

# Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	522	<b>545</b>	+ 4.4%	2,054	<b>1,813</b>	- 11.7%
Closed Sales	530	<b>292</b>	- 44.9%	1,809	<b>1,516</b>	- 16.2%
Median Sales Price*	\$428,000	<b>\$459,500</b>	+ 7.4%	\$420,000	<b>\$439,900</b>	+ 4.7%
Inventory of Homes for Sale	2,489	<b>1,652</b>	- 33.6%	--	--	--
Months Supply of Inventory	6.1	<b>4.4</b>	- 27.9%	--	--	--
Cumulative Days on Market Until Sale	104	<b>106</b>	+ 1.9%	116	<b>114</b>	- 1.7%
Percent of Original List Price Received*	95.1%	<b>95.3%</b>	+ 0.2%	93.6%	<b>93.9%</b>	+ 0.3%
New Listings	764	<b>538</b>	- 29.6%	3,092	<b>2,436</b>	- 21.2%

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

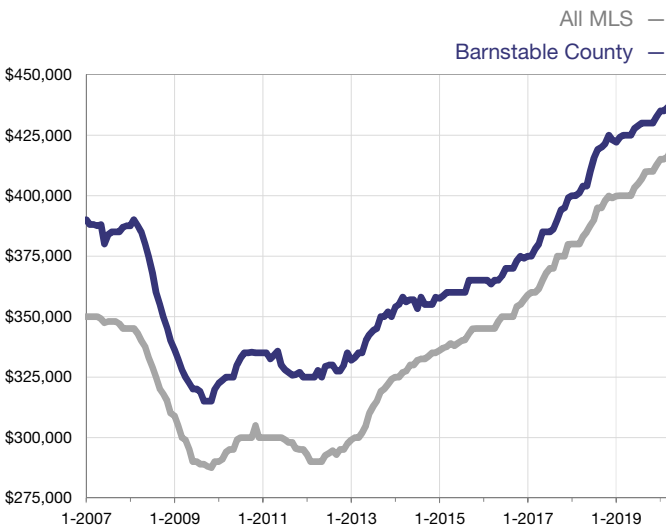
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	133	<b>115</b>	- 13.5%	476	<b>421</b>	- 11.6%
Closed Sales	129	<b>71</b>	- 45.0%	405	<b>384</b>	- 5.2%
Median Sales Price*	\$300,000	<b>\$262,783</b>	- 12.4%	\$265,000	<b>\$297,000</b>	+ 12.1%
Inventory of Homes for Sale	671	<b>520</b>	- 22.5%	--	--	--
Months Supply of Inventory	6.7	<b>5.3</b>	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	108	<b>117</b>	+ 8.3%	105	<b>105</b>	0.0%
Percent of Original List Price Received*	94.8%	<b>95.1%</b>	+ 0.3%	94.2%	<b>95.7%</b>	+ 1.6%
New Listings	185	<b>123</b>	- 33.5%	806	<b>636</b>	- 21.1%

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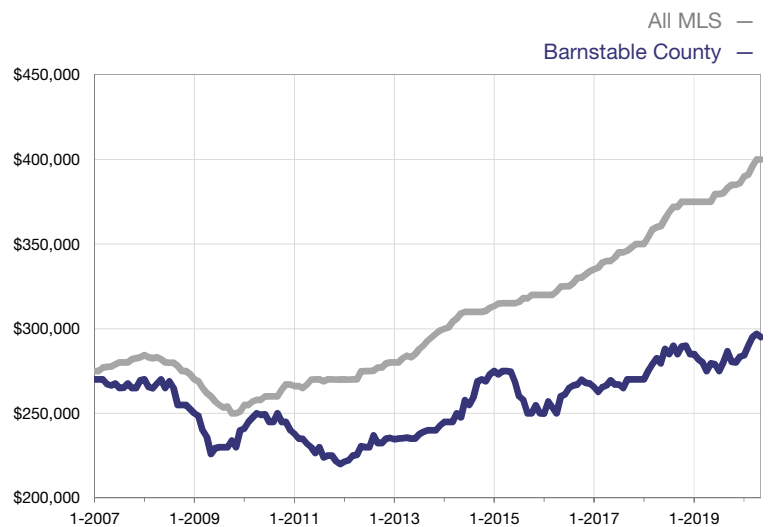
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Berkshire County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	140	<b>175</b>	+ 25.0%	554	<b>522</b>	- 5.8%
Closed Sales	124	<b>85</b>	- 31.5%	462	<b>418</b>	- 9.5%
Median Sales Price*	\$226,000	<b>\$199,200</b>	- 11.9%	\$212,500	<b>\$210,000</b>	- 1.2%
Inventory of Homes for Sale	980	<b>603</b>	- 38.5%	--	--	--
Months Supply of Inventory	7.8	<b>5.0</b>	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	101	<b>118</b>	+ 16.8%	98	<b>107</b>	+ 9.2%
Percent of Original List Price Received*	92.2%	<b>89.8%</b>	- 2.6%	91.3%	<b>92.0%</b>	+ 0.8%
New Listings	295	<b>240</b>	- 18.6%	950	<b>678</b>	- 28.6%

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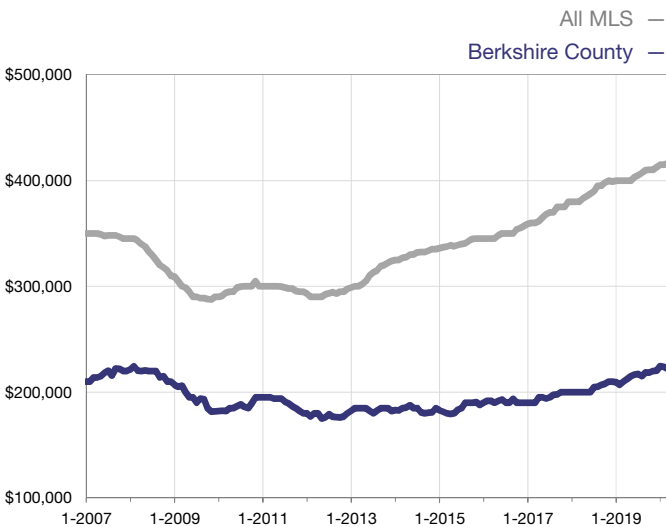
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	<b>15</b>	- 11.8%	60	<b>44</b>	- 26.7%
Closed Sales	16	<b>6</b>	- 62.5%	47	<b>41</b>	- 12.8%
Median Sales Price*	\$215,000	<b>\$176,750</b>	- 17.8%	\$180,000	<b>\$325,000</b>	+ 80.6%
Inventory of Homes for Sale	212	<b>119</b>	- 43.9%	--	--	--
Months Supply of Inventory	16.7	<b>8.4</b>	- 49.7%	--	--	--
Cumulative Days on Market Until Sale	111	<b>213</b>	+ 91.9%	123	<b>169</b>	+ 37.4%
Percent of Original List Price Received*	92.8%	<b>88.6%</b>	- 4.5%	92.5%	<b>91.1%</b>	- 1.5%
New Listings	30	<b>29</b>	- 3.3%	151	<b>84</b>	- 44.4%

