

Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 31.6%

+ 4.5%

- 38.4%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	125	81	- 35.2%	413	345	- 16.5%
Closed Sales	124	83	- 33.1%	338	332	- 1.8%
Median Sales Price*	\$220,000	\$217,500	- 1.1%	\$209,900	\$215,000	+ 2.4%
Inventory of Homes for Sale	888	567	- 36.1%	--	--	--
Months Supply of Inventory	7.2	4.6	- 35.8%	--	--	--
Cumulative Days on Market Until Sale	103	88	- 14.5%	97	104	+ 7.5%
Percent of Original List Price Received*	91.2%	94.8%	+ 4.0%	91.0%	92.5%	+ 1.7%
New Listings	218	92	- 57.8%	655	437	- 33.3%

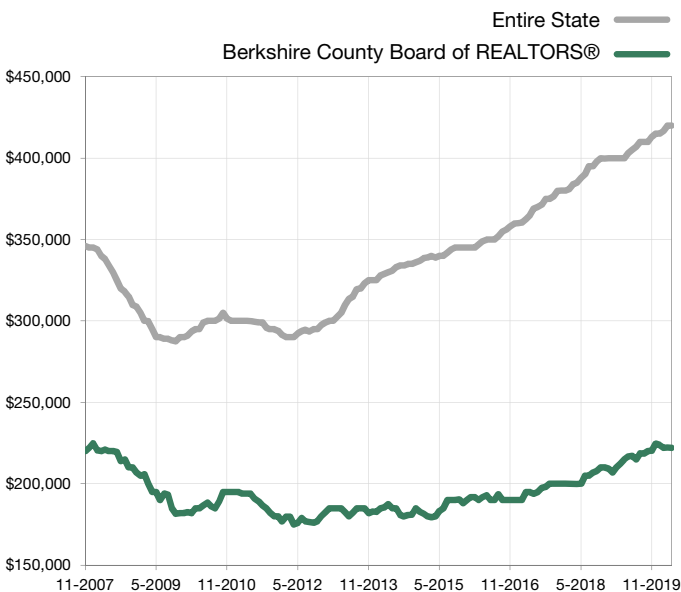
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	4	- 69.2%	43	29	- 32.6%
Closed Sales	12	10	- 16.7%	31	35	+ 12.9%
Median Sales Price*	\$225,000	\$340,000	+ 51.1%	\$161,500	\$355,000	+ 119.8%
Inventory of Homes for Sale	204	106	- 48.0%	--	--	--
Months Supply of Inventory	16.4	7.1	- 57.0%	--	--	--
Cumulative Days on Market Until Sale	103	158	+ 54.3%	129	162	+ 25.2%
Percent of Original List Price Received*	93.6%	90.8%	- 3.0%	92.4%	91.5%	- 1.0%
New Listings	39	7	- 82.1%	121	55	- 54.5%

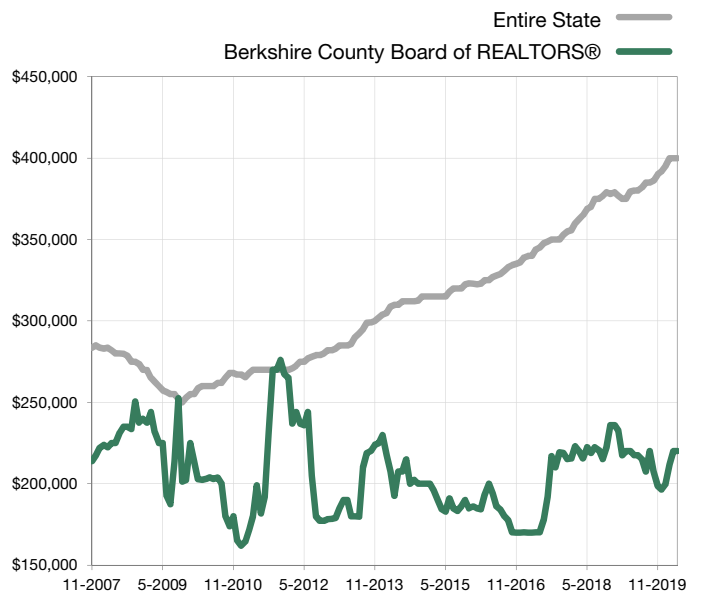
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 26.8%

+ 7.4%

- 28.6%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	514	316	- 38.5%	1,719	1,469	- 14.5%
Closed Sales	451	342	- 24.2%	1,421	1,358	- 4.4%
Median Sales Price*	\$417,000	\$438,200	+ 5.1%	\$408,000	\$432,000	+ 5.9%
Inventory of Homes for Sale	2,630	1,810	- 31.2%	--	--	--
Months Supply of Inventory	5.7	4.1	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	115	115	+ 0.6%	119	115	- 3.2%
Percent of Original List Price Received*	94.5%	95.3%	+ 0.8%	93.1%	93.7%	+ 0.7%
New Listings	864	370	- 57.2%	2,632	2,087	- 20.7%

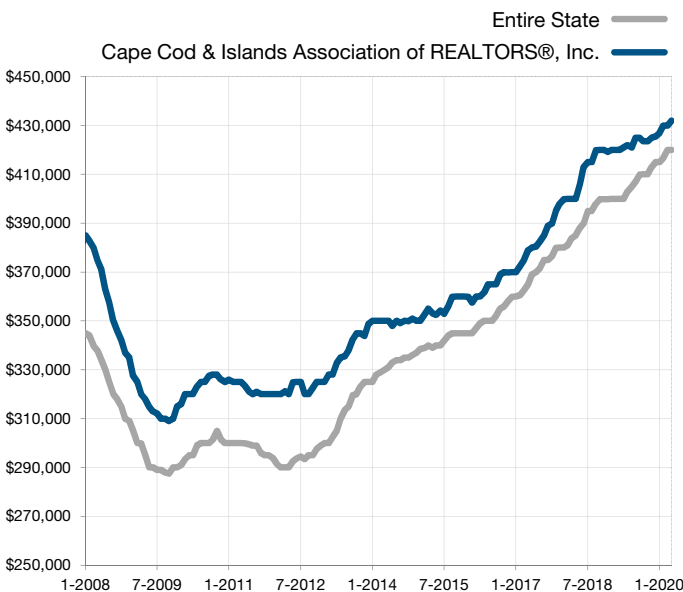
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	112	59	- 47.3%	364	329	- 9.6%
Closed Sales	117	74	- 36.8%	292	329	+ 12.7%
Median Sales Price*	\$275,000	\$290,750	+ 5.7%	\$260,000	\$297,000	+ 14.2%
Inventory of Homes for Sale	672	547	- 18.6%	--	--	--
Months Supply of Inventory	6.5	5.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	95	109	+ 14.9%	103	103	+ 0.4%
Percent of Original List Price Received*	94.6%	96.7%	+ 2.2%	94.1%	95.9%	+ 1.8%
New Listings	239	85	- 64.4%	656	519	- 20.9%

