

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	251	462	+ 84.1%	1,251	1,577	+ 26.1%
Closed Sales	313	369	+ 17.9%	1,227	1,363	+ 11.1%
Median Sales Price*	\$436,500	\$625,000	+ 43.2%	\$435,000	\$599,000	+ 37.7%
Inventory of Homes for Sale	1,886	469	- 75.1%	--	--	--
Months Supply of Inventory	4.7	1.0	- 78.7%	--	--	--
Cumulative Days on Market Until Sale	110	59	- 46.4%	116	70	- 39.7%
Percent of Original List Price Received*	94.8%	101.3%	+ 6.9%	93.5%	99.1%	+ 6.0%
New Listings	332	555	+ 67.2%	1,894	1,574	- 16.9%

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

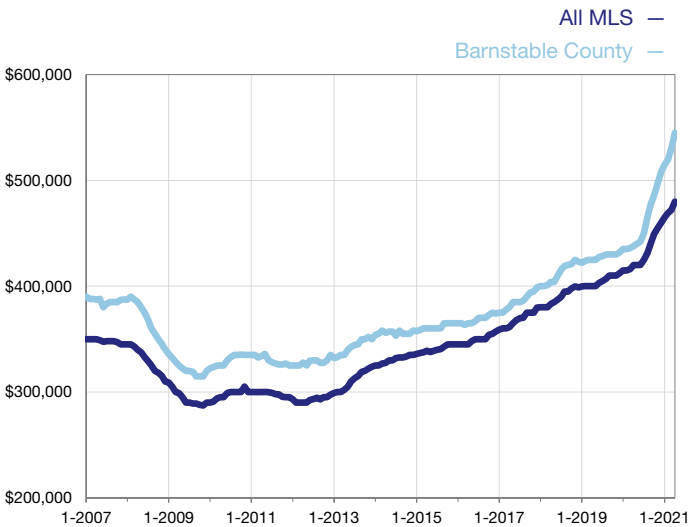
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	52	126	+ 142.3%	306	468	+ 52.9%
Closed Sales	75	108	+ 44.0%	320	390	+ 21.9%
Median Sales Price*	\$302,500	\$354,500	+ 17.2%	\$300,600	\$340,000	+ 13.1%
Inventory of Homes for Sale	567	180	- 68.3%	--	--	--
Months Supply of Inventory	5.5	1.4	- 74.5%	--	--	--
Cumulative Days on Market Until Sale	114	58	- 49.1%	102	85	- 16.7%
Percent of Original List Price Received*	96.8%	99.7%	+ 3.0%	95.8%	97.9%	+ 2.2%
New Listings	88	140	+ 59.1%	517	428	- 17.2%

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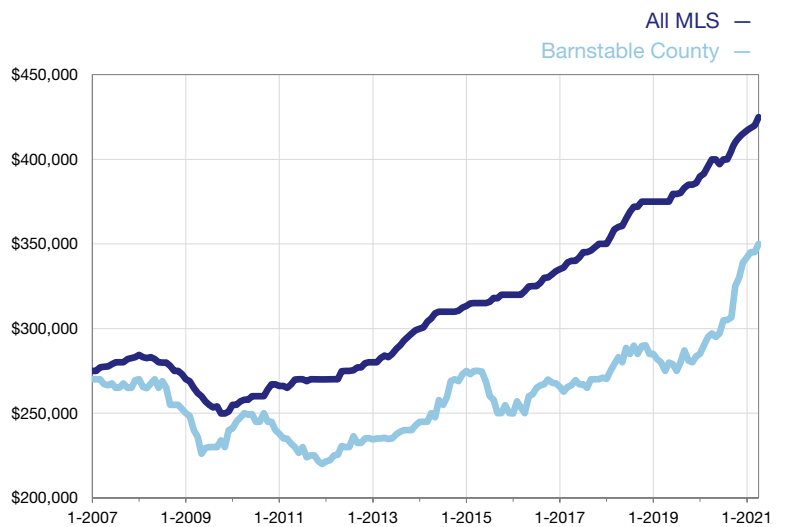
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	87	112	+ 28.7%	345	456	+ 32.2%
Closed Sales	84	123	+ 46.4%	333	419	+ 25.8%
Median Sales Price*	\$215,000	\$350,000	+ 62.8%	\$215,000	\$293,250	+ 36.4%
Inventory of Homes for Sale	642	246	- 61.7%	--	--	--
Months Supply of Inventory	5.2	1.6	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	87	82	- 5.7%	102	75	- 26.5%
Percent of Original List Price Received*	94.9%	96.2%	+ 1.4%	92.5%	94.9%	+ 2.6%
New Listings	94	169	+ 79.8%	440	478	+ 8.6%