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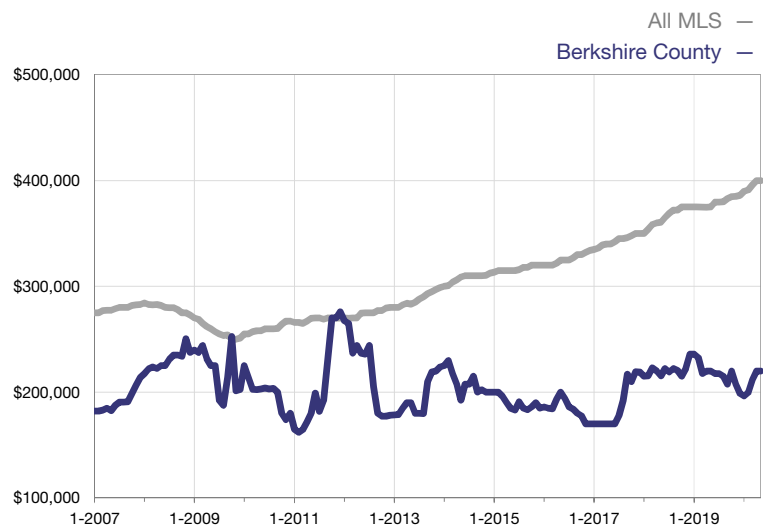
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Bristol County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	489	<b>495</b>	+ 1.2%	1,947	<b>1,876</b>	- 3.6%
Closed Sales	455	<b>306</b>	- 32.7%	1,603	<b>1,501</b>	- 6.4%
Median Sales Price*	\$336,500	<b>\$356,000</b>	+ 5.8%	\$320,000	<b>\$345,000</b>	+ 7.8%
Inventory of Homes for Sale	1,269	<b>635</b>	- 50.0%	--	--	--
Months Supply of Inventory	3.2	<b>1.7</b>	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	71	<b>54</b>	- 23.9%	76	<b>66</b>	- 13.2%
Percent of Original List Price Received*	97.4%	<b>98.4%</b>	+ 1.0%	96.0%	<b>97.3%</b>	+ 1.4%
New Listings	714	<b>472</b>	- 33.9%	2,552	<b>2,096</b>	- 17.9%

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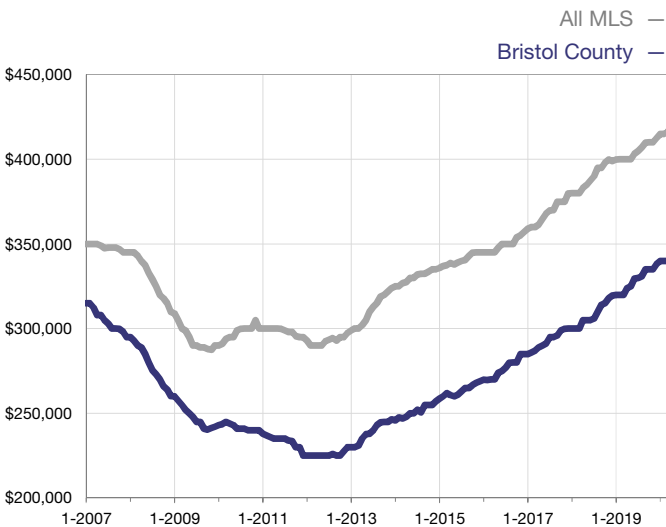
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	80	<b>75</b>	- 6.3%	328	<b>299</b>	- 8.8%
Closed Sales	79	<b>65</b>	- 17.7%	285	<b>262</b>	- 8.1%
Median Sales Price*	\$240,000	<b>\$227,500</b>	- 5.2%	\$220,000	<b>\$234,950</b>	+ 6.8%
Inventory of Homes for Sale	206	<b>95</b>	- 53.9%	--	--	--
Months Supply of Inventory	2.9	<b>1.4</b>	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	51	<b>34</b>	- 33.3%	63	<b>52</b>	- 17.5%
Percent of Original List Price Received*	98.1%	<b>98.6%</b>	+ 0.5%	97.2%	<b>97.4%</b>	+ 0.2%
New Listings	121	<b>77</b>	- 36.4%	442	<b>351</b>	- 20.6%

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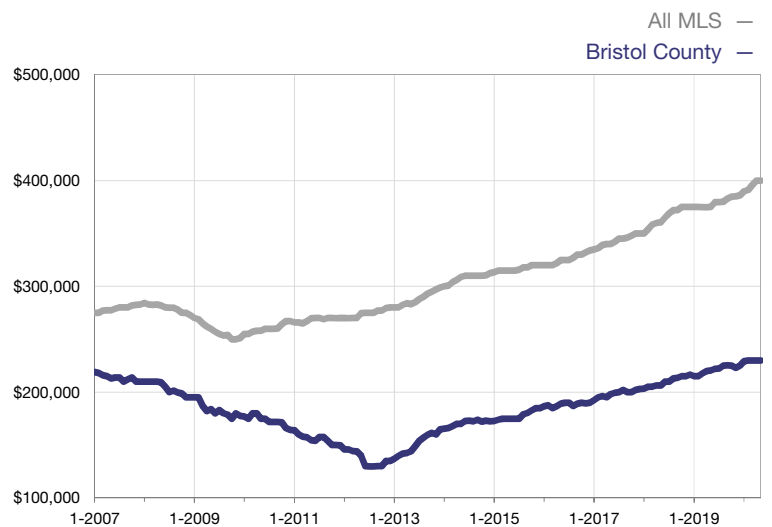
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Dukes County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	6	+ 200.0%	30	23	- 23.3%
Closed Sales	7	1	- 85.7%	29	26	- 10.3%
Median Sales Price*	\$830,000	<b>\$773,750</b>	- 6.8%	\$845,000	<b>\$1,190,944</b>	+ 40.9%
Inventory of Homes for Sale	93	42	- 54.8%	--	--	--
Months Supply of Inventory	8.4	7.3	- 13.1%	--	--	--
Cumulative Days on Market Until Sale	193	24	- 87.6%	199	226	+ 13.6%
Percent of Original List Price Received*	94.3%	100.6%	+ 6.7%	91.2%	92.4%	+ 1.3%
New Listings	21	17	- 19.0%	85	44	- 48.2%