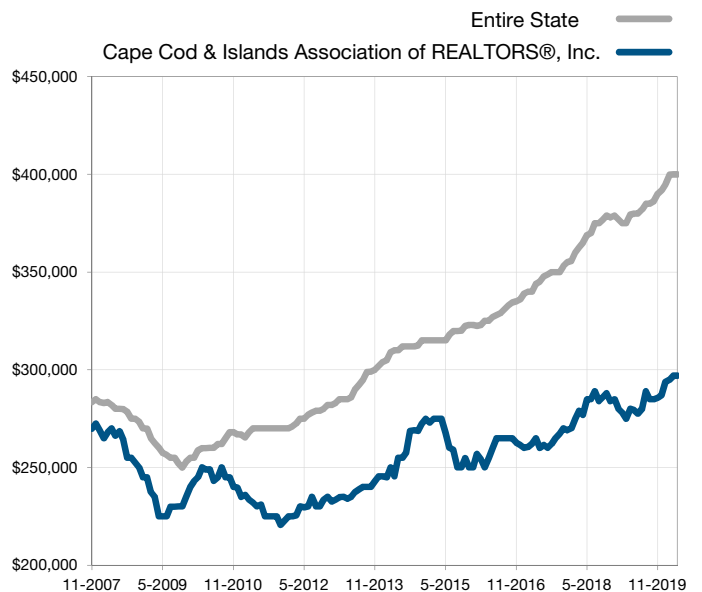
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,494	771	- 48.4%	4,298	3,542	- 17.6%
Closed Sales	954	888	- 6.9%	3,047	2,961	- 2.8%
Median Sales Price*	\$620,000	\$668,750	+ 7.9%	\$595,000	\$636,000	+ 6.9%
Inventory of Homes for Sale	2,496	1,510	- 39.5%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	55	48	- 12.7%	62	61	- 1.6%
Percent of Original List Price Received*	98.4%	99.8%	+ 1.4%	97.2%	98.0%	+ 0.8%
New Listings	1,976	922	- 53.3%	5,741	4,614	- 19.6%

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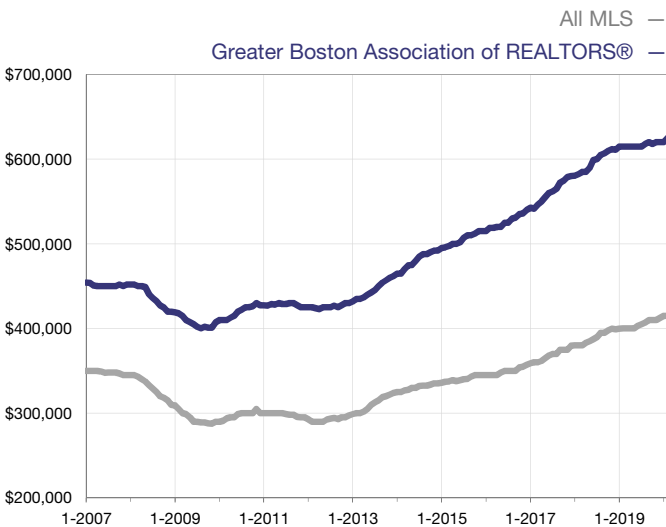
Condominium Properties

Key Metrics	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,292	557	- 56.9%	3,828	2,981	- 22.1%
Closed Sales	872	735	- 15.7%	2,671	2,801	+ 4.9%
Median Sales Price*	\$551,000	\$600,000	+ 8.9%	\$550,000	\$593,000	+ 7.8%
Inventory of Homes for Sale	2,206	1,542	- 30.1%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	48	48	0.0%	55	59	+ 7.3%
Percent of Original List Price Received*	99.6%	99.9%	+ 0.3%	98.4%	98.6%	+ 0.2%
New Listings	1,711	802	- 53.1%	5,231	4,078	- 22.0%

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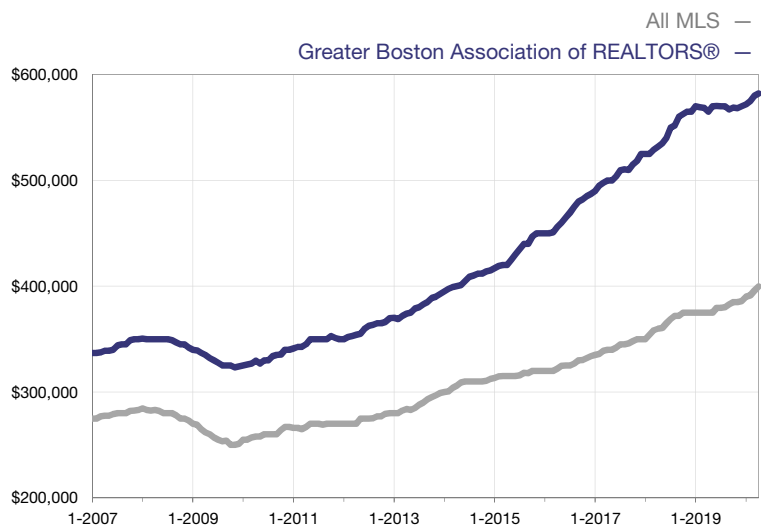
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 38.6%

