

Multi-Family Housing Activity Report

April 2020



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Apr-2019	Apr-2020	+ / -	YTD 2019	YTD 2020	+ / -
Closed Sales A count of sales that have closed within a given month.		567	354	- 37.6%	2,093	1,797	- 14.1%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$408,000	\$430,000	+ 5.4%	\$389,999	\$425,000	+ 9.0%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,837	968	- 47.3%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.9	1.6	- 43.9%	--	--	--
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.*		54	47	- 12.7%	58	53	- 8.5%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		97.2%	98.6%	+ 1.5%	96.0%	97.2%	+ 1.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,007	422	- 58.1%	3,281	2,433	- 25.8%

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

