

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 5 | 16 | + 220.0% | 44 | 44 | 0.0% |
| Closed Sales | 7 | 12 | + 71.4% | 49 | 41 | - 16.3% |
| Median Sales Price* | \$480,000 | \$415,000 | - 13.5% | \$405,000 | \$445,000 | + 9.9% |
| Inventory of Homes for Sale | 13 | 10 | - 23.1% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.7 | - 22.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 22 | - 12.0% | 44 | 27 | - 38.6% |
| Percent of Original List Price Received* | 98.3% | 102.5% | + 4.3% | 98.5% | 101.9% | + 3.5% |
| New Listings | 5 | 20 | + 300.0% | 42 | 55 | + 31.0% |

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

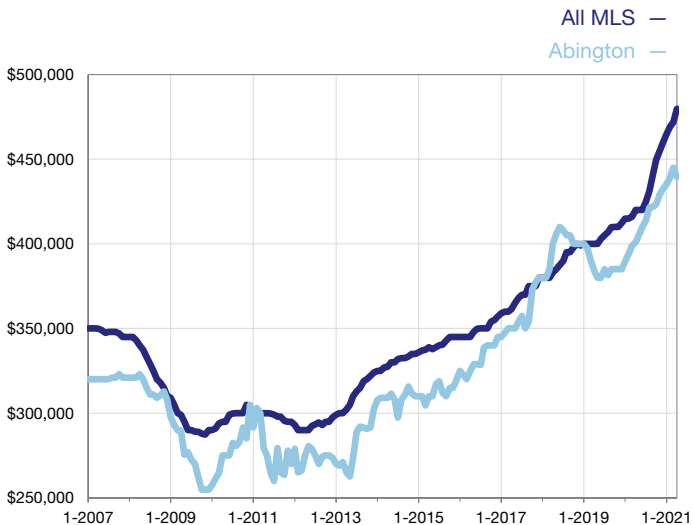
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 1 | 4 | + 300.0% | 15 | 14 | - 6.7% |
| Closed Sales | 2 | 4 | + 100.0% | 15 | 16 | + 6.7% |
| Median Sales Price* | \$305,000 | \$350,000 | + 14.8% | \$335,000 | \$342,500 | + 2.2% |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 0.4 | + 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 17 | 17 | 0.0% | 42 | 28 | - 33.3% |
| Percent of Original List Price Received* | 102.8% | 101.7% | - 1.1% | 99.8% | 99.7% | - 0.1% |
| New Listings | 1 | 5 | + 400.0% | 15 | 16 | + 6.7% |

* 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