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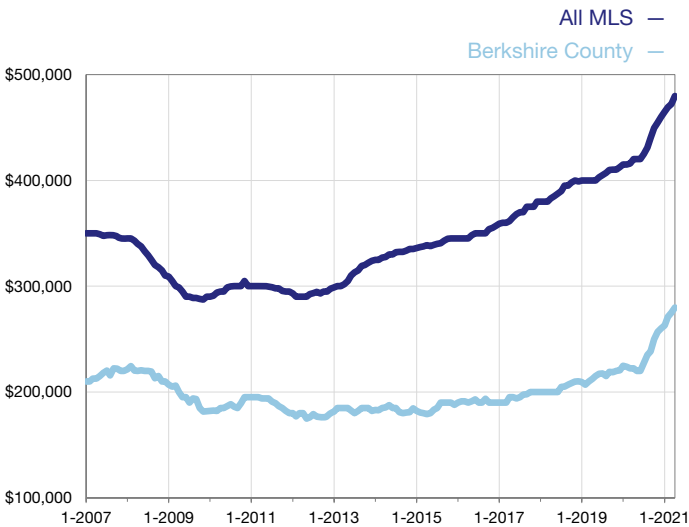
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	18	+ 260.0%	30	73	+ 143.3%
Closed Sales	10	22	+ 120.0%	35	62	+ 77.1%
Median Sales Price*	\$340,000	\$308,750	- 9.2%	\$355,000	\$266,750	- 24.9%
Inventory of Homes for Sale	133	32	- 75.9%	--	--	--
Months Supply of Inventory	8.9	1.8	- 79.8%	--	--	--
Cumulative Days on Market Until Sale	158	116	- 26.6%	159	108	- 32.1%
Percent of Original List Price Received*	90.8%	96.5%	+ 6.3%	91.5%	95.1%	+ 3.9%
New Listings	7	18	+ 157.1%	63	53	- 15.9%

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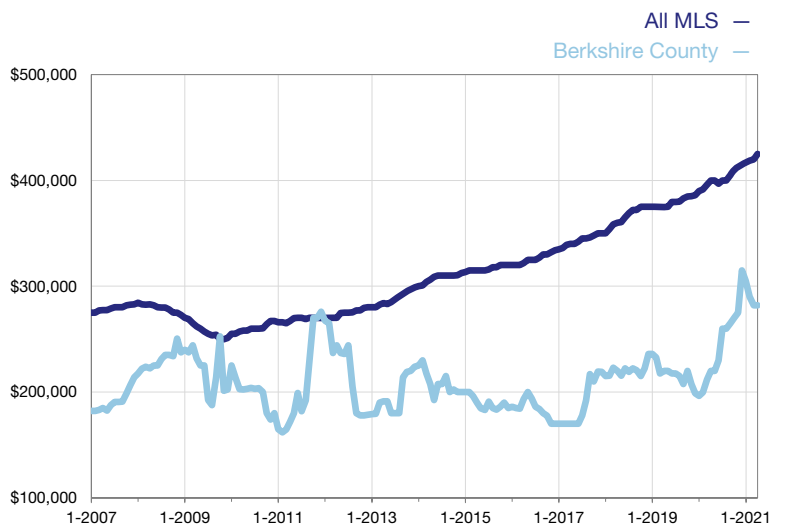
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	302	437	+ 44.7%	1,344	1,452	+ 8.0%
Closed Sales	314	317	+ 1.0%	1,203	1,195	- 0.7%
Median Sales Price*	\$362,250	\$411,000	+ 13.5%	\$339,950	\$400,000	+ 17.7%
Inventory of Homes for Sale	879	309	- 64.8%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	60	30	- 50.0%	69	34	- 50.7%
Percent of Original List Price Received*	98.3%	104.2%	+ 6.0%	97.1%	102.2%	+ 5.3%
New Listings	336	480	+ 42.9%	1,617	1,552	- 4.0%

