

Multi-Family Housing Activity Report

July 2020



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jul-2019	Jul-2020	+ / -	YTD 2019	YTD 2020	+ / -
Closed Sales A count of sales that have closed within a given month.		701	566	- 19.3%	4,165	3,159	- 24.2%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$470,000	\$469,500	- 0.1%	\$405,000	\$430,000	+ 6.2%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,910	1,157	- 39.4%	--	--	--
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	2.1	- 28.9%	--	--	--
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.*		45	44	- 1.4%	54	49	- 8.4%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		98.6%	98.7%	+ 0.1%	97.0%	97.7%	+ 0.7%
New Listings A count of the properties that have been newly listed on the market in a given month.		905	984	+ 8.7%	6,212	4,930	- 20.6%

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

