

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	23	+ 53.3%	45	74	+ 64.4%
Closed Sales	15	17	+ 13.3%	43	57	+ 32.6%
Median Sales Price*	\$580,000	\$575,000	- 0.9%	\$467,000	\$531,000	+ 13.7%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	48	13	- 72.9%	49	21	- 57.1%
Percent of Original List Price Received*	99.8%	107.0%	+ 7.2%	99.0%	102.4%	+ 3.4%
New Listings	17	23	+ 35.3%	60	79	+ 31.7%

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

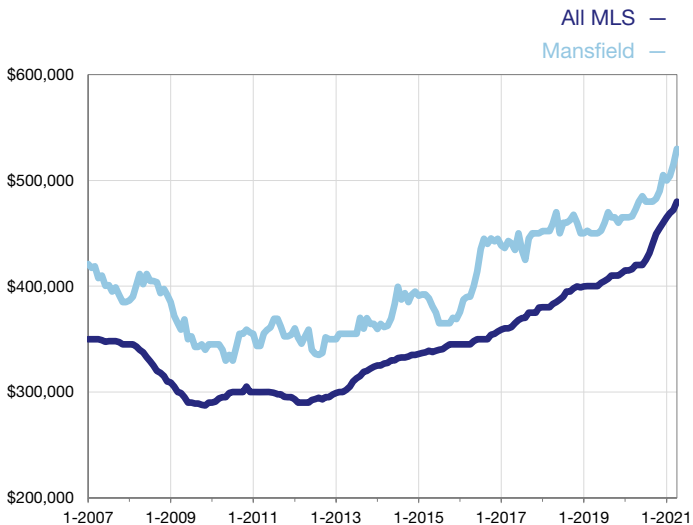
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	8	+ 60.0%	19	22	+ 15.8%
Closed Sales	2	2	0.0%	17	16	- 5.9%
Median Sales Price*	\$212,500	\$279,500	+ 31.5%	\$275,000	\$240,000	- 12.7%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	61	30	- 50.8%
Percent of Original List Price Received*	101.5%	109.3%	+ 7.7%	98.6%	98.1%	- 0.5%
New Listings	5	5	0.0%	20	23	+ 15.0%

* 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