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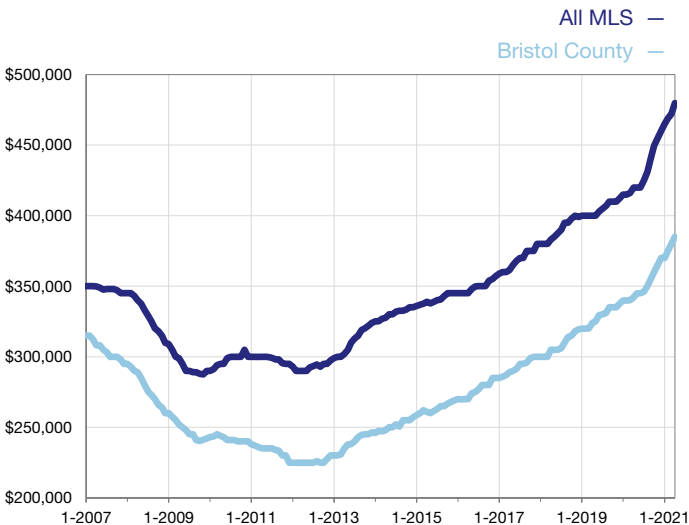
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	57	77	+ 35.1%	219	251	+ 14.6%
Closed Sales	37	48	+ 29.7%	199	230	+ 15.6%
Median Sales Price*	\$249,000	\$263,500	+ 5.8%	\$240,000	\$260,000	+ 8.3%
Inventory of Homes for Sale	127	46	- 63.8%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	45	37	- 17.8%	58	37	- 36.2%
Percent of Original List Price Received*	98.2%	103.5%	+ 5.4%	97.0%	99.8%	+ 2.9%
New Listings	54	87	+ 61.1%	276	260	- 5.8%

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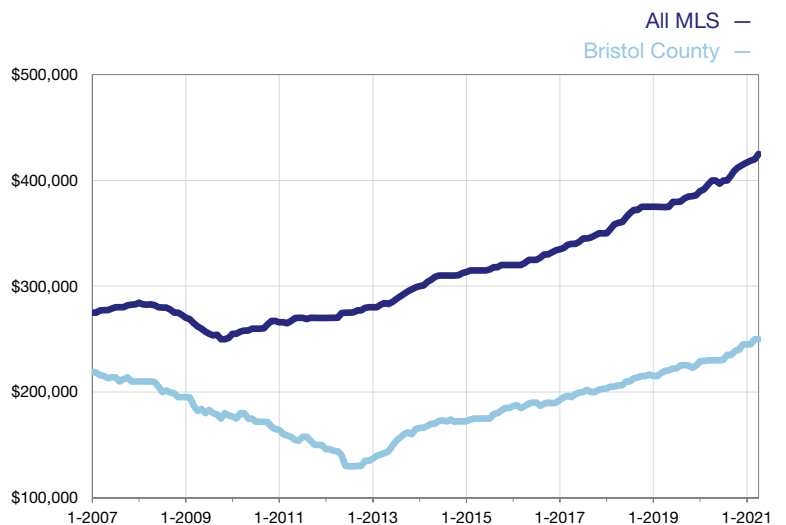
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	8	+ 166.7%	16	22	+ 37.5%
Closed Sales	6	5	- 16.7%	25	15	- 40.0%
Median Sales Price*	\$1,665,000	\$1,270,000	- 23.7%	\$1,225,000	\$890,000	- 27.3%
Inventory of Homes for Sale	41	16	- 61.0%	--	--	--
Months Supply of Inventory	6.6	2.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	399	46	- 88.5%	234	50	- 78.6%
Percent of Original List Price Received*	98.2%	95.6%	- 2.6%	92.1%	94.4%	+ 2.5%
New Listings	1	12	+ 1,100.0%	27	30	+ 11.1%