+ 27.4%

- 42.2%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	84	46	- 45.2%	229	172	- 24.9%
Closed Sales	63	37	- 41.3%	179	149	- 16.8%
Median Sales Price*	\$499,900	\$552,000	+ 10.4%	\$489,900	\$545,000	+ 11.2%
Inventory of Homes for Sale	186	111	- 40.3%	--	--	--
Months Supply of Inventory	3.0	1.7	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	63	45	- 28.8%	68	62	- 8.5%
Percent of Original List Price Received*	98.1%	98.5%	+ 0.5%	96.0%	96.7%	+ 0.8%
New Listings	150	78	- 48.0%	346	268	- 22.5%

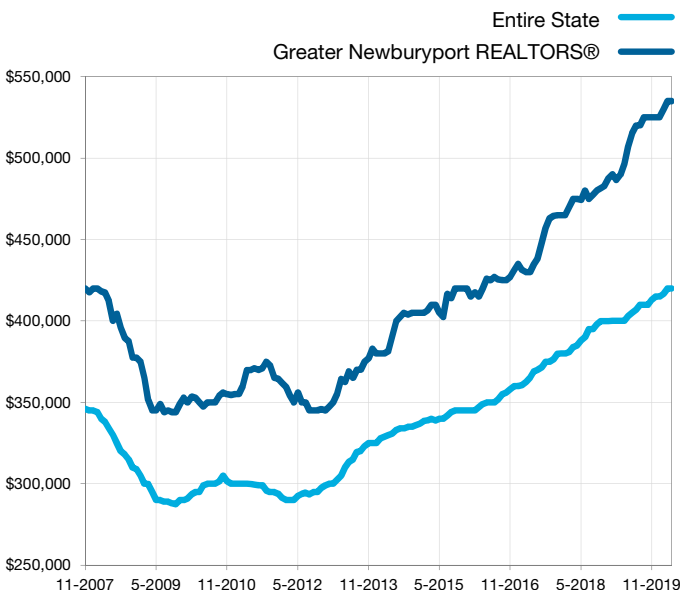
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	33	24	- 27.3%	130	109	- 16.2%
Closed Sales	38	25	- 34.2%	122	96	- 21.3%
Median Sales Price*	\$370,000	\$389,900	+ 5.4%	\$360,950	\$381,500	+ 5.7%
Inventory of Homes for Sale	84	45	- 46.4%	--	--	--
Months Supply of Inventory	2.4	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	56	56	- 0.7%	60	61	+ 1.5%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	98.1%	98.8%	+ 0.7%
New Listings	53	35	- 34.0%	170	145	- 14.7%

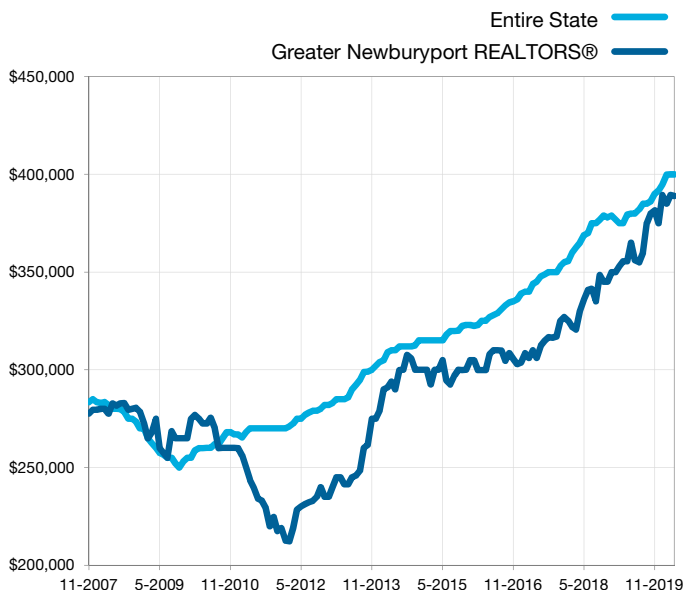
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 16.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 34.3%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	295	228	- 22.7%	878	873	- 0.6%
Closed Sales	213	174	- 18.3%	711	649	- 8.7%
Median Sales Price*	\$275,500	\$280,125	+ 1.7%	\$254,000	\$285,000	+ 12.2%
Inventory of Homes for Sale	652	413	- 36.7%	--	--	--
Months Supply of Inventory	2.7	1.8	- 35.1%	--	--	--
Cumulative Days on Market Until Sale	67	57	- 14.3%	70	69	- 1.1%
Percent of Original List Price Received*	96.6%	97.9%	+ 1.4%	95.7%	96.7%	+ 0.9%
New Listings	417	254	- 39.1%	1,114	1,007	- 9.6%

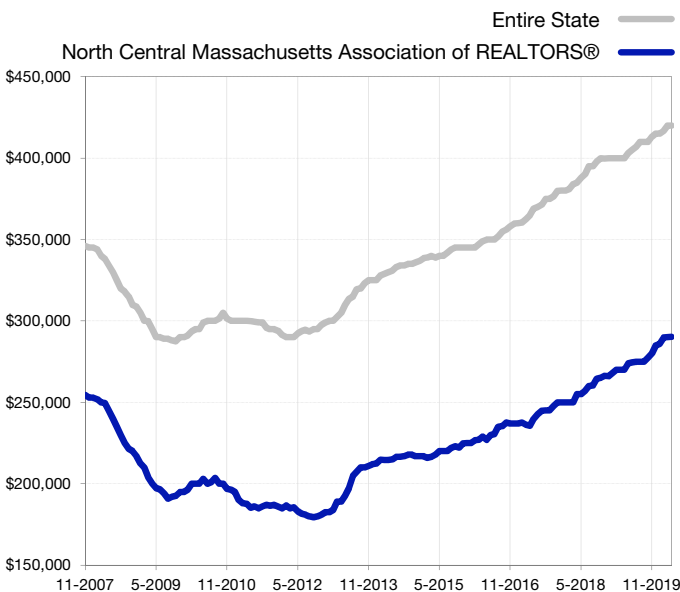
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	43	25	- 41.9%	125	110	- 12.0%
Closed Sales	25	24	- 4.0%	95	102	+ 7.4%
Median Sales Price*	\$190,000	\$204,500	+ 7.6%	\$182,500	\$198,500	+ 8.8%
Inventory of Homes for Sale	69	61	- 11.6%	--	--	--
Months Supply of Inventory	1.9	1.7	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	48	68	+ 43.0%	56	65	+ 16.8%
Percent of Original List Price Received*	101.4%	100.0%	- 1.5%	97.6%	98.6%	+ 1.1%
New Listings	46	30	- 34.8%	161	143	- 11.2%

