



GBAR Real Estate Rewind

Q1, 2020

Metro Boston

Single Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	44	7.3%	\$828,500	5.0%	26	54	39	39.3%	41	\$789,000	21	45	28
Belmont	19	11.8%	\$1,135,000	20.7%	26	26	29	11.5%	17	\$940,000	42	26	26
Boston	135	-18.2%	\$650,000	7.3%	46	172	212	-24.3%	165	\$606,000	53	166	280
Brookline	23	21.1%	\$2,090,000	5.6%	35	27	56	9.8%	19	\$1,980,000	38	23	51
Cambridge	18	28.6%	\$2,077,500	-6.2%	33	30	30	-6.3%	14	\$2,214,000	22	17	32
Chelsea	11	175.0%	\$441,000	27.1%	41	7	5	-44.4%	4	\$347,000	76	4	9
Dedham	39	0.0%	\$550,000	23.9%	30	59	65	-13.3%	39	\$444,000	62	44	75
Everett	15	-6.3%	\$461,500	4.3%	40	17	23	-11.5%	16	\$442,500	27	19	26
Milton	34	0.0%	\$862,500	41.7%	72	57	61	7.0%	34	\$608,500	44	43	57
Newton	95	10.5%	\$1,255,000	-4.6%	45	108	178	-14.0%	86	\$1,315,750	67	118	207
Revere	39	56.0%	\$470,000	14.6%	32	46	37	-21.3%	25	\$410,000	51	38	47
Somerville	6	-72.7%	\$960,750	13.0%	41	18	18	-10.0%	22	\$850,000	25	26	20
Waltham	52	-10.3%	\$643,750	8.7%	32	71	59	-15.7%	58	\$592,450	40	74	70
Watertown	13	-27.8%	\$720,000	0.9%	50	13	18	50.0%	18	\$713,625	29	21	12
Winthrop	9	-35.7%	\$565,000	22.9%	60	14	20	-4.8%	14	\$459,750	56	15	21

Metro Boston	552	-3.5%	\$750,000	10.4%	41	719	850	-11.6%	572	\$679,500	48	679	961
GBAR	2,065	-1.5%	\$625,000	6.1%	46	2,717	3,368	-16.1%	2,097	\$589,000	52	2,581	4,012

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Central Middlesex

Single Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton	32	18.5%	\$638,800	11.1%	41	59	84	6.3%	27	\$575,000	47	41	79
Bedford	18	50.0%	\$750,000	-0.7%	66	20	28	-31.7%	12	\$754,900	42	22	41
Boxborough	3	-57.1%	\$825,000	23.1%	41	10	7	-61.1%	7	\$670,000	60	10	18
Concord	36	56.5%	\$1,200,000	-14.3%	77	63	99	-9.2%	23	\$1,399,900	78	38	109
Hudson	21	-46.2%	\$415,000	6.4%	53	29	36	-16.3%	39	\$390,000	56	42	43
Lexington	47	62.1%	\$1,080,000	-0.9%	44	57	88	-22.1%	29	\$1,090,000	43	53	113
Lincoln	12	50.0%	\$1,712,750	73.5%	161	10	31	14.8%	8	\$987,250	54	11	27
Maynard	21	75.0%	\$420,500	6.9%	52	23	23	4.6%	12	\$393,500	32	25	22
Stow	9	-18.2%	\$543,700	-0.2%	65	12	20	-25.9%	11	\$545,000	163	15	27
Sudbury	45	28.6%	\$700,000	6.1%	66	69	93	-19.8%	35	\$660,000	75	52	116
Wayland	21	23.5%	\$735,000	13.1%	31	41	53	-14.5%	17	\$650,000	56	30	62
Weston	18	-14.3%	\$1,623,500	9.1%	71	31	99	-8.3%	21	\$1,487,500	87	29	108

Central Middlesex	283	17.4%	\$780,000	13.0%	58	424	661	-13.6%	241	\$690,000	62	368	765
GBAR	2,065	-1.5%	\$625,000	6.1%	46	2,717	3,368	-16.1%	2,097	\$589,000	52	2,581	4,012