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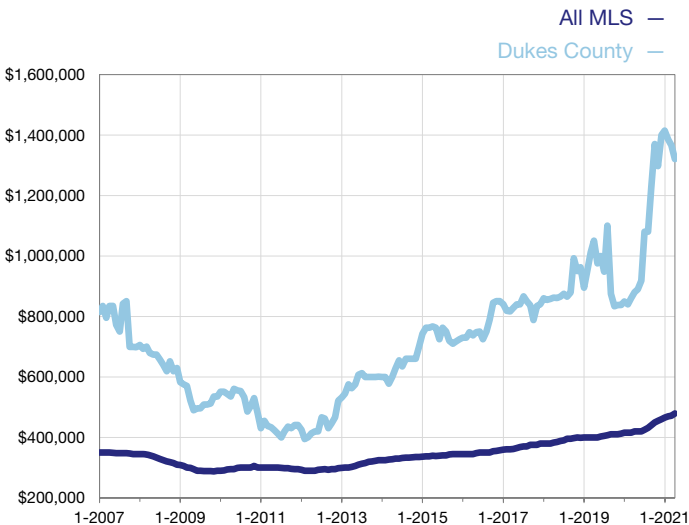
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$650,000	--
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.5	3.1	+ 106.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	209	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.5%	--
New Listings	1	1	0.0%	1	5	+ 400.0%

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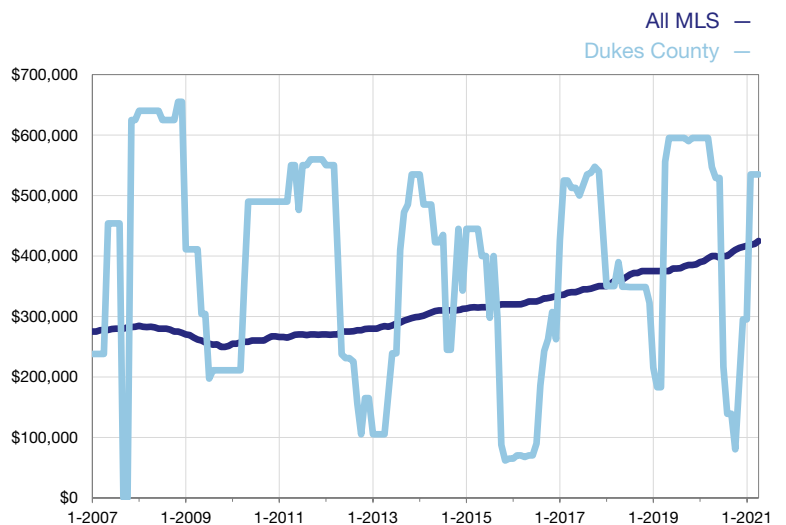
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	339	550	+ 62.2%	1,480	1,750	+ 18.2%
Closed Sales	335	417	+ 24.5%	1,317	1,350	+ 2.5%
Median Sales Price*	\$503,000	\$610,000	+ 21.3%	\$494,000	\$562,500	+ 13.9%
Inventory of Homes for Sale	802	338	- 57.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.2%	56	34	- 39.3%
Percent of Original List Price Received*	99.9%	105.3%	+ 5.4%	98.0%	103.4%	+ 5.5%
New Listings	415	629	+ 51.6%	1,860	1,906	+ 2.5%

