

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 8.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.7%

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

- 46.1%

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

Single-Family Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	152	218	+ 43.4%	706	757	+ 7.2%
Closed Sales	127	134	+ 5.5%	589	553	- 6.1%
Median Sales Price*	\$234,900	\$256,500	+ 9.2%	\$217,800	\$217,500	- 0.1%
Inventory of Homes for Sale	1,063	570	- 46.4%	--	--	--
Months Supply of Inventory	8.7	4.7	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	93	90	- 3.4%	97	103	+ 6.4%
Percent of Original List Price Received*	94.8%	93.7%	- 1.1%	92.1%	92.4%	+ 0.4%
New Listings	305	234	- 23.3%	1,256	919	- 26.8%

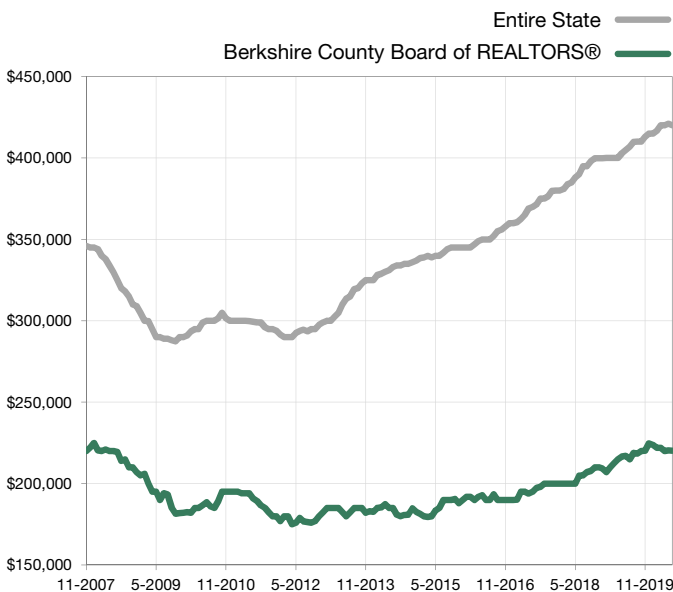
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	18	- 5.3%	79	64	- 19.0%
Closed Sales	8	13	+ 62.5%	55	54	- 1.8%
Median Sales Price*	\$259,750	\$340,000	+ 30.9%	\$180,000	\$332,500	+ 84.7%
Inventory of Homes for Sale	203	112	- 44.8%	--	--	--
Months Supply of Inventory	16.5	7.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	33	132	+ 298.2%	110	161	+ 46.8%
Percent of Original List Price Received*	96.3%	94.9%	- 1.5%	93.1%	92.0%	- 1.2%
New Listings	16	16	0.0%	167	99	- 40.7%

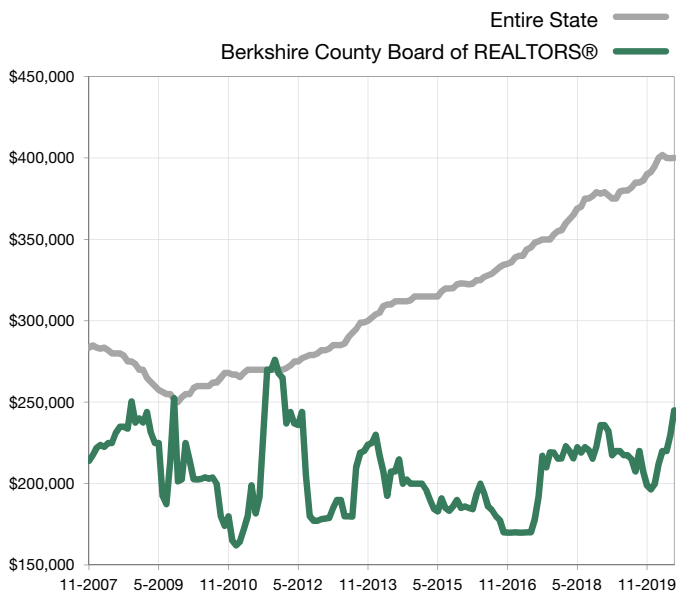
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 6.1%

+ 3.4%

- 42.0%

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	495	898	+ 81.4%	2,786	2,861	+ 2.7%
Closed Sales	563	544	- 3.4%	2,566	2,228	- 13.2%
Median Sales Price*	\$436,000	\$455,000	+ 4.4%	\$420,000	\$439,900	+ 4.7%
Inventory of Homes for Sale	2,842	1,554	- 45.3%	--	--	--
Months Supply of Inventory	6.2	3.7	- 40.3%	--	--	--
Cumulative Days on Market Until Sale	98	104	+ 6.5%	109	110	+ 0.4%
Percent of Original List Price Received*	95.0%	95.0%	- 0.1%	94.0%	94.2%	+ 0.2%
New Listings	701	728	+ 3.9%	4,206	3,428	- 18.5%

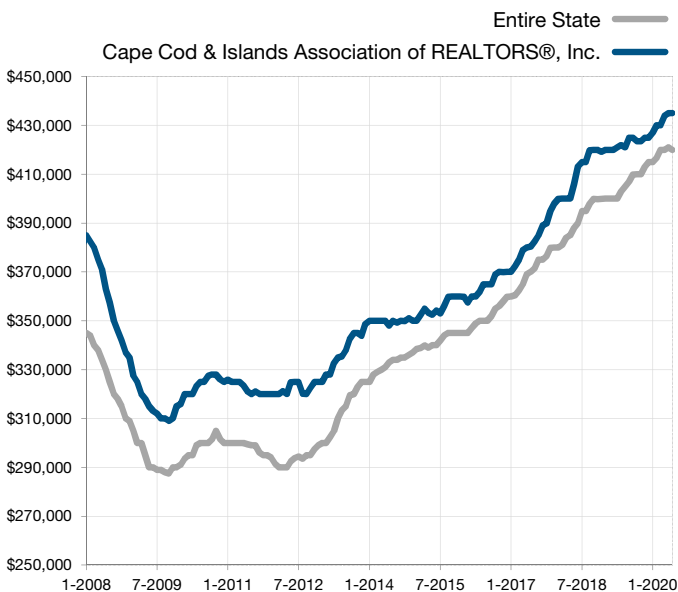
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	119	181	+ 52.1%	625	618	- 1.1%
Closed Sales	129	106	- 17.8%	556	516	- 7.2%
Median Sales Price*	\$295,000	\$319,500	+ 8.3%	\$277,500	\$298,000	+ 7.4%
Inventory of Homes for Sale	711	507	- 28.7%	--	--	--
Months Supply of Inventory	6.9	4.9	- 28.3%	--	--	--
Cumulative Days on Market Until Sale	114	129	+ 13.3%	106	110	+ 3.6%
Percent of Original List Price Received*	94.7%	95.4%	+ 0.7%	94.5%	95.7%	+ 1.3%
New Listings	174	165	- 5.2%	1,024	836	- 18.4%