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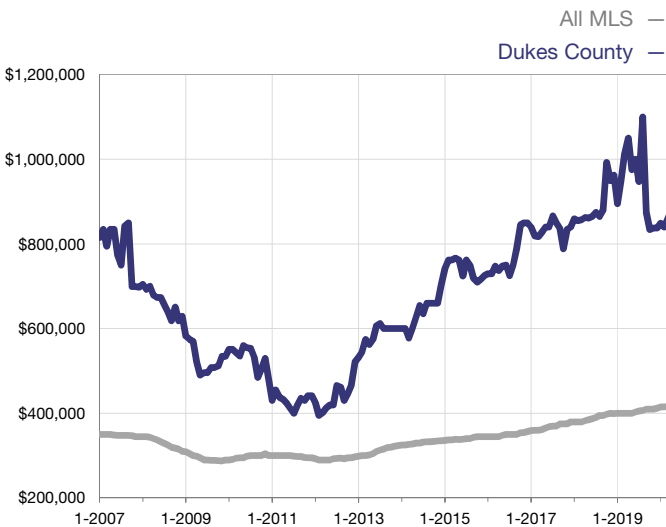
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	1	--	4	1	- 75.0%
Median Sales Price*	\$0	<b>\$65,000</b>	--	\$600,000	<b>\$65,000</b>	- 89.2%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	6.0	10.4	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	0	44	--	163	44	- 73.0%
Percent of Original List Price Received*	0.0%	72.3%	--	98.9%	72.3%	- 26.9%
New Listings	0	11	--	8	12	+ 50.0%

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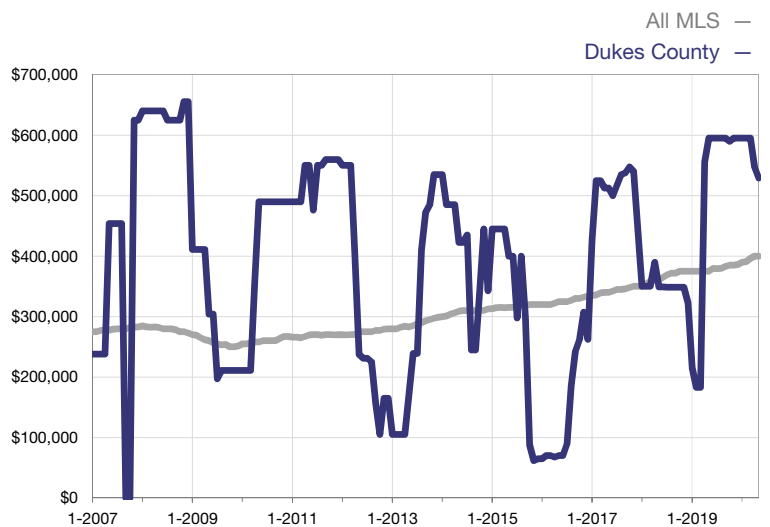
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Essex County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	744	<b>603</b>	- 19.0%	2,611	<b>2,102</b>	- 19.5%
Closed Sales	571	<b>405</b>	- 29.1%	2,004	<b>1,719</b>	- 14.2%
Median Sales Price*	\$480,000	<b>\$495,000</b>	+ 3.1%	\$450,000	<b>\$495,000</b>	+ 10.0%
Inventory of Homes for Sale	1,362	<b>683</b>	- 49.9%	--	--	--
Months Supply of Inventory	2.6	<b>1.4</b>	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	49	<b>39</b>	- 20.4%	60	<b>52</b>	- 13.3%
Percent of Original List Price Received*	98.6%	<b>99.5%</b>	+ 0.9%	97.1%	<b>98.3%</b>	+ 1.2%
New Listings	1,048	<b>676</b>	- 35.5%	3,475	<b>2,544</b>	- 26.8%

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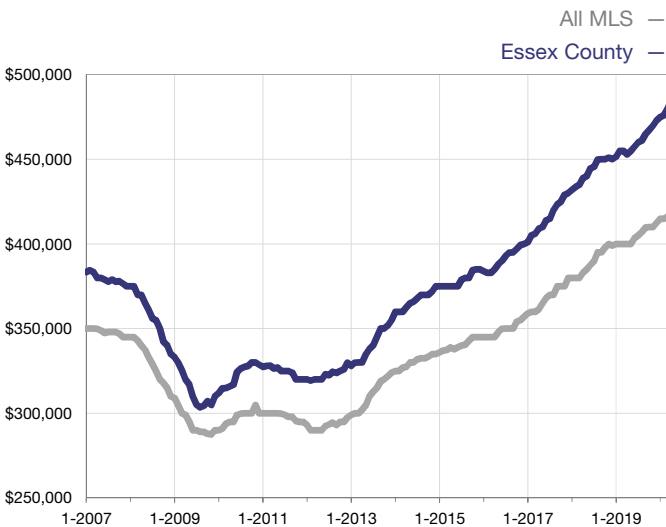
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	302	<b>263</b>	- 12.9%	1,237	<b>951</b>	- 23.1%
Closed Sales	278	<b>141</b>	- 49.3%	1,022	<b>810</b>	- 20.7%
Median Sales Price*	\$327,450	<b>\$330,000</b>	+ 0.8%	\$310,000	<b>\$330,500</b>	+ 6.6%
Inventory of Homes for Sale	539	<b>346</b>	- 35.8%	--	--	--
Months Supply of Inventory	2.3	<b>1.6</b>	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	45	<b>40</b>	- 11.1%	55	<b>53</b>	- 3.6%
Percent of Original List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	98.3%	<b>99.0%</b>	+ 0.7%
New Listings	433	<b>315</b>	- 27.3%	1,539	<b>1,163</b>	- 24.4%

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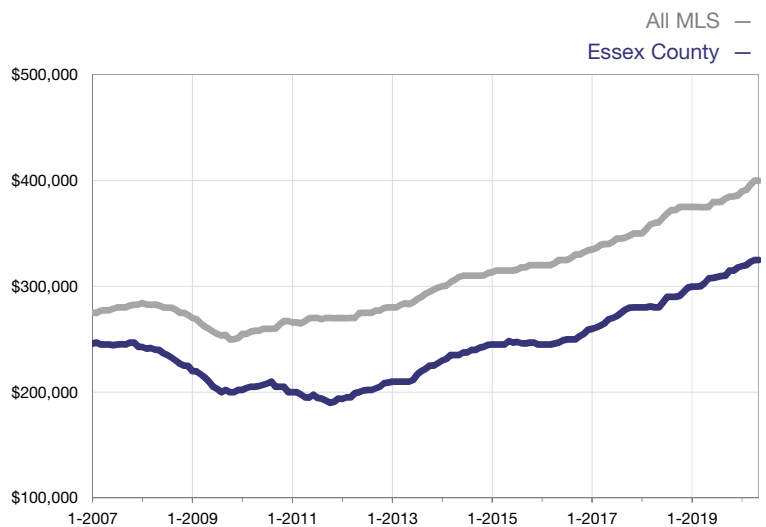
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Franklin County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	64	<b>78</b>	+ 21.9%	242	<b>223</b>	- 7.9%
Closed Sales	53	<b>30</b>	- 43.4%	198	<b>164</b>	- 17.2%
Median Sales Price*	\$219,000	<b>\$257,500</b>	+ 17.6%	\$217,500	<b>\$209,500</b>	- 3.7%
Inventory of Homes for Sale	220	<b>125</b>	- 43.2%	--	--	--
Months Supply of Inventory	4.4	<b>2.6</b>	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	104	<b>107</b>	+ 2.9%	109	<b>86</b>	- 21.1%
Percent of Original List Price Received*	94.4%	<b>94.9%</b>	+ 0.5%	93.4%	<b>92.5%</b>	- 1.0%
New Listings	94	<b>76</b>	- 19.1%	336	<b>255</b>	- 24.1%

