

# Multi-Family Housing Activity Report

February 2020



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Feb-2019	Feb-2020	+ / -	YTD 2019	YTD 2020	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		446	<b>342</b>	- 23.3%	990	<b>929</b>	- 6.2%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$375,000	<b>\$393,000</b>	+ 4.8%	\$385,000	<b>\$414,000</b>	+ 7.5%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,777	<b>918</b>	- 48.3%	--	--	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.8	<b>1.5</b>	- 47.2%	--	--	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		55	<b>57</b>	+ 3.0%	55	<b>52</b>	- 5.8%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		95.9%	<b>96.3%</b>	+ 0.4%	95.8%	<b>96.5%</b>	+ 0.7%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		671	<b>676</b>	+ 0.7%	1,390	<b>1,269</b>	- 8.7%

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

