

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waterfront

### Single-Family 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	1	--	--	--	--
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.

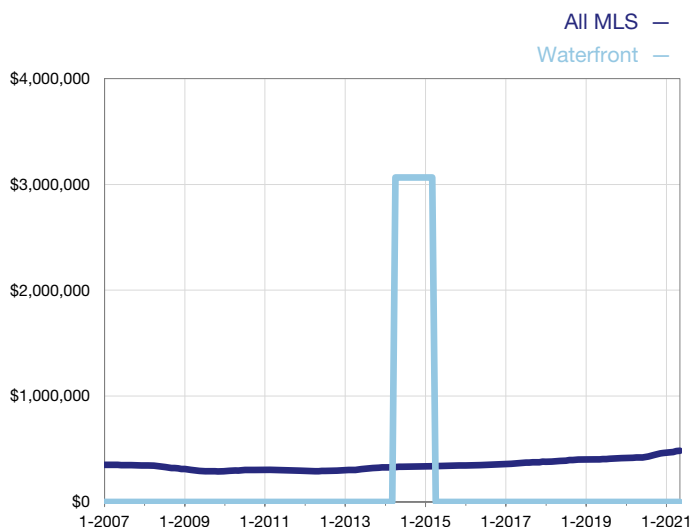
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	23	+ 187.5%	37	90	+ 143.2%
Closed Sales	4	9	+ 125.0%	36	67	+ 86.1%
Median Sales Price*	\$937,500	\$1,220,000	+ 30.1%	\$1,052,100	\$1,050,000	- 0.2%
Inventory of Homes for Sale	68	55	- 19.1%	--	--	--
Months Supply of Inventory	7.7	4.9	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	78	86	+ 10.3%	101	112	+ 10.9%
Percent of Original List Price Received*	92.6%	93.0%	+ 0.4%	94.7%	93.9%	- 0.8%
New Listings	21	33	+ 57.1%	97	131	+ 35.1%

\* 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