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Metro West

Single Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	21	-22.2%	\$470,000	4.4%	20	30	26	0.0%	27	\$450,000	39	25	26
Dover	15	66.7%	\$1,700,000	-0.6%	108	28	87	10.1%	9	\$1,710,000	101	15	79
Framingham	86	-11.3%	\$464,500	6.3%	37	116	92	-33.3%	97	\$437,000	41	117	138
Holliston	34	41.7%	\$597,500	16.1%	67	59	71	7.6%	24	\$514,875	48	31	66
Hopkinton	43	30.3%	\$650,000	-15.0%	65	42	66	3.1%	33	\$765,000	82	32	64
Medfield	28	16.7%	\$629,000	-5.4%	53	32	55	22.2%	24	\$664,950	59	23	45
Medway	16	-15.8%	\$430,000	7.8%	40	23	31	-24.4%	19	\$399,000	55	26	41
Millis	18	100.0%	\$495,000	-0.6%	37	21	27	-12.9%	9	\$497,900	70	12	31
Natick	64	3.2%	\$642,500	12.0%	42	90	98	-13.3%	62	\$573,500	45	75	113
Needham	41	-18.0%	\$989,000	-4.4%	37	58	91	-2.2%	50	\$1,034,500	56	65	93
Sherborn	16	14.3%	\$655,500	-17.3%	62	21	31	-36.7%	14	\$792,500	52	15	49
Wellesley	45	-6.3%	\$1,645,000	26.5%	40	67	108	-22.9%	48	\$1,300,000	54	87	140

Metro West	427	2.6%	\$650,000	4.0%	48	587	783	-11.5%	416	\$625,000	52	523	885
GBAR	2,065	-1.5%	\$625,000	6.1%	46	2,717	3,368	-16.1%	2,097	\$589,000	52	2,581	4,012

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Eastern Middlesex

Single Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Burlington	33	-23.3%	\$584,000	-2.5%	51	34	50	-27.5%	43	\$599,000	49	43	69
Malden	33	-28.3%	\$525,000	11.1%	27	42	34	-24.4%	46	\$472,500	47	35	45
Medford	35	-28.6%	\$650,000	5.2%	35	38	39	-22.0%	49	\$618,000	42	54	50
Melrose	36	33.3%	\$662,500	6.0%	31	43	43	53.6%	27	\$625,000	32	33	28
North Reading	24	-17.2%	\$601,250	9.3%	49	28	31	-32.6%	29	\$550,000	63	30	46
Reading	29	-29.3%	\$600,000	0.0%	35	36	36	-47.1%	41	\$599,900	51	46	68
Stoneham	25	-19.4%	\$535,000	1.9%	32	23	21	-43.2%	31	\$525,000	24	37	37
Wakefield	25	-26.5%	\$525,000	-2.4%	34	36	25	-50.0%	34	\$537,750	34	37	50
Wilmington	31	-34.0%	\$529,900	-10.0%	37	38	41	-40.6%	47	\$589,000	59	57	69
Winchester	34	-17.1%	\$1,335,000	10.3%	67	43	62	-15.1%	41	\$1,210,000	44	44	73
Woburn	32	0.0%	\$545,000	17.7%	31	41	39	-27.8%	32	\$463,000	42	49	54

Eastern Middlesex	337	-19.8%	\$599,500	3.5%	39	402	421	-28.5%	420	\$579,500	45	465	589
GBAR	2,065	-1.5%	\$625,000	6.1%	46	2,717	3,368	-16.1%	2,097	\$589,000	52	2,581	4,012

