

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bourne

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	21	+ 162.5%	39	65	+ 66.7%
Closed Sales	11	12	+ 9.1%	40	45	+ 12.5%
Median Sales Price*	\$379,500	<b>\$456,500</b>	+ 20.3%	\$390,000	<b>\$478,000</b>	+ 22.6%
Inventory of Homes for Sale	53	19	- 64.2%	--	--	--
Months Supply of Inventory	4.4	1.3	- 70.5%	--	--	--
Cumulative Days on Market Until Sale	92	78	- 15.2%	91	54	- 40.7%
Percent of Original List Price Received*	96.3%	101.8%	+ 5.7%	92.5%	99.6%	+ 7.7%
New Listings	10	30	+ 200.0%	64	69	+ 7.8%

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

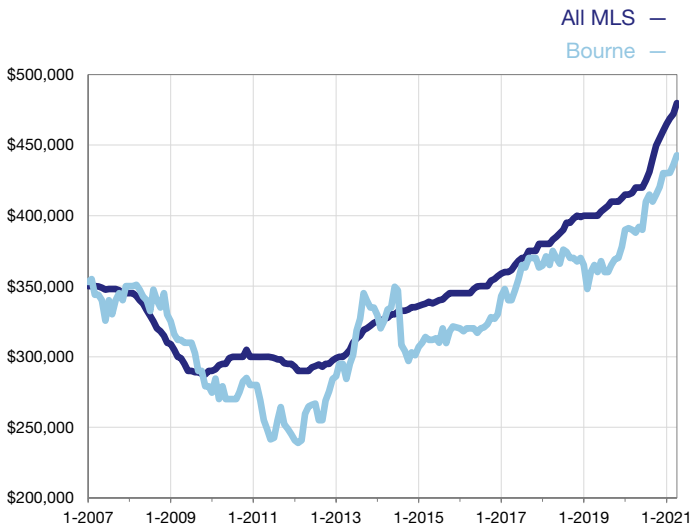
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	6	+ 200.0%	15	16	+ 6.7%
Closed Sales	2	3	+ 50.0%	13	17	+ 30.8%
Median Sales Price*	\$302,500	<b>\$307,500</b>	+ 1.7%	\$302,500	<b>\$425,000</b>	+ 40.5%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	4.6	1.0	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	39	66	+ 69.2%	63	45	- 28.6%
Percent of Original List Price Received*	99.2%	103.1%	+ 3.9%	98.4%	98.1%	- 0.3%
New Listings	1	4	+ 300.0%	23	12	- 47.8%

\* 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