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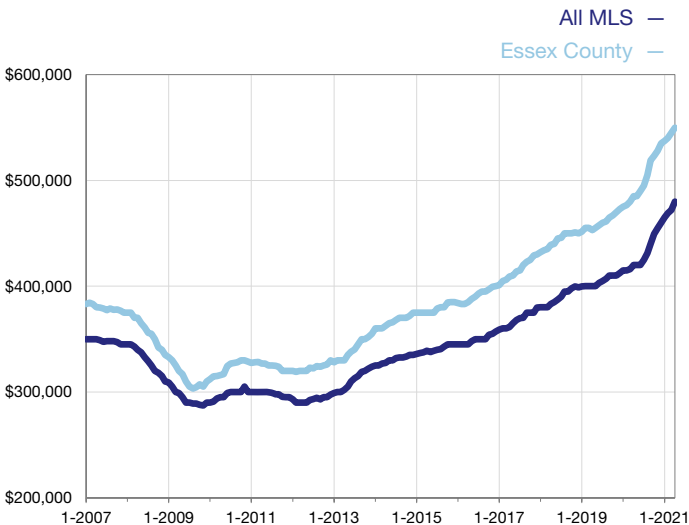
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	119	317	+ 166.4%	680	989	+ 45.4%
Closed Sales	169	222	+ 31.4%	669	768	+ 14.8%
Median Sales Price*	\$335,000	\$363,500	+ 8.5%	\$331,000	\$365,000	+ 10.3%
Inventory of Homes for Sale	371	193	- 48.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	49	31	- 36.7%	55	38	- 30.9%
Percent of Original List Price Received*	100.3%	103.1%	+ 2.8%	99.0%	101.0%	+ 2.0%
New Listings	165	335	+ 103.0%	855	1,075	+ 25.7%

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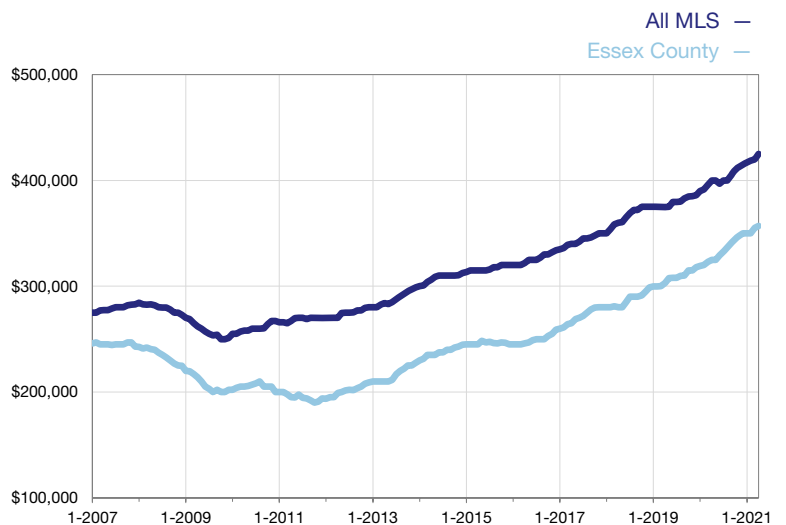
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	62	+ 93.8%	143	169	+ 18.2%
Closed Sales	36	27	- 25.0%	136	140	+ 2.9%
Median Sales Price*	\$230,750	\$260,000	+ 12.7%	\$208,250	\$265,000	+ 27.3%
Inventory of Homes for Sale	150	43	- 71.3%	--	--	--
Months Supply of Inventory	3.0	0.8	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	79	69	- 12.7%	83	50	- 39.8%
Percent of Original List Price Received*	93.7%	99.4%	+ 6.1%	92.1%	98.0%	+ 6.4%
New Listings	43	62	+ 44.2%	178	165	- 7.3%

