



## Central Region

**+ 3.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 19.8%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 66.3%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	596	528	-11.4%	1,164	1,038	-10.8%
Closed Sales	452	438	-3.1%	1,014	1,037	+ 2.3%
Median Sales Price*	\$281,700	<b>\$346,000</b>	+ 22.8%	\$299,650	<b>\$350,000</b>	+ 16.8%
Inventory of Homes for Sale	1,486	438	-70.5%	--	--	--
Months Supply of Inventory	1.9	0.6	-68.4%	--	--	--
Cumulative Days on Market Until Sale	71	47	-33.8%	69	42	-39.1%
Percent of Original List Price Received*	96.4%	100.3%	+ 4.0%	96.1%	100.6%	+ 4.7%
New Listings	762	479	-37.1%	1,392	990	-28.9%

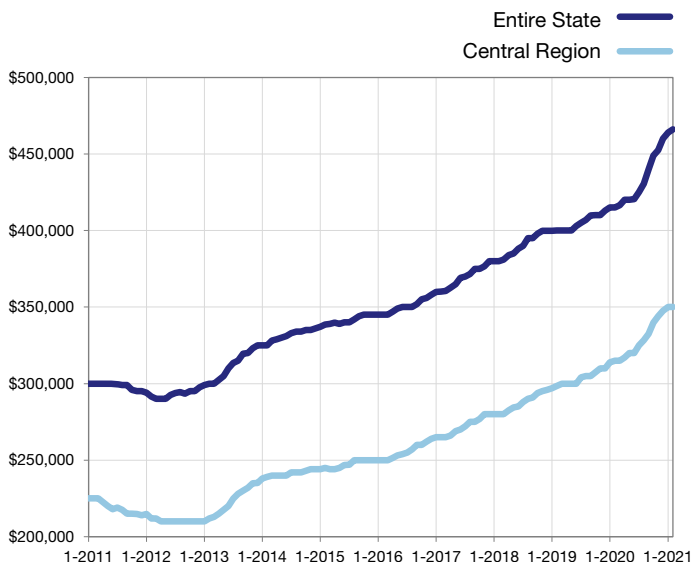
### Condominium Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	146	142	-2.7%	296	302	+ 2.0%
Closed Sales	120	128	+ 6.7%	229	240	+ 4.8%
Median Sales Price*	\$222,500	<b>\$247,450</b>	+ 11.2%	\$235,000	<b>\$242,450</b>	+ 3.2%
Inventory of Homes for Sale	271	115	-57.6%	--	--	--
Months Supply of Inventory	1.7	0.7	-58.8%	--	--	--
Cumulative Days on Market Until Sale	73	46	-37.0%	63	44	-30.2%
Percent of Original List Price Received*	97.2%	99.3%	+ 2.2%	97.6%	99.6%	+ 2.0%
New Listings	167	140	-16.2%	328	274	-16.5%

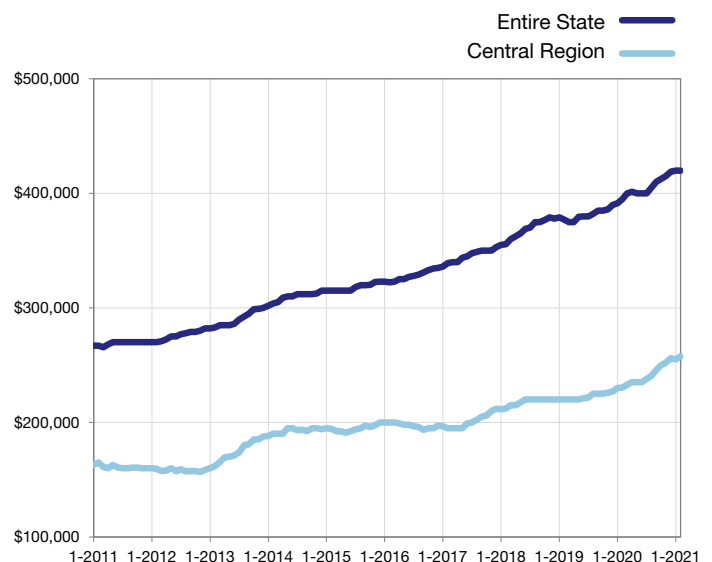
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



