

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	7	- 12.5%	15	17	+ 13.3%
Closed Sales	5	8	+ 60.0%	9	19	+ 111.1%
Median Sales Price*	\$299,400	\$242,750	- 18.9%	\$275,000	\$245,500	- 10.7%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	87	35	- 59.8%	101	28	- 72.3%
Percent of Original List Price Received*	96.7%	98.6%	+ 2.0%	95.9%	100.6%	+ 4.9%
New Listings	8	8	0.0%	15	19	+ 26.7%

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

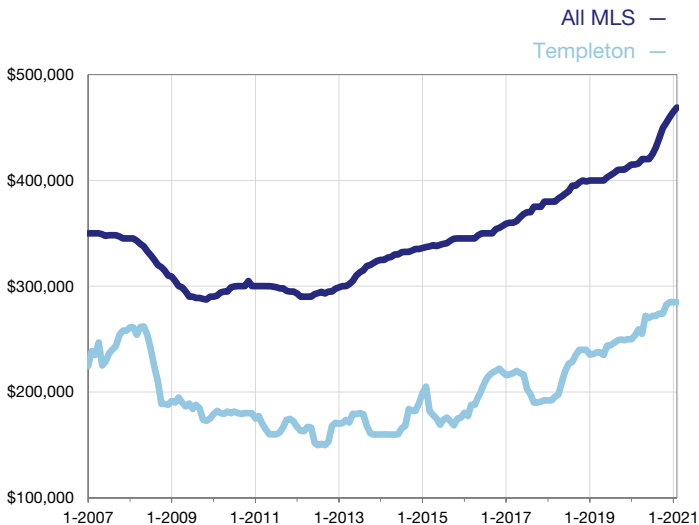
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$148,700	\$0	- 100.0%	\$153,000	\$222,000	+ 45.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	33	22	- 33.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.1%	101.0%	+ 3.0%
New Listings	0	0	--	1	1	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