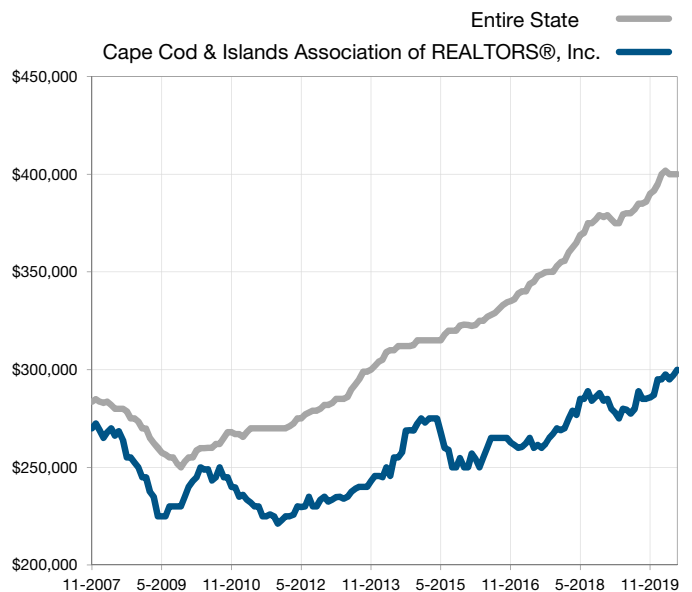
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,506	1,840	+ 22.2%	7,555	6,603	- 12.6%
Closed Sales	1,614	1,167	- 27.7%	5,983	5,044	- 15.7%
Median Sales Price*	\$650,000	\$679,075	+ 4.5%	\$619,000	\$650,000	+ 5.0%
Inventory of Homes for Sale	3,099	1,658	- 46.5%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	36	41	+ 13.9%	51	52	+ 2.0%
Percent of Original List Price Received*	99.9%	99.2%	- 0.7%	98.5%	98.5%	0.0%
New Listings	1,834	1,874	+ 2.2%	10,187	8,098	- 20.5%

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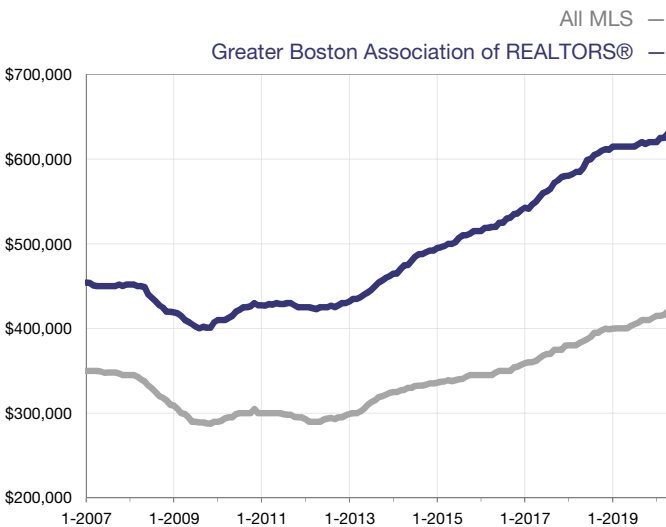
Condominium Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,211	1,331	+ 9.9%	6,322	5,113	- 19.1%
Closed Sales	1,253	764	- 39.0%	5,101	4,210	- 17.5%
Median Sales Price*	\$619,900	\$590,000	- 4.8%	\$575,000	\$590,000	+ 2.6%
Inventory of Homes for Sale	2,576	2,093	- 18.8%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	37	40	+ 8.1%	48	53	+ 10.4%
Percent of Original List Price Received*	99.8%	99.2%	- 0.6%	99.1%	98.7%	- 0.4%
New Listings	1,553	1,845	+ 18.8%	8,596	7,209	- 16.1%

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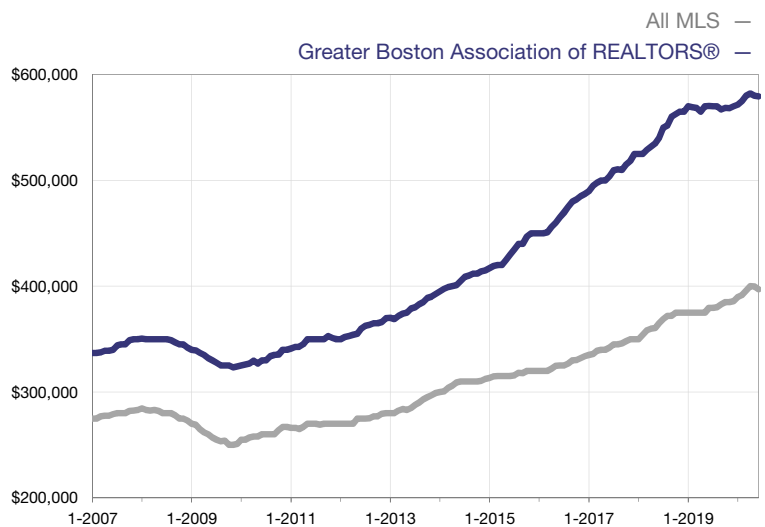
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 13.9%

