

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waterfront

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

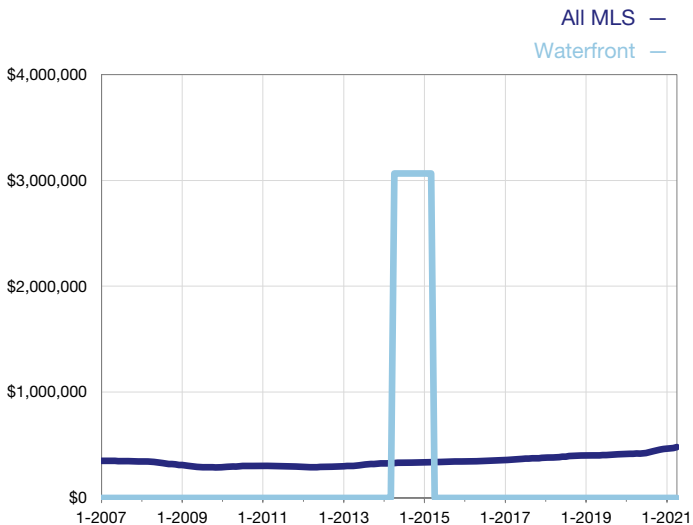
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	18	+ 157.1%	29	68	+ 134.5%
Closed Sales	10	22	+ 120.0%	32	58	+ 81.3%
Median Sales Price*	\$1,203,750	\$897,500	- 25.4%	\$1,052,100	\$1,038,500	- 1.3%
Inventory of Homes for Sale	65	50	- 23.1%	--	--	--
Months Supply of Inventory	6.4	4.7	- 26.6%	--	--	--
Cumulative Days on Market Until Sale	79	117	+ 48.1%	104	116	+ 11.5%
Percent of Original List Price Received*	96.5%	95.5%	- 1.0%	95.0%	94.0%	- 1.1%
New Listings	17	27	+ 58.8%	76	99	+ 30.3%

\* 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