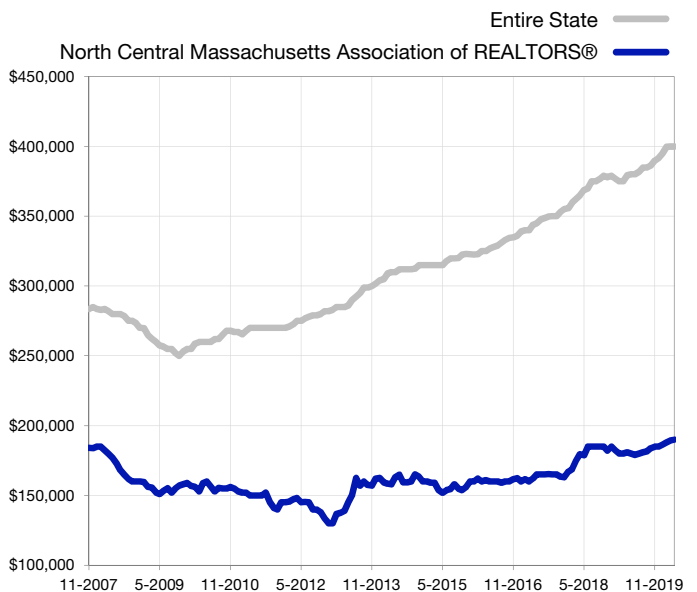
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 19.3%

+ 15.4%

- 40.8%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	395	211	- 46.6%	1,193	978	- 18.0%
Closed Sales	242	213	- 12.0%	940	858	- 8.7%
Median Sales Price*	\$445,000	\$500,000	+ 12.4%	\$439,000	\$490,000	+ 11.6%
Inventory of Homes for Sale	704	396	- 43.8%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.6%	--	--	--
Cumulative Days on Market Until Sale	61	41	- 33.1%	63	54	- 15.0%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	96.4%	98.0%	+ 1.7%
New Listings	551	228	- 58.6%	1,484	1,147	- 22.7%

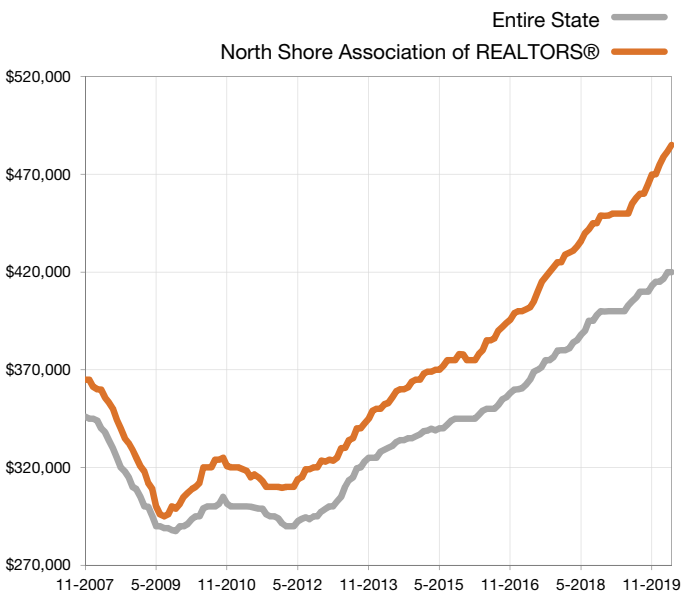
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	179	83	- 53.6%	618	462	- 25.2%
Closed Sales	156	108	- 30.8%	475	448	- 5.7%
Median Sales Price*	\$313,750	\$333,750	+ 6.4%	\$310,000	\$332,250	+ 7.2%
Inventory of Homes for Sale	281	187	- 33.5%	--	--	--
Months Supply of Inventory	1.8	1.2	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	60	48	- 20.3%	60	56	- 6.9%
Percent of Original List Price Received*	98.4%	100.6%	+ 2.2%	97.6%	99.0%	+ 1.4%
New Listings	221	101	- 54.3%	720	544	- 24.4%

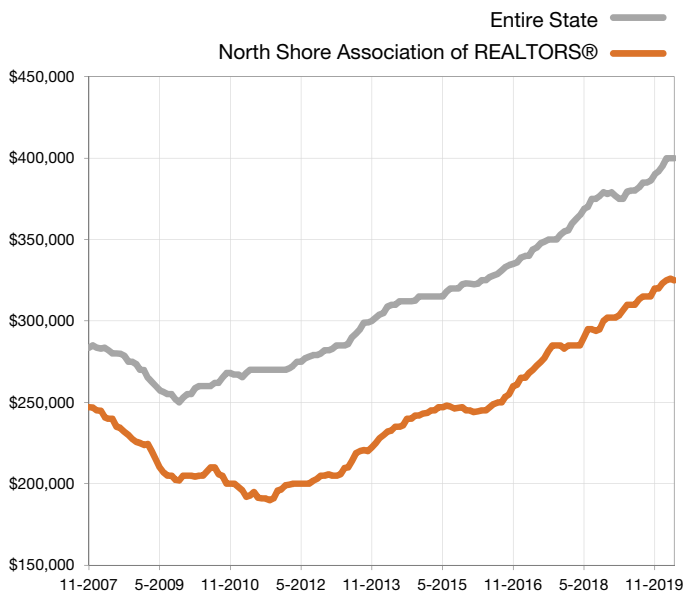
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 26.9%

+ 21.0%

- 37.3%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	405	233	- 42.5%	1,213	954	- 21.4%
Closed Sales	288	226	- 21.5%	911	801	- 12.1%
Median Sales Price*	\$440,000	\$480,500	+ 9.2%	\$425,000	\$452,500	+ 6.5%
Inventory of Homes for Sale	585	343	- 41.4%	--	--	--
Months Supply of Inventory	1.8	1.1	- 41.3%	--	--	--
Cumulative Days on Market Until Sale	57	37	- 35.3%	65	53	- 19.3%
Percent of Original List Price Received*	98.3%	100.9%	+ 2.7%	97.1%	98.6%	+ 1.6%
New Listings	504	277	- 45.0%	1,502	1,161	- 22.7%

