

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	16	0.0%	63	62	- 1.6%
Closed Sales	12	10	- 16.7%	49	55	+ 12.2%
Median Sales Price*	\$497,500	\$597,750	+ 20.2%	\$500,000	\$600,000	+ 20.0%
Inventory of Homes for Sale	38	12	- 68.4%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	28	17	- 39.3%	43	31	- 27.9%
Percent of Original List Price Received*	100.6%	107.4%	+ 6.8%	98.1%	102.6%	+ 4.6%
New Listings	26	24	- 7.7%	91	69	- 24.2%

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

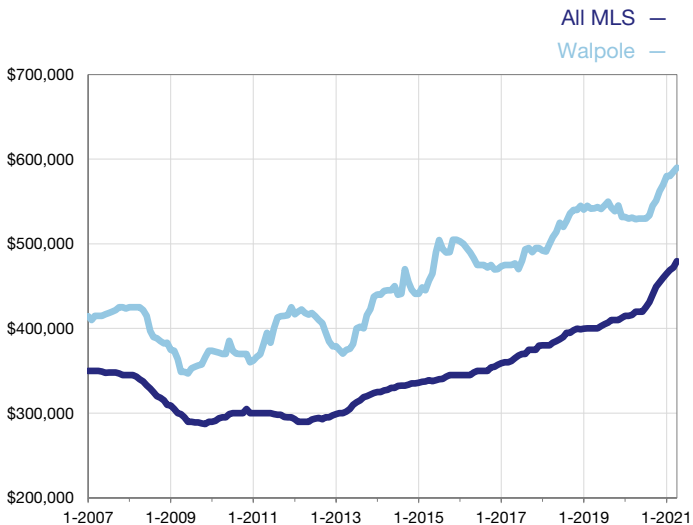
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	18	+ 800.0%	18	55	+ 205.6%
Closed Sales	7	6	- 14.3%	17	25	+ 47.1%
Median Sales Price*	\$355,000	\$333,250	- 6.1%	\$355,000	\$385,000	+ 8.5%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	3.8	1.0	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	58	47	- 19.0%
Percent of Original List Price Received*	98.3%	104.6%	+ 6.4%	95.8%	100.5%	+ 4.9%
New Listings	2	19	+ 850.0%	26	70	+ 169.2%

* 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

