# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Mendon

## Single-Family Properties

| | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2020** | **2021** | **+ / –** | **2020** | **2021** | **+ / –** |
| Pending Sales | 6 | **12** | + 100.0% | 42 | **52** | + 23.8% |
| Closed Sales | 11 | **14** | + 27.3% | 32 | **36** | + 12.5% |
| Median Sales Price* | $516,000 | **$580,000** | + 12.4% | $494,000 | **$590,000** | + 19.4% |
| Inventory of Homes for Sale | 14 | **8** | - 42.9% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | **1.1** | - 52.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 73 | **19** | - 74.0% | 79 | **32** | - 59.5% |
| Percent of Original List Price Received* | 95.9% | **103.6%** | + 8.0% | 96.7% | **103.1%** | + 6.6% |
| New Listings | 9 | **15** | + 66.7% | 52 | **60** | + 15.4% |

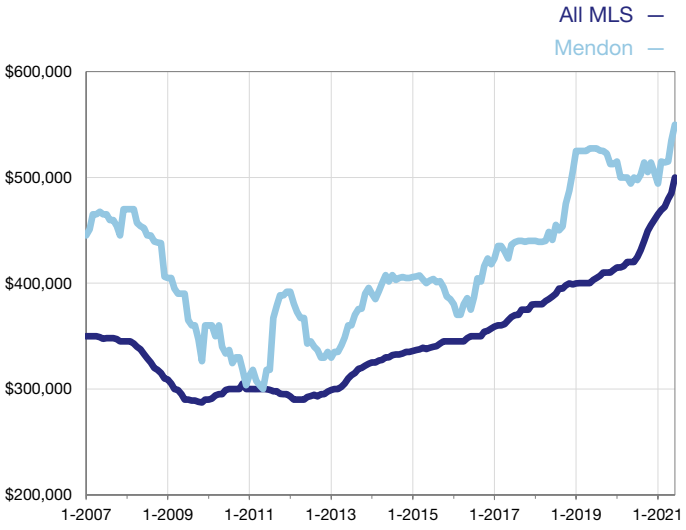
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

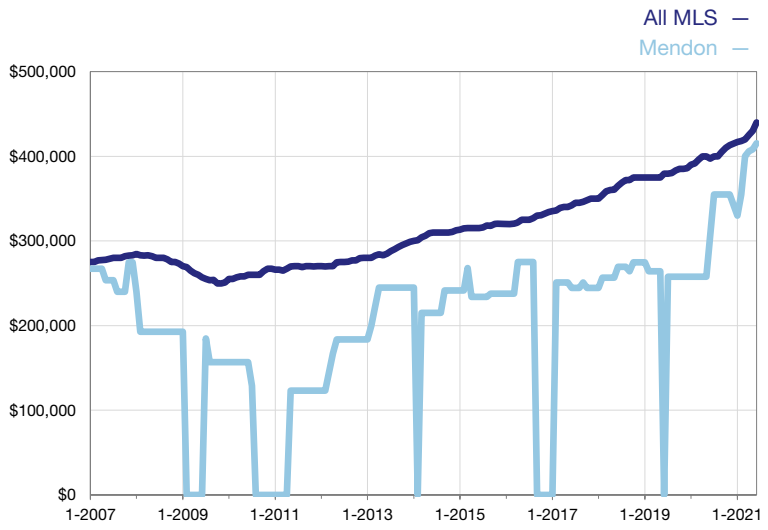
| | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2020** | **2021** | **+ / –** | **2020** | **2021** | **+ / –** |
| Pending Sales | 0 | **0** | -- | 1 | **9** | + 800.0% |
| Closed Sales | 1 | **1** | 0.0% | 1 | **10** | + 900.0% |
| Median Sales Price* | $355,000 | **$425,000** | + 19.7% | $355,000 | **$415,794** | + 17.1% |
| Inventory of Homes for Sale | 0 | **0** | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | **0.0** | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 6 | **53** | + 783.3% | 6 | **48** | + 700.0% |
| Percent of Original List Price Received* | 97.3% | **110.4%** | + 13.5% | 97.3% | **106.0%** | + 8.9% |
| New Listings | 0 | **0** | -- | 1 | **2** | + 100.0% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single-Family Properties**
Rolling 12-Month Calculation




**Median Sales Price – Condominium Properties**
Rolling 12-Month Calculation

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