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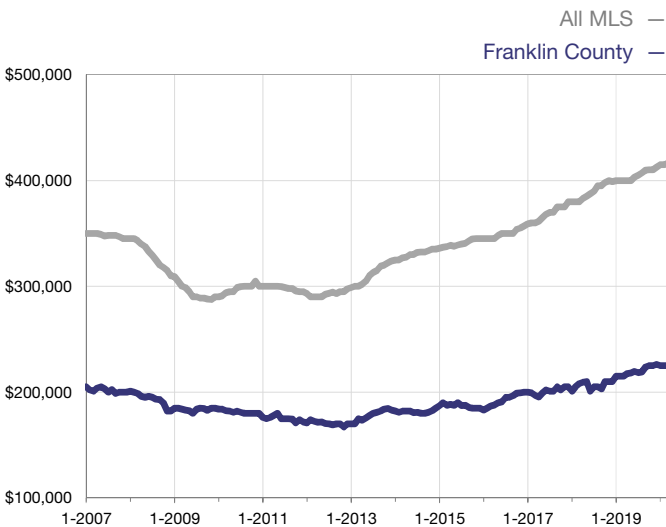
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	<b>9</b>	+ 80.0%	20	<b>18</b>	- 10.0%
Closed Sales	6	<b>3</b>	- 50.0%	16	<b>11</b>	- 31.3%
Median Sales Price*	\$138,950	<b>\$150,000</b>	+ 8.0%	\$195,000	<b>\$165,500</b>	- 15.1%
Inventory of Homes for Sale	10	<b>3</b>	- 70.0%	--	--	--
Months Supply of Inventory	2.4	<b>1.0</b>	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	77	<b>87</b>	+ 13.0%	138	<b>106</b>	- 23.2%
Percent of Original List Price Received*	98.7%	<b>94.3%</b>	- 4.5%	96.9%	<b>94.2%</b>	- 2.8%
New Listings	5	<b>7</b>	+ 40.0%	20	<b>18</b>	- 10.0%

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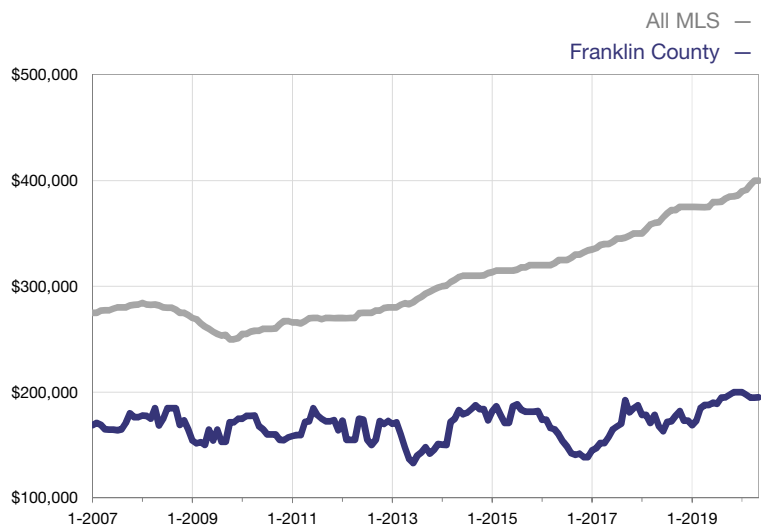
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Hampden County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	441	<b>422</b>	- 4.3%	1,776	<b>1,633</b>	- 8.1%
Closed Sales	404	<b>312</b>	- 22.8%	1,477	<b>1,296</b>	- 12.3%
Median Sales Price*	\$215,000	<b>\$224,000</b>	+ 4.2%	\$200,000	<b>\$215,000</b>	+ 7.5%
Inventory of Homes for Sale	943	<b>512</b>	- 45.7%	--	--	--
Months Supply of Inventory	2.7	<b>1.5</b>	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	61	<b>47</b>	- 23.0%	73	<b>62</b>	- 15.1%
Percent of Original List Price Received*	97.3%	<b>99.3%</b>	+ 2.1%	95.7%	<b>97.1%</b>	+ 1.5%
New Listings	584	<b>424</b>	- 27.4%	2,236	<b>1,839</b>	- 17.8%

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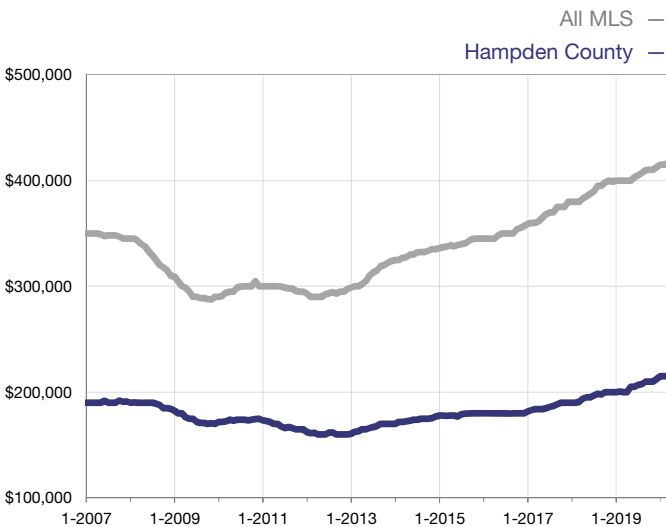
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	62	<b>63</b>	+ 1.6%	253	<b>205</b>	- 19.0%
Closed Sales	49	<b>30</b>	- 38.8%	220	<b>159</b>	- 27.7%
Median Sales Price*	\$147,000	<b>\$174,750</b>	+ 18.9%	\$144,000	<b>\$147,500</b>	+ 2.4%
Inventory of Homes for Sale	125	<b>77</b>	- 38.4%	--	--	--
Months Supply of Inventory	2.7	<b>1.8</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	69	<b>70</b>	+ 1.4%	86	<b>59</b>	- 31.4%
Percent of Original List Price Received*	96.0%	<b>98.7%</b>	+ 2.8%	95.5%	<b>97.3%</b>	+ 1.9%
New Listings	75	<b>40</b>	- 46.7%	296	<b>222</b>	- 25.0%