## Northern Region

**+ 7.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 13.1%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 60.2%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	505	487	-3.6%	954	913	-4.3%
Closed Sales	362	378	+ 4.4%	850	860	+ 1.2%
Median Sales Price*	\$480,000	<b>\$545,000</b>	+ 13.5%	\$464,500	<b>\$530,000</b>	+ 14.1%
Inventory of Homes for Sale	947	326	-65.6%	--	--	--
Months Supply of Inventory	1.3	0.5	-61.5%	--	--	--
Cumulative Days on Market Until Sale	67	40	-40.3%	62	35	-43.5%
Percent of Original List Price Received*	96.9%	101.4%	+ 4.6%	96.6%	101.7%	+ 5.3%
New Listings	670	496	-26.0%	1,145	934	-18.4%

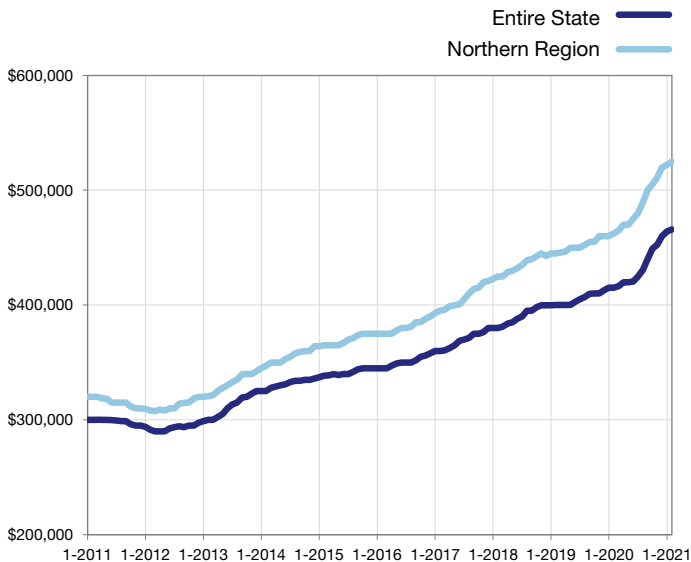
### Condominium Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	252	284	+ 12.7%	494	541	+ 9.5%
Closed Sales	192	206	+ 7.3%	400	475	+ 18.8%
Median Sales Price*	\$314,500	<b>\$343,500</b>	+ 9.2%	\$309,450	<b>\$328,000</b>	+ 6.0%
Inventory of Homes for Sale	453	212	-53.2%	--	--	--
Months Supply of Inventory	1.4	0.7	-50.0%	--	--	--
Cumulative Days on Market Until Sale	68	44	-35.3%	63	42	-33.3%
Percent of Original List Price Received*	97.7%	99.3%	+ 1.6%	97.8%	99.4%	+ 1.6%
New Listings	301	299	-0.7%	593	574	-3.2%

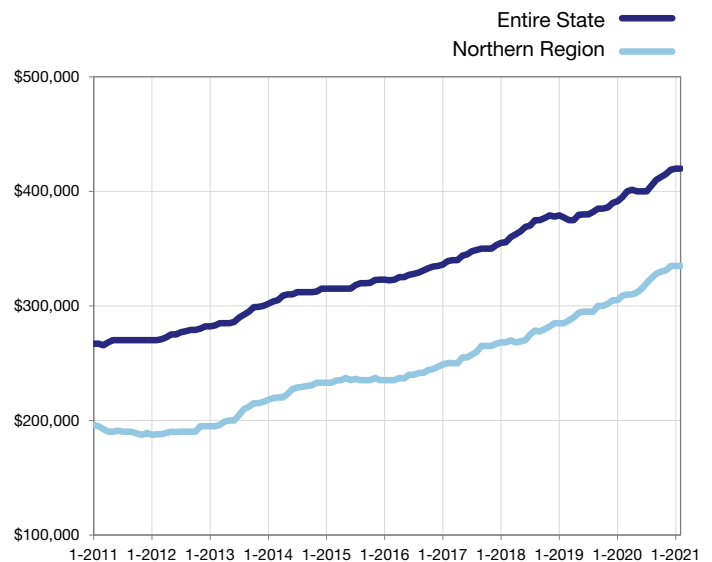
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Southeast Region