Year-Over-Year
Change in
Closed Sales
All Properties

- 2.0%

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

- 42.6%

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

Single-Family Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	87	87	0.0%	419	339	- 19.1%
Closed Sales	85	65	- 23.5%	342	267	- 21.9%
Median Sales Price*	\$542,000	\$529,900	- 2.2%	\$525,000	\$540,000	+ 2.9%
Inventory of Homes for Sale	207	102	- 50.7%	--	--	--
Months Supply of Inventory	3.4	1.7	- 49.9%	--	--	--
Cumulative Days on Market Until Sale	45	64	+ 41.9%	59	59	- 0.9%
Percent of Original List Price Received*	98.1%	96.9%	- 1.2%	96.8%	97.2%	+ 0.4%
New Listings	110	99	- 10.0%	599	438	- 26.9%

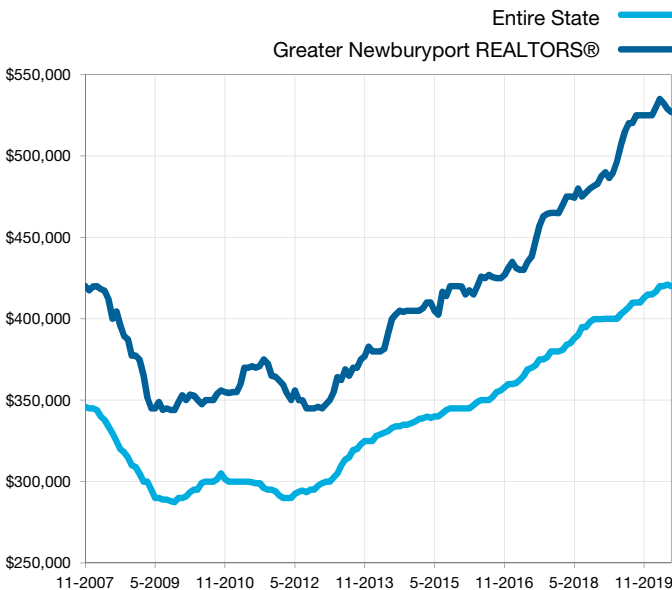
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	42	50	+ 19.0%	215	200	- 7.0%
Closed Sales	37	40	+ 8.1%	197	160	- 18.8%
Median Sales Price*	\$410,000	\$367,500	- 10.4%	\$377,500	\$381,500	+ 1.1%
Inventory of Homes for Sale	105	77	- 26.7%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.5%	--	--	--
Cumulative Days on Market Until Sale	39	47	+ 21.2%	56	52	- 7.0%
Percent of Original List Price Received*	99.5%	99.1%	- 0.3%	98.3%	99.0%	+ 0.8%
New Listings	58	73	+ 25.9%	292	287	- 1.7%

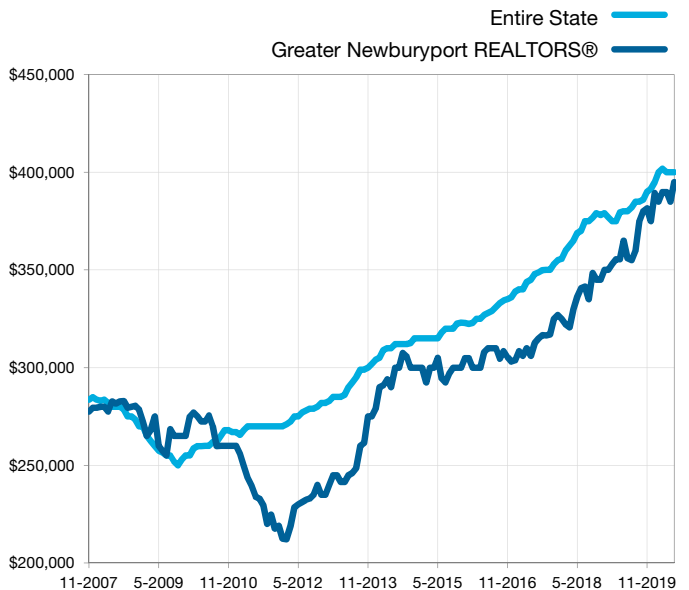
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 3.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.4%

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

- 58.4%

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

Single-Family Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	292	399	+ 36.6%	1,446	1,540	+ 6.5%
Closed Sales	265	276	+ 4.2%	1,231	1,164	- 5.4%
Median Sales Price*	\$290,000	\$310,000	+ 6.9%	\$265,000	\$304,000	+ 14.7%
Inventory of Homes for Sale	803	311	- 61.3%	--	--	--
Months Supply of Inventory	3.4	1.3	- 60.6%	--	--	--
Cumulative Days on Market Until Sale	51	40	- 21.8%	63	59	- 6.7%
Percent of Original List Price Received*	99.3%	100.1%	+ 0.8%	96.9%	97.8%	+ 0.9%
New Listings	408	329	- 19.4%	1,962	1,649	- 16.0%

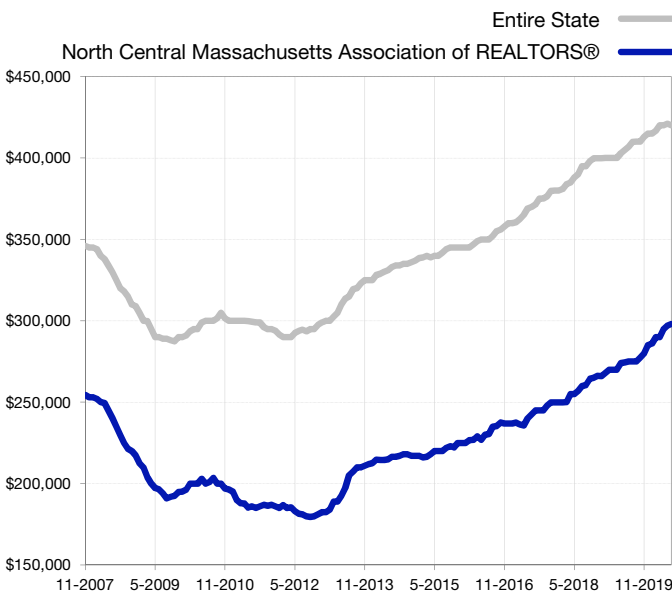
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	41	42	+ 2.4%	207	192	- 7.2%
Closed Sales	38	38	0.0%	176	166	- 5.7%
Median Sales Price*	\$177,000	\$228,450	+ 29.1%	\$182,250	\$212,950	+ 16.8%
Inventory of Homes for Sale	75	54	- 28.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 22.1%	--	--	--
Cumulative Days on Market Until Sale	35	52	+ 46.1%	46	60	+ 29.8%
Percent of Original List Price Received*	99.1%	99.1%	+ 0.0%	98.4%	98.8%	+ 0.5%
New Listings	54	44	- 18.5%	272	230	- 15.4%

