

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	448	670	+ 49.6%	4,264	5,293	+ 24.1%
Closed Sales	438	646	+ 47.5%	4,018	4,611	+ 14.8%
Median Sales Price*	\$445,400	\$549,450	+ 23.4%	\$430,000	\$495,000	+ 15.1%
Inventory of Homes for Sale	2,381	879	- 63.1%	--	--	--
Months Supply of Inventory	5.9	1.9	- 67.8%	--	--	--
Cumulative Days on Market Until Sale	107	86	- 19.6%	108	105	- 2.8%
Percent of Original List Price Received*	94.0%	98.1%	+ 4.4%	94.0%	95.5%	+ 1.6%
New Listings	517	587	+ 13.5%	6,069	5,632	- 7.2%

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

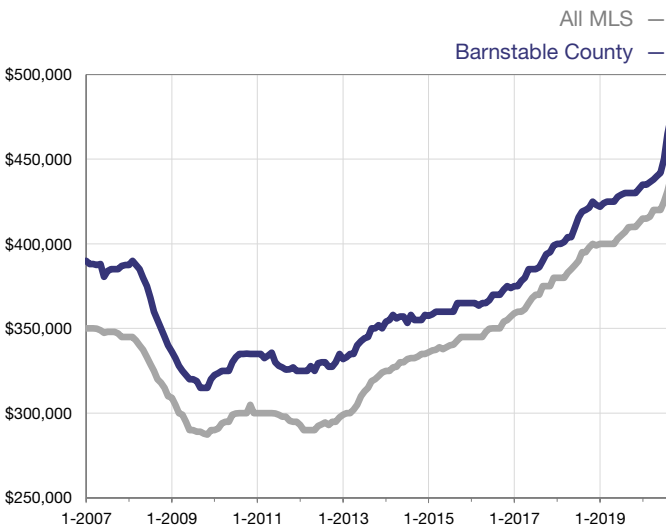
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	112	189	+ 68.8%	1,078	1,333	+ 23.7%
Closed Sales	138	167	+ 21.0%	1,007	1,156	+ 14.8%
Median Sales Price*	\$295,000	\$404,000	+ 36.9%	\$285,000	\$329,000	+ 15.4%
Inventory of Homes for Sale	643	304	- 52.7%	--	--	--
Months Supply of Inventory	6.4	2.7	- 57.8%	--	--	--
Cumulative Days on Market Until Sale	116	118	+ 1.7%	107	108	+ 0.9%
Percent of Original List Price Received*	93.4%	96.9%	+ 3.7%	94.4%	95.9%	+ 1.6%
New Listings	149	164	+ 10.1%	1,580	1,500	- 5.1%

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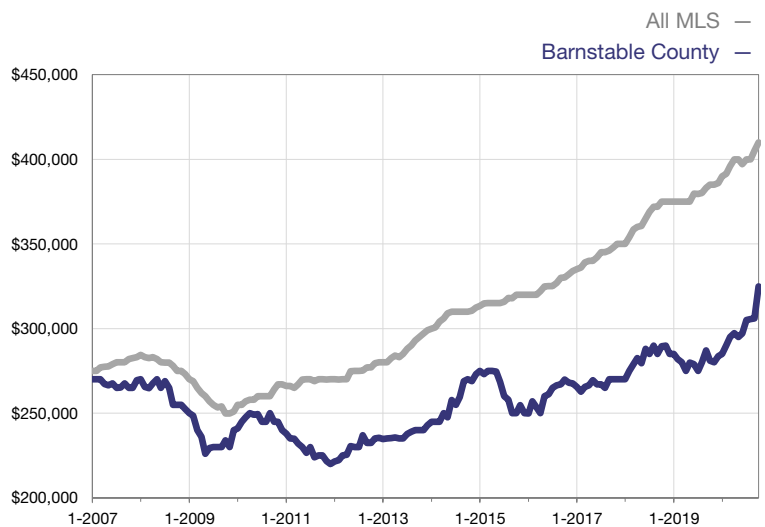
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	145	178	+ 22.8%	1,320	1,599	+ 21.1%
Closed Sales	151	235	+ 55.6%	1,215	1,403	+ 15.5%
Median Sales Price*	\$219,000	\$285,000	+ 30.1%	\$220,000	\$255,000	+ 15.9%
Inventory of Homes for Sale	975	427	- 56.2%	--	--	--
Months Supply of Inventory	8.0	3.1	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	91	86	- 5.5%	88	89	+ 1.1%
Percent of Original List Price Received*	90.4%	95.1%	+ 5.2%	92.2%	94.4%	+ 2.4%
New Listings	164	169	+ 3.0%	2,083	1,809	- 13.2%

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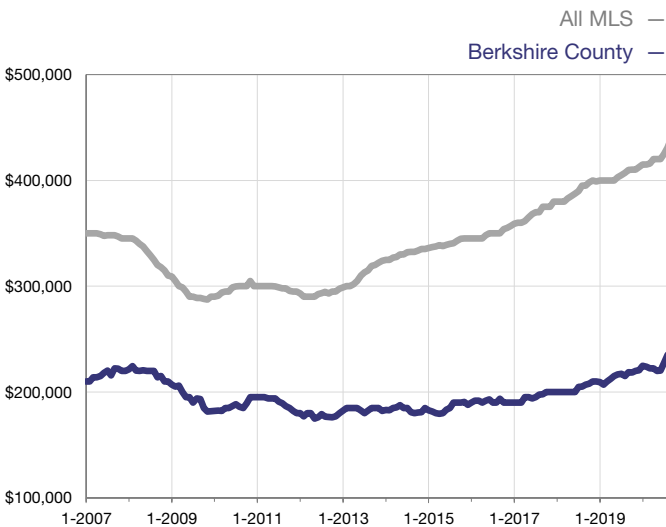
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	15	- 21.1%	163	163	0.0%
Closed Sales	28	38	+ 35.7%	143	156	+ 9.1%
Median Sales Price*	\$220,000	\$220,493	+ 0.2%	\$199,500	\$315,000	+ 57.9%
Inventory of Homes for Sale	160	68	- 57.5%	--	--	--
Months Supply of Inventory	11.2	4.3	- 61.6%	--	--	--
Cumulative Days on Market Until Sale	114	184	+ 61.4%	118	152	+ 28.8%
Percent of Original List Price Received*	90.4%	93.0%	+ 2.9%	92.5%	92.8%	+ 0.3%
New Listings	19	15	- 21.1%	252	188	- 25.4%