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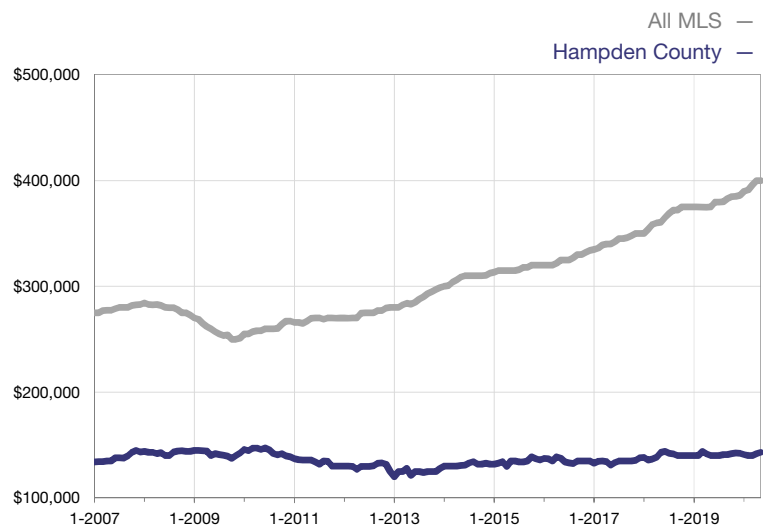
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Hampshire County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	151	<b>139</b>	- 7.9%	521	<b>495</b>	- 5.0%
Closed Sales	95	<b>97</b>	+ 2.1%	359	<b>391</b>	+ 8.9%
Median Sales Price*	\$315,000	<b>\$305,000</b>	- 3.2%	\$275,000	<b>\$295,250</b>	+ 7.4%
Inventory of Homes for Sale	412	<b>244</b>	- 40.8%	--	--	--
Months Supply of Inventory	4.0	<b>2.3</b>	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	92	<b>81</b>	- 12.0%	105	<b>87</b>	- 17.1%
Percent of Original List Price Received*	95.5%	<b>96.8%</b>	+ 1.4%	94.3%	<b>95.8%</b>	+ 1.6%
New Listings	252	<b>156</b>	- 38.1%	730	<b>585</b>	- 19.9%

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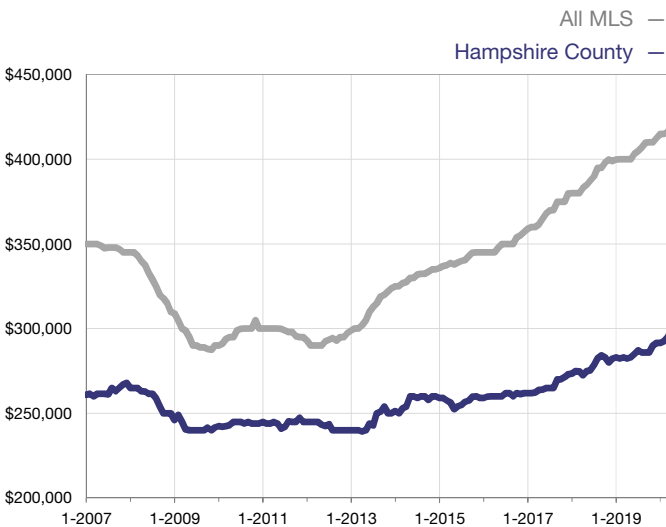
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	34	<b>15</b>	- 55.9%	132	<b>79</b>	- 40.2%
Closed Sales	28	<b>16</b>	- 42.9%	92	<b>70</b>	- 23.9%
Median Sales Price*	\$247,200	<b>\$168,500</b>	- 31.8%	\$226,450	<b>\$219,250</b>	- 3.2%
Inventory of Homes for Sale	78	<b>63</b>	- 19.2%	--	--	--
Months Supply of Inventory	3.2	<b>3.0</b>	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	62	<b>25</b>	- 59.7%	73	<b>63</b>	- 13.7%
Percent of Original List Price Received*	98.9%	<b>100.0%</b>	+ 1.1%	97.5%	<b>97.7%</b>	+ 0.2%
New Listings	36	<b>28</b>	- 22.2%	157	<b>105</b>	- 33.1%

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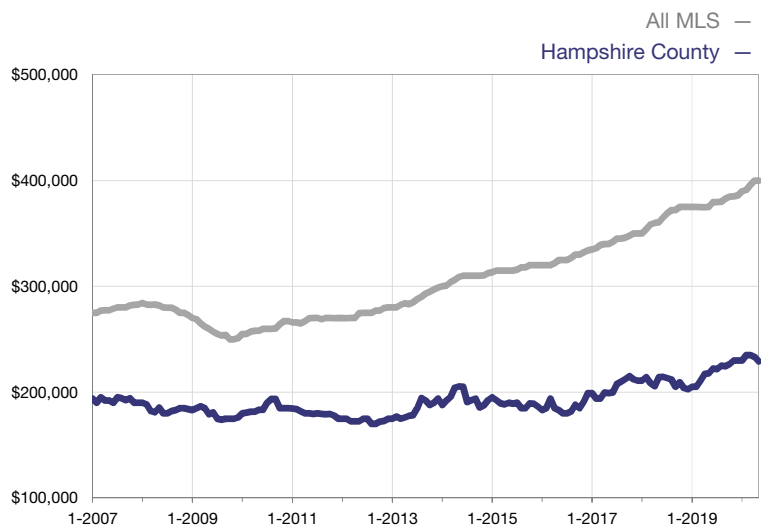
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middlesex County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,350	<b>1,094</b>	- 19.0%	4,864	<b>3,868</b>	- 20.5%
Closed Sales	1,088	<b>735</b>	- 32.4%	3,628	<b>3,088</b>	- 14.9%
Median Sales Price*	\$592,500	<b>\$620,000</b>	+ 4.6%	\$567,000	<b>\$605,000</b>	+ 6.7%
Inventory of Homes for Sale	2,311	<b>1,291</b>	- 44.1%	--	--	--
Months Supply of Inventory	2.5	<b>1.5</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	42	<b>38</b>	- 9.5%	55	<b>54</b>	- 1.8%
Percent of Original List Price Received*	100.1%	<b>99.5%</b>	- 0.6%	98.2%	<b>98.5%</b>	+ 0.3%
New Listings	2,027	<b>1,263</b>	- 37.7%	6,554	<b>4,839</b>	- 26.2%

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

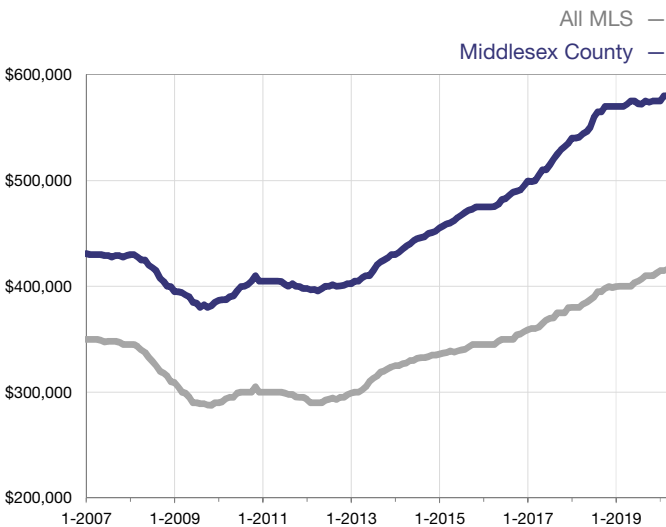
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	661	<b>440</b>	- 33.4%	2,638	<b>1,995</b>	- 24.4%
Closed Sales	612	<b>321</b>	- 47.5%	2,013	<b>1,735</b>	- 13.8%
Median Sales Price*	\$490,000	<b>\$500,000</b>	+ 2.0%	\$470,000	<b>\$520,000</b>	+ 10.6%
Inventory of Homes for Sale	1,029	<b>701</b>	- 31.9%	--	--	--
Months Supply of Inventory	2.1	<b>1.5</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	40	<b>40</b>	0.0%	49	<b>52</b>	+ 6.1%
Percent of Original List Price Received*	100.7%	<b>99.5%</b>	- 1.2%	99.4%	<b>99.3%</b>	- 0.1%
New Listings	854	<b>575</b>	- 32.7%	3,328	<b>2,549</b>	- 23.4%