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Southern Norfolk

Single Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	11	10.0%	\$317,000	-15.4%	49	10	9	-30.8%	10	\$374,500	71	15	13
Bellingham	39	56.0%	\$389,900	19.7%	45	43	39	-36.1%	25	\$325,699	44	44	61
Canton	35	34.6%	\$529,900	-9.8%	48	48	58	-10.8%	26	\$587,500	64	34	65
Foxboro	29	11.5%	\$475,000	5.0%	54	27	29	-37.0%	26	\$452,500	62	30	46
Franklin	45	-6.3%	\$495,000	11.2%	42	54	54	-29.0%	48	\$445,000	47	58	76
Mansfield	28	-17.7%	\$434,000	1.1%	38	26	43	-2.3%	34	\$429,500	54	37	44
Norfolk	27	35.0%	\$620,000	7.4%	93	37	54	-27.0%	20	\$577,500	77	30	74
Norwood	26	-21.2%	\$505,750	17.6%	24	31	27	-35.7%	33	\$430,000	39	46	42
Randolph	61	32.6%	\$412,378	3.4%	46	77	60	-10.5%	46	\$398,750	56	53	67
Sharon	22	-12.0%	\$503,500	-6.8%	47	55	87	13.0%	25	\$540,000	62	33	77
Stoughton	57	23.9%	\$400,000	4.8%	47	62	55	-3.5%	46	\$381,700	55	52	57
Walpole	37	-5.1%	\$500,000	-5.7%	34	51	47	-25.4%	39	\$530,000	57	42	63
Westwood	26	-21.2%	\$754,500	3.9%	60	36	52	-8.8%	33	\$726,125	75	30	57
Wrentham	23	-37.8%	\$550,000	-0.9%	49	28	39	-44.3%	37	\$555,000	80	42	70

Southern Norfolk	466	4.0%	\$472,750	2.4%	48	585	653	-19.6%	448	\$461,563	58	546	812
GBAR	2,065	-1.5%	\$625,000	6.1%	46	2,717	3,368	-16.1%	2,097	\$589,000	52	2,581	4,012

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GBAR Real Estate Rewind

Q1, 2020

Metro Boston

Multi-Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	7	-36.4%	\$1,200,000	14.3%	11	5	3	-50.0%	11	\$1,050,000	29	13	6
Belmont	2	-50.0%	\$1,004,500	31.6%	17	3	4	33.3%	4	\$763,250	26	8	3
Boston	139	0.0%	\$875,000	8.3%	52	127	193	-32.3%	139	\$808,000	53	148	285
Brookline	3	200.0%	\$2,225,000	-9.2%	27	1	4	-33.3%	1	\$2,450,000	66	1	6
Cambridge	15	-25.0%	\$1,700,000	-2.3%	24	12	21	-4.6%	20	\$1,740,000	86	12	22
Chelsea	11	-31.3%	\$750,000	26.2%	32	8	14	-46.2%	16	\$594,550	44	21	26
Dedham	3	-25.0%	\$700,000	24.3%	34	4	3	-25.0%	4	\$563,000	44	5	4
Everett	30	76.5%	\$702,500	16.1%	54	26	35	-22.2%	17	\$605,000	49	29	45
Milton	5		\$770,000		8	1							
Newton	13	8.3%	\$1,160,000	14.2%	52	11	22	10.0%	12	\$1,015,500	50	8	20
Revere	25	-7.4%	\$640,000	3.2%	46	25	23	-25.8%	27	\$620,000	54	32	31
Somerville	34	47.8%	\$1,268,625	10.3%	25	38	46	-25.8%	23	\$1,150,000	41	24	62
Waltham	7	-30.0%	\$740,000	4.4%	51	6	5	-68.8%	10	\$708,750	32	12	16
Watertown	13	44.4%	\$915,000	2.8%	42	16	14	0.0%	9	\$890,000	24	14	14
Winthrop	2	-66.7%	\$730,000	37.1%	28	6	5	-54.6%	6	\$532,500	64	5	11

Metro Boston	309	3.3%	\$850,000	4.3%	44	289	392	-29.5%	299	\$815,000	49	333	556
GBAR	386	-5.2%	\$819,000	9.9%	43	380	491	-32.2%	407	\$745,000	48	441	724

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GBAR Real Estate Rewind

Q1, 2020

Central Middlesex

Condominium

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton	14	-26.3%	\$225,000	-30.1%	19	20	21	-30.0%	19	\$322,000	62	20	30
Bedford	4	-33.3%	\$602,250	41.7%	138	6	13	44.4%	6	\$425,000	62	7	9
Boxborough	14	-22.2%	\$147,750	3.7%	40	12	3	-62.5%	18	\$142,500	18	22	8
Concord	8	-33.3%	\$454,450	-37.4%	57	18	21	-32.3%	12	\$725,500	61	17	31
Hudson	16	33.3%	\$269,500	-26.2%	50	23	26	-16.1%	12	\$365,000	67	11	31
Lexington	12	71.4%	\$954,950	53.4%	29	16	14	100.0%	7	\$622,500	32	9	7
Lincoln	2	100.0%	\$528,500	-14.1%	26	2	6	-33.3%	1	\$615,000	99	9	9
Maynard	10	66.7%	\$318,700	13.8%	34	9	9	-30.8%	6	\$280,000	37	11	13
Stow	2	-71.4%	\$484,500	19.6%	58	3	4	-71.4%	7	\$405,000	98	8	14
Sudbury	9	80.0%	\$560,000	-17.9%	241	19	27	-6.9%	5	\$682,450	43	8	29
Wayland	9	125.0%	\$785,000	63.0%	40	11	17	13.3%	4	\$481,500	39	10	15
Weston	2		\$568,625		73	3	7	40.0%					

