

Multi-Family Housing Activity Report

May 2020



MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	May-2019	May-2020	+ / -	YTD 2019	YTD 2020	+ / -
Closed Sales A count of sales that have closed within a given month.		720	344	- 52.2%	2,813	2,155	- 23.4%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$385,000	\$418,500	+ 8.7%	\$387,900	\$424,000	+ 9.3%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,874	1,006	- 46.3%	--	--	--
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	1.8	- 39.2%	--	--	--
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	43	- 20.7%	57	51	- 9.7%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		97.6%	98.3%	+ 0.7%	96.4%	97.4%	+ 1.0%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,034	641	- 38.0%	4,317	3,067	- 29.0%

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