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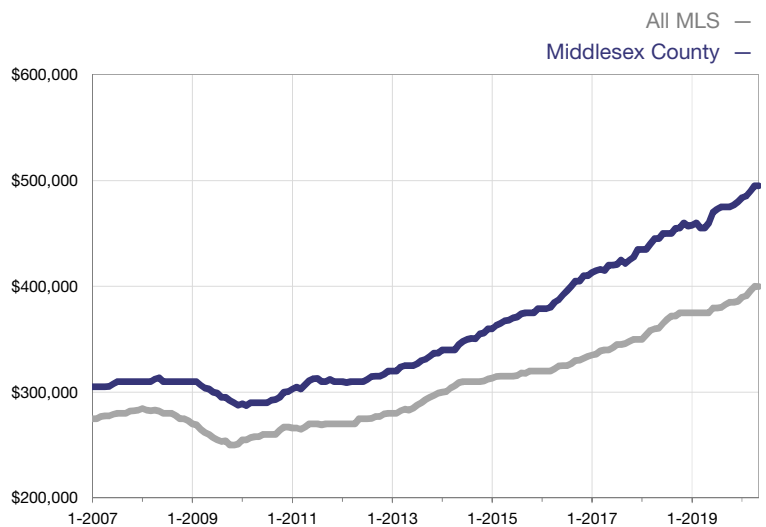
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Nantucket County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	0	- 100.0%	13	6	- 53.8%
Closed Sales	2	0	- 100.0%	13	9	- 30.8%
Median Sales Price*	\$1,880,000	\$0	- 100.0%	\$1,700,000	\$1,950,000	+ 14.7%
Inventory of Homes for Sale	58	39	- 32.8%	--	--	--
Months Supply of Inventory	12.5	9.1	- 27.2%	--	--	--
Cumulative Days on Market Until Sale	293	0	- 100.0%	130	64	- 50.8%
Percent of Original List Price Received*	86.9%	0.0%	- 100.0%	91.5%	88.7%	- 3.1%
New Listings	16	14	- 12.5%	47	37	- 21.3%

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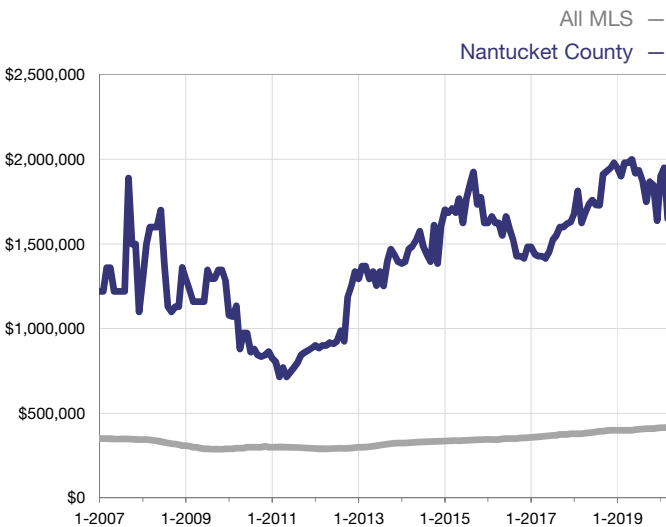
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	2	1	- 50.0%

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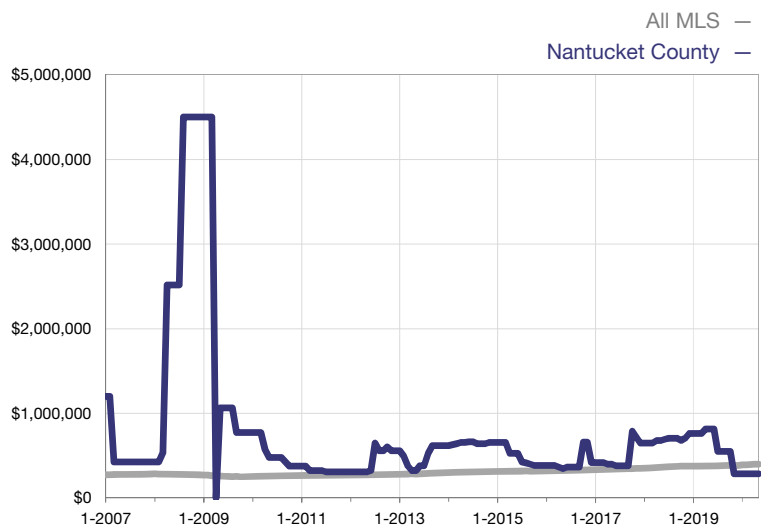
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	743	599	- 19.4%	2,606	2,197	- 15.7%
Closed Sales	556	386	- 30.6%	1,892	1,749	- 7.6%
Median Sales Price*	\$530,000	\$555,500	+ 4.8%	\$520,000	\$539,000	+ 3.7%
Inventory of Homes for Sale	1,484	823	- 44.5%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	48	40	- 16.7%	61	56	- 8.2%
Percent of Original List Price Received*	99.0%	98.5%	- 0.5%	97.3%	97.8%	+ 0.5%
New Listings	1,123	733	- 34.7%	3,662	2,847	- 22.3%

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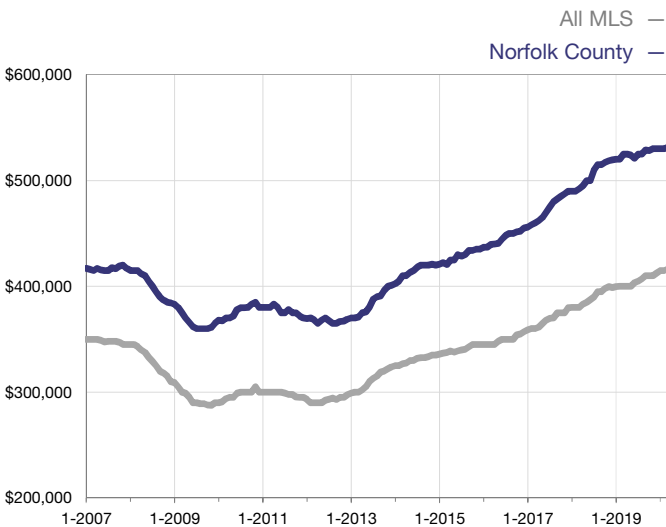
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	249	178	- 28.5%	1,138	782	- 31.3%
Closed Sales	258	114	- 55.8%	847	749	- 11.6%
Median Sales Price*	\$406,500	\$442,450	+ 8.8%	\$400,000	\$430,000	+ 7.5%
Inventory of Homes for Sale	578	401	- 30.6%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	40	36	- 10.0%	53	59	+ 11.3%
Percent of Original List Price Received*	99.5%	100.0%	+ 0.5%	98.8%	99.0%	+ 0.2%
New Listings	342	248	- 27.5%	1,558	1,068	- 31.5%

