

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chester

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	5	+ 400.0%	15	27	+ 80.0%
Closed Sales	1	1	0.0%	16	24	+ 50.0%
Median Sales Price*	\$465,000	\$225,000	- 51.6%	\$170,000	\$200,000	+ 17.6%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	3.1	0.4	- 87.1%	--	--	--
Cumulative Days on Market Until Sale	57	23	- 59.6%	145	87	- 40.0%
Percent of Original List Price Received*	89.4%	90.0%	+ 0.7%	94.3%	94.9%	+ 0.6%
New Listings	4	1	- 75.0%	15	27	+ 80.0%

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

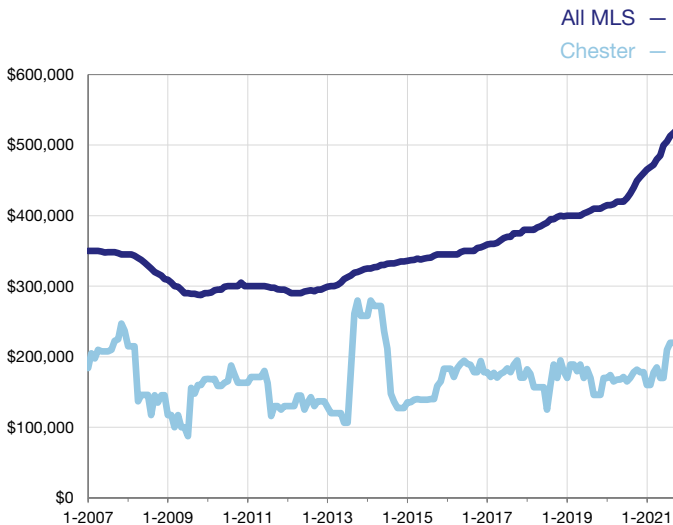
Condominium Properties

Key Metrics	October			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

