

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	10	+ 25.0%	33	38	+ 15.2%
Closed Sales	9	5	- 44.4%	25	29	+ 16.0%
Median Sales Price*	\$252,000	\$340,000	+ 34.9%	\$272,000	\$271,000	- 0.4%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	47	51	+ 8.5%	68	31	- 54.4%
Percent of Original List Price Received*	99.2%	103.2%	+ 4.0%	97.4%	101.9%	+ 4.6%
New Listings	8	16	+ 100.0%	35	45	+ 28.6%

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

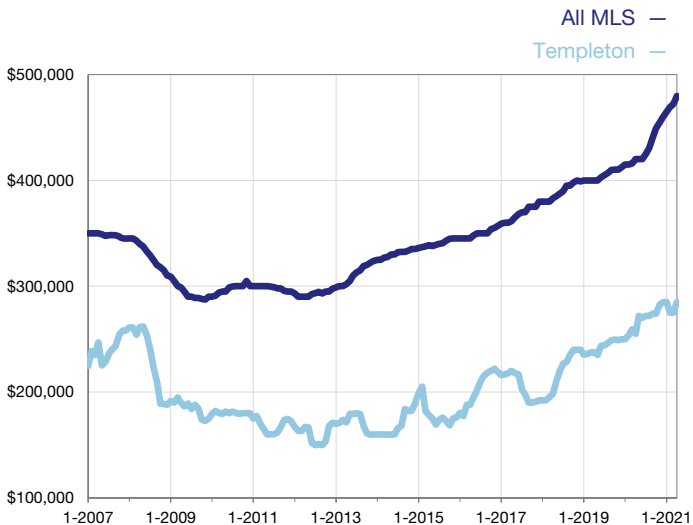
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$175,000	\$0	- 100.0%	\$164,000	\$201,000	+ 22.6%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	28	23	- 17.9%
Percent of Original List Price Received*	97.3%	0.0%	- 100.0%	97.9%	101.9%	+ 4.1%
New Listings	4	1	- 75.0%	7	3	- 57.1%

* 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

