

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	8	10	+ 25.0%
Closed Sales	2	0	- 100.0%	5	8	+ 60.0%
Median Sales Price*	\$194,950	\$0	- 100.0%	\$274,900	\$365,700	+ 33.0%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	3.2	0.4	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	75	26	- 65.3%
Percent of Original List Price Received*	95.3%	0.0%	- 100.0%	94.6%	97.3%	+ 2.9%
New Listings	5	4	- 20.0%	14	14	0.0%

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

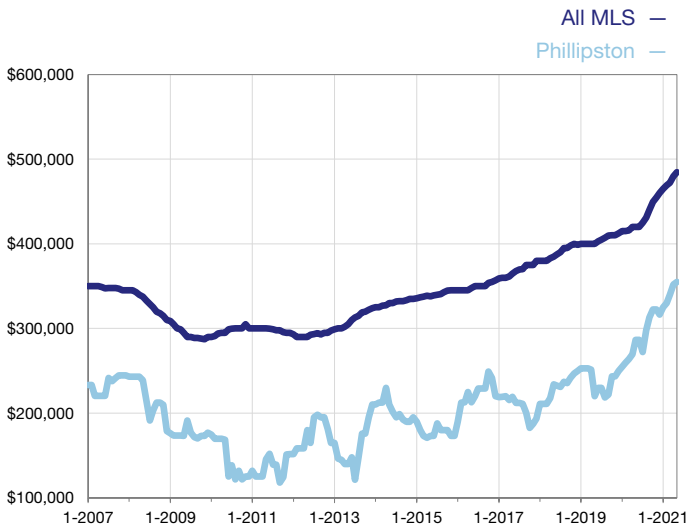
Condominium Properties

Key Metrics	May			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	0	--	--	--	--
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.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

