

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	33	+ 230.0%	62	97	+ 56.5%
Closed Sales	13	19	+ 46.2%	61	74	+ 21.3%
Median Sales Price*	\$540,000	\$670,000	+ 24.1%	\$525,000	\$617,500	+ 17.6%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	16	32	+ 100.0%	34	35	+ 2.9%
Percent of Original List Price Received*	100.6%	101.0%	+ 0.4%	99.0%	98.9%	- 0.1%
New Listings	17	35	+ 105.9%	85	103	+ 21.2%

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

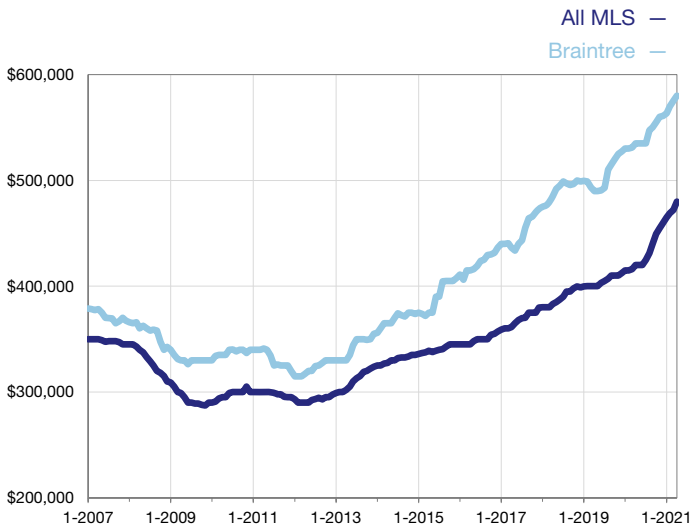
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	15	--	41	45	+ 9.8%
Closed Sales	12	12	0.0%	45	37	- 17.8%
Median Sales Price*	\$430,000	\$393,150	- 8.6%	\$375,000	\$380,000	+ 1.3%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	53	50	- 5.7%
Percent of Original List Price Received*	98.4%	99.2%	+ 0.8%	95.9%	99.0%	+ 3.2%
New Listings	7	21	+ 200.0%	47	50	+ 6.4%

* 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