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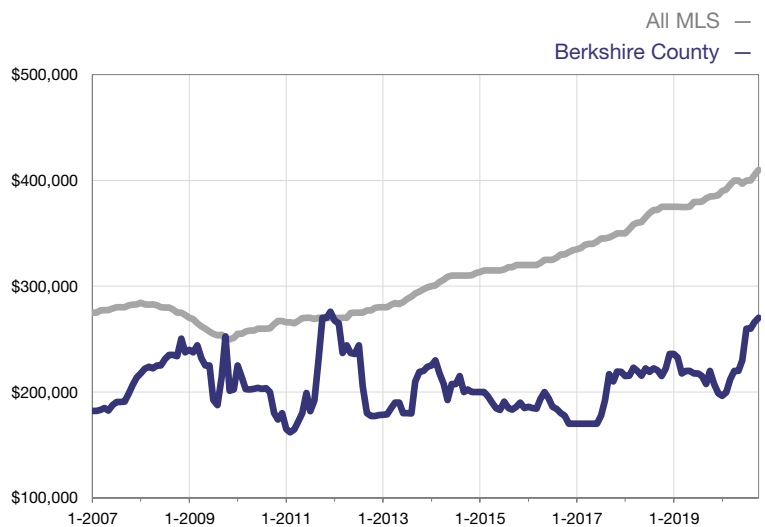
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Bristol County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	449	530	+ 18.0%	4,188	4,455	+ 6.4%
Closed Sales	402	469	+ 16.7%	3,902	3,855	- 1.2%
Median Sales Price*	\$339,500	\$395,000	+ 16.3%	\$338,000	\$364,000	+ 7.7%
Inventory of Homes for Sale	1,281	477	- 62.8%	--	--	--
Months Supply of Inventory	3.3	1.2	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	54	43	- 20.4%	64	55	- 14.1%
Percent of Original List Price Received*	96.8%	100.7%	+ 4.0%	96.8%	98.8%	+ 2.1%
New Listings	526	542	+ 3.0%	5,385	4,889	- 9.2%

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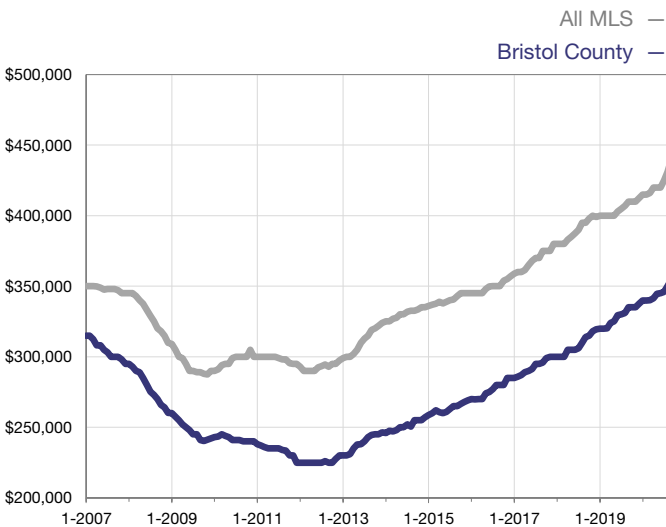
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	86	99	+ 15.1%	718	757	+ 5.4%
Closed Sales	87	90	+ 3.4%	658	672	+ 2.1%
Median Sales Price*	\$211,000	\$250,000	+ 18.5%	\$225,000	\$242,500	+ 7.8%
Inventory of Homes for Sale	175	93	- 46.9%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	55	34	- 38.2%	60	45	- 25.0%
Percent of Original List Price Received*	97.1%	100.0%	+ 3.0%	97.2%	98.6%	+ 1.4%
New Listings	103	105	+ 1.9%	901	857	- 4.9%

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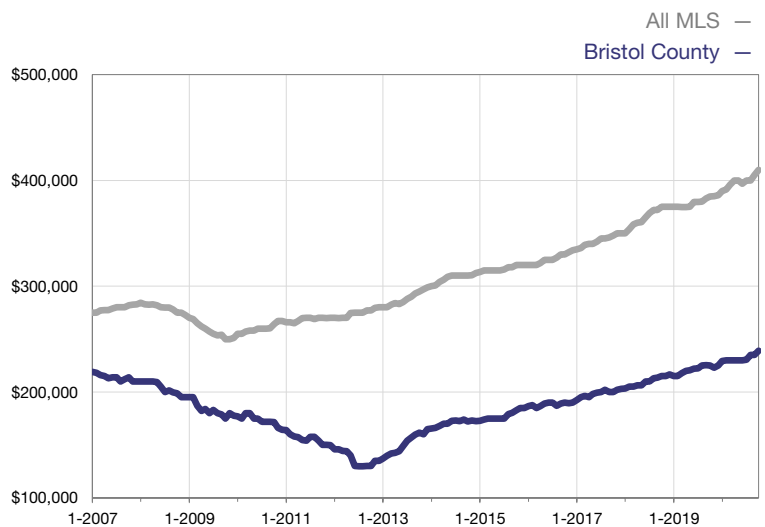
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Dukes County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	12	+ 9.1%	64	80	+ 25.0%
Closed Sales	8	9	+ 12.5%	58	73	+ 25.9%
Median Sales Price*	\$846,250	\$1,575,000	+ 86.1%	\$835,000	\$1,430,000	+ 71.3%
Inventory of Homes for Sale	87	48	- 44.8%	--	--	--
Months Supply of Inventory	12.1	6.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	161	85	- 47.2%	174	166	- 4.6%
Percent of Original List Price Received*	95.0%	95.3%	+ 0.3%	93.0%	92.0%	- 1.1%
New Listings	9	12	+ 33.3%	143	128	- 10.5%