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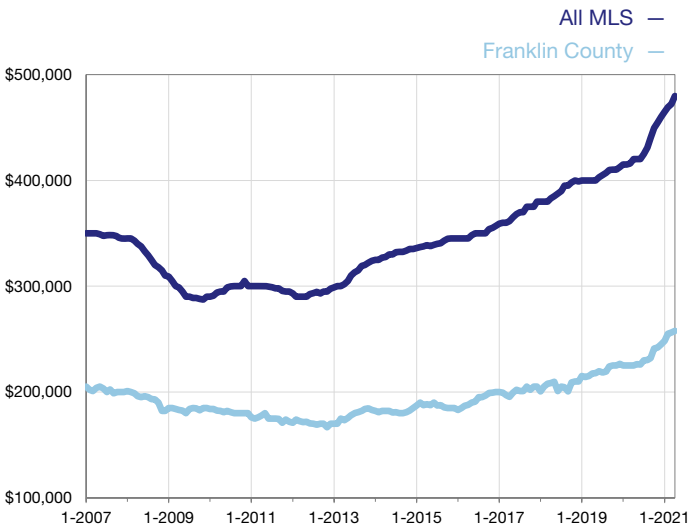
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	9	8	- 11.1%
Closed Sales	3	3	0.0%	8	5	- 37.5%
Median Sales Price*	\$219,000	\$206,000	- 5.9%	\$169,250	\$185,000	+ 9.3%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	149	59	- 60.4%	113	53	- 53.1%
Percent of Original List Price Received*	94.9%	98.2%	+ 3.5%	94.2%	94.5%	+ 0.3%
New Listings	1	2	+ 100.0%	11	7	- 36.4%

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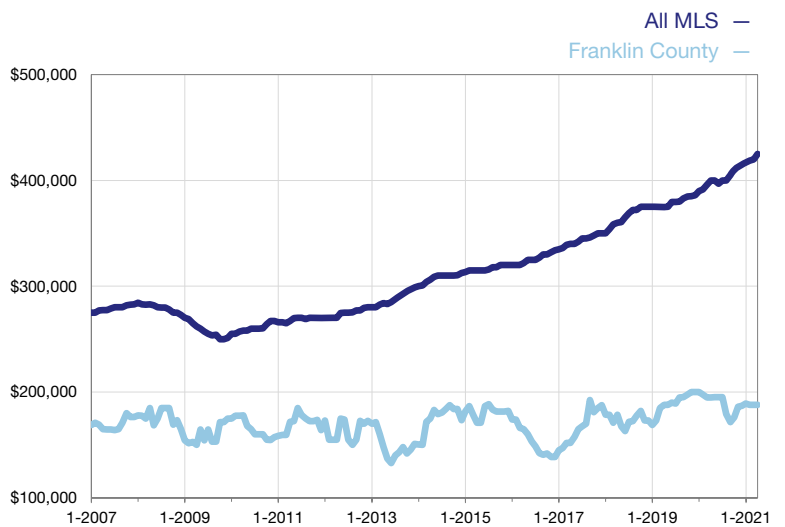
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	286	388	+ 35.7%	1,188	1,328	+ 11.8%
Closed Sales	253	304	+ 20.2%	987	1,140	+ 15.5%
Median Sales Price*	\$230,000	\$253,000	+ 10.0%	\$214,900	\$245,000	+ 14.0%
Inventory of Homes for Sale	662	288	- 56.5%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	53	35	- 34.0%	67	41	- 38.8%
Percent of Original List Price Received*	99.2%	102.6%	+ 3.4%	96.4%	100.6%	+ 4.4%
New Listings	313	462	+ 47.6%	1,412	1,392	- 1.4%

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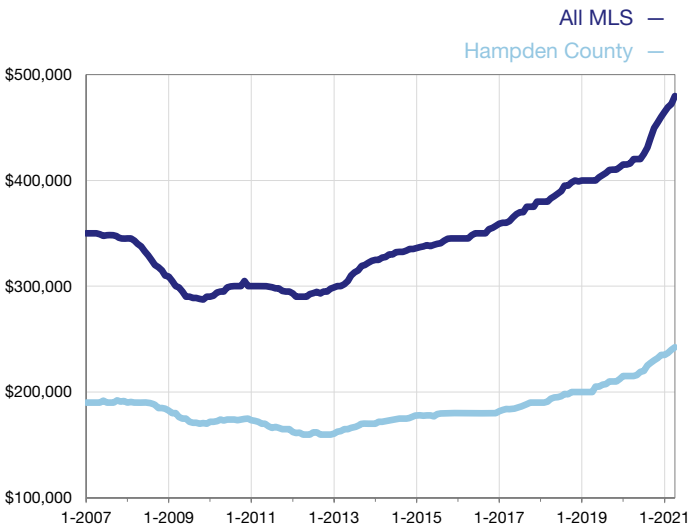
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	41	+ 28.1%	140	187	+ 33.6%
Closed Sales	45	47	+ 4.4%	129	162	+ 25.6%
Median Sales Price*	\$149,900	\$180,000	+ 20.1%	\$140,000	\$160,000	+ 14.3%
Inventory of Homes for Sale	119	36	- 69.7%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 25.5%	57	36	- 36.8%
Percent of Original List Price Received*	98.8%	100.9%	+ 2.1%	96.9%	99.7%	+ 2.9%
New Listings	36	57	+ 58.3%	182	190	+ 4.4%