**- 5.2%**

**+ 22.2%**

**- 64.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

### Single-Family Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	459	381	-17.0%	875	777	-11.2%
Closed Sales	334	322	-3.6%	672	717	+ 6.7%
Median Sales Price*	\$327,000	<b>\$390,000</b>	+ 19.3%	\$330,000	<b>\$389,900</b>	+ 18.2%
Inventory of Homes for Sale	1,128	348	-69.1%	--	--	--
Months Supply of Inventory	2.3	0.7	-69.6%	--	--	--
Cumulative Days on Market Until Sale	72	38	-47.2%	70	38	-45.7%
Percent of Original List Price Received*	96.7%	101.4%	+ 4.9%	96.4%	101.1%	+ 4.9%
New Listings	483	352	-27.1%	978	759	-22.4%

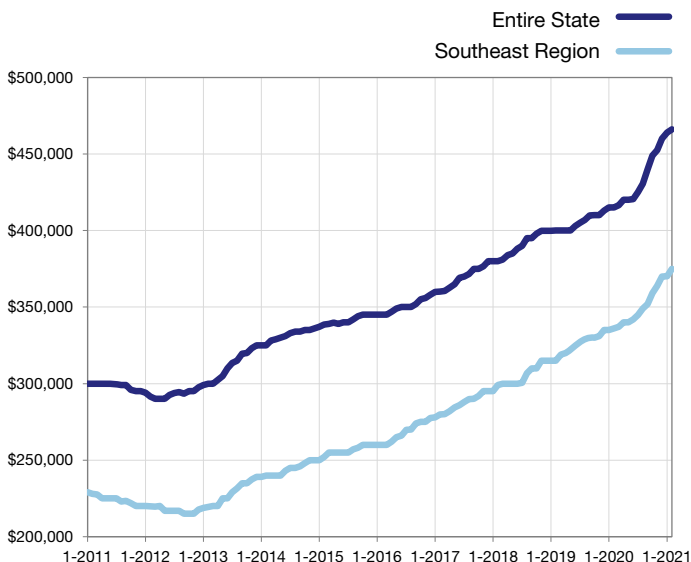
### Condominium Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	67	77	+ 14.9%	120	147	+ 22.5%
Closed Sales	64	54	-15.6%	125	140	+ 12.0%
Median Sales Price*	\$219,700	<b>\$246,250</b>	+ 12.1%	\$225,000	<b>\$240,000</b>	+ 6.7%
Inventory of Homes for Sale	140	56	-60.0%	--	--	--
Months Supply of Inventory	1.8	0.7	-61.1%	--	--	--
Cumulative Days on Market Until Sale	72	41	-43.1%	61	42	-31.1%
Percent of Original List Price Received*	95.6%	99.0%	+ 3.6%	96.5%	98.8%	+ 2.4%
New Listings	63	66	+ 4.8%	158	141	-10.8%

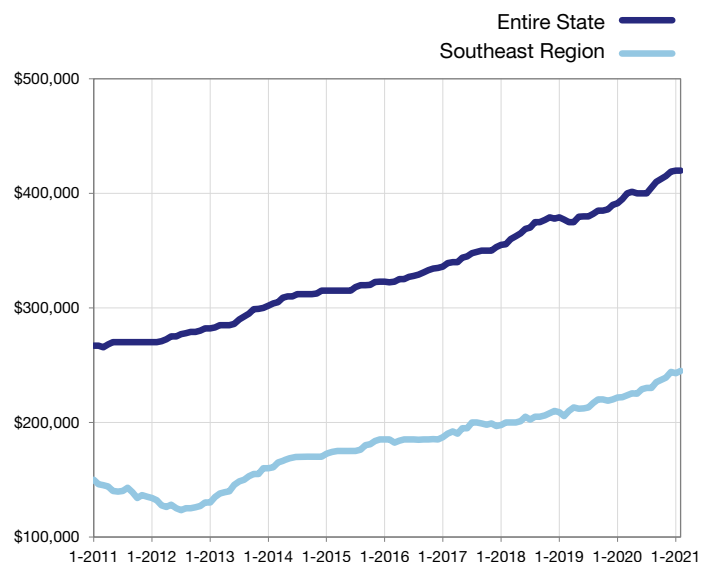
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## West Region

