

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Bridgewater

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	13	+ 333.3%	21	33	+ 57.1%
Closed Sales	6	5	- 16.7%	27	24	- 11.1%
Median Sales Price*	\$375,950	\$449,900	+ 19.7%	\$419,000	\$435,000	+ 3.8%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	30	15	- 50.0%	65	42	- 35.4%
Percent of Original List Price Received*	99.9%	107.5%	+ 7.6%	97.2%	103.4%	+ 6.4%
New Listings	7	9	+ 28.6%	24	32	+ 33.3%

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

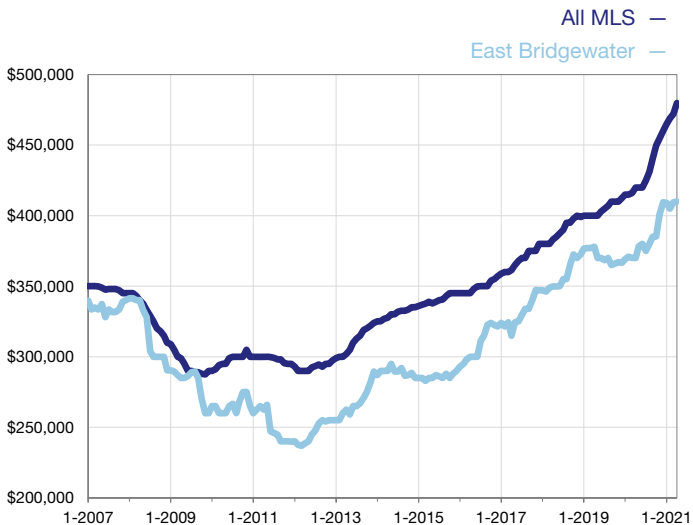
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	5	12	+ 140.0%
Closed Sales	1	3	+ 200.0%	7	10	+ 42.9%
Median Sales Price*	\$240,000	\$277,000	+ 15.4%	\$240,000	\$325,000	+ 35.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	43	24	- 44.2%
Percent of Original List Price Received*	100.0%	104.6%	+ 4.6%	99.3%	103.0%	+ 3.7%
New Listings	1	2	+ 100.0%	4	12	+ 200.0%

* 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