Central Middlesex	102	5.1%	\$407,450	2.5%	71	142	168	-16.4%	97	\$397,725	53	133	201
GBAR	2,048	13.9%	\$591,263	7.7%	53	2,432	3,149	-11.3%	1,798	\$549,000	49	2,360	3,549

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GBAR Real Estate Rewind

Q1, 2020

Metro West

Condominium

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	30	42.9%	\$425,000	1.7%	45	39	30	-6.3%	21	\$418,000	62	26	32
Dover									1	\$510,000	20	1	2
Framingham	21	-40.0%	\$210,000	-10.6%	64	59	60	81.8%	35	\$235,000	45	39	33
Holliston	12	71.4%	\$525,280	1.8%	83	11	22	83.3%	7	\$516,181	142	8	12
Hopkinton	4	-71.4%	\$489,000	-15.3%	62	14	18	-37.9%	14	\$577,485	75	24	29
Medfield	6	-14.3%	\$575,000	-29.1%	31	1	14	-46.2%	7	\$810,500	136	5	26
Medway	3	-57.1%	\$623,400	149.4%	107	7	9	-35.7%	7	\$250,000	42	9	14
Millis	16	433.3%	\$439,900	64.1%	106	12	30	25.0%	3	\$268,000	50	15	24
Natick	33	94.1%	\$555,000	49.2%	48	32	29	-12.1%	17	\$372,000	41	30	33
Needham	12	71.4%	\$829,000	24.2%	39	9	8	-70.4%	7	\$667,500	26	17	27
Sherborn	3	200.0%	\$722,500	-31.2%	103	5	7	-22.2%	1	\$1,050,000	123	2	9
Wellesley	5	66.7%	\$535,000	-28.7%	81	5	11	22.2%	3	\$750,000	64	6	9

Metro West	145	17.9%	\$465,000	13.4%	63	194	242	-3.2%	123	\$410,000	57	182	250
GBAR	2,048	13.9%	\$591,263	7.7%	53	2,432	3,149	-11.3%	1,798	\$549,000	49	2,360	3,549

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GBAR Real Estate Rewind

Q1, 2020

Eastern Middlesex

Condominium

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Burlington	5	25.0%	\$545,000	-6.0%	32	5	7	-22.2%	4	\$580,000	70	3	9
Malden	23	-4.2%	\$350,000	-3.5%	29	31	21	-12.5%	24	\$362,500	46	26	24
Medford	38	22.6%	\$540,000	-0.6%	39	50	52	-8.8%	31	\$543,500	44	34	57
Melrose	17	0.0%	\$430,000	22.9%	24	13	6	-64.7%	17	\$350,000	28	18	17
North Reading	12	-14.3%	\$260,000	-27.4%	79	17	16	-30.4%	14	\$358,000	108	14	23
Reading	14	16.7%	\$457,450	17.3%	50	31	35	66.7%	12	\$390,000	40	12	21
Stoneham	27	145.5%	\$335,700	-0.4%	55	24	16	-36.0%	11	\$337,000	45	15	25
Wakefield	20	33.3%	\$503,500	13.2%	44	33	34	36.0%	15	\$445,000	63	16	25
Wilmington	3	200.0%	\$353,000	-42.1%	59	2	7	40.0%	1	\$609,900	26	3	5
Winchester	13	18.2%	\$941,000	75.2%	58	14	25	19.1%	11	\$537,000	45	14	21
Woburn	52	116.7%	\$630,000	52.7%	60	41	41	2.5%	24	\$412,670	26	65	40

