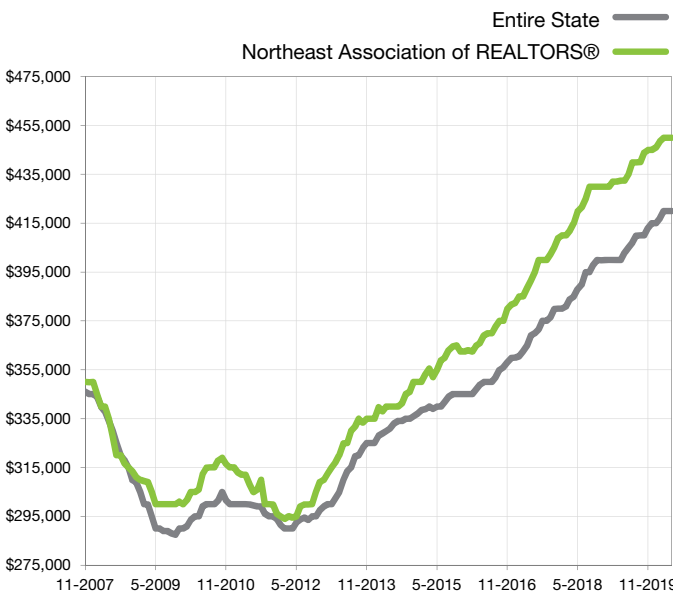
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	169	151	- 10.7%	713	525	- 26.4%
Closed Sales	147	82	- 44.2%	565	416	- 26.4%
Median Sales Price*	\$275,000	\$300,500	+ 9.3%	\$255,000	\$295,500	+ 15.9%
Inventory of Homes for Sale	250	176	- 29.6%	--	--	--
Months Supply of Inventory	1.8	1.5	- 18.6%	--	--	--
Cumulative Days on Market Until Sale	40	35	- 12.3%	50	45	- 8.7%
Percent of Original List Price Received*	99.9%	99.7%	- 0.2%	98.8%	99.5%	+ 0.7%
New Listings	212	174	- 17.9%	827	646	- 21.9%

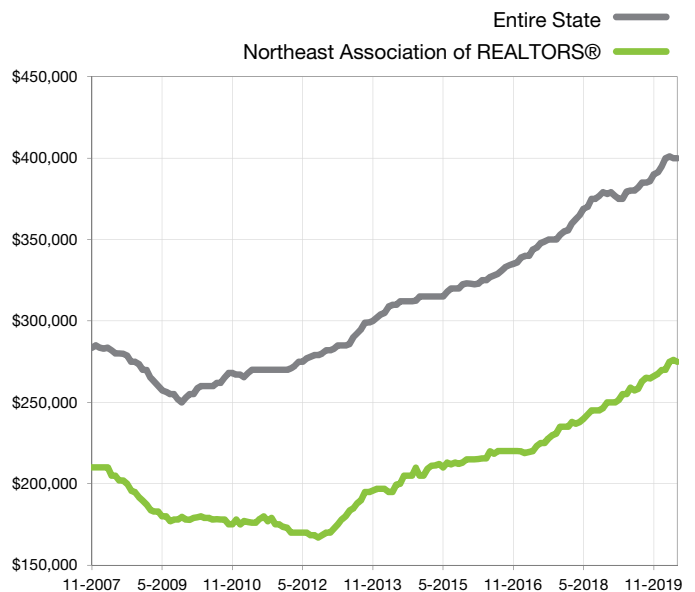
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – 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%

