

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	31	+ 19.2%	89	92	+ 3.4%
Closed Sales	17	11	- 35.3%	66	66	0.0%
Median Sales Price*	\$550,000	\$641,000	+ 16.5%	\$520,000	\$610,250	+ 17.4%
Inventory of Homes for Sale	37	3	- 91.9%	--	--	--
Months Supply of Inventory	1.8	0.1	- 94.4%	--	--	--
Cumulative Days on Market Until Sale	21	9	- 57.1%	37	27	- 27.0%
Percent of Original List Price Received*	99.9%	104.9%	+ 5.0%	98.6%	103.0%	+ 4.5%
New Listings	27	22	- 18.5%	118	91	- 22.9%

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

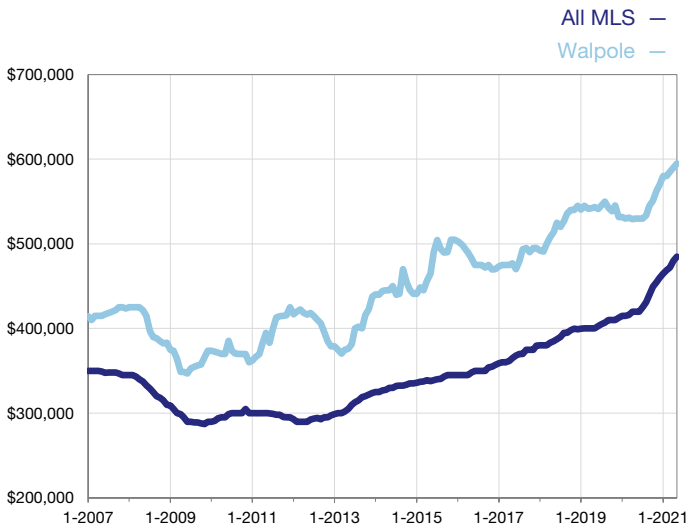
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	15	+ 200.0%	23	69	+ 200.0%
Closed Sales	3	12	+ 300.0%	20	37	+ 85.0%
Median Sales Price*	\$295,000	\$433,000	+ 46.8%	\$339,500	\$390,000	+ 14.9%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--
Cumulative Days on Market Until Sale	25	39	+ 56.0%	53	44	- 17.0%
Percent of Original List Price Received*	97.4%	102.2%	+ 4.9%	96.0%	101.0%	+ 5.2%
New Listings	9	14	+ 55.6%	35	84	+ 140.0%

* 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