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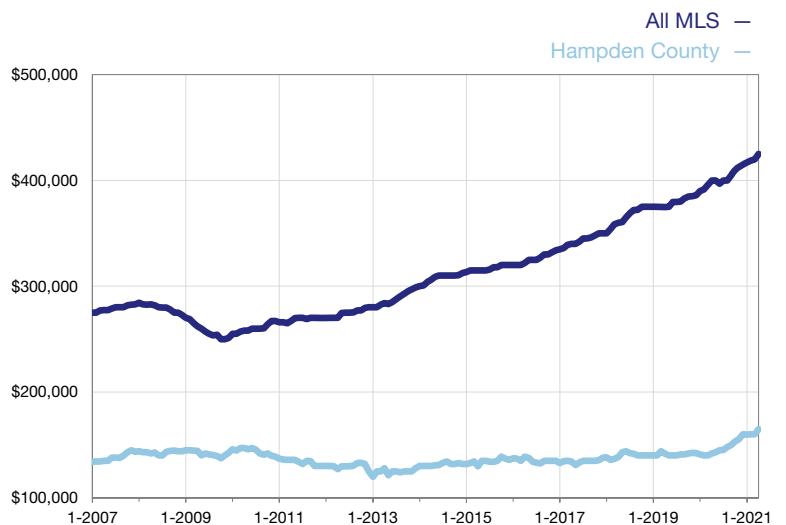
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	84	118	+ 40.5%	349	373	+ 6.9%
Closed Sales	86	78	- 9.3%	296	312	+ 5.4%
Median Sales Price*	\$322,500	\$379,500	+ 17.7%	\$291,225	\$340,000	+ 16.7%
Inventory of Homes for Sale	283	120	- 57.6%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	77	48	- 37.7%	88	63	- 28.4%
Percent of Original List Price Received*	97.8%	102.0%	+ 4.3%	95.5%	99.7%	+ 4.4%
New Listings	91	149	+ 63.7%	426	394	- 7.5%

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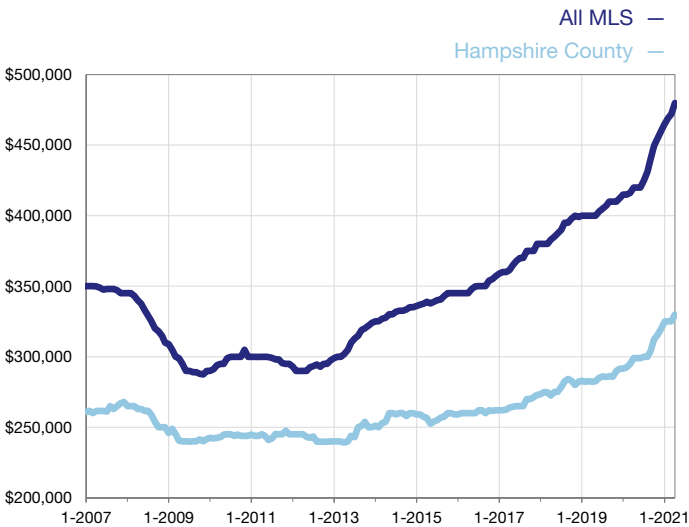
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	29	+ 163.6%	63	101	+ 60.3%
Closed Sales	18	26	+ 44.4%	54	77	+ 42.6%
Median Sales Price*	\$210,000	\$245,500	+ 16.9%	\$234,000	\$231,000	- 1.3%
Inventory of Homes for Sale	62	45	- 27.4%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	74	50	- 32.4%	75	61	- 18.7%
Percent of Original List Price Received*	99.5%	100.5%	+ 1.0%	97.1%	98.6%	+ 1.5%
New Listings	8	29	+ 262.5%	77	116	+ 50.6%

