Local Market Update – October 2021

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

Waterfront

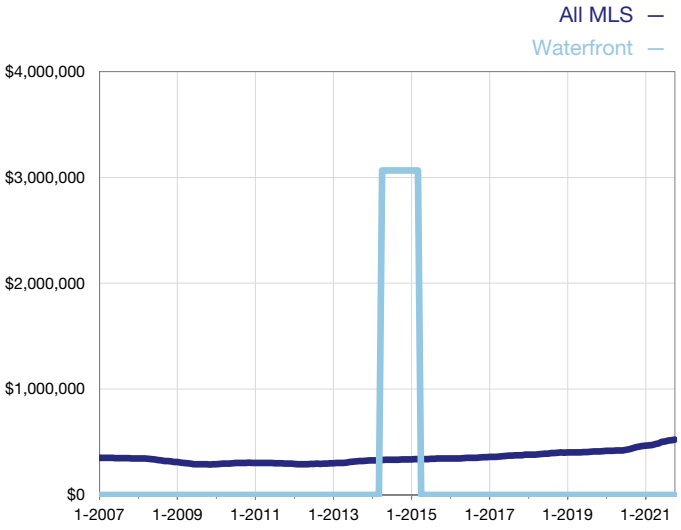
Single-Family Properties	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	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.

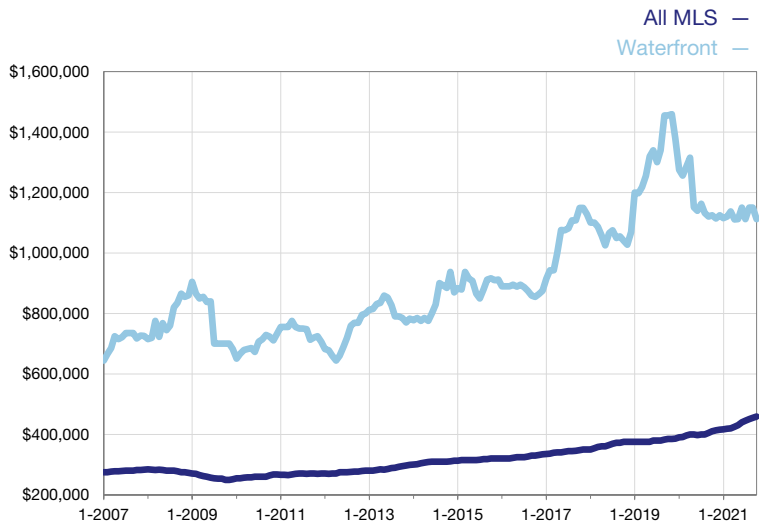
Condominium Properties	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	6	**16**	+ 166.7%	88	**143**	+ 62.5%
Closed Sales	11	**10**	- 9.1%	89	**137**	+ 53.9%
Median Sales Price*	$1,200,000	**$1,128,750**	- 5.9%	$1,125,000	**$1,107,500**	- 1.6%
Inventory of Homes for Sale	113	**42**	- 62.8%	--	--	--
Months Supply of Inventory	12.9	**3.3**	- 74.4%	--	--	--
Cumulative Days on Market Until Sale	117	**44**	- 62.4%	90	**90**	0.0%
Percent of Original List Price Received*	94.6%	**99.1%**	+ 4.8%	94.6%	**94.8%**	+ 0.2%
New Listings	18	**9**	- 50.0%	254	**215**	- 15.4%

* 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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