

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	9	+ 28.6%	24	28	+ 16.7%
Closed Sales	2	5	+ 150.0%	15	17	+ 13.3%
Median Sales Price*	\$503,025	\$660,000	+ 31.2%	\$493,000	\$561,000	+ 13.8%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	161	28	- 82.6%	101	48	- 52.5%
Percent of Original List Price Received*	104.3%	103.7%	- 0.6%	96.9%	102.5%	+ 5.8%
New Listings	7	17	+ 142.9%	31	38	+ 22.6%

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

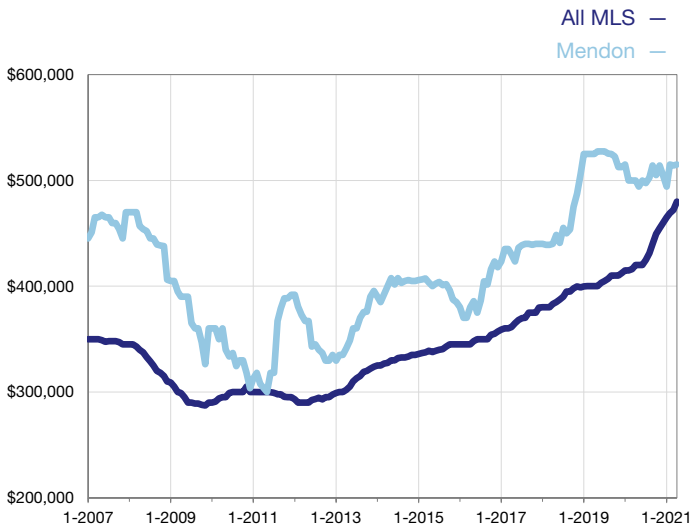
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	1	9	+ 800.0%
Closed Sales	0	2	--	0	7	--
Median Sales Price*	\$0	\$430,287	--	\$0	\$415,574	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	35	--	0	53	--
Percent of Original List Price Received*	0.0%	105.7%	--	0.0%	105.4%	--
New Listings	1	0	- 100.0%	1	2	+ 100.0%

* 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

