Local Market Update – August 2021

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

Abington

Single-Family Properties

	August			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	18	**13**	- 27.8%	123	**108**	- 12.2%
Closed Sales	20	**15**	- 25.0%	105	**106**	+ 1.0%
Median Sales Price*	$486,011	**$495,000**	+ 1.8%	$422,000	**$467,500**	+ 10.8%
Inventory of Homes for Sale	10	**8**	- 20.0%	--	--	--
Months Supply of Inventory	0.7	**0.5**	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	20	**27**	+ 35.0%	36	**21**	- 41.7%
Percent of Original List Price Received*	100.0%	**103.4%**	+ 3.4%	99.0%	**103.6%**	+ 4.6%
New Listings	19	**12**	- 36.8%	122	**119**	- 2.5%

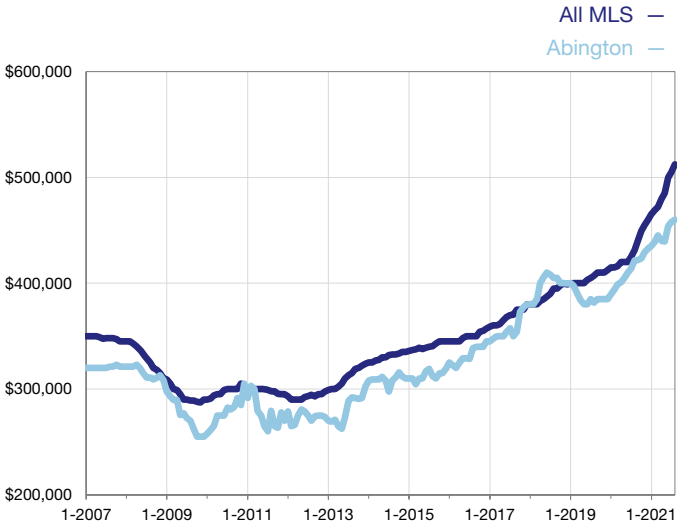
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

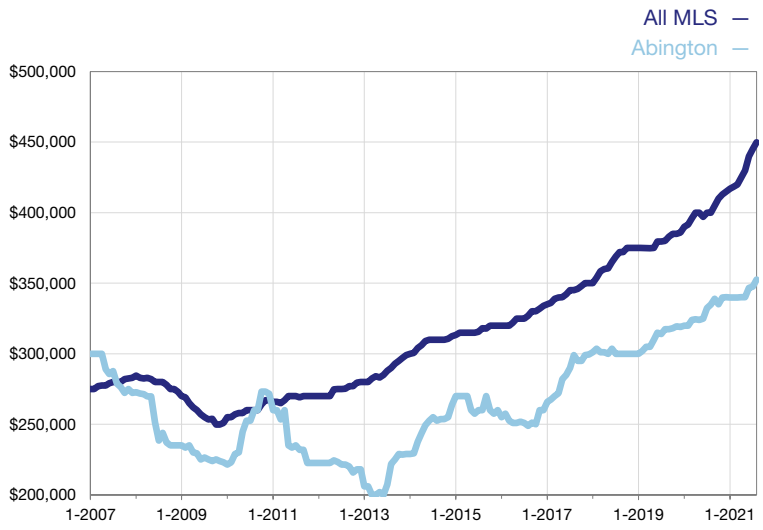
	August			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	10	**6**	- 40.0%	37	**38**	+ 2.7%
Closed Sales	3	**6**	+ 100.0%	26	**35**	+ 34.6%
Median Sales Price*	$339,900	**$400,000**	+ 17.7%	$337,450	**$360,000**	+ 6.7%
Inventory of Homes for Sale	4	**2**	- 50.0%	--	--	--
Months Supply of Inventory	0.9	**0.4**	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	18	**20**	+ 11.1%	33	**23**	- 30.3%
Percent of Original List Price Received*	102.0%	**106.9%**	+ 4.8%	99.9%	**102.6%**	+ 2.7%
New Listings	10	**6**	- 40.0%	40	**41**	+ 2.5%

* 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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