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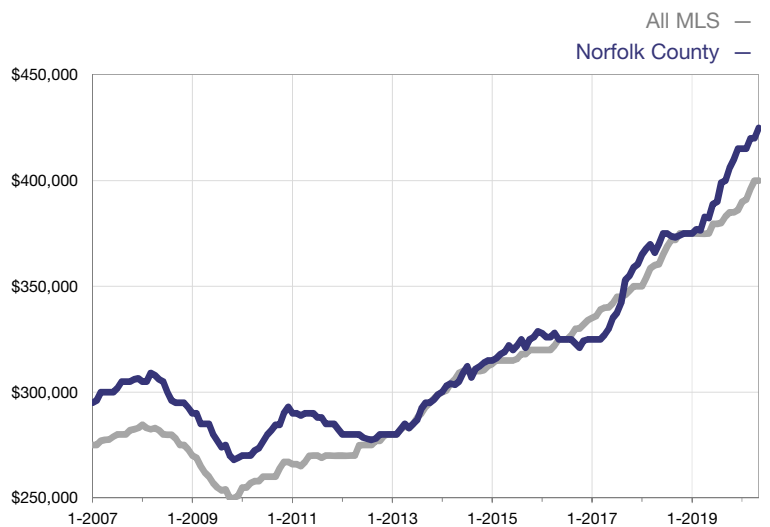
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	685	<b>678</b>	- 1.0%	2,577	<b>2,307</b>	- 10.5%
Closed Sales	568	<b>387</b>	- 31.9%	2,000	<b>1,819</b>	- 9.1%
Median Sales Price*	\$410,000	<b>\$433,000</b>	+ 5.6%	\$385,000	<b>\$419,000</b>	+ 8.8%
Inventory of Homes for Sale	1,745	<b>918</b>	- 47.4%	--	--	--
Months Supply of Inventory	3.4	<b>1.8</b>	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	62	<b>61</b>	- 1.6%	73	<b>71</b>	- 2.7%
Percent of Original List Price Received*	97.8%	<b>97.5%</b>	- 0.3%	96.5%	<b>97.0%</b>	+ 0.5%
New Listings	1,086	<b>719</b>	- 33.8%	3,686	<b>2,787</b>	- 24.4%

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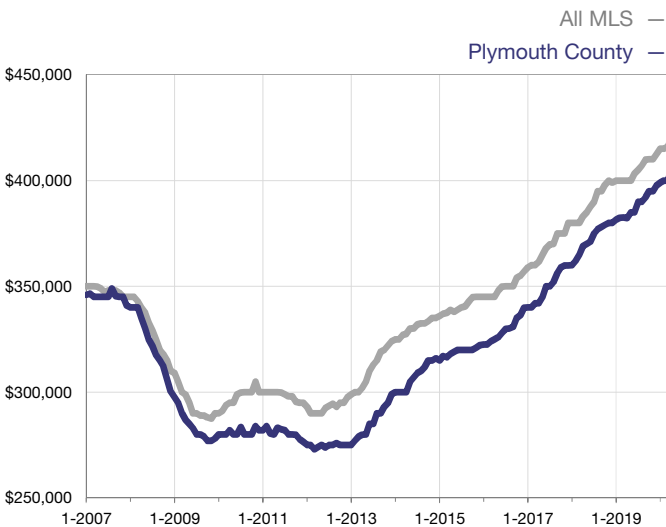
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	138	<b>122</b>	- 11.6%	596	<b>479</b>	- 19.6%
Closed Sales	111	<b>59</b>	- 46.8%	513	<b>379</b>	- 26.1%
Median Sales Price*	\$310,000	<b>\$305,000</b>	- 1.6%	\$306,000	<b>\$330,000</b>	+ 7.8%
Inventory of Homes for Sale	344	<b>271</b>	- 21.2%	--	--	--
Months Supply of Inventory	3.1	<b>2.7</b>	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	87	<b>62</b>	- 28.7%	70	<b>66</b>	- 5.7%
Percent of Original List Price Received*	98.1%	<b>97.8%</b>	- 0.3%	97.7%	<b>98.4%</b>	+ 0.7%
New Listings	169	<b>160</b>	- 5.3%	765	<b>660</b>	- 13.7%

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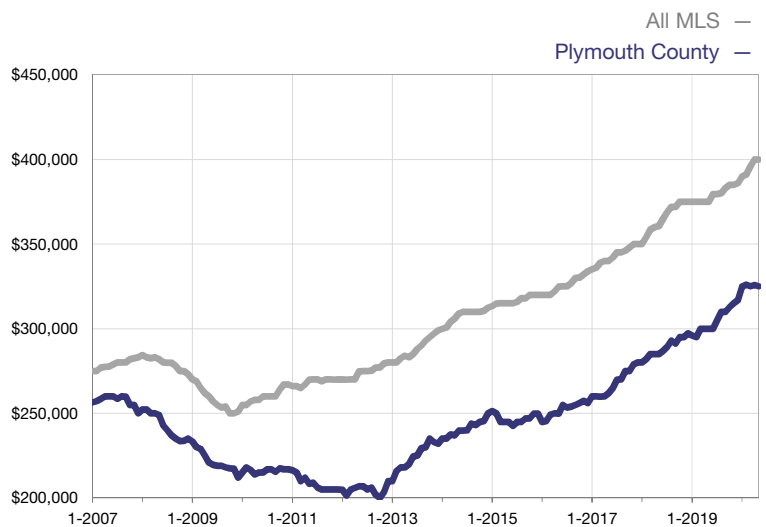
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Suffolk County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	163	<b>130</b>	- 20.2%	554	<b>405</b>	- 26.9%
Closed Sales	126	<b>74</b>	- 41.3%	411	<b>329</b>	- 20.0%
Median Sales Price*	\$603,500	<b>\$620,000</b>	+ 2.7%	\$572,500	<b>\$600,000</b>	+ 4.8%
Inventory of Homes for Sale	254	<b>148</b>	- 41.7%	--	--	--
Months Supply of Inventory	2.3	<b>1.5</b>	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	42	<b>34</b>	- 19.0%	49	<b>42</b>	- 14.3%
Percent of Original List Price Received*	101.7%	<b>98.8%</b>	- 2.9%	98.7%	<b>98.5%</b>	- 0.2%
New Listings	235	<b>155</b>	- 34.0%	737	<b>531</b>	- 28.0%

