

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	3	6	+ 100.0%
Closed Sales	5	3	- 40.0%	10	4	- 60.0%
Median Sales Price*	\$700,000	\$749,000	+ 7.0%	\$623,500	\$644,500	+ 3.4%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	210	59	- 71.9%	173	53	- 69.4%
Percent of Original List Price Received*	84.3%	99.2%	+ 17.7%	86.6%	98.6%	+ 13.9%
New Listings	4	7	+ 75.0%	11	9	- 18.2%

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

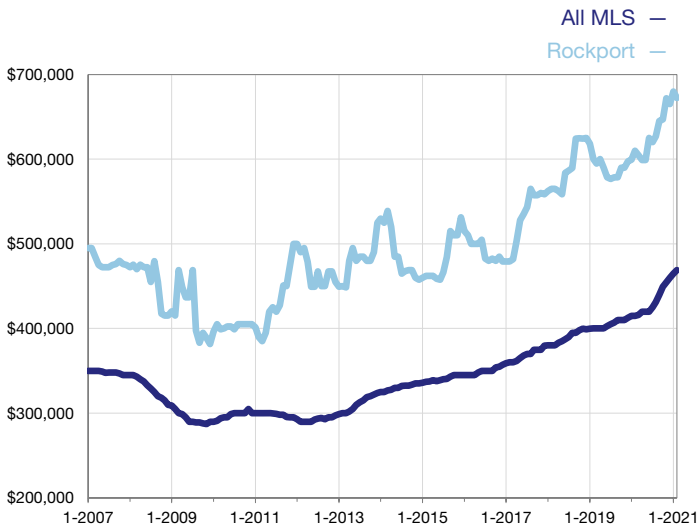
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	3	3	0.0%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Median Sales Price*	\$645,000	\$610,000	- 5.4%	\$399,000	\$610,000	+ 52.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	299	65	- 78.3%	201	65	- 67.7%
Percent of Original List Price Received*	99.4%	95.3%	- 4.1%	88.4%	95.3%	+ 7.8%
New Listings	1	2	+ 100.0%	1	3	+ 200.0%

* 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