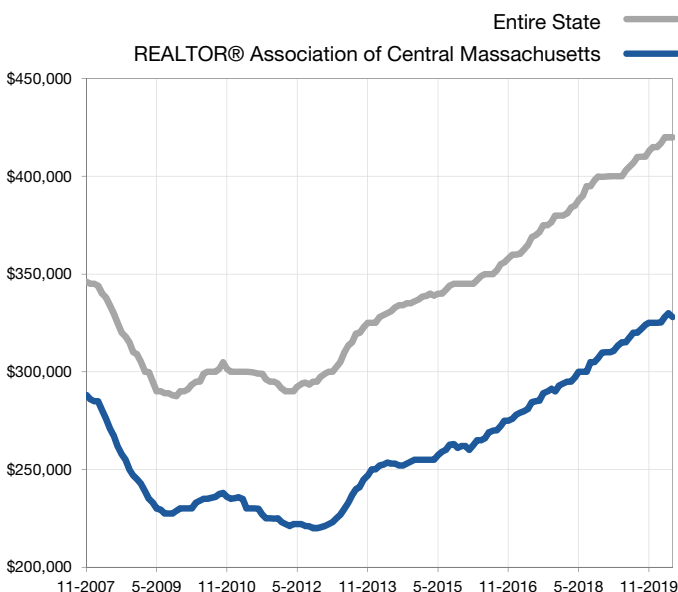
Condominium Properties

	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%

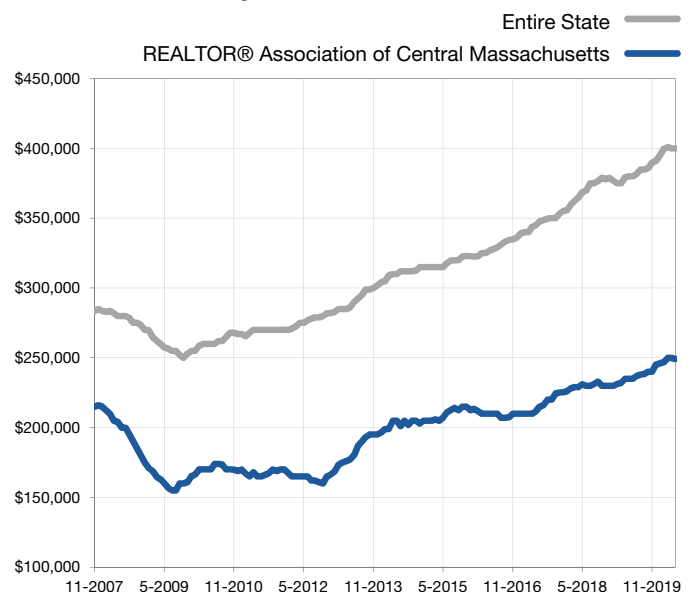
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 22.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.8%

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

- 42.8%

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

Single-Family Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	653	632	- 3.2%	2,516	2,339	- 7.0%
Closed Sales	548	440	- 19.7%	2,014	1,849	- 8.2%
Median Sales Price*	\$225,950	\$244,500	+ 8.2%	\$215,000	\$229,900	+ 6.9%
Inventory of Homes for Sale	1,578	883	- 44.0%	--	--	--
Months Supply of Inventory	3.1	1.8	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	71	59	- 16.9%	83	70	- 15.5%
Percent of Original List Price Received*	96.8%	98.5%	+ 1.8%	95.2%	96.5%	+ 1.4%
New Listings	925	651	- 29.6%	3,280	2,660	- 18.9%

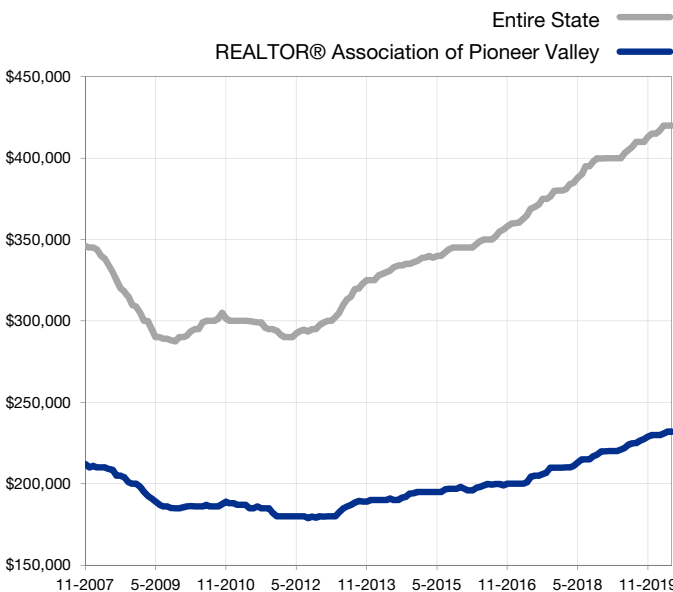
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	99	87	- 12.1%	404	302	- 25.2%
Closed Sales	82	49	- 40.2%	329	240	- 27.1%
Median Sales Price*	\$157,750	\$165,000	+ 4.6%	\$157,000	\$160,000	+ 1.9%
Inventory of Homes for Sale	215	143	- 33.5%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.1%	--	--	--
Cumulative Days on Market Until Sale	68	56	- 17.4%	87	63	- 27.7%
Percent of Original List Price Received*	97.1%	98.9%	+ 1.8%	96.2%	97.3%	+ 1.1%
New Listings	116	75	- 35.3%	470	345	- 26.6%