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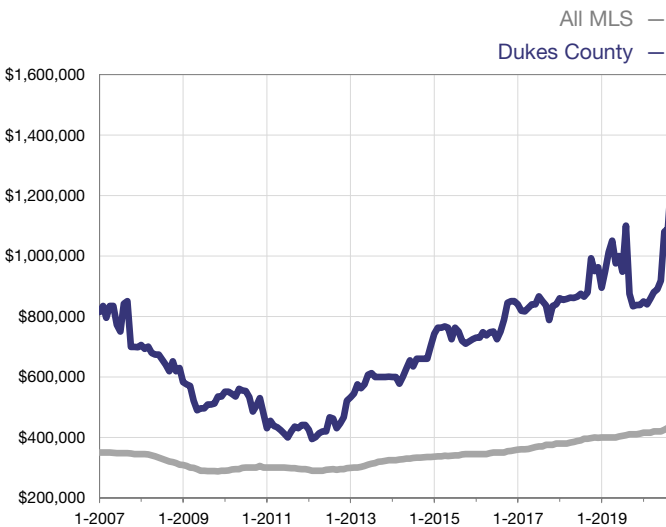
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	7	4	- 42.9%
Closed Sales	2	0	- 100.0%	8	3	- 62.5%
Median Sales Price*	\$439,500	\$0	- 100.0%	\$595,000	\$80,000	- 86.6%
Inventory of Homes for Sale	2	11	+ 450.0%	--	--	--
Months Supply of Inventory	1.1	7.3	+ 563.6%	--	--	--
Cumulative Days on Market Until Sale	471	0	- 100.0%	223	40	- 82.1%
Percent of Original List Price Received*	84.8%	0.0%	- 100.0%	95.2%	90.3%	- 5.1%
New Listings	0	1	--	8	15	+ 87.5%

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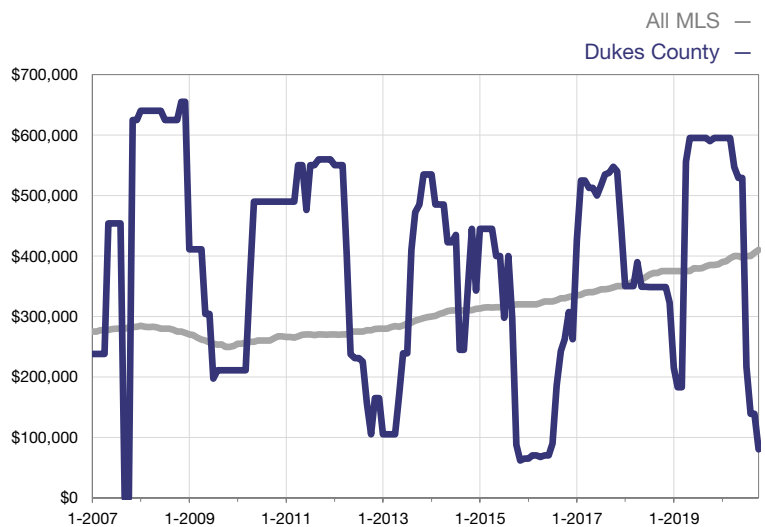
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	565	698	+ 23.5%	5,643	5,517	- 2.2%
Closed Sales	561	617	+ 10.0%	5,298	4,861	- 8.2%
Median Sales Price*	\$474,000	\$545,000	+ 15.0%	\$475,000	\$530,000	+ 11.6%
Inventory of Homes for Sale	1,253	524	- 58.2%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	50	37	- 26.0%	51	43	- 15.7%
Percent of Original List Price Received*	97.7%	102.7%	+ 5.1%	97.9%	100.0%	+ 2.1%
New Listings	685	715	+ 4.4%	7,091	6,169	- 13.0%

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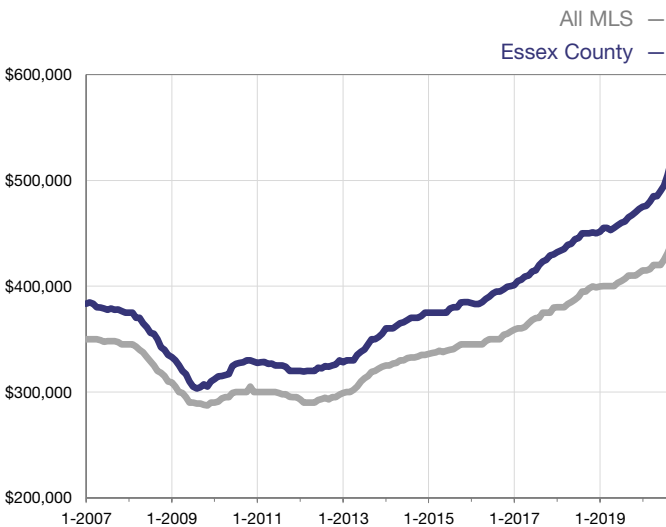
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	265	345	+ 30.2%	2,536	2,568	+ 1.3%
Closed Sales	245	297	+ 21.2%	2,380	2,258	- 5.1%
Median Sales Price*	\$330,000	\$345,000	+ 4.5%	\$315,000	\$345,200	+ 9.6%
Inventory of Homes for Sale	515	277	- 46.2%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	45	35	- 22.2%	49	47	- 4.1%
Percent of Original List Price Received*	98.6%	100.1%	+ 1.5%	98.7%	99.7%	+ 1.0%
New Listings	291	331	+ 13.7%	3,083	2,906	- 5.7%

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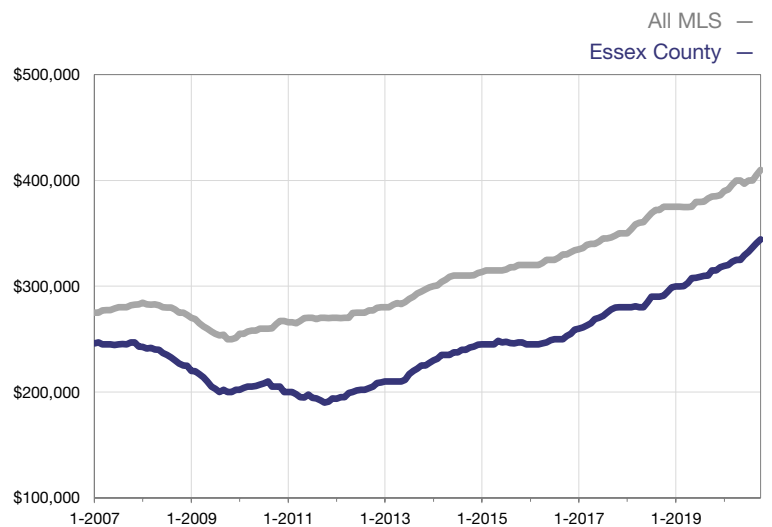
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	45	86	+ 91.1%	537	602	+ 12.1%
Closed Sales	59	78	+ 32.2%	513	525	+ 2.3%
Median Sales Price*	\$225,095	\$265,000	+ 17.7%	\$225,000	\$242,000	+ 7.6%
Inventory of Homes for Sale	238	85	- 64.3%	--	--	--
Months Supply of Inventory	4.8	1.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	75	42	- 44.0%	87	72	- 17.2%
Percent of Original List Price Received*	93.2%	97.1%	+ 4.2%	94.2%	95.7%	+ 1.6%
New Listings	68	84	+ 23.5%	728	654	- 10.2%

