

Multi-Family Housing Activity Report

February 2021



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Feb-2020	Feb-2021	+ / -	YTD 2020	YTD 2021	+ / -
Closed Sales A count of sales that have closed within a given month.		363	473	+ 30.3%	951	1,106	+ 16.3%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$395,000	\$440,000	+ 11.4%	\$414,900	\$469,900	+ 13.3%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,425	833	- 41.5%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.3	1.5	- 36.1%	--	--	--
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.*		58	48	- 16.2%	53	46	- 13.5%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		96.3%	98.2%	+ 1.9%	96.5%	98.4%	+ 1.9%
New Listings A count of the properties that have been newly listed on the market in a given month.		678	671	- 1.0%	1,267	1,304	+ 2.9%

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