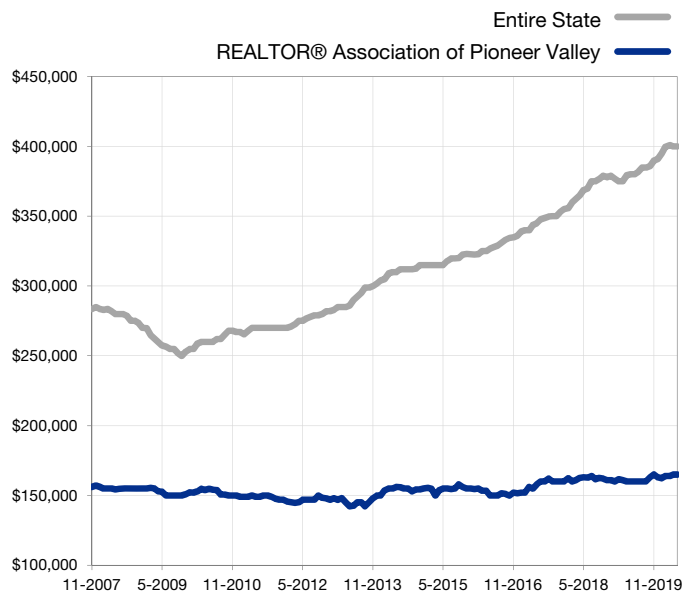
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 32.7%

+ 3.4%

- 45.4%

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	507	504	- 0.6%	2,035	1,849	- 9.1%
Closed Sales	452	299	- 33.8%	1,651	1,478	- 10.5%
Median Sales Price*	\$350,000	\$359,000	+ 2.6%	\$329,000	\$349,250	+ 6.2%
Inventory of Homes for Sale	1,251	689	- 44.9%	--	--	--
Months Supply of Inventory	3.0	1.8	- 41.5%	--	--	--
Cumulative Days on Market Until Sale	63	54	- 13.9%	72	65	- 9.8%
Percent of Original List Price Received*	97.9%	98.1%	+ 0.2%	96.5%	97.5%	+ 1.0%
New Listings	733	495	- 32.5%	2,616	2,122	- 18.9%

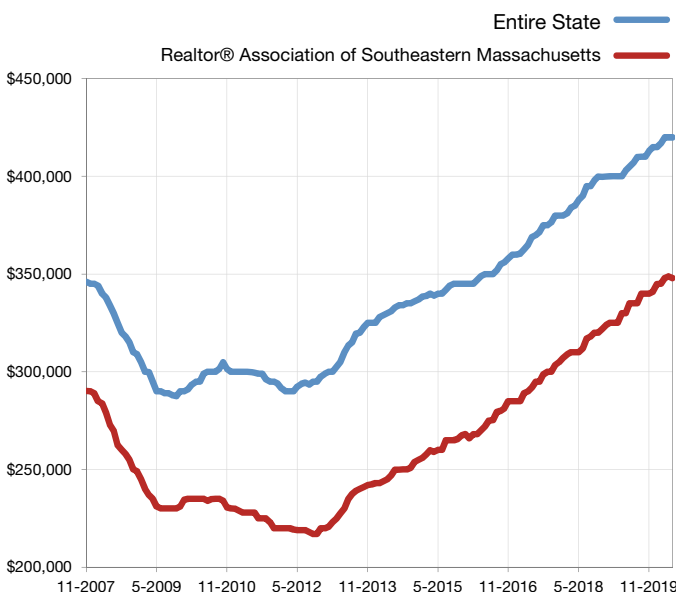
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	89	79	- 11.2%	366	308	- 15.8%
Closed Sales	83	61	- 26.5%	314	260	- 17.2%
Median Sales Price*	\$240,000	\$231,000	- 3.8%	\$217,500	\$240,000	+ 10.3%
Inventory of Homes for Sale	195	101	- 48.2%	--	--	--
Months Supply of Inventory	2.6	1.6	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	47	34	- 28.0%	63	53	- 15.7%
Percent of Original List Price Received*	98.5%	99.2%	+ 0.7%	97.4%	97.7%	+ 0.3%
New Listings	110	86	- 21.8%	455	367	- 19.3%