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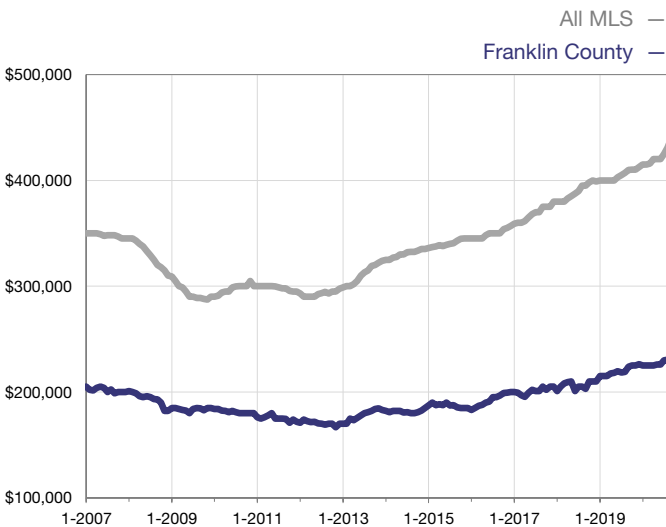
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	2	0.0%	37	34	- 8.1%
Closed Sales	4	6	+ 50.0%	36	32	- 11.1%
Median Sales Price*	\$171,000	\$209,450	+ 22.5%	\$200,000	\$182,000	- 9.0%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	3.5	0.7	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	43	38	- 11.6%	90	71	- 21.1%
Percent of Original List Price Received*	97.0%	101.0%	+ 4.1%	96.0%	97.5%	+ 1.6%
New Listings	5	1	- 80.0%	42	37	- 11.9%

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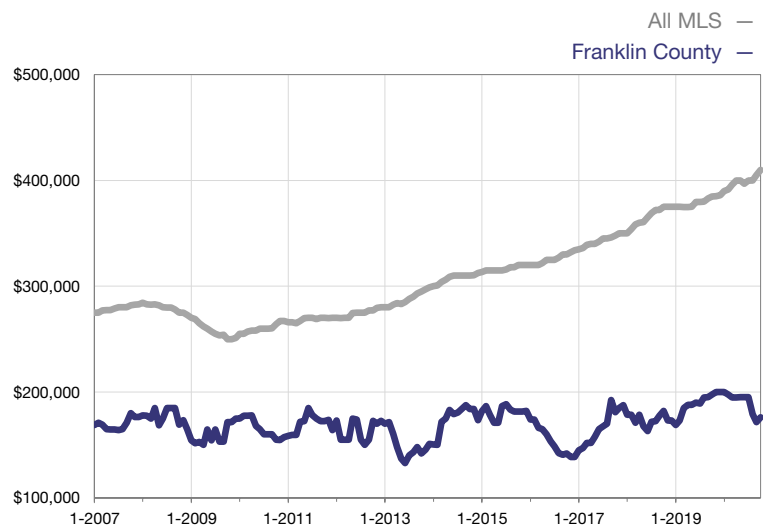
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	347	460	+ 32.6%	3,709	3,834	+ 3.4%
Closed Sales	391	423	+ 8.2%	3,521	3,341	- 5.1%
Median Sales Price*	\$220,000	\$249,999	+ 13.6%	\$211,000	\$232,500	+ 10.2%
Inventory of Homes for Sale	1,067	448	- 58.0%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	50	38	- 24.0%	59	49	- 16.9%
Percent of Original List Price Received*	97.0%	100.7%	+ 3.8%	96.9%	98.9%	+ 2.1%
New Listings	459	493	+ 7.4%	4,766	4,277	- 10.3%

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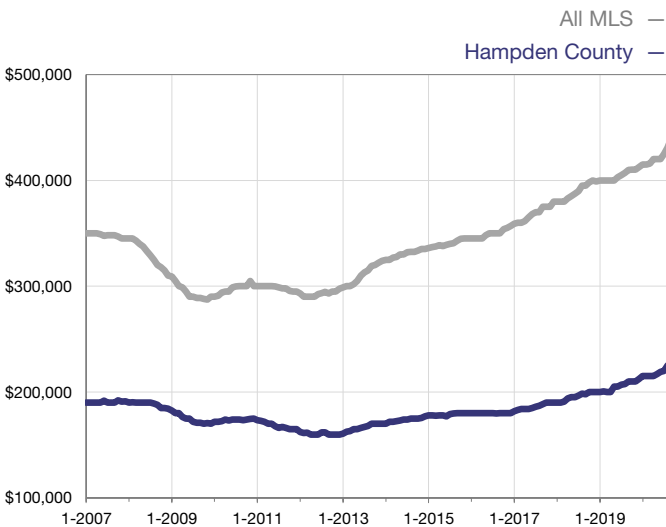
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	50	48	- 4.0%	493	457	- 7.3%
Closed Sales	50	43	- 14.0%	486	418	- 14.0%
Median Sales Price*	\$143,750	\$179,500	+ 24.9%	\$144,000	\$156,750	+ 8.9%
Inventory of Homes for Sale	130	66	- 49.2%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 25.5%	68	56	- 17.6%
Percent of Original List Price Received*	97.6%	99.9%	+ 2.4%	96.5%	98.0%	+ 1.6%
New Listings	69	44	- 36.2%	589	482	- 18.2%

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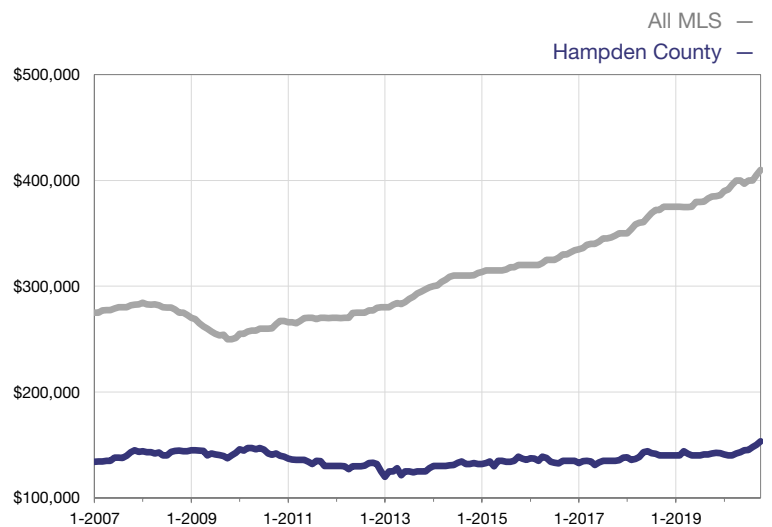
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	102	145	+ 42.2%	1,149	1,175	+ 2.3%
Closed Sales	131	129	- 1.5%	1,060	1,037	- 2.2%
Median Sales Price*	\$270,000	\$300,000	+ 11.1%	\$290,000	\$315,000	+ 8.6%
Inventory of Homes for Sale	416	185	- 55.5%	--	--	--
Months Supply of Inventory	3.9	1.8	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	57	51	- 10.5%	76	65	- 14.5%
Percent of Original List Price Received*	95.6%	98.7%	+ 3.2%	95.7%	97.5%	+ 1.9%
New Listings	143	119	- 16.8%	1,531	1,298	- 15.2%