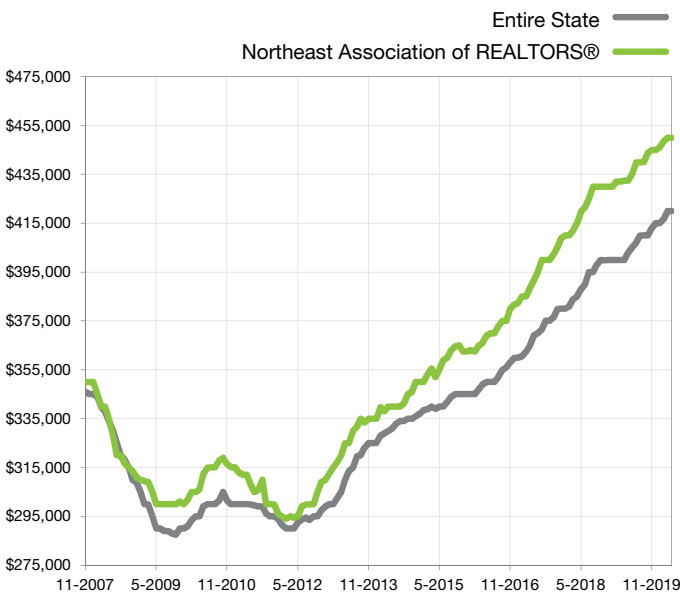
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	165	66	- 60.0%	544	380	- 30.1%
Closed Sales	144	90	- 37.5%	418	332	- 20.6%
Median Sales Price*	\$255,000	\$302,400	+ 18.6%	\$251,450	\$293,750	+ 16.8%
Inventory of Homes for Sale	223	164	- 26.5%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.3%	--	--	--
Cumulative Days on Market Until Sale	53	39	- 26.6%	53	48	- 9.4%
Percent of Original List Price Received*	98.8%	101.2%	+ 2.4%	98.5%	99.5%	+ 1.1%
New Listings	182	84	- 53.8%	615	471	- 23.4%

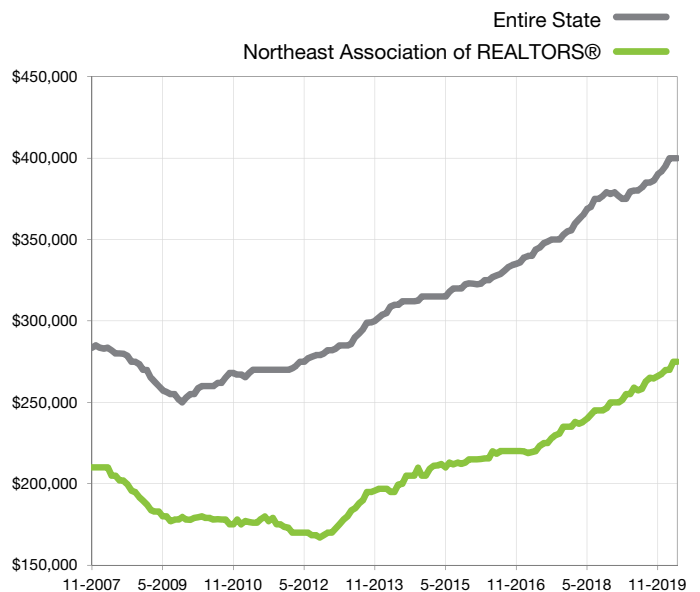
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 12.1%

+ 7.3%

- 38.0%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	612	428	- 30.1%	1,956	1,787	- 8.6%
Closed Sales	448	404	- 9.8%	1,497	1,513	+ 1.1%
Median Sales Price*	\$315,000	\$331,050	+ 5.1%	\$300,000	\$318,000	+ 6.0%
Inventory of Homes for Sale	1,295	793	- 38.8%	--	--	--
Months Supply of Inventory	2.4	1.5	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	73	52	- 28.1%	78	64	- 17.1%
Percent of Original List Price Received*	97.4%	99.2%	+ 1.9%	96.0%	97.3%	+ 1.3%
New Listings	865	471	- 45.5%	2,469	2,143	- 13.2%

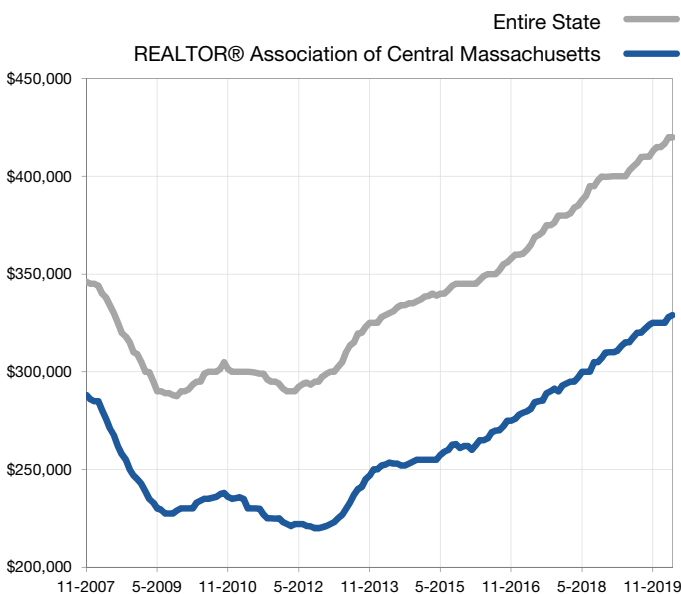
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	138	97	- 29.7%	464	454	- 2.2%
Closed Sales	114	90	- 21.1%	389	378	- 2.8%
Median Sales Price*	\$232,500	\$281,500	+ 21.1%	\$215,000	\$249,900	+ 16.2%
Inventory of Homes for Sale	296	193	- 34.8%	--	--	--
Months Supply of Inventory	2.3	1.6	- 31.9%	--	--	--
Cumulative Days on Market Until Sale	63	63	+ 0.4%	66	63	- 4.3%
Percent of Original List Price Received*	99.0%	99.1%	+ 0.1%	98.1%	98.4%	+ 0.2%
New Listings	172	105	- 39.0%	570	521	- 8.6%