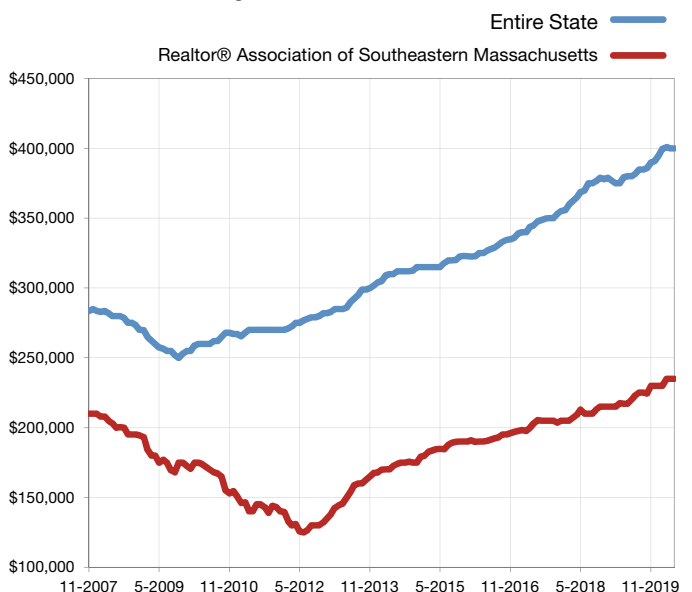
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 33.3%

+ 12.8%

- 52.6%

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

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	116	111	- 4.3%	414	448	+ 8.2%
Closed Sales	105	69	- 34.3%	355	370	+ 4.2%
Median Sales Price*	\$295,000	\$335,000	+ 13.6%	\$287,500	\$325,000	+ 13.0%
Inventory of Homes for Sale	351	161	- 54.1%	--	--	--
Months Supply of Inventory	4.1	1.8	- 57.5%	--	--	--
Cumulative Days on Market Until Sale	97	59	- 38.8%	86	70	- 18.3%
Percent of Original List Price Received*	95.7%	98.9%	+ 3.3%	94.9%	96.5%	+ 1.7%
New Listings	165	109	- 33.9%	591	495	- 16.2%

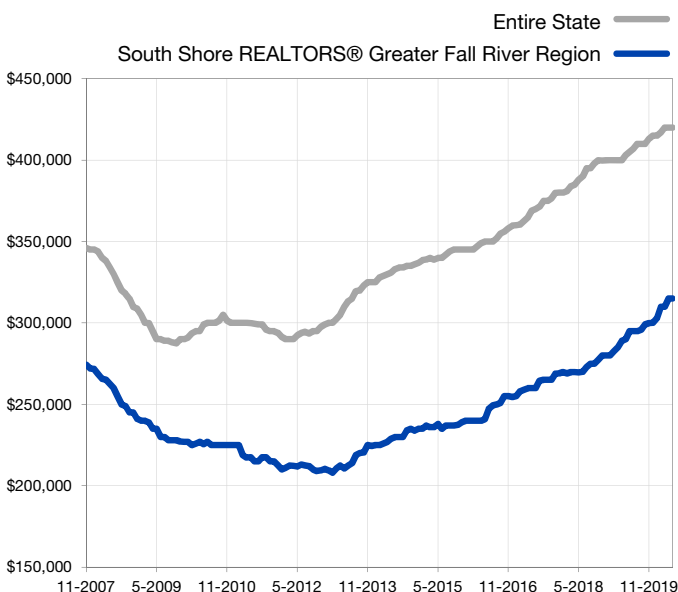
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	11	+ 57.1%	39	36	- 7.7%
Closed Sales	12	9	- 25.0%	39	39	0.0%
Median Sales Price*	\$200,000	\$123,100	- 38.5%	\$174,900	\$151,000	- 13.7%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	3.7	2.1	- 42.4%	--	--	--
Cumulative Days on Market Until Sale	59	44	- 25.9%	70	30	- 57.6%
Percent of Original List Price Received*	96.1%	93.9%	- 2.4%	95.8%	96.4%	+ 0.6%
New Listings	20	9	- 55.0%	57	59	+ 3.5%

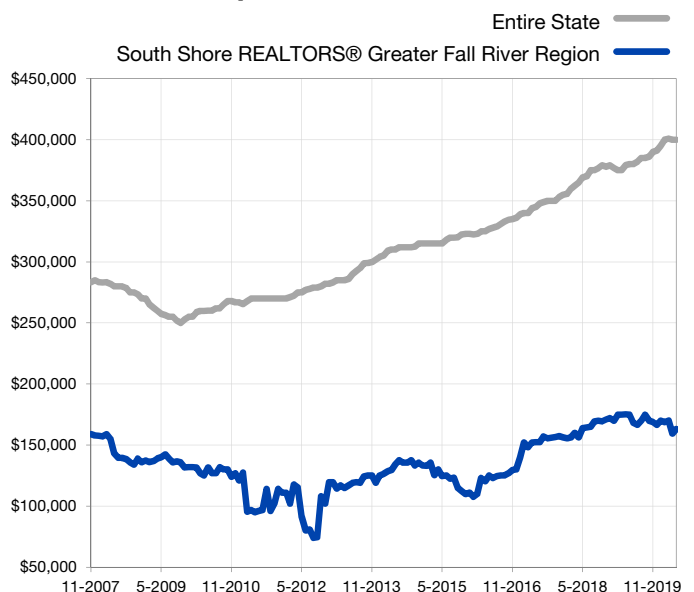
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 37.1%