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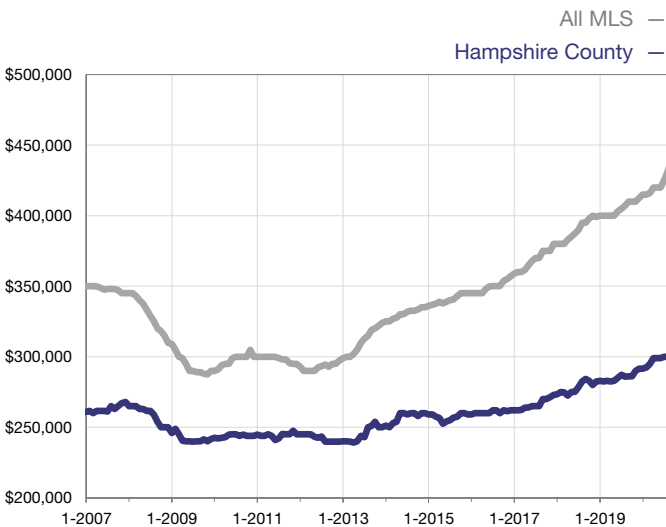
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	27	32	+ 18.5%	247	223	- 9.7%
Closed Sales	22	21	- 4.5%	232	192	- 17.2%
Median Sales Price*	\$248,750	\$285,000	+ 14.6%	\$237,000	\$232,500	- 1.9%
Inventory of Homes for Sale	75	52	- 30.7%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	49	44	- 10.2%	68	60	- 11.8%
Percent of Original List Price Received*	97.8%	97.6%	- 0.2%	97.8%	97.9%	+ 0.1%
New Listings	34	39	+ 14.7%	284	265	- 6.7%

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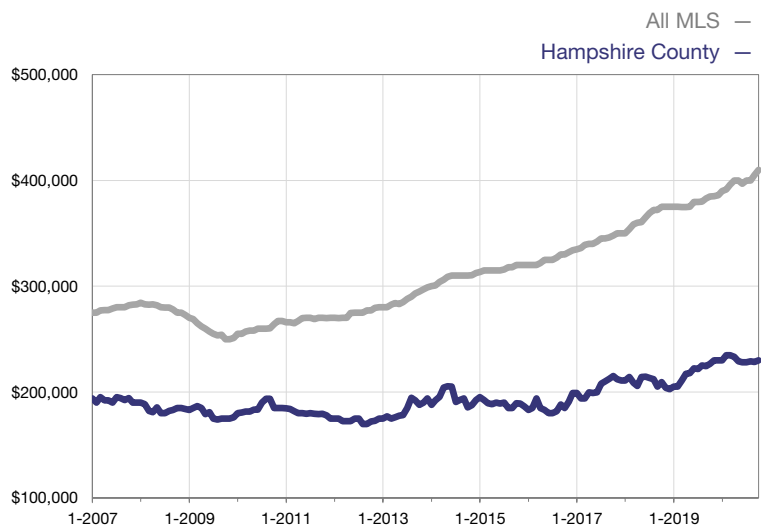
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Middlesex County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,019	1,196	+ 17.4%	9,866	10,036	+ 1.7%
Closed Sales	846	1,104	+ 30.5%	9,256	8,857	- 4.3%
Median Sales Price*	\$550,000	\$649,950	+ 18.2%	\$579,900	\$635,000	+ 9.5%
Inventory of Homes for Sale	2,240	1,087	- 51.5%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	48	31	- 35.4%	47	41	- 12.8%
Percent of Original List Price Received*	97.7%	101.3%	+ 3.7%	98.6%	100.0%	+ 1.4%
New Listings	1,204	1,290	+ 7.1%	12,740	11,559	- 9.3%

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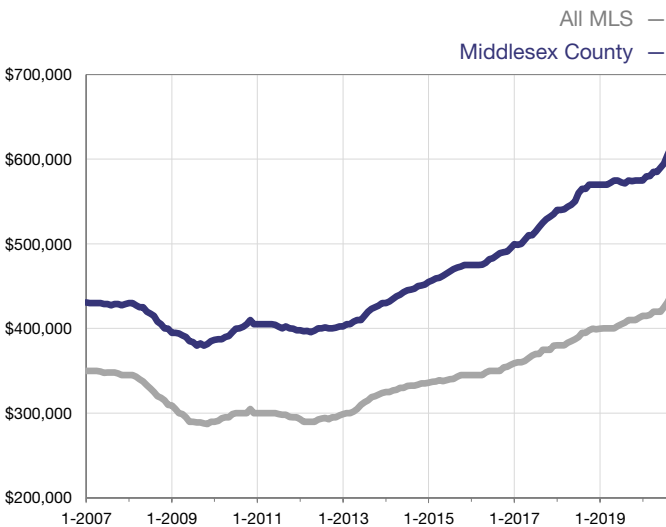
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	514	598	+ 16.3%	5,197	5,014	- 3.5%
Closed Sales	479	530	+ 10.6%	4,777	4,475	- 6.3%
Median Sales Price*	\$435,000	\$486,000	+ 11.7%	\$476,500	\$510,000	+ 7.0%
Inventory of Homes for Sale	1,082	993	- 8.2%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	44	38	- 13.6%	42	43	+ 2.4%
Percent of Original List Price Received*	98.9%	99.6%	+ 0.7%	99.6%	99.5%	- 0.1%
New Listings	627	787	+ 25.5%	6,583	6,422	- 2.4%

