

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chester

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	14	21	+ 50.0%
Closed Sales	2	1	- 50.0%	13	17	+ 30.8%
Median Sales Price*	\$146,450	\$185,000	+ 26.3%	\$165,000	\$185,000	+ 12.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	111	1	- 99.1%	157	113	- 28.0%
Percent of Original List Price Received*	91.4%	100.0%	+ 9.4%	95.1%	92.0%	- 3.3%
New Listings	2	4	+ 100.0%	10	21	+ 110.0%

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

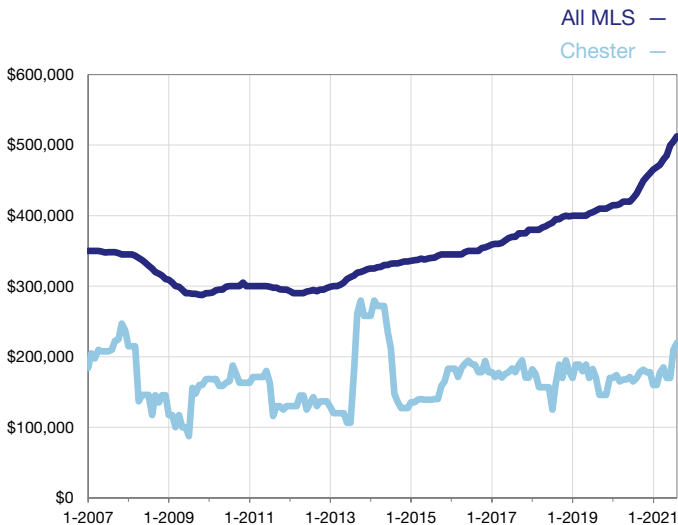
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