+ 4.7%

- 43.9%

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	690	678	- 1.7%	2,493	2,256	- 9.5%
Closed Sales	568	386	- 32.0%	1,903	1,764	- 7.3%
Median Sales Price*	\$461,950	\$475,000	+ 2.8%	\$435,000	\$463,500	+ 6.6%
Inventory of Homes for Sale	1,610	825	- 48.8%	--	--	--
Months Supply of Inventory	3.2	1.7	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	57	54	- 5.5%	70	67	- 3.4%
Percent of Original List Price Received*	98.1%	97.9%	- 0.2%	96.7%	97.1%	+ 0.4%
New Listings	1,091	754	- 30.9%	3,624	2,771	- 23.5%

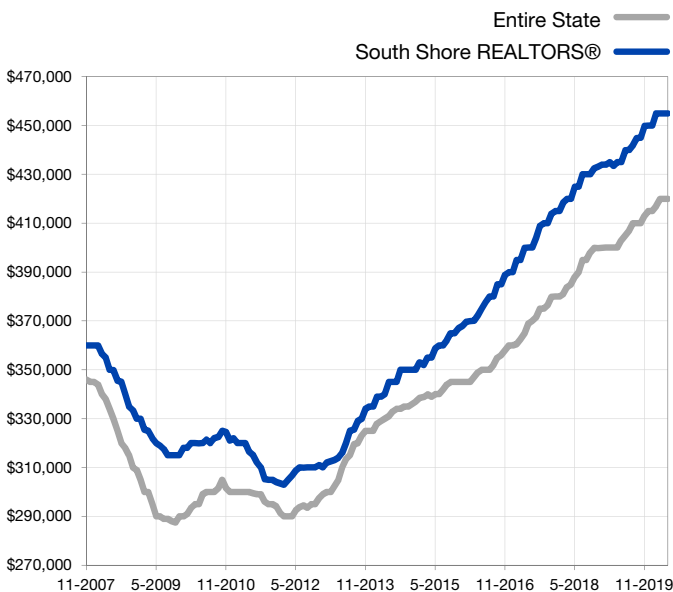
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	189	170	- 10.1%	846	677	- 20.0%
Closed Sales	176	82	- 53.4%	708	570	- 19.5%
Median Sales Price*	\$350,000	\$344,000	- 1.7%	\$336,500	\$365,000	+ 8.5%
Inventory of Homes for Sale	477	346	- 27.5%	--	--	--
Months Supply of Inventory	2.8	2.3	- 19.3%	--	--	--
Cumulative Days on Market Until Sale	68	57	- 16.6%	63	63	+ 0.2%
Percent of Original List Price Received*	98.4%	98.4%	+ 0.0%	98.0%	98.1%	+ 0.1%
New Listings	243	233	- 4.1%	1,130	916	- 18.9%

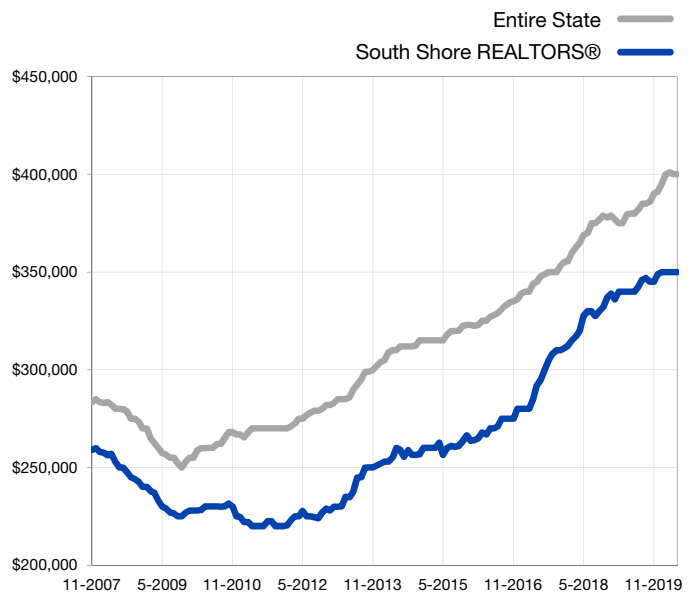
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Single-Family Properties



Condominium Properties



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