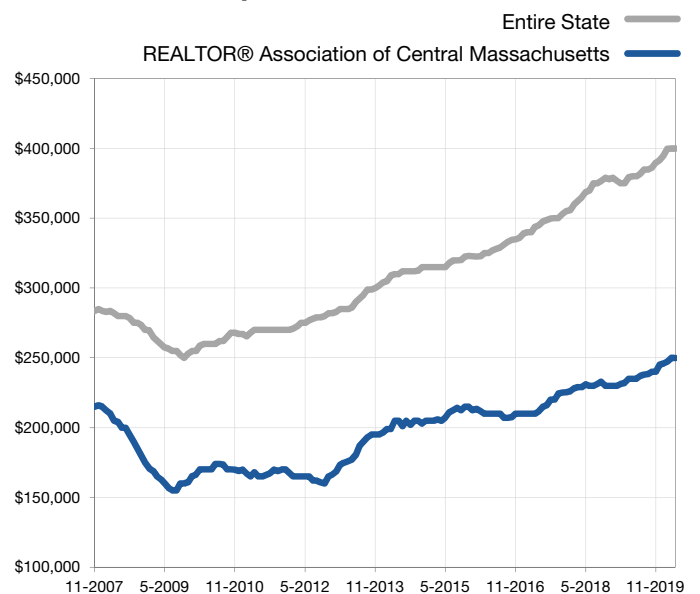
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 22.1%

+ 4.8%

- 36.5%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	568	437	- 23.1%	1,865	1,755	- 5.9%
Closed Sales	471	358	- 24.0%	1,466	1,398	- 4.6%
Median Sales Price*	\$224,000	\$243,920	+ 8.9%	\$210,000	\$225,000	+ 7.1%
Inventory of Homes for Sale	1,442	887	- 38.5%	--	--	--
Months Supply of Inventory	2.9	1.8	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	85	60	- 29.4%	88	74	- 15.8%
Percent of Original List Price Received*	95.8%	98.3%	+ 2.6%	94.6%	95.8%	+ 1.3%
New Listings	772	447	- 42.1%	2,355	2,010	- 14.6%

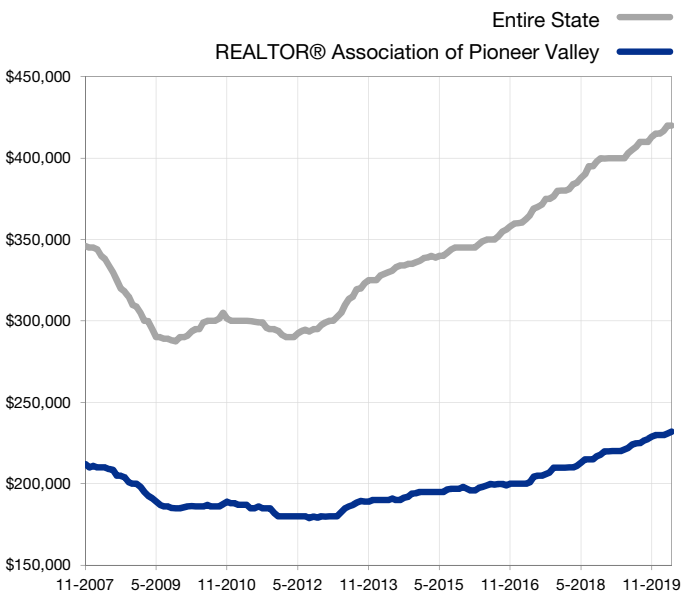
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	89	47	- 47.2%	306	217	- 29.1%
Closed Sales	73	66	- 9.6%	247	191	- 22.7%
Median Sales Price*	\$154,900	\$159,500	+ 3.0%	\$156,500	\$157,000	+ 0.3%
Inventory of Homes for Sale	204	159	- 22.1%	--	--	--
Months Supply of Inventory	2.7	2.3	- 15.2%	--	--	--
Cumulative Days on Market Until Sale	80	62	- 22.9%	93	64	- 30.7%
Percent of Original List Price Received*	95.7%	98.9%	+ 3.3%	95.8%	96.9%	+ 1.1%
New Listings	112	45	- 59.8%	354	270	- 23.7%

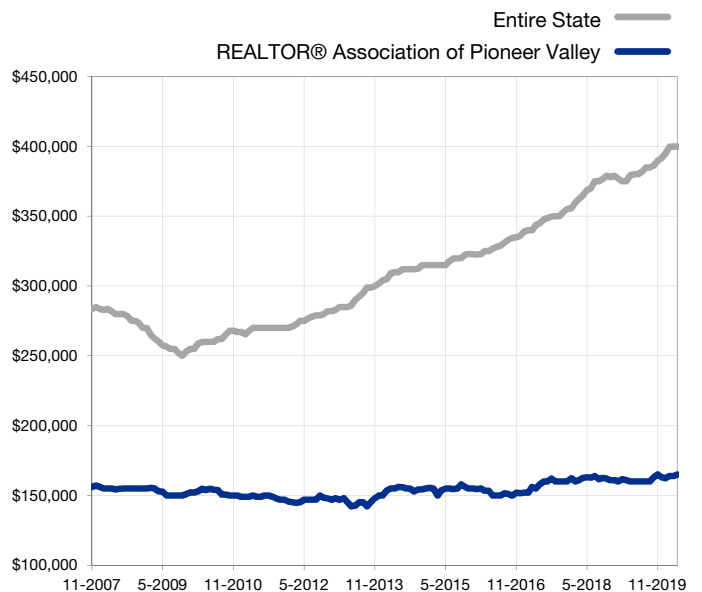
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 15.6%

