

Multi-Family Housing Activity Report

October 2021



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Oct-2020	Oct-2021	+ / -	YTD 2020	YTD 2021	+ / -
Closed Sales A count of sales that have closed within a given month.		710	781	+ 10.0%	5,106	7,339	+ 43.7%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$475,000	\$540,000	+ 13.7%	\$450,000	\$525,000	+ 16.7%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		2,015	1,309	- 35.0%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.8	1.8	- 53.3%	--	--	--
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.*		35	33	- 7.2%	46	36	- 22.0%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.3%	100.3%	+ 0.9%	98.3%	100.8%	+ 2.6%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,190	984	- 17.3%	8,307	10,275	+ 23.7%

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

