

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Taunton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	53	+ 112.0%	139	163	+ 17.3%
Closed Sales	26	39	+ 50.0%	121	127	+ 5.0%
Median Sales Price*	\$343,750	\$410,000	+ 19.3%	\$324,300	\$395,000	+ 21.8%
Inventory of Homes for Sale	68	19	- 72.1%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	33	19	- 42.4%	47	31	- 34.0%
Percent of Original List Price Received*	99.9%	106.9%	+ 7.0%	99.3%	104.0%	+ 4.7%
New Listings	40	55	+ 37.5%	167	177	+ 6.0%

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

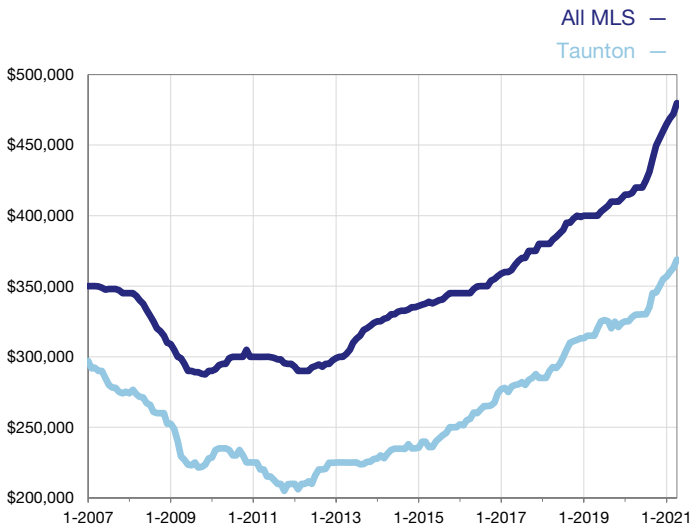
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	18	+ 12.5%	62	42	- 32.3%
Closed Sales	6	6	0.0%	47	34	- 27.7%
Median Sales Price*	\$246,950	\$203,500	- 17.6%	\$225,000	\$235,000	+ 4.4%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	43	17	- 60.5%	53	24	- 54.7%
Percent of Original List Price Received*	97.8%	105.5%	+ 7.9%	97.4%	101.8%	+ 4.5%
New Listings	11	21	+ 90.9%	69	54	- 21.7%

\* 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

