

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	14	+ 16.7%	42	54	+ 28.6%
Closed Sales	9	9	0.0%	32	43	+ 34.4%
Median Sales Price*	\$335,000	\$397,000	+ 18.5%	\$370,000	\$425,000	+ 14.9%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	33	25	- 24.2%
Percent of Original List Price Received*	100.9%	104.1%	+ 3.2%	99.3%	102.6%	+ 3.3%
New Listings	12	17	+ 41.7%	52	56	+ 7.7%

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

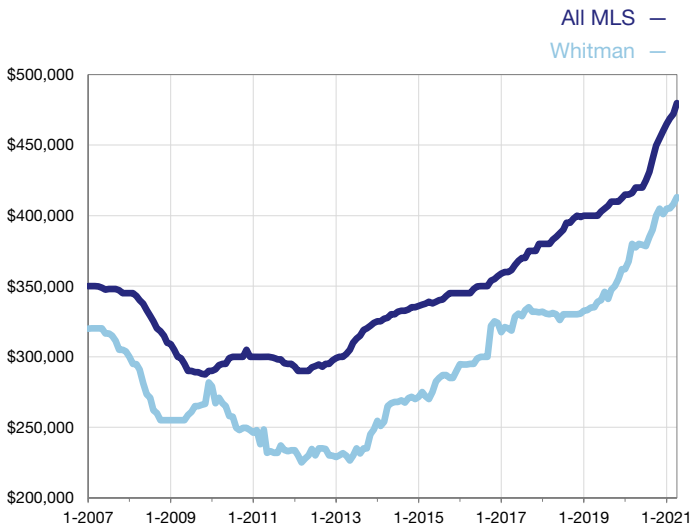
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	8	0.0%	22	22	0.0%
Closed Sales	3	3	0.0%	14	18	+ 28.6%
Median Sales Price*	\$318,400	\$361,000	+ 13.4%	\$314,200	\$339,900	+ 8.2%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	32	8	- 75.0%	50	27	- 46.0%
Percent of Original List Price Received*	103.9%	105.9%	+ 1.9%	100.1%	103.1%	+ 3.0%
New Listings	9	7	- 22.2%	24	23	- 4.2%

* 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