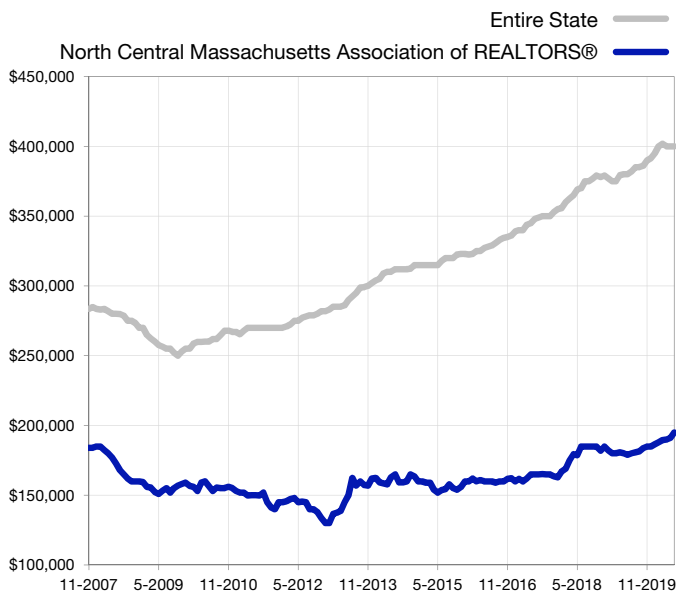
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 27.2%

+ 7.6%

- 49.1%

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	461	535	+ 16.1%	2,119	1,852	- 12.6%
Closed Sales	450	326	- 27.6%	1,741	1,442	- 17.2%
Median Sales Price*	\$500,000	\$529,000	+ 5.8%	\$455,000	\$500,000	+ 9.9%
Inventory of Homes for Sale	864	401	- 53.6%	--	--	--
Months Supply of Inventory	2.6	1.3	- 49.7%	--	--	--
Cumulative Days on Market Until Sale	47	38	- 18.8%	56	47	- 16.2%
Percent of Original List Price Received*	99.0%	99.7%	+ 0.7%	97.5%	98.6%	+ 1.1%
New Listings	545	529	- 2.9%	2,688	2,100	- 21.9%

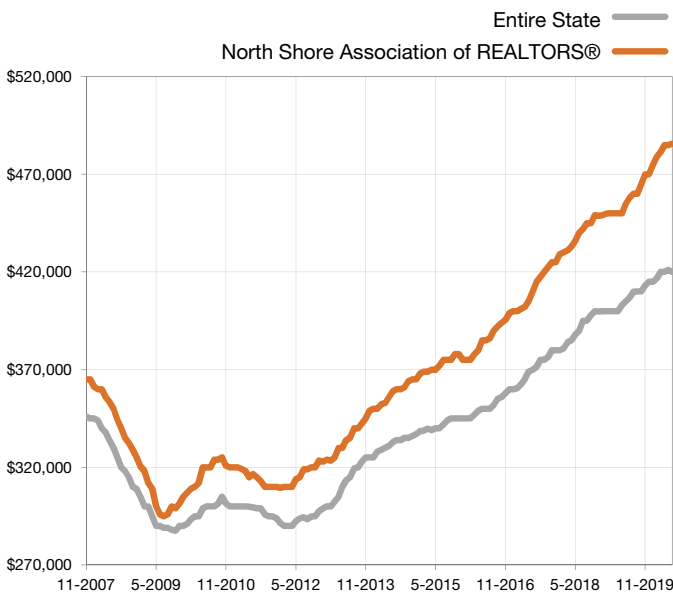
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	187	217	+ 16.0%	1,005	825	- 17.9%
Closed Sales	186	137	- 26.3%	851	683	- 19.7%
Median Sales Price*	\$310,750	\$355,000	+ 14.2%	\$314,000	\$336,000	+ 7.0%
Inventory of Homes for Sale	347	215	- 38.0%	--	--	--
Months Supply of Inventory	2.3	1.5	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	43	52	+ 20.4%	52	54	+ 2.3%
Percent of Original List Price Received*	99.0%	99.8%	+ 0.8%	98.4%	99.2%	+ 0.8%
New Listings	221	224	+ 1.4%	1,221	954	- 21.9%

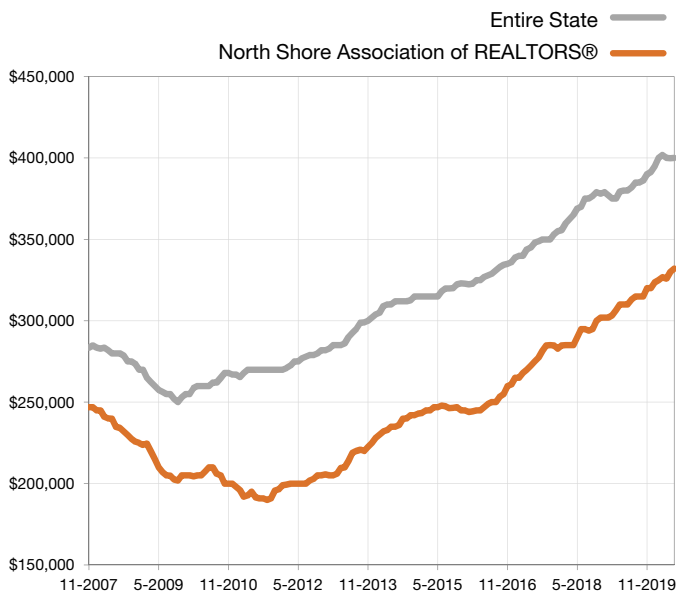
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 25.2%