Eastern Middlesex	224	36.6%	\$470,000	10.5%	47	261	260	-2.6%	164	\$425,250	43	220	267
GBAR	2,048	13.9%	\$591,263	7.7%	53	2,432	3,149	-11.3%	1,798	\$549,000	49	2,360	3,549

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GBAR Real Estate Rewind

Q1, 2020

Southern Norfolk

Condominium

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	5		\$444,000										
Bellingham	21	31.3%	\$350,000	9.4%	109	11	9	-74.3%	16	\$319,950	63	22	35
Canton	39	95.0%	\$472,000	37.6%	74	34	46	39.4%	20	\$343,000	33	34	33
Foxboro	7	-12.5%	\$435,000	-9.6%	99	10	10	-56.5%	8	\$481,170	46	21	23
Franklin	32	0.0%	\$387,500	-1.3%	86	34	38	-33.3%	32	\$392,500	72	34	57
Mansfield	14	40.0%	\$286,750	28.2%	36	14	12	0.0%	10	\$223,700	43	15	12
Norfolk	4	33.3%	\$554,790	20.9%	60	7	12	-14.3%	3	\$459,000	155	4	14
Norwood	15	36.4%	\$355,000	-16.7%	58	16	15	-40.0%	11	\$426,000	60	21	25
Randolph	17	-10.5%	\$314,500	14.4%	67	15	20	66.7%	19	\$275,000	38	12	12
Sharon	5	-16.7%	\$237,000	13.7%	52	13	19	-38.7%	6	\$208,500	73	9	31
Stoughton	15	-34.8%	\$299,000	12.4%	26	21	24	9.1%	23	\$266,000	30	25	22
Walpole	10	-23.1%	\$358,250	-41.7%	71	17	36	227.3%	13	\$614,900	26	9	11
Westwood	15	1,400.0%	\$501,995	-15.6%	129	5	5	-79.2%	1	\$595,000	25	26	24
Wrentham	1	-50.0%	\$220,000	22.2%	44	2	3	200.0%	2	\$180,000			

Southern Norfolk	200	22.0%	\$403,550	24.9%	69	199	250	-17.2%	164	\$323,000	48	233	302
GBAR	2,048	13.9%	\$591,263	7.7%	53	2,432	3,149	-11.3%	1,798	\$549,000	49	2,360	3,549

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Metro Boston

Multi-Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	7	-36.4%	\$1,200,000	14.3%	11	5	3	-50.0%	11	\$1,050,000	29	13	6
Belmont	2	-50.0%	\$1,004,500	31.6%	17	3	4	33.3%	4	\$763,250	26	8	3
Boston	139	0.0%	\$875,000	8.3%	52	127	193	-32.3%	139	\$808,000	53	148	285
Brookline	3	200.0%	\$2,225,000	-9.2%	27	1	4	-33.3%	1	\$2,450,000	66	1	6
Cambridge	15	-25.0%	\$1,700,000	-2.3%	24	12	21	-4.6%	20	\$1,740,000	86	12	22
Chelsea	11	-31.3%	\$750,000	26.2%	32	8	14	-46.2%	16	\$594,550	44	21	26
Dedham	3	-25.0%	\$700,000	24.3%	34	4	3	-25.0%	4	\$563,000	44	5	4
Everett	30	76.5%	\$702,500	16.1%	54	26	35	-22.2%	17	\$605,000	49	29	45
Milton	5		\$770,000		8	1							
Newton	13	8.3%	\$1,160,000	14.2%	52	11	22	10.0%	12	\$1,015,500	50	8	20
Revere	25	-7.4%	\$640,000	3.2%	46	25	23	-25.8%	27	\$620,000	54	32	31
Somerville	34	47.8%	\$1,268,625	10.3%	25	38	46	-25.8%	23	\$1,150,000	41	24	62
Waltham	7	-30.0%	\$740,000	4.4%	51	6	5	-68.8%	10	\$708,750	32	12	16
Watertown	13	44.4%	\$915,000	2.8%	42	16	14	0.0%	9	\$890,000	24	14	14
Winthrop	2	-66.7%	\$730,000	37.1%	28	6	5	-54.6%	6	\$532,500	64	5	11

