

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	11	- 15.4%	46	49	+ 6.5%
Closed Sales	8	13	+ 62.5%	33	42	+ 27.3%
Median Sales Price*	\$314,950	\$385,000	+ 22.2%	\$285,000	\$293,250	+ 2.9%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	57	28	- 50.9%
Percent of Original List Price Received*	99.2%	104.2%	+ 5.0%	97.8%	102.6%	+ 4.9%
New Listings	13	12	- 7.7%	48	57	+ 18.8%

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

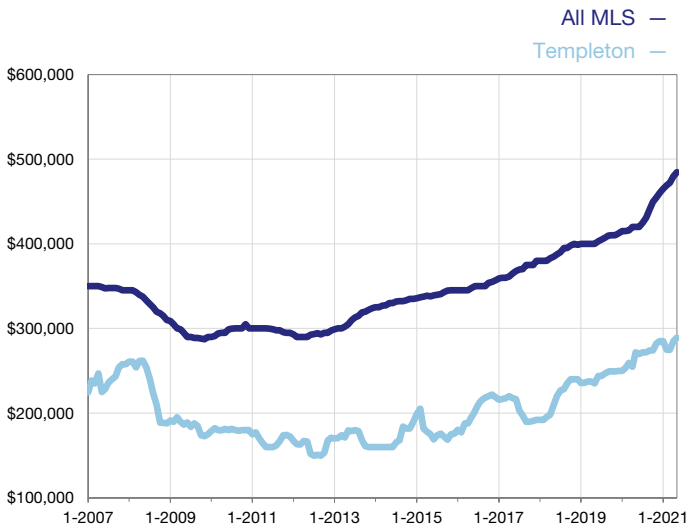
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	0	- 100.0%	8	3	- 62.5%
Closed Sales	1	2	+ 100.0%	5	4	- 20.0%
Median Sales Price*	\$125,000	\$234,000	+ 87.2%	\$153,000	\$221,000	+ 44.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	3	12	+ 300.0%	23	17	- 26.1%
Percent of Original List Price Received*	100.0%	102.8%	+ 2.8%	98.3%	102.4%	+ 4.2%
New Listings	1	0	- 100.0%	8	3	- 62.5%

* 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