+ 12.4%

- 49.5%

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	487	508	+ 4.3%	2,141	1,798	- 16.0%
Closed Sales	439	317	- 27.8%	1,714	1,372	- 20.0%
Median Sales Price*	\$452,500	\$513,000	+ 13.4%	\$440,000	\$469,000	+ 6.6%
Inventory of Homes for Sale	727	342	- 53.0%	--	--	--
Months Supply of Inventory	2.2	1.1	- 49.7%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 3.7%	53	46	- 13.4%
Percent of Original List Price Received*	99.4%	100.1%	+ 0.8%	98.1%	99.2%	+ 1.1%
New Listings	557	508	- 8.8%	2,698	2,075	- 23.1%

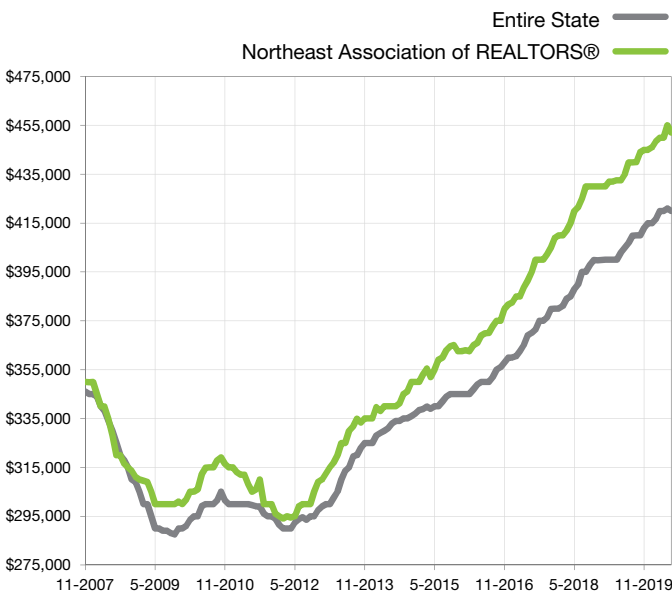
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	144	191	+ 32.6%	857	709	- 17.3%
Closed Sales	165	135	- 18.2%	730	553	- 24.2%
Median Sales Price*	\$285,000	\$279,777	- 1.8%	\$266,950	\$290,400	+ 8.8%
Inventory of Homes for Sale	241	147	- 39.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 29.9%	--	--	--
Cumulative Days on Market Until Sale	37	41	+ 9.5%	47	44	- 5.8%
Percent of Original List Price Received*	99.7%	99.6%	- 0.0%	99.0%	99.5%	+ 0.5%
New Listings	156	181	+ 16.0%	983	828	- 15.8%

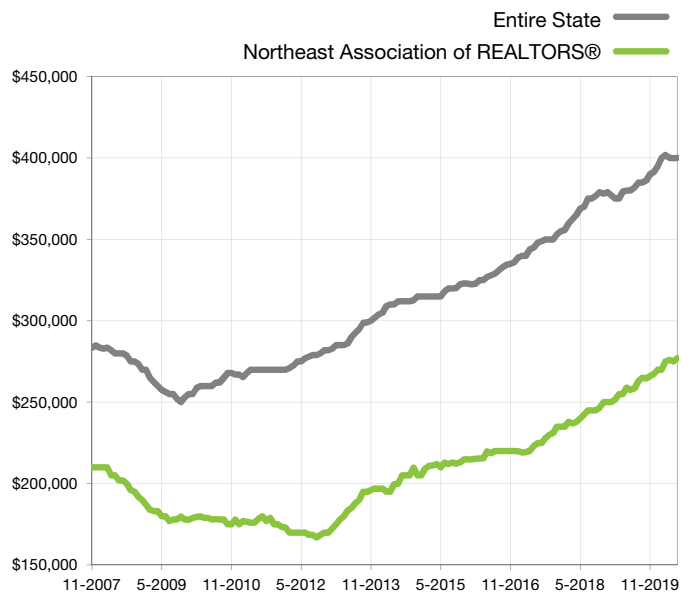
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 27.0%

+ 3.6%

- 52.4%

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	709	831	+ 17.2%	3,358	3,181	- 5.3%
Closed Sales	696	502	- 27.9%	2,778	2,469	- 11.1%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$316,250	\$330,000	+ 4.3%
Inventory of Homes for Sale	1,586	727	- 54.2%	--	--	--
Months Supply of Inventory	3.0	1.4	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	47	45	- 2.6%	66	57	- 12.5%
Percent of Original List Price Received*	99.2%	98.9%	- 0.4%	97.3%	97.9%	+ 0.6%
New Listings	899	790	- 12.1%	4,440	3,627	- 18.3%

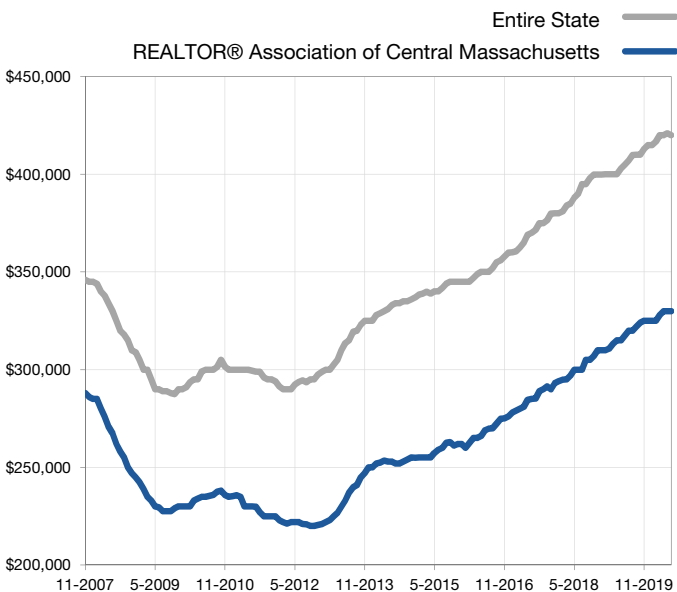
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	156	194	+ 24.4%	769	756	- 1.7%
Closed Sales	149	115	- 22.8%	663	595	- 10.3%
Median Sales Price*	\$255,000	\$262,000	+ 2.7%	\$236,000	\$250,000	+ 5.9%
Inventory of Homes for Sale	356	197	- 44.7%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.8%	--	--	--
Cumulative Days on Market Until Sale	46	41	- 10.6%	59	56	- 4.6%
Percent of Original List Price Received*	99.1%	99.6%	+ 0.6%	98.5%	98.7%	+ 0.2%
New Listings	203	184	- 9.4%	996	872	- 12.4%

