

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Quincy

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	45	+ 104.5%	98	142	+ 44.9%
Closed Sales	18	25	+ 38.9%	92	113	+ 22.8%
Median Sales Price*	\$483,000	\$588,000	+ 21.7%	\$517,000	\$580,000	+ 12.2%
Inventory of Homes for Sale	50	35	- 30.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	50	33	- 34.0%
Percent of Original List Price Received*	98.7%	101.4%	+ 2.7%	97.2%	100.7%	+ 3.6%
New Listings	30	61	+ 103.3%	129	162	+ 25.6%

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

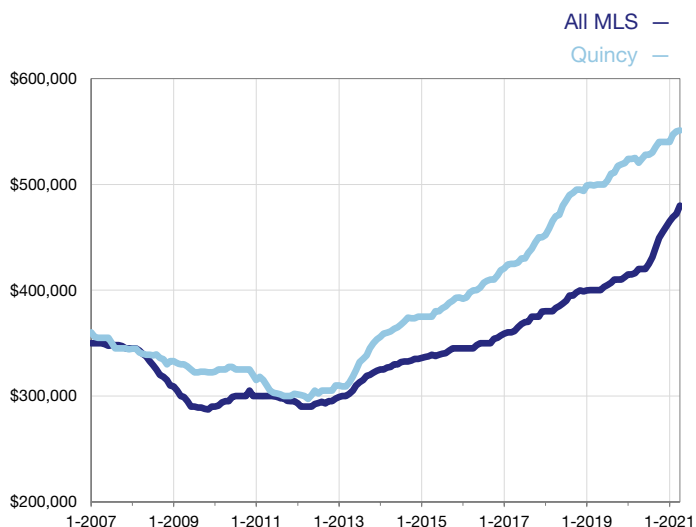
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	58	+ 346.2%	93	203	+ 118.3%
Closed Sales	18	53	+ 194.4%	103	153	+ 48.5%
Median Sales Price*	\$502,500	\$505,000	+ 0.5%	\$410,000	\$480,000	+ 17.1%
Inventory of Homes for Sale	70	66	- 5.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	20	53	+ 165.0%	50	54	+ 8.0%
Percent of Original List Price Received*	99.6%	98.3%	- 1.3%	98.1%	97.7%	- 0.4%
New Listings	22	77	+ 250.0%	136	261	+ 91.9%

* 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