Metro Boston	309	3.3%	\$850,000	4.3%	44	289	392	-29.5%	299	\$815,000	49	333	556
GBAR	386	-5.2%	\$819,000	9.9%	43	380	491	-32.2%	407	\$745,000	48	441	724

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Central Middlesex

Multi-Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton									1	\$587,000			
Bedford	2		\$611,500		6	1	1		2	\$687,500	20	2	4
Concord													
Hudson	2	-33.3%	\$382,000	-10.1%	17	2	3	-40.0%	3	\$425,000	91	3	5
Maynard	2	100.0%	\$412,500	2.5%	100	2	1	-50.0%	1	\$402,500	16	3	2

Central Middlesex	6	-14.3%	\$432,000	-22.0%	48	5	10	-16.7%	7	\$554,000	47	9	12
GBAR	386	-5.2%	\$819,000	9.9%	43	380	491	-32.2%	407	\$745,000	48	441	724

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Metro West

Multi-Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	1	-75.0%	\$451,000	39.8%	42	1	1		4	\$322,500			
Dover													
Framingham	5	-16.7%	\$585,000	5.0%	14	4	4	-55.6%	6	\$557,228	81	1	9
Holliston									2	\$549,000	21	1	1
Hopkinton									2	\$358,500			
Medfield													
Medway									4	\$843,500			
Natick	2	-50.0%	\$749,750	30.4%	47	4	4	-20.0%	4	\$575,000	13	4	5
Needham													

Metro West	8	-63.6%	\$622,500	18.6%	58	12	19	-24.0%	22	\$524,728	47	8	25
GBAR	386	-5.2%	\$819,000	9.9%	43	380	491	-32.2%	407	\$745,000	48	441	724

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Eastern Middlesex

Multi-Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Malden	17	-26.1%	\$735,000	8.1%	31	19	17	-50.0%	23	\$680,000	45	27	34
Medford	16	-11.1%	\$852,500	7.6%	27	20	8	-55.6%	18	\$792,500	26	21	18
Melrose	3	-40.0%	\$867,500	43.9%	32	2	3	-66.7%	5	\$603,000	29	6	9
Reading	1	0.0%	\$250,000	-68.2%	7	2	2	-33.3%	1	\$785,000	22	2	3
Stoneham	4		\$629,500		23	2	2						
Wakefield	1	-85.7%	\$674,000	14.8%	15	7	4	0.0%	7	\$587,000	34	4	4
Winchester	2		\$964,950		19	1	2	0.0%					
Woburn	2	-60.0%	\$680,000	3.8%	38	5	5	-54.6%	5	\$655,000	67	8	11

Eastern Middlesex	46	-22.0%	\$757,500	8.2%	29	59	45	-47.1%	59	\$700,000	39	69	85
GBAR	386	-5.2%	\$819,000	9.9%	43	380	491	-32.2%	407	\$745,000	48	441	724

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Southern Norfolk

Multi-Family

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	1	-50.0%	\$485,000	25.6%					2	\$386,250	87	2	2
Bellingham	1	-50.0%	\$255,000	-29.5%	41	2	5	25.0%	2	\$361,625	71	2	4
Canton	1	-50.0%	\$602,000	-6.6%	31	1	1	-50.0%	2	\$644,500	17	1	2
Foxboro	1		\$775,000										
Franklin	2	0.0%	\$414,450	9.1%					2	\$380,000	22	3	3
Mansfield	2	0.0%	\$520,000	-2.4%	123	2	3	-62.5%	2	\$532,875	69	4	8
Norfolk													
Norwood	3	50.0%	\$617,500	12.8%	40	4	3	-40.0%	2	\$547,500	65	4	5
Randolph	1	-75.0%	\$550,000	10.0%	58	2	3	-62.5%	4	\$500,000	6	1	8
Sharon									1	\$475,000	59	1	3
Stoughton	5	150.0%	\$438,000	27.0%	65	3	3	-40.0%	2	\$345,000	83	4	5
Walpole													
Westwood													
Wrentham									1	\$685,000			

Southern Norfolk	17	-15.0%	\$550,000	12.8%	59	15	25	-45.7%	20	\$487,500	61	22	46
GBAR	386	-5.2%	\$819,000	9.9%	43	380	491	-32.2%	407	\$745,000	48	441	724

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Adjacent Communities ▾ Single Family ▾

