

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	31	+ 93.8%	52	66	+ 26.9%
Closed Sales	19	19	0.0%	48	53	+ 10.4%
Median Sales Price*	\$535,000	\$650,000	+ 21.5%	\$522,500	\$610,000	+ 16.7%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	44	35	- 20.5%	39	35	- 10.3%
Percent of Original List Price Received*	100.5%	100.3%	- 0.2%	98.5%	98.3%	- 0.2%
New Listings	26	31	+ 19.2%	68	68	0.0%

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

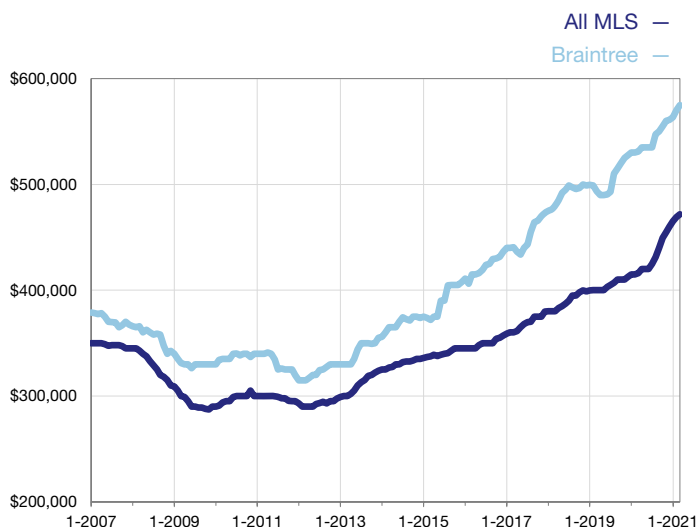
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	15	+ 25.0%	41	31	- 24.4%
Closed Sales	12	14	+ 16.7%	33	25	- 24.2%
Median Sales Price*	\$412,500	\$372,500	- 9.7%	\$369,900	\$365,000	- 1.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	49	77	+ 57.1%	61	61	0.0%
Percent of Original List Price Received*	96.1%	99.2%	+ 3.2%	95.0%	98.9%	+ 4.1%
New Listings	10	12	+ 20.0%	40	30	- 25.0%

* 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