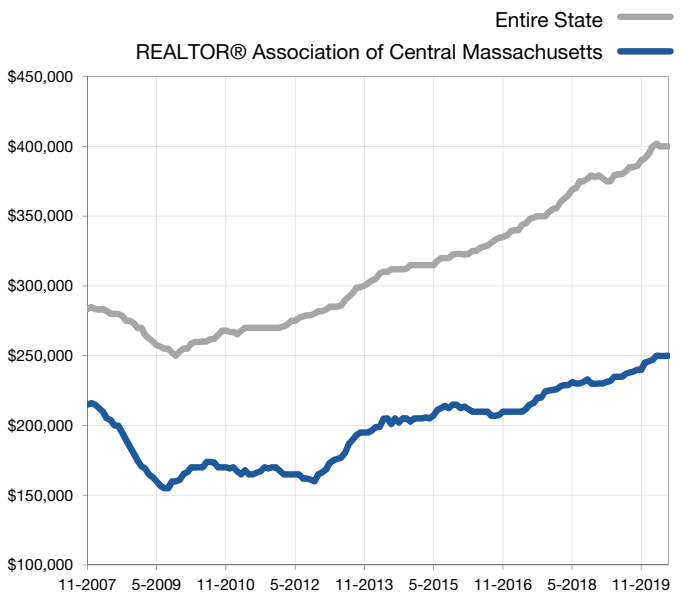
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 19.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.9%

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

- 50.7%

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

Single-Family Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	615	764	+ 24.2%	3,131	3,055	- 2.4%
Closed Sales	612	497	- 18.8%	2,626	2,357	- 10.2%
Median Sales Price*	\$240,000	\$255,000	+ 6.3%	\$220,000	\$232,625	+ 5.7%
Inventory of Homes for Sale	1,674	787	- 53.0%	--	--	--
Months Supply of Inventory	3.4	1.6	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	55	55	- 0.1%	76	67	- 12.1%
Percent of Original List Price Received*	98.2%	98.4%	+ 0.2%	95.9%	96.9%	+ 1.0%
New Listings	841	714	- 15.1%	4,121	3,376	- 18.1%

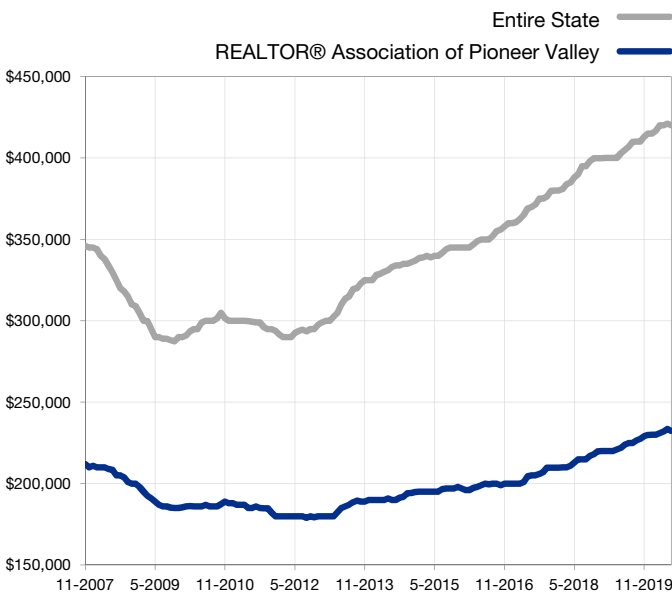
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	82	84	+ 2.4%	485	378	- 22.1%
Closed Sales	87	69	- 20.7%	416	309	- 25.7%
Median Sales Price*	\$180,000	\$175,000	- 2.8%	\$158,500	\$163,900	+ 3.4%
Inventory of Homes for Sale	207	141	- 31.9%	--	--	--
Months Supply of Inventory	2.7	2.1	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	58	57	- 1.1%	81	61	- 23.7%
Percent of Original List Price Received*	97.3%	97.7%	+ 0.4%	96.4%	97.4%	+ 1.0%
New Listings	87	91	+ 4.6%	557	435	- 21.9%

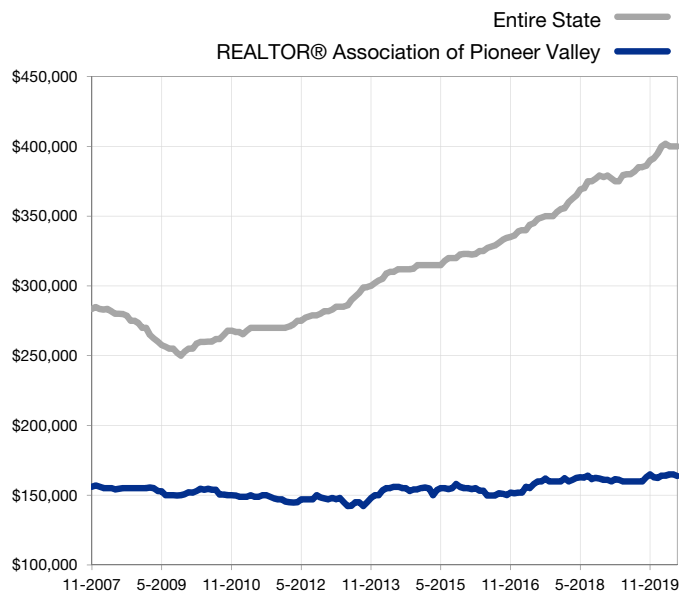
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 18.8%

