

# Multi-Family Housing Activity Report

May 2021



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	May-2020	May-2021	+ / -	YTD 2020	YTD 2021	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		357	<b>650</b>	+ 82.1%	2,175	<b>3,083</b>	+ 41.7%
<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.		\$410,000	<b>\$525,000</b>	+ 28.0%	\$420,000	<b>\$495,000</b>	+ 17.9%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,420	<b>1,039</b>	- 26.8%	--	--	--
<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.		2.5	<b>1.6</b>	- 33.8%	--	--	--
<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.*		42	<b>37</b>	- 12.7%	51	<b>43</b>	- 16.4%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		98.3%	<b>102.7%</b>	+ 4.4%	97.4%	<b>100.0%</b>	+ 2.6%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		639	<b>1,131</b>	+ 77.0%	3,074	<b>4,526</b>	+ 47.2%

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