+ 12.9%

- 37.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	475	301	- 36.6%	1,528	1,387	- 9.2%
Closed Sales	324	294	- 9.3%	1,199	1,172	- 2.3%
Median Sales Price*	\$330,000	\$367,250	+ 11.3%	\$320,000	\$346,000	+ 8.1%
Inventory of Homes for Sale	1,131	729	- 35.5%	--	--	--
Months Supply of Inventory	2.8	1.8	- 34.2%	--	--	--
Cumulative Days on Market Until Sale	70	63	- 10.2%	76	68	- 10.2%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	96.0%	97.4%	+ 1.4%
New Listings	635	345	- 45.7%	1,883	1,627	- 13.6%

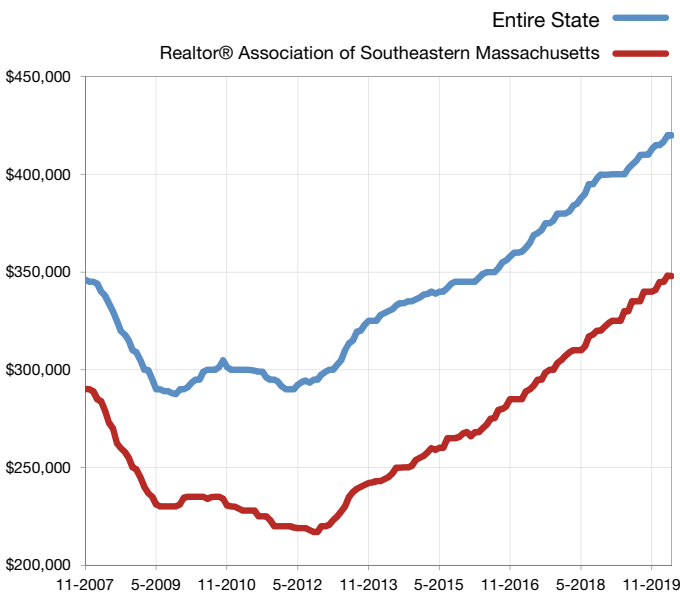
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	67	62	- 7.5%	277	232	- 16.2%
Closed Sales	79	46	- 41.8%	231	199	- 13.9%
Median Sales Price*	\$222,000	\$254,500	+ 14.6%	\$213,000	\$248,000	+ 16.4%
Inventory of Homes for Sale	195	105	- 46.2%	--	--	--
Months Supply of Inventory	2.6	1.6	- 40.5%	--	--	--
Cumulative Days on Market Until Sale	62	41	- 33.8%	69	59	- 14.1%
Percent of Original List Price Received*	98.2%	98.3%	+ 0.1%	97.0%	97.3%	+ 0.2%
New Listings	86	61	- 29.1%	345	279	- 19.1%

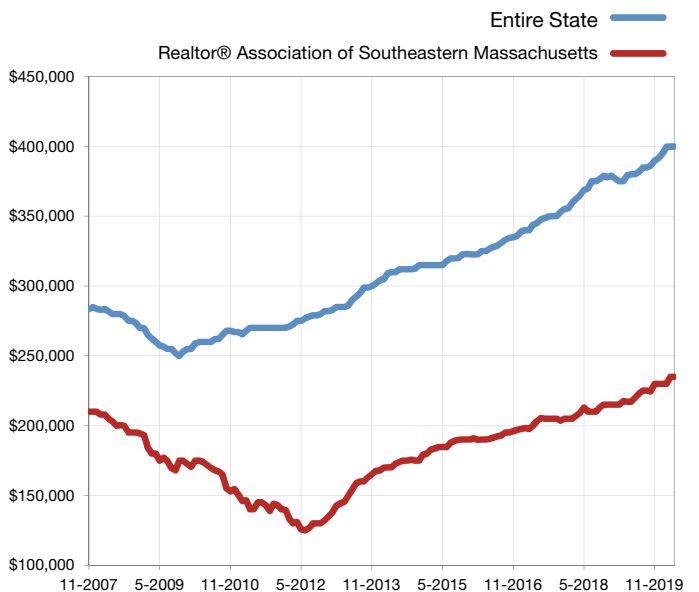
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 1.5%

+ 13.8%

- 45.0%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	100	84	- 16.0%	298	349	+ 17.1%
Closed Sales	62	64	+ 3.2%	250	296	+ 18.4%
Median Sales Price*	\$300,000	\$330,000	+ 10.0%	\$285,000	\$320,000	+ 12.3%
Inventory of Homes for Sale	330	165	- 50.0%	--	--	--
Months Supply of Inventory	3.9	1.8	- 55.4%	--	--	--
Cumulative Days on Market Until Sale	80	54	- 31.9%	82	74	- 9.9%
Percent of Original List Price Received*	95.3%	97.9%	+ 2.7%	94.5%	95.9%	+ 1.5%
New Listings	138	71	- 48.6%	426	387	- 9.2%

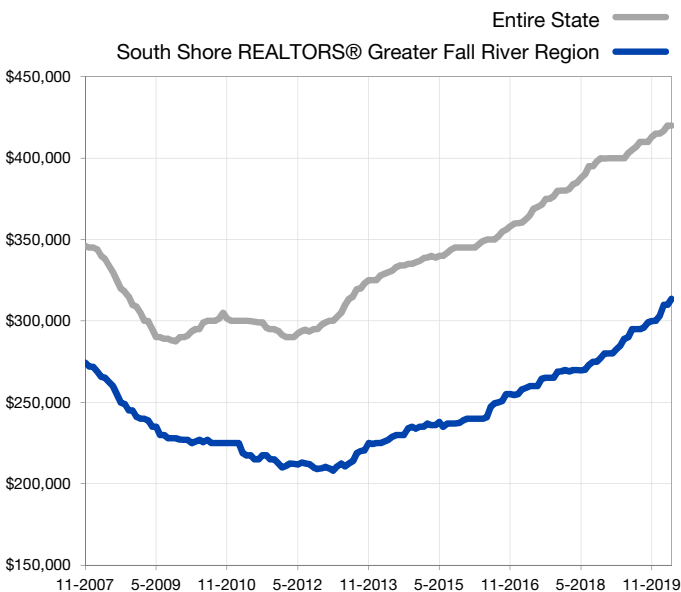
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	5	- 16.7%	32	25	- 21.9%
Closed Sales	5	2	- 60.0%	27	30	+ 11.1%
Median Sales Price*	\$165,000	\$170,000	+ 3.0%	\$170,000	\$177,500	+ 4.4%
Inventory of Homes for Sale	19	27	+ 42.1%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 19.9%	--	--	--
Cumulative Days on Market Until Sale	44	45	+ 1.1%	75	26	- 66.0%
Percent of Original List Price Received*	96.5%	95.0%	- 1.6%	95.6%	97.1%	+ 1.6%
New Listings	9	7	- 22.2%	37	50	+ 35.1%

