

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	17	- 19.0%	66	90	+ 36.4%
Closed Sales	12	19	+ 58.3%	55	78	+ 41.8%
Median Sales Price*	\$537,500	\$610,000	+ 13.5%	\$495,000	\$540,000	+ 9.1%
Inventory of Homes for Sale	26	7	- 73.1%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	27	22	- 18.5%	44	22	- 50.0%
Percent of Original List Price Received*	99.6%	103.2%	+ 3.6%	99.1%	102.5%	+ 3.4%
New Listings	28	15	- 46.4%	88	94	+ 6.8%

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

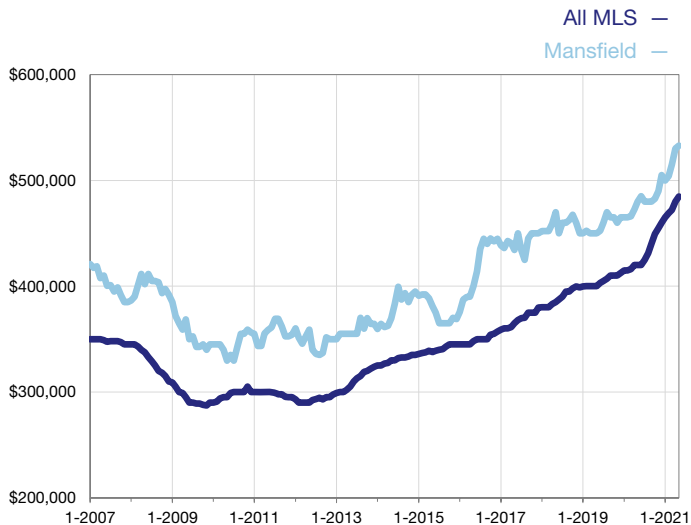
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	2	- 71.4%	26	23	- 11.5%
Closed Sales	4	8	+ 100.0%	21	24	+ 14.3%
Median Sales Price*	\$227,500	\$322,500	+ 41.8%	\$260,000	\$283,000	+ 8.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	19	+ 5.6%	53	27	- 49.1%
Percent of Original List Price Received*	97.0%	103.3%	+ 6.5%	98.3%	99.8%	+ 1.5%
New Listings	3	1	- 66.7%	23	24	+ 4.3%

* 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