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	90	16.9%	\$338,250	6.0%	53	101	111	-6.7%	77	\$319,000	56	93	119
Berlin	3	-57.1%	\$499,000	-10.4%	45	7	12	9.1%	7	\$557,191	60	6	11
Billerica	57	-23.0%	\$455,000	1.7%	33	65	68	-32.0%	74	\$447,450	49	80	100
Bolton	16	14.3%	\$626,450	12.9%	56	19	41	-26.8%	14	\$555,000	69	20	56
Braintree	47	-11.3%	\$520,000	15.6%	29	49	55	-25.7%	53	\$450,000	51	52	74
Brockton	158	0.6%	\$322,000	8.1%	49	180	199	-13.9%	157	\$298,000	56	160	231
Carlisle	12	9.1%	\$855,000	0.6%	78	24	50	42.9%	11	\$850,000	44	17	35
Chelmsford	36	-48.6%	\$426,500	-2.7%	26	55	51	-40.0%	70	\$438,450	66	76	85
Easton	42	27.3%	\$477,913	-4.4%	76	68	105	6.1%	33	\$500,000	81	45	99
Harvard	14	40.0%	\$515,000	-14.5%	82	15	47	17.5%	10	\$602,500	128	14	40
Littleton	26	44.4%	\$588,450	10.5%	64	29	29	-34.1%	18	\$532,500	72	27	44
Lynnfield	20	-4.8%	\$682,450	2.3%	46	26	28	-12.5%	21	\$667,000	65	16	32
Marlborough	44	-4.4%	\$397,500	9.3%	35	42	47	-44.7%	46	\$363,750	44	67	85
Milford	49	48.5%	\$397,500	23.3%	76	56	70	22.8%	33	\$322,500	53	40	57
North Attleboro	37	-11.9%	\$366,000	3.1%	55	47	70	-15.7%	42	\$354,950	87	55	83
Northborough	19	-24.0%	\$442,500	-5.9%	49	32	55	0.0%	25	\$470,000	101	37	55
Plainville	15	0.0%	\$395,000	-1.2%	32	18	17	-37.0%	15	\$399,900	38	24	27
Quincy	74	19.4%	\$520,000	3.5%	49	75	99	-12.4%	62	\$502,500	63	60	113
Saugus	44	-21.4%	\$460,000	4.4%	37	48	34	-52.1%	56	\$440,500	55	62	71
Southborough	12	-29.4%	\$774,950	23.0%	43	24	52	0.0%	17	\$630,000	65	20	52
Tewksbury	49	36.1%	\$485,000	9.6%	46	55	52	-11.9%	36	\$442,500	48	43	59
Upton	10	-23.1%	\$465,000	16.3%	66	16	37	32.1%	13	\$400,000	61	15	28
Westborough	28	12.0%	\$528,000	14.8%	106	33	59	22.9%	25	\$460,000	53	33	48
Westford	35	-28.6%	\$545,000	-8.4%	41	44	70	12.9%	49	\$595,000	72	47	62
Adjacent Communities	937	-2.8%	\$434,900	6.1%	51	1,128	1,458	-12.5%	964	\$410,000	61	1,109	1,666
GBAR	2,065	-1.5%	\$625,000	6.1%	46	2,717	3,368	-16.1%	2,097	\$589,000	52	2,581	4,012

