

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	21	+ 5.0%	47	48	+ 2.1%
Closed Sales	14	18	+ 28.6%	37	45	+ 21.6%
Median Sales Price*	\$559,000	\$622,500	+ 11.4%	\$500,000	\$610,500	+ 22.1%
Inventory of Homes for Sale	31	4	- 87.1%	--	--	--
Months Supply of Inventory	1.5	0.2	- 86.7%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	47	34	- 27.7%
Percent of Original List Price Received*	100.7%	103.2%	+ 2.5%	97.3%	101.5%	+ 4.3%
New Listings	27	19	- 29.6%	65	47	- 27.7%

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

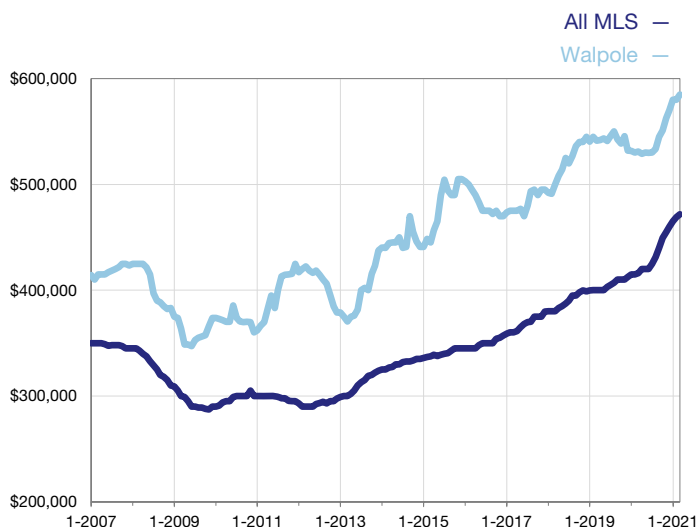
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	15	+ 66.7%	16	37	+ 131.3%
Closed Sales	3	4	+ 33.3%	10	19	+ 90.0%
Median Sales Price*	\$351,500	\$397,850	+ 13.2%	\$358,250	\$390,000	+ 8.9%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	4.1	1.5	- 63.4%	--	--	--
Cumulative Days on Market Until Sale	65	102	+ 56.9%	84	57	- 32.1%
Percent of Original List Price Received*	97.5%	99.1%	+ 1.6%	94.0%	99.1%	+ 5.4%
New Listings	13	15	+ 15.4%	24	50	+ 108.3%

* 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