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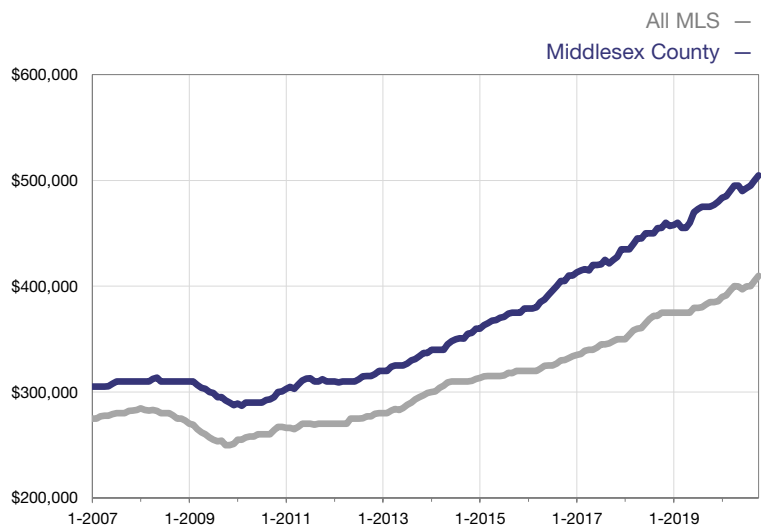
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	8	+ 60.0%	45	61	+ 35.6%
Closed Sales	6	13	+ 116.7%	41	52	+ 26.8%
Median Sales Price*	\$4,800,000	\$2,110,000	- 56.0%	\$1,615,625	\$2,450,000	+ 51.6%
Inventory of Homes for Sale	53	37	- 30.2%	--	--	--
Months Supply of Inventory	11.0	6.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	80	46	- 42.5%	117	80	- 31.6%
Percent of Original List Price Received*	90.8%	94.8%	+ 4.4%	93.0%	93.2%	+ 0.2%
New Listings	9	14	+ 55.6%	98	109	+ 11.2%

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

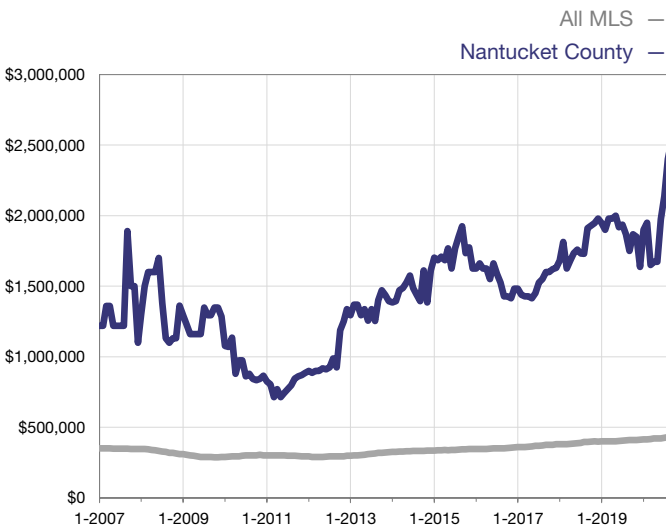
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$285,000	\$987,500	+ 246.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	82	68	- 17.1%
Percent of Original List Price Received*	0.0%	0.0%	--	90.5%	96.9%	+ 7.1%
New Listings	0	1	--	2	5	+ 150.0%

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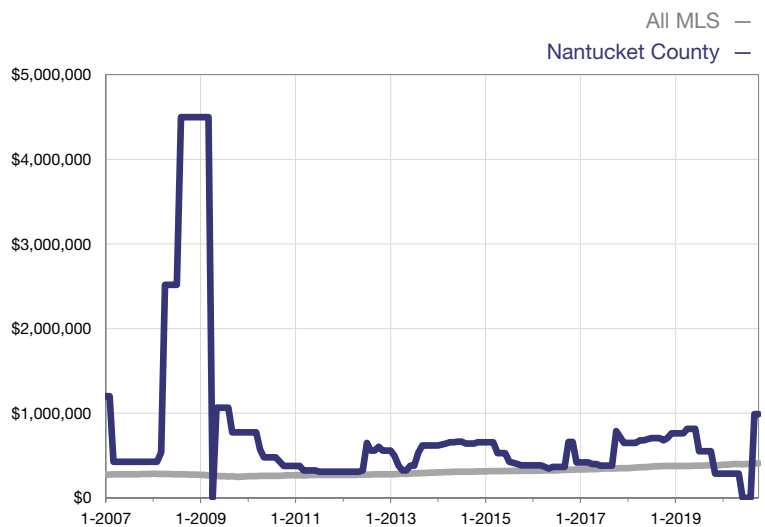
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Norfolk County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	540	708	+ 31.1%	5,373	5,617	+ 4.5%
Closed Sales	518	649	+ 25.3%	5,062	5,001	- 1.2%
Median Sales Price*	\$514,000	\$583,000	+ 13.4%	\$532,888	\$571,000	+ 7.2%
Inventory of Homes for Sale	1,347	657	- 51.2%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	54	36	- 33.3%	51	45	- 11.8%
Percent of Original List Price Received*	97.4%	100.7%	+ 3.4%	97.8%	99.1%	+ 1.3%
New Listings	687	741	+ 7.9%	7,138	6,584	- 7.8%

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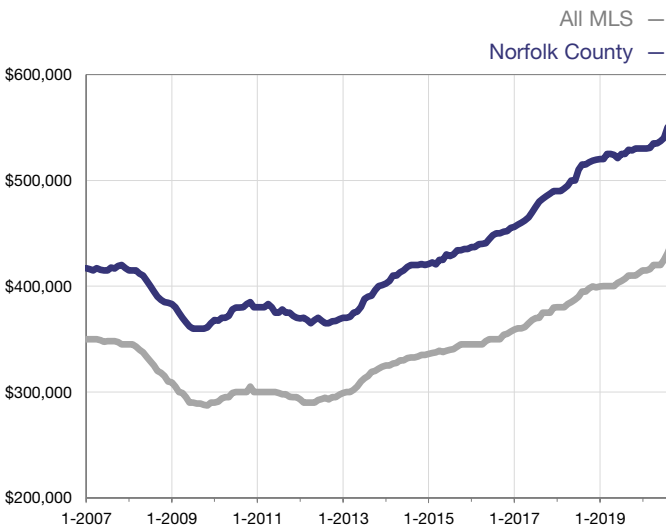
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	214	285	+ 33.2%	2,257	2,075	- 8.1%
Closed Sales	205	258	+ 25.9%	2,047	1,919	- 6.3%
Median Sales Price*	\$418,995	\$472,000	+ 12.7%	\$415,000	\$440,000	+ 6.0%
Inventory of Homes for Sale	597	461	- 22.8%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	52	53	+ 1.9%	49	52	+ 6.1%
Percent of Original List Price Received*	98.7%	99.1%	+ 0.4%	99.0%	99.0%	0.0%
New Listings	284	340	+ 19.7%	3,003	2,747	- 8.5%