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q1, 2020

Adjacent Communities ▾ Condominium ▾

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	22	120.0%	\$247,000	12.3%	51	11	28	-41.7%	10	\$219,900	102	23	48
Berlin	1	-50.0%	\$405,000	47.9%	7	1			2	\$273,848	44	2	4
Billerica	5	-61.5%	\$327,500	-6.2%	16	9	13	-31.6%	13	\$349,000	34	19	19
Bolton	1	-75.0%	\$534,000	7.4%	23	1	4	-20.0%	4	\$497,400	152	2	5
Braintree	32	45.5%	\$368,450	-3.7%	40	42	36	38.5%	22	\$382,500	53	24	26
Brockton	20	-33.3%	\$162,450	-4.4%	47	21	31	-18.4%	30	\$169,950	59	41	38
Carlisle	1	-75.0%	\$859,000	-9.8%	114	3	8	0.0%	4	\$951,904	35	3	8
Chelmsford	34	13.3%	\$324,300	18.4%	34	35	35	-30.0%	30	\$273,850	42	44	50
Easton	17	6.3%	\$290,000	23.7%	79	27	29	-31.0%	16	\$234,450	35	25	42
Harvard	3		\$423,000		149	2	5	25.0%					
Littleton													
Lynnfield	1	-75.0%	\$465,000	-2.9%	16	3	3	-62.5%	4	\$479,000	51	7	8
Marlborough	18	-21.7%	\$309,250	54.6%	47	27	22	-37.1%	23	\$200,000	49	25	35
Milford	18	20.0%	\$276,250	-0.3%	38	21	20	25.0%	15	\$277,000	26	22	16
North Attleboro	11	-35.3%	\$215,100	-8.5%	36	14	8	-72.4%	17	\$235,000	84	17	29
Northborough	8	300.0%	\$330,000	-23.9%	70	7	8	14.3%	2	\$433,500	48	6	7
Plainville	10	400.0%	\$345,000	-29.8%	84	7	6	-60.0%	2	\$491,250	337	6	15
Quincy	77	0.0%	\$385,000	-1.3%	51	84	113	-11.0%	77	\$389,900	47	83	127
Saugus	6	50.0%	\$422,500	2.4%	78	6	7	-46.2%	4	\$412,450	45	6	13
Southborough	1		\$605,000		39	6	20	81.8%					
Tewksbury	20	11.1%	\$344,990	0.1%	46	23	21	-25.0%	18	\$344,500	49	31	28
Upton	5	25.0%	\$355,000	-35.1%	28	7	10	-9.1%	4	\$546,633	410	2	11
Westborough	5	-66.7%	\$412,500	130.5%	79	8	25	19.1%	15	\$179,000	39	19	21
Westford	10	100.0%	\$443,613	27.1%	75	15	25	-21.9%	5	\$349,000	41	10	32
Adjacent Communities	326	2.8%	\$328,950	9.7%	50	380	477	-20.2%	317	\$300,000	57	420	598
GBAR	2,048	13.9%	\$591,263	7.7%	53	2,432	3,149	-11.3%	1,798	\$549,000	49	2,360	3,549

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.

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GBAR Real Estate Rewind

Q1, 2020

Adjacent Communities ▾ Multi-Family ▾

Quarter 1, 2020

Quarter 1, 2019

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	16	14.3%	\$409,425	18.4%	32	16	25	-10.7%	14	\$345,950	25	12	28
Berlin									1	\$540,000			
Billerica	1		\$525,000		79	3	2	100.0%	2	\$431,503			
Bolton													
Braintree	4	-20.0%	\$625,000	9.6%	38	5	8	60.0%	5	\$570,500	25	2	5
Brockton	52	10.6%	\$518,700	23.5%	60	48	66	-7.0%	47	\$420,000	78	51	71
Carlisle													
Chelmsford	2		\$414,750										
Easton	1		\$525,000		69	3	4	0.0%	1	\$445,000	137	1	4
Littleton													
Marlborough	9	-35.7%	\$385,000	-2.7%	27	8	5	-64.3%	14	\$395,500	78	12	14
Milford	6	100.0%	\$387,000	-5.4%	40	7	6	0.0%	3	\$409,000	63	5	6
North Attleboro	3	-62.5%	\$450,000	27.2%	39	4	7	-30.0%	8	\$353,750	64	9	10
Northborough									1	\$406,550	20	1	2
Plainville	2	-33.3%	\$377,000	7.7%	23	2	2	0.0%	3	\$350,000	17	2	2
Quincy	23	4.6%	\$700,500	7.4%	59	25	40	-21.6%	22	\$652,500	58	21	51
Saugus	3	0.0%	\$574,000	-10.3%	176	2	4	-55.6%	3	\$640,000	55	2	9
Southborough									1	\$375,000			
Tewksbury	1		\$360,000						1	\$520,000	36	1	1
Upton													
Westborough									1	\$395,000	178	1	1
Westford													

Adjacent Communities	123	-3.2%	\$519,900	20.9%	53	126	175	-19.7%	127	\$430,000	66	123	218
GBAR	386	-5.2%	\$819,000	9.9%	43	380	491	-32.2%	407	\$745,000	48	441	724

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