Local Market Update – June 2021

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

Whitman

Single-Family Properties

	June			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	21	**18**	- 14.3%	80	**88**	+ 10.0%
Closed Sales	17	**21**	+ 23.5%	64	**78**	+ 21.9%
Median Sales Price*	$376,000	**$452,000**	+ 20.2%	$375,500	**$425,500**	+ 13.3%
Inventory of Homes for Sale	23	**5**	- 78.3%	--	--	--
Months Supply of Inventory	2.1	**0.4**	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	23	**14**	- 39.1%	29	**28**	- 3.4%
Percent of Original List Price Received*	100.0%	**107.2%**	+ 7.2%	99.6%	**103.8%**	+ 4.2%
New Listings	22	**19**	- 13.6%	94	**88**	- 6.4%

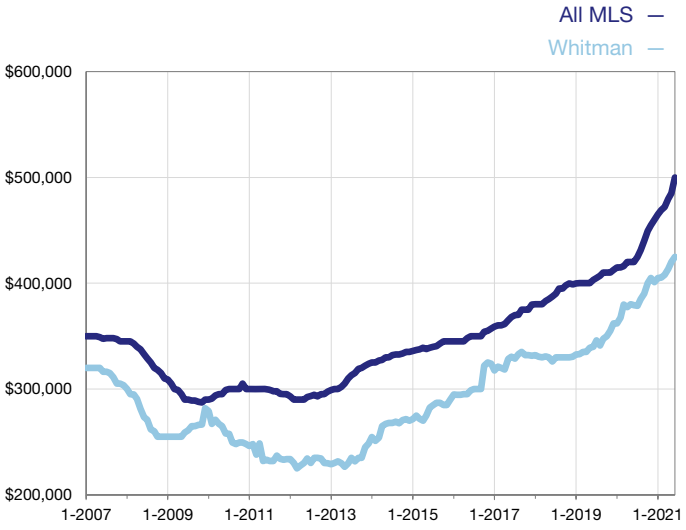
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

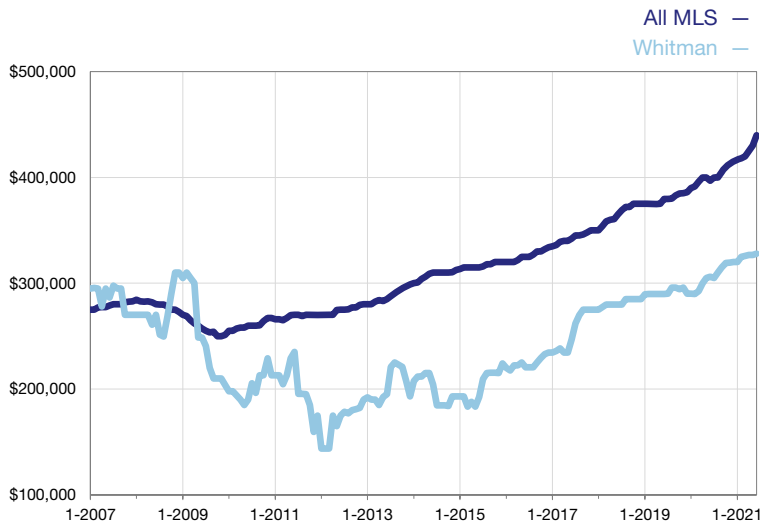
	June			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	9	**3**	- 66.7%	35	**27**	- 22.9%
Closed Sales	5	**5**	0.0%	22	**30**	+ 36.4%
Median Sales Price*	$289,900	**$357,000**	+ 23.1%	$314,200	**$340,650**	+ 8.4%
Inventory of Homes for Sale	6	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.9	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	55	**10**	- 81.8%	52	**22**	- 57.7%
Percent of Original List Price Received*	99.0%	**105.6%**	+ 6.7%	99.5%	**103.5%**	+ 4.0%
New Listings	7	**2**	- 71.4%	35	**26**	- 25.7%

* 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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