

# Multi-Family Housing Activity Report

April 2021



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Apr-2020	Apr-2021	+ / -	YTD 2020	YTD 2021	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		368	<b>643</b>	+ 74.7%	1,819	<b>2,418</b>	+ 32.9%
<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.		\$430,000	<b>\$510,000</b>	+ 18.6%	\$425,000	<b>\$480,000</b>	+ 12.9%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,426	<b>946</b>	- 33.7%	--	--	--
<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.		2.4	<b>1.6</b>	- 34.1%	--	--	--
<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.*		47	<b>43</b>	- 9.1%	53	<b>45</b>	- 16.0%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		98.6%	<b>100.4%</b>	+ 1.8%	97.2%	<b>99.2%</b>	+ 2.1%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		425	<b>1,102</b>	+ 159.3%	2,439	<b>3,382</b>	+ 38.7%

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

