

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	10	+ 900.0%	6	24	+ 300.0%
Closed Sales	0	6	--	13	13	0.0%
Median Sales Price*	\$0	\$887,500	--	\$620,000	\$749,000	+ 20.8%
Inventory of Homes for Sale	24	6	- 75.0%	--	--	--
Months Supply of Inventory	4.1	1.0	- 75.6%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	160	55	- 65.6%
Percent of Original List Price Received*	0.0%	99.8%	--	88.9%	98.3%	+ 10.6%
New Listings	5	7	+ 40.0%	22	26	+ 18.2%

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

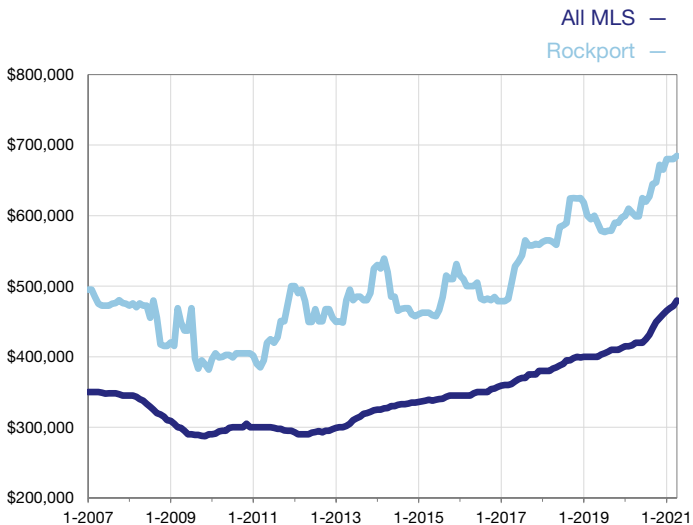
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	4	7	+ 75.0%
Closed Sales	1	2	+ 100.0%	5	4	- 20.0%
Median Sales Price*	\$249,000	\$370,000	+ 48.6%	\$399,000	\$409,000	+ 2.5%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	18	105	+ 483.3%	159	74	- 53.5%
Percent of Original List Price Received*	100.0%	95.1%	- 4.9%	90.5%	95.5%	+ 5.5%
New Listings	1	0	- 100.0%	6	5	- 16.7%

* 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