+ 5.9%

- 53.9%

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	488	649	+ 33.0%	2,523	2,465	- 2.3%
Closed Sales	506	392	- 22.5%	2,157	1,875	- 13.1%
Median Sales Price*	\$350,000	\$375,000	+ 7.1%	\$335,000	\$352,900	+ 5.3%
Inventory of Homes for Sale	1,292	607	- 53.0%	--	--	--
Months Supply of Inventory	3.1	1.6	- 49.2%	--	--	--
Cumulative Days on Market Until Sale	50	53	+ 5.9%	67	63	- 6.7%
Percent of Original List Price Received*	98.9%	97.9%	- 1.0%	97.1%	97.6%	+ 0.5%
New Listings	634	605	- 4.6%	3,250	2,727	- 16.1%

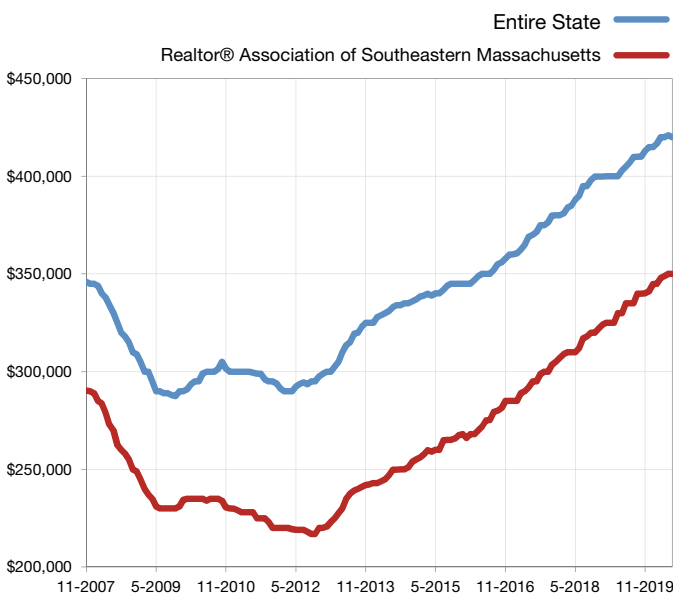
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	72	98	+ 36.1%	437	401	- 8.2%
Closed Sales	69	75	+ 8.7%	383	335	- 12.5%
Median Sales Price*	\$225,000	\$239,900	+ 6.6%	\$220,000	\$240,000	+ 9.1%
Inventory of Homes for Sale	195	79	- 59.5%	--	--	--
Months Supply of Inventory	2.8	1.2	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	43	41	- 5.9%	60	50	- 15.4%
Percent of Original List Price Received*	98.9%	97.9%	- 1.0%	97.7%	97.8%	+ 0.1%
New Listings	90	95	+ 5.6%	545	461	- 15.4%

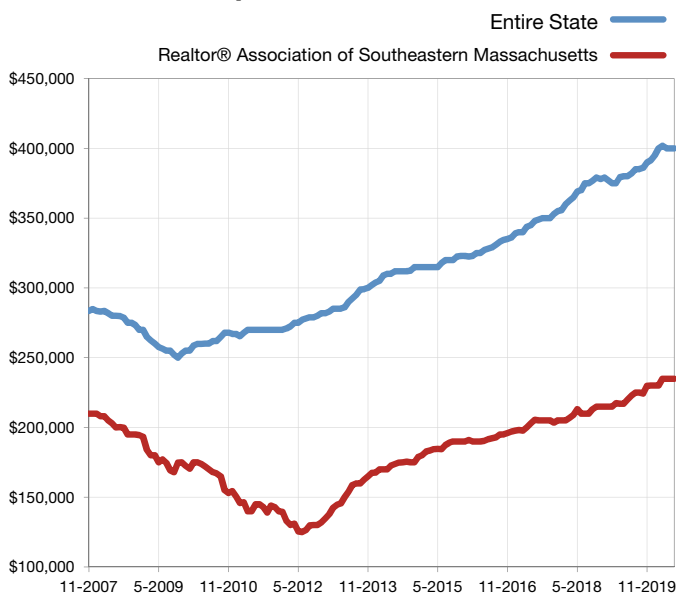
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 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

- 12.0%

- 1.1%

- 60.0%

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	124	149	+ 20.2%	538	582	+ 8.2%
Closed Sales	87	76	- 12.6%	442	451	+ 2.0%
Median Sales Price*	\$314,000	\$308,750	- 1.7%	\$295,000	\$322,500	+ 9.3%
Inventory of Homes for Sale	363	136	- 62.5%	--	--	--
Months Supply of Inventory	4.3	1.5	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	73	79	+ 7.7%	84	72	- 14.5%
Percent of Original List Price Received*	96.5%	96.7%	+ 0.2%	95.2%	96.5%	+ 1.4%
New Listings	168	124	- 26.2%	759	617	- 18.7%

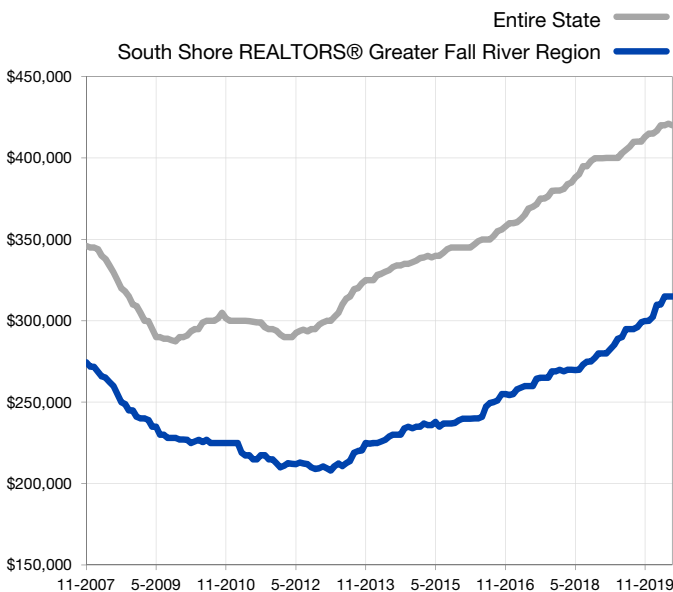
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	12	- 14.3%	53	48	- 9.4%
Closed Sales	5	5	0.0%	44	44	0.0%
Median Sales Price*	\$136,000	\$185,000	+ 36.0%	\$169,000	\$155,500	- 8.0%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	3.4	2.1	- 37.2%	--	--	--
Cumulative Days on Market Until Sale	50	69	+ 39.9%	68	34	- 49.5%
Percent of Original List Price Received*	91.6%	90.5%	- 1.1%	95.3%	95.7%	+ 0.4%
New Listings	11	14	+ 27.3%	68	73	+ 7.4%

