

# Multi-Family Housing Activity Report

June 2021



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jun-2020	Jun-2021	+ / -	YTD 2020	YTD 2021	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		426	<b>822</b>	+ 93.0%	2,601	<b>3,938</b>	+ 51.4%
<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.		\$441,000	<b>\$560,000</b>	+ 27.0%	\$425,000	<b>\$505,000</b>	+ 18.8%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,455	<b>1,205</b>	- 17.2%	--	--	--
<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.		2.6	<b>1.8</b>	- 31.4%	--	--	--
<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.*		44	<b>29</b>	- 34.3%	50	<b>40</b>	- 20.4%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		98.0%	<b>102.7%</b>	+ 4.8%	97.5%	<b>100.6%</b>	+ 3.1%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		880	<b>1,366</b>	+ 55.2%	3,957	<b>5,889</b>	+ 48.8%

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