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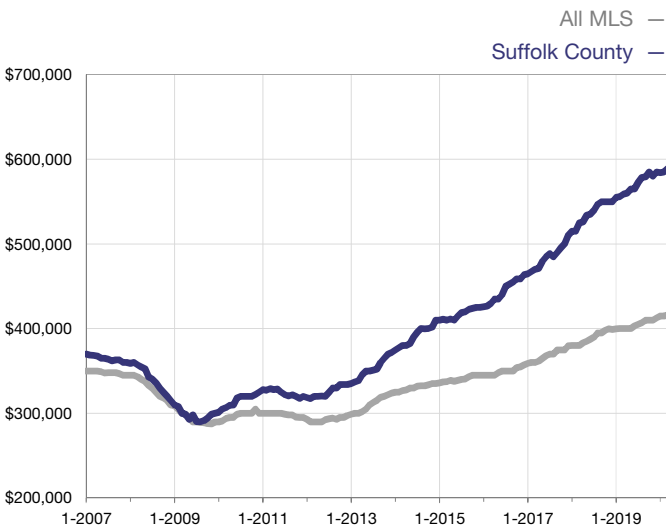
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	580	<b>429</b>	- 26.0%	2,247	<b>1,716</b>	- 23.6%
Closed Sales	516	<b>267</b>	- 48.3%	1,709	<b>1,532</b>	- 10.4%
Median Sales Price*	\$650,000	<b>\$610,000</b>	- 6.2%	\$603,000	<b>\$660,000</b>	+ 9.5%
Inventory of Homes for Sale	1,292	<b>981</b>	- 24.1%	--	--	--
Months Supply of Inventory	3.2	<b>2.6</b>	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	50	<b>47</b>	- 6.0%	55	<b>59</b>	+ 7.3%
Percent of Original List Price Received*	98.7%	<b>98.3%</b>	- 0.4%	98.1%	<b>97.8%</b>	- 0.3%
New Listings	871	<b>684</b>	- 21.5%	3,280	<b>2,603</b>	- 20.6%

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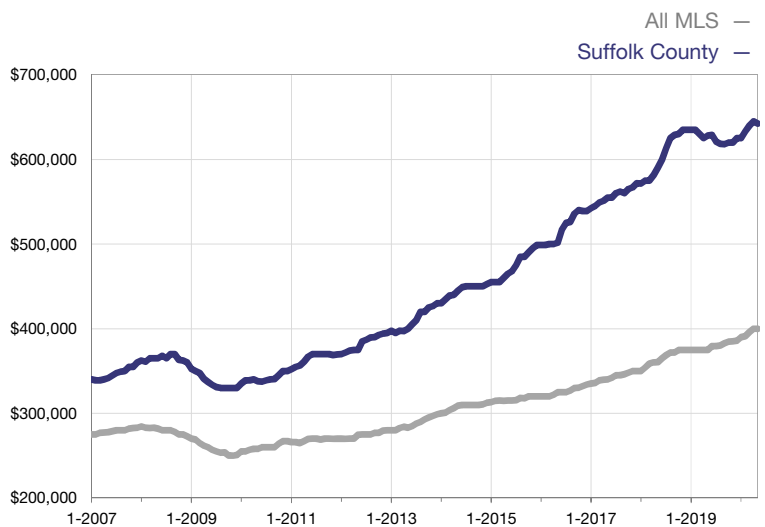
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Worcester County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	898	<b>847</b>	- 5.7%	3,412	<b>3,187</b>	- 6.6%
Closed Sales	741	<b>599</b>	- 19.2%	2,712	<b>2,572</b>	- 5.2%
Median Sales Price*	\$301,000	<b>\$345,000</b>	+ 14.6%	\$285,000	<b>\$314,000</b>	+ 10.2%
Inventory of Homes for Sale	2,089	<b>1,125</b>	- 46.1%	--	--	--
Months Supply of Inventory	3.0	<b>1.7</b>	- 43.3%	--	--	--
Cumulative Days on Market Until Sale	58	<b>50</b>	- 13.8%	71	<b>62</b>	- 12.7%
Percent of Original List Price Received*	98.3%	<b>98.9%</b>	+ 0.6%	96.5%	<b>97.6%</b>	+ 1.1%
New Listings	1,371	<b>912</b>	- 33.5%	4,584	<b>3,757</b>	- 18.0%

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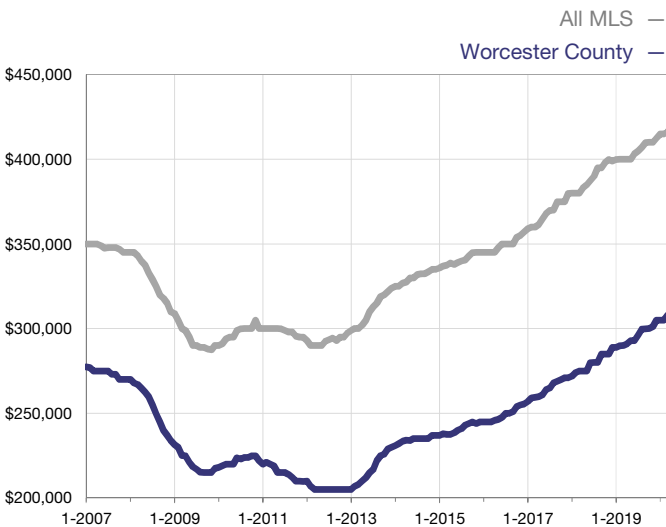
### Condominium Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	166	<b>155</b>	- 6.6%	681	<b>653</b>	- 4.1%
Closed Sales	141	<b>113</b>	- 19.9%	577	<b>541</b>	- 6.2%
Median Sales Price*	\$236,000	<b>\$240,000</b>	+ 1.7%	\$216,000	<b>\$236,000</b>	+ 9.3%
Inventory of Homes for Sale	362	<b>254</b>	- 29.8%	--	--	--
Months Supply of Inventory	2.5	<b>1.8</b>	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	52	<b>46</b>	- 11.5%	61	<b>60</b>	- 1.6%
Percent of Original List Price Received*	99.0%	<b>99.0%</b>	0.0%	98.4%	<b>98.5%</b>	+ 0.1%
New Listings	241	<b>187</b>	- 22.4%	873	<b>783</b>	- 10.3%

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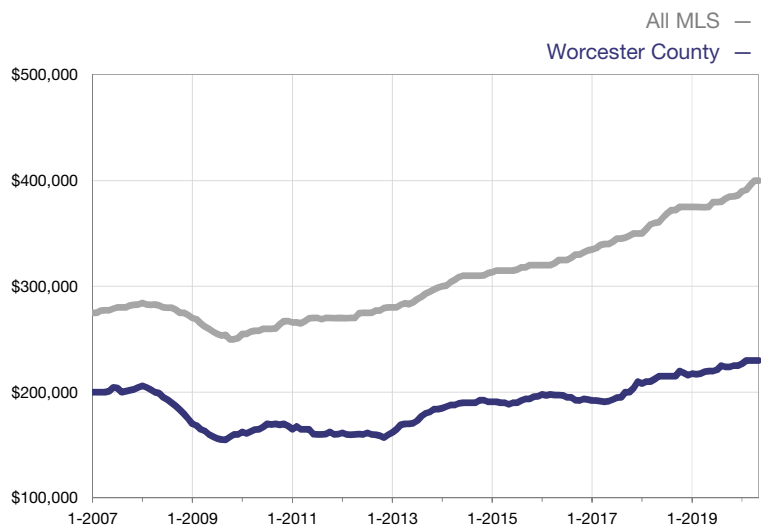
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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