

Multi-Family Housing Activity Report

June 2020



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jun-2019	Jun-2020	+ / -	YTD 2019	YTD 2020	+ / -
Closed Sales A count of sales that have closed within a given month.		651	411	- 36.9%	3,464	2,580	- 25.5%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$418,000	\$441,000	+ 5.5%	\$395,000	\$425,000	+ 7.6%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,926	1,035	- 46.3%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.0	1.9	- 37.9%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		48	45	- 7.3%	55	50	- 9.0%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		97.9%	98.0%	+ 0.1%	96.7%	97.5%	+ 0.8%
New Listings A count of the properties that have been newly listed on the market in a given month.		990	888	- 10.3%	5,308	3,952	- 25.5%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