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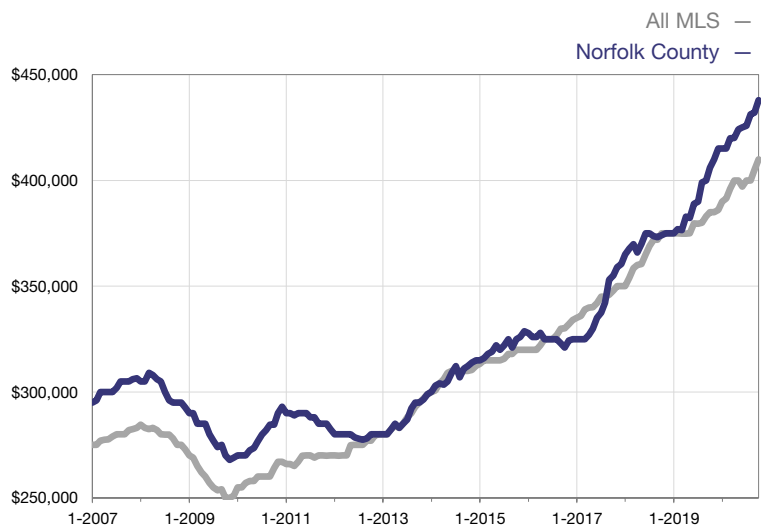
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Plymouth County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	534	662	+ 24.0%	5,477	5,805	+ 6.0%
Closed Sales	560	652	+ 16.4%	5,109	5,075	- 0.7%
Median Sales Price*	\$392,000	\$465,000	+ 18.6%	\$398,000	\$445,000	+ 11.8%
Inventory of Homes for Sale	1,712	599	- 65.0%	--	--	--
Months Supply of Inventory	3.4	1.2	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	65	46	- 29.2%	63	57	- 9.5%
Percent of Original List Price Received*	96.5%	99.9%	+ 3.5%	97.0%	98.3%	+ 1.3%
New Listings	673	683	+ 1.5%	7,406	6,438	- 13.1%

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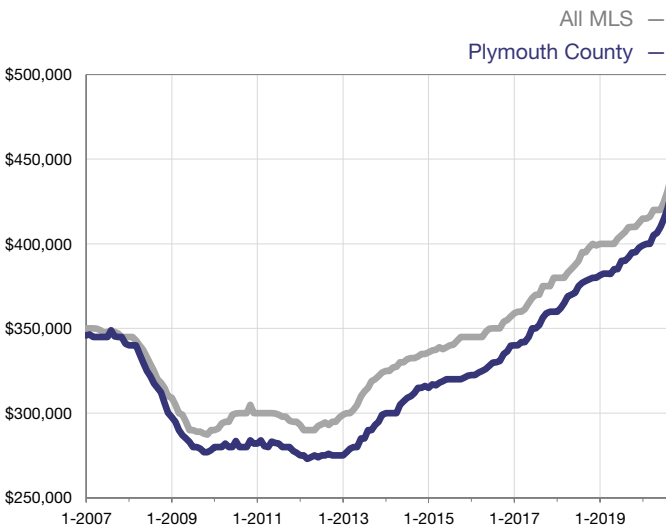
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	101	138	+ 36.6%	1,153	1,216	+ 5.5%
Closed Sales	124	152	+ 22.6%	1,135	1,058	- 6.8%
Median Sales Price*	\$320,950	\$360,625	+ 12.4%	\$315,001	\$350,000	+ 11.1%
Inventory of Homes for Sale	350	172	- 50.9%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	59	49	- 16.9%	64	63	- 1.6%
Percent of Original List Price Received*	97.0%	99.1%	+ 2.2%	98.1%	99.2%	+ 1.1%
New Listings	133	148	+ 11.3%	1,521	1,450	- 4.7%

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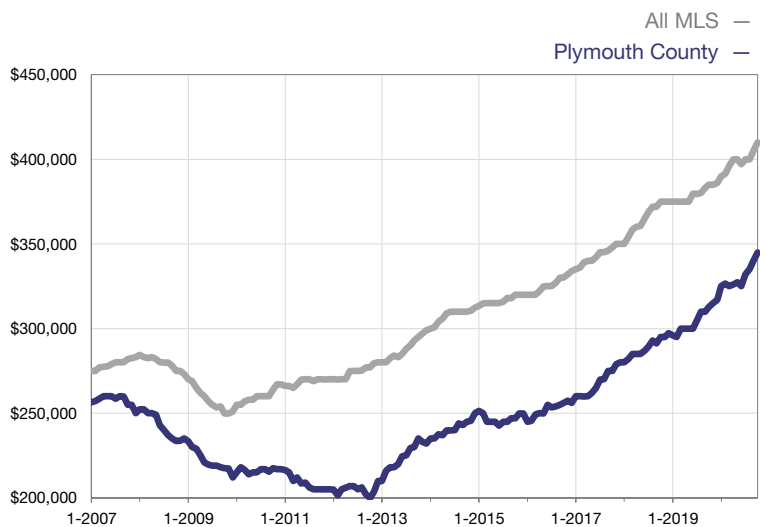
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Suffolk County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	138	177	+ 28.3%	1,145	1,085	- 5.2%
Closed Sales	104	122	+ 17.3%	1,038	922	- 11.2%
Median Sales Price*	\$586,000	\$675,000	+ 15.2%	\$590,000	\$635,000	+ 7.6%
Inventory of Homes for Sale	225	195	- 13.3%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	45	33	- 26.7%	43	35	- 18.6%
Percent of Original List Price Received*	98.7%	99.9%	+ 1.2%	98.7%	99.8%	+ 1.1%
New Listings	162	180	+ 11.1%	1,453	1,415	- 2.6%