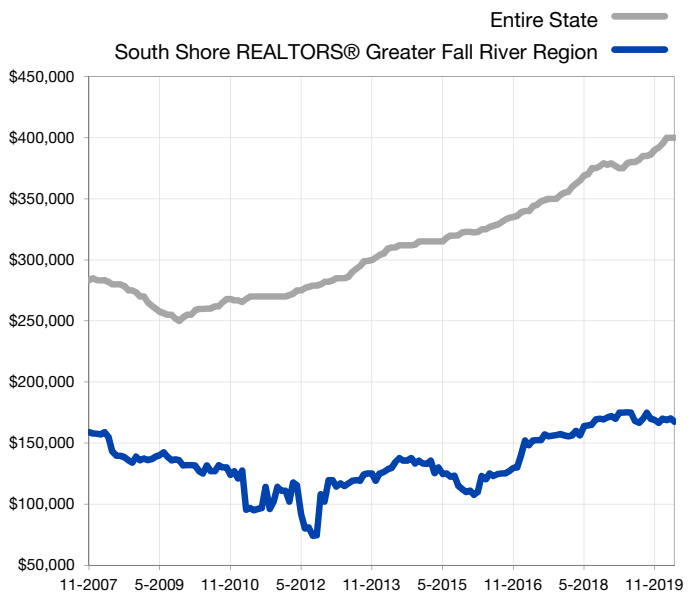
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 10.0%

+ 8.0%

- 38.9%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	614	361	- 41.2%	1,803	1,610	- 10.7%
Closed Sales	383	364	- 5.0%	1,335	1,368	+ 2.5%
Median Sales Price*	\$442,000	\$469,950	+ 6.3%	\$425,000	\$461,816	+ 8.7%
Inventory of Homes for Sale	1,363	813	- 40.4%	--	--	--
Months Supply of Inventory	2.8	1.6	- 41.1%	--	--	--
Cumulative Days on Market Until Sale	70	64	- 7.7%	75	71	- 5.3%
Percent of Original List Price Received*	97.2%	98.0%	+ 0.8%	96.1%	96.9%	+ 0.8%
New Listings	884	419	- 52.6%	2,533	2,020	- 20.3%

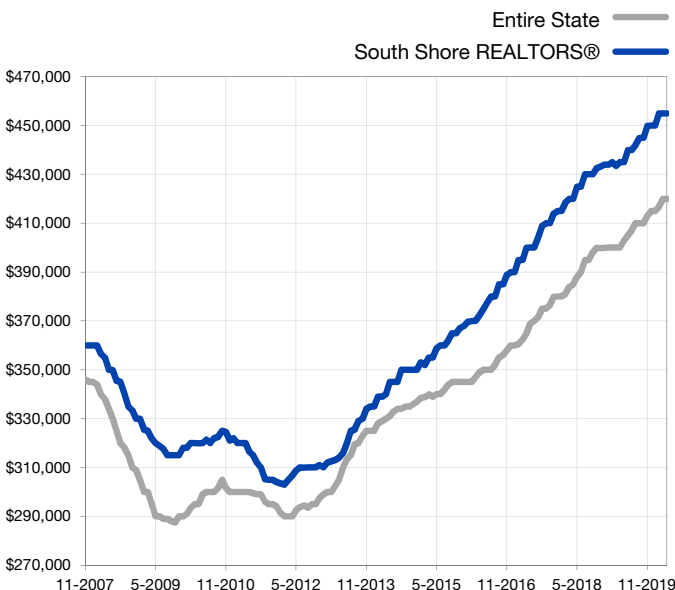
Condominium Properties

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	207	73	- 64.7%	658	515	- 21.7%
Closed Sales	156	121	- 22.4%	532	484	- 9.0%
Median Sales Price*	\$333,000	\$370,100	+ 11.1%	\$333,250	\$365,000	+ 9.5%
Inventory of Homes for Sale	465	304	- 34.6%	--	--	--
Months Supply of Inventory	2.7	1.9	- 30.6%	--	--	--
Cumulative Days on Market Until Sale	56	63	+ 11.3%	62	64	+ 4.4%
Percent of Original List Price Received*	98.5%	99.1%	+ 0.7%	97.9%	98.1%	+ 0.2%
New Listings	284	123	- 56.7%	887	679	- 23.4%

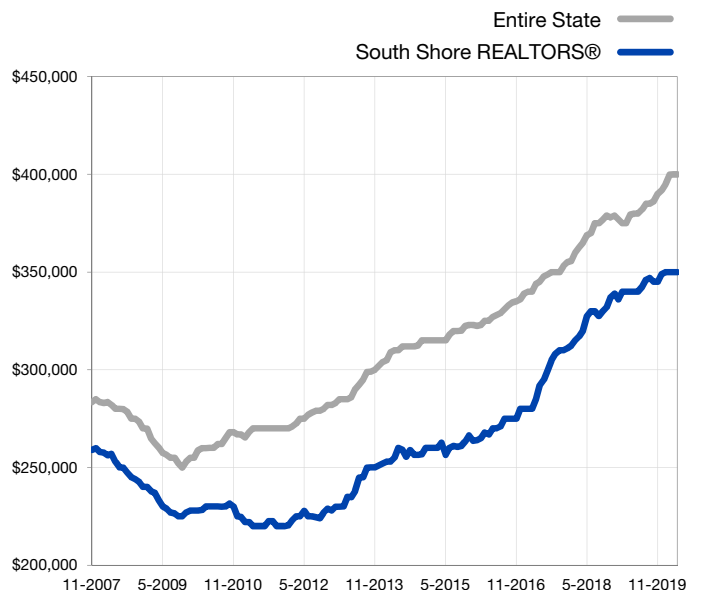
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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