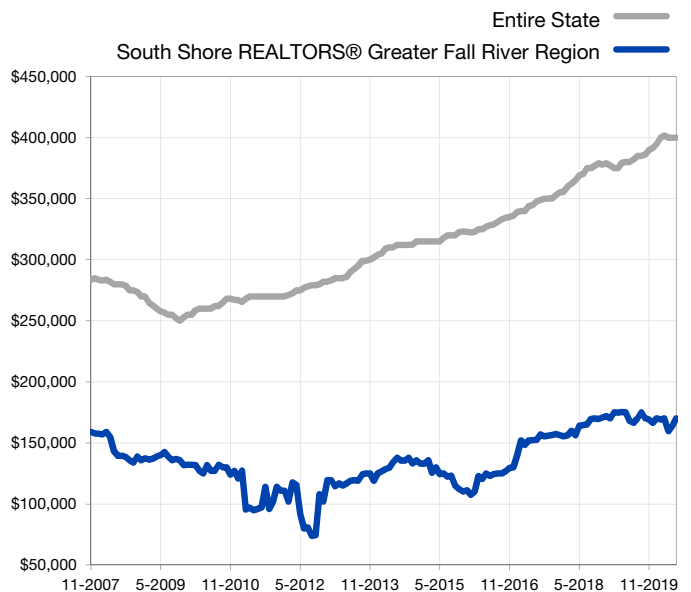
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 26.8%

+ 6.0%

- 51.8%

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

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	665	844	+ 26.9%	3,158	3,052	- 3.4%
Closed Sales	692	496	- 28.3%	2,595	2,264	- 12.8%
Median Sales Price*	\$461,250	\$499,950	+ 8.4%	\$442,500	\$470,000	+ 6.2%
Inventory of Homes for Sale	1,669	740	- 55.7%	--	--	--
Months Supply of Inventory	3.4	1.6	- 53.4%	--	--	--
Cumulative Days on Market Until Sale	47	49	+ 5.8%	64	63	- 0.2%
Percent of Original List Price Received*	98.4%	98.2%	- 0.3%	97.2%	97.4%	+ 0.2%
New Listings	859	799	- 7.0%	4,483	3,569	- 20.4%

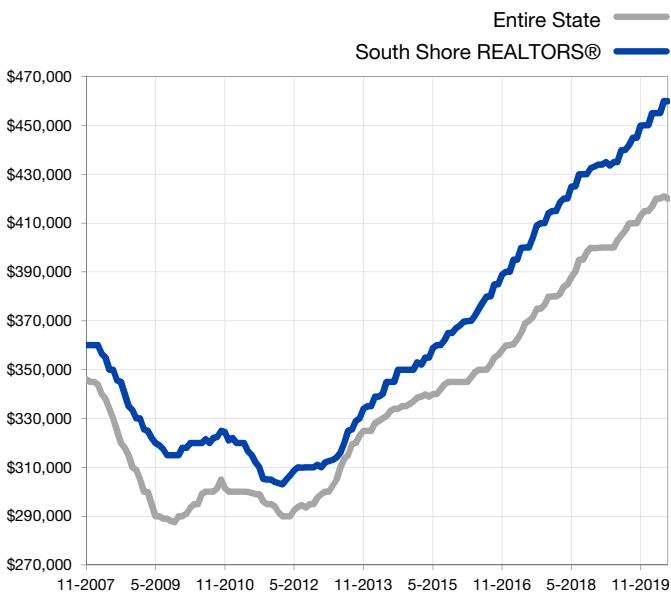
Condominium Properties

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	192	224	+ 16.7%	1,038	888	- 14.5%
Closed Sales	204	160	- 21.6%	912	740	- 18.9%
Median Sales Price*	\$360,000	\$372,750	+ 3.5%	\$340,000	\$368,050	+ 8.3%
Inventory of Homes for Sale	494	303	- 38.7%	--	--	--
Months Supply of Inventory	3.0	2.0	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	58	69	+ 18.0%	62	64	+ 3.4%
Percent of Original List Price Received*	99.1%	97.6%	- 1.6%	98.3%	98.1%	- 0.2%
New Listings	240	215	- 10.4%	1,370	1,130	- 17.5%

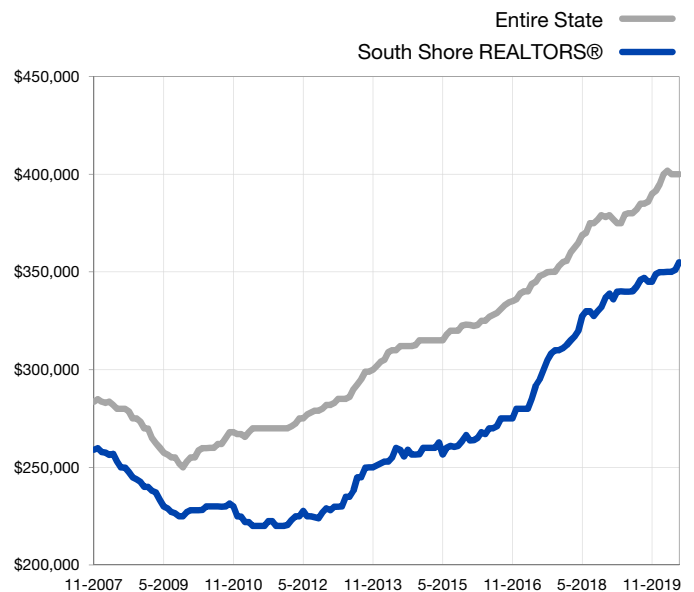
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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