

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	6	- 25.0%	28	36	+ 28.6%
Closed Sales	4	9	+ 125.0%	25	35	+ 40.0%
Median Sales Price*	\$546,000	\$759,000	+ 39.0%	\$512,800	\$614,900	+ 19.9%
Inventory of Homes for Sale	43	5	- 88.4%	--	--	--
Months Supply of Inventory	5.9	0.5	- 91.5%	--	--	--
Cumulative Days on Market Until Sale	65	157	+ 141.5%	112	78	- 30.4%
Percent of Original List Price Received*	93.4%	95.2%	+ 1.9%	92.9%	97.4%	+ 4.8%
New Listings	15	6	- 60.0%	60	34	- 43.3%

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

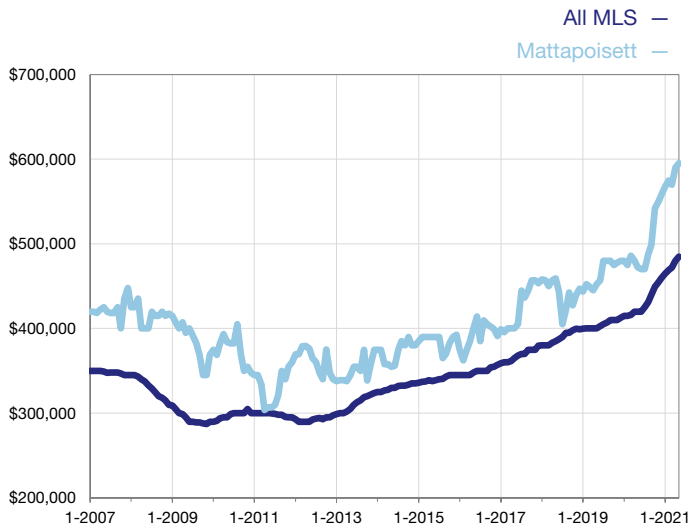
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$475,000	\$520,000	+ 9.5%	\$500,000	\$539,500	+ 7.9%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	11	52	+ 372.7%	14	41	+ 192.9%
Percent of Original List Price Received*	100.0%	104.2%	+ 4.2%	100.0%	102.1%	+ 2.1%
New Listings	0	0	--	4	2	- 50.0%

* 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