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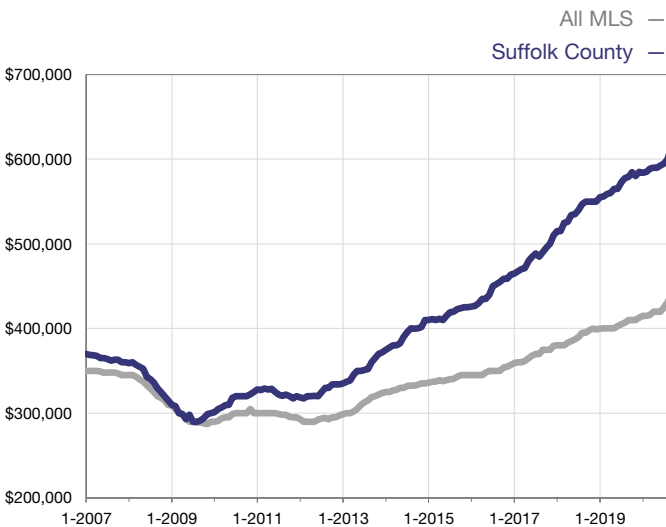
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	437	471	+ 7.8%	4,354	3,945	- 9.4%
Closed Sales	359	347	- 3.3%	4,004	3,619	- 9.6%
Median Sales Price*	\$640,000	\$605,000	- 5.5%	\$624,250	\$640,000	+ 2.5%
Inventory of Homes for Sale	1,383	1,882	+ 36.1%	--	--	--
Months Supply of Inventory	3.6	5.2	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	51	43	- 15.7%	49	48	- 2.0%
Percent of Original List Price Received*	97.0%	97.2%	+ 0.2%	98.1%	98.1%	0.0%
New Listings	633	785	+ 24.0%	6,363	6,977	+ 9.6%

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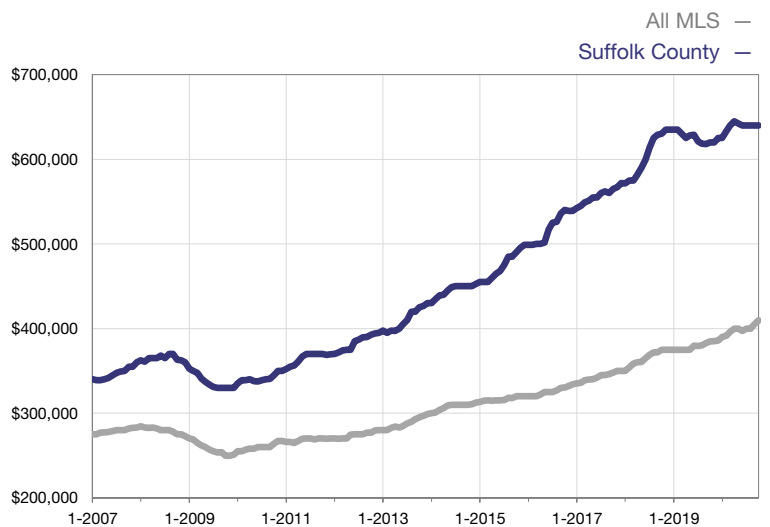
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Worcester County

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	741	914	+ 23.3%	7,321	7,743	+ 5.8%
Closed Sales	848	879	+ 3.7%	6,928	6,802	- 1.8%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$304,000	\$336,000	+ 10.5%
Inventory of Homes for Sale	2,118	839	- 60.4%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	53	37	- 30.2%	58	50	- 13.8%
Percent of Original List Price Received*	97.6%	101.0%	+ 3.5%	97.5%	99.1%	+ 1.6%
New Listings	909	934	+ 2.8%	9,611	8,627	- 10.2%

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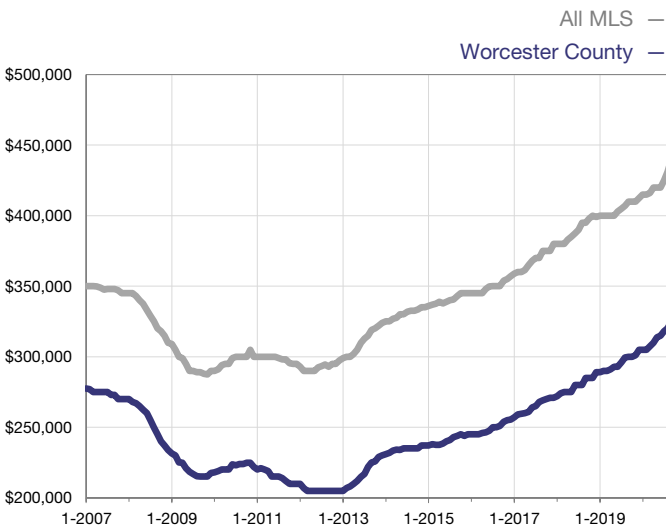
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	154	190	+ 23.4%	1,514	1,586	+ 4.8%
Closed Sales	167	175	+ 4.8%	1,424	1,392	- 2.2%
Median Sales Price*	\$229,900	\$288,000	+ 25.3%	\$225,000	\$249,900	+ 11.1%
Inventory of Homes for Sale	355	162	- 54.4%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	50	49	- 2.0%	53	51	- 3.8%
Percent of Original List Price Received*	98.4%	100.4%	+ 2.0%	98.7%	99.2%	+ 0.5%
New Listings	178	182	+ 2.2%	1,868	1,742	- 6.7%

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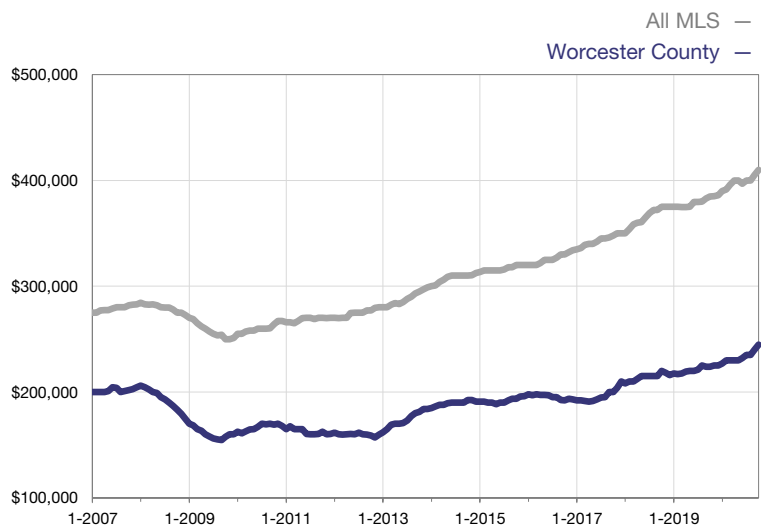
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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