**+ 31.5%**

**+ 17.4%**

**- 61.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	538	507	-5.8%	963	1,027	+ 6.6%
Closed Sales	342	421	+ 23.1%	818	941	+ 15.0%
Median Sales Price*	\$210,000	<b>\$259,000</b>	+ 23.3%	\$216,000	<b>\$257,500</b>	+ 19.2%
Inventory of Homes for Sale	1,778	590	-66.8%	--	--	--
Months Supply of Inventory	2.8	0.9	-67.9%	--	--	--
Cumulative Days on Market Until Sale	88	60	-31.8%	84	55	-34.5%
Percent of Original List Price Received*	93.6%	97.5%	+ 4.2%	93.9%	97.9%	+ 4.3%
New Listings	620	425	-31.5%	1,146	892	-22.2%

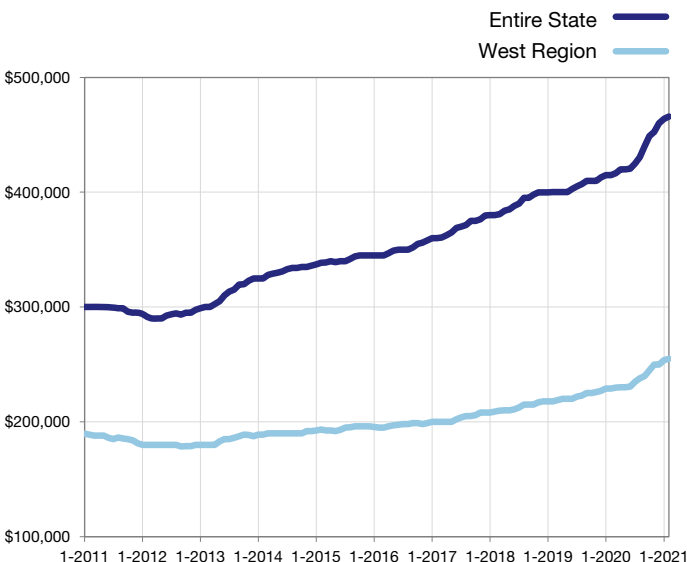
### Condominium Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	69	88	+ 27.5%	126	166	+ 31.7%
Closed Sales	49	71	+ 44.9%	98	137	+ 39.8%
Median Sales Price*	\$148,000	<b>\$184,900</b>	+ 24.9%	\$149,750	<b>\$177,500</b>	+ 18.5%
Inventory of Homes for Sale	322	128	-60.2%	--	--	--
Months Supply of Inventory	3.6	1.5	-58.3%	--	--	--
Cumulative Days on Market Until Sale	79	62	-21.5%	72	56	-22.2%
Percent of Original List Price Received*	95.6%	96.9%	+ 1.4%	95.1%	97.4%	+ 2.4%
New Listings	99	69	-30.3%	187	156	-16.6%

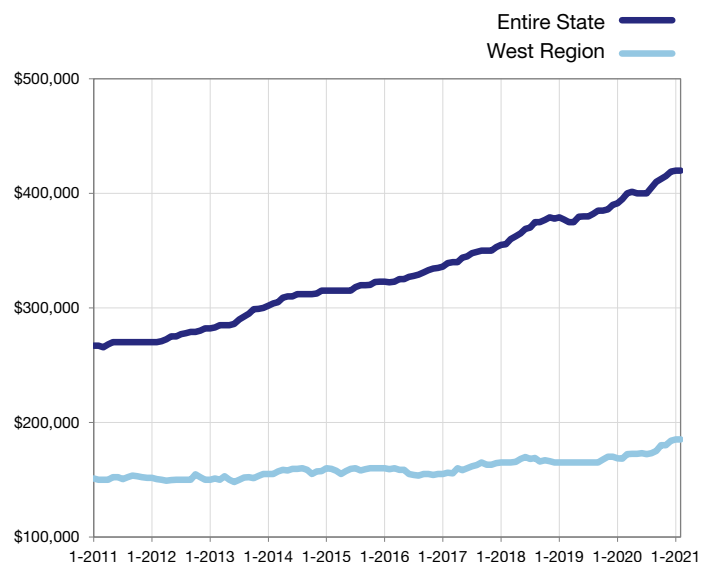
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