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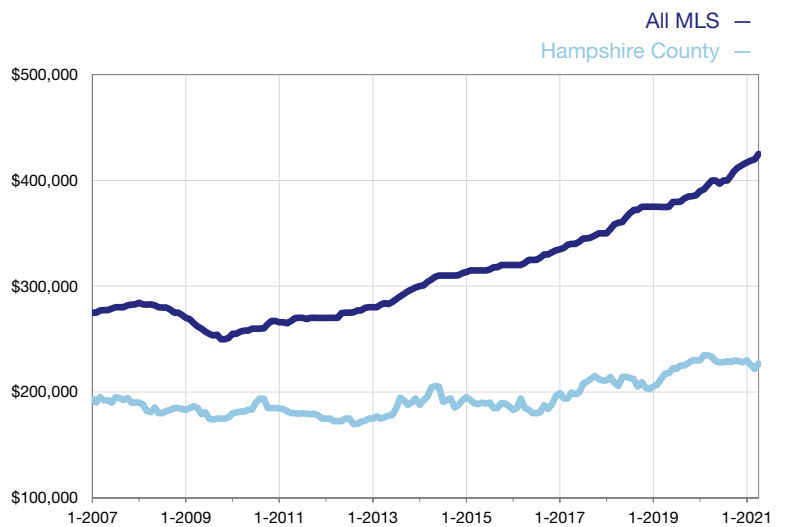
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2021

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Middlesex County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	602	1,160	+ 92.7%	2,740	3,577	+ 30.5%
Closed Sales	711	818	+ 15.0%	2,355	2,595	+ 10.2%
Median Sales Price*	\$630,000	\$710,000	+ 12.7%	\$600,000	\$655,000	+ 9.2%
Inventory of Homes for Sale	1,424	735	- 48.4%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	28	- 36.4%	59	38	- 35.6%
Percent of Original List Price Received*	100.3%	105.5%	+ 5.2%	98.2%	102.6%	+ 4.5%
New Listings	741	1,490	+ 101.1%	3,559	4,041	+ 13.5%

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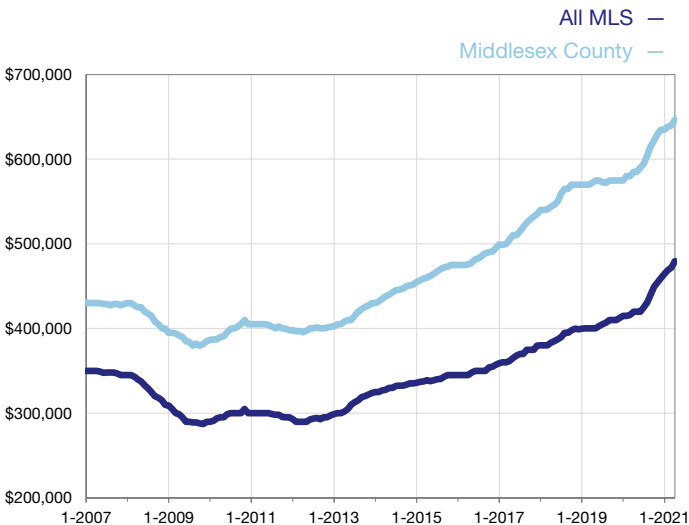
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	279	716	+ 156.6%	1,535	2,415	+ 57.3%
Closed Sales	376	596	+ 58.5%	1,418	1,880	+ 32.6%
Median Sales Price*	\$525,500	\$533,000	+ 1.4%	\$520,000	\$520,000	0.0%
Inventory of Homes for Sale	788	585	- 25.8%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	42	42	0.0%	55	47	- 14.5%
Percent of Original List Price Received*	100.6%	101.4%	+ 0.8%	99.2%	100.0%	+ 0.8%
New Listings	383	893	+ 133.2%	1,989	2,684	+ 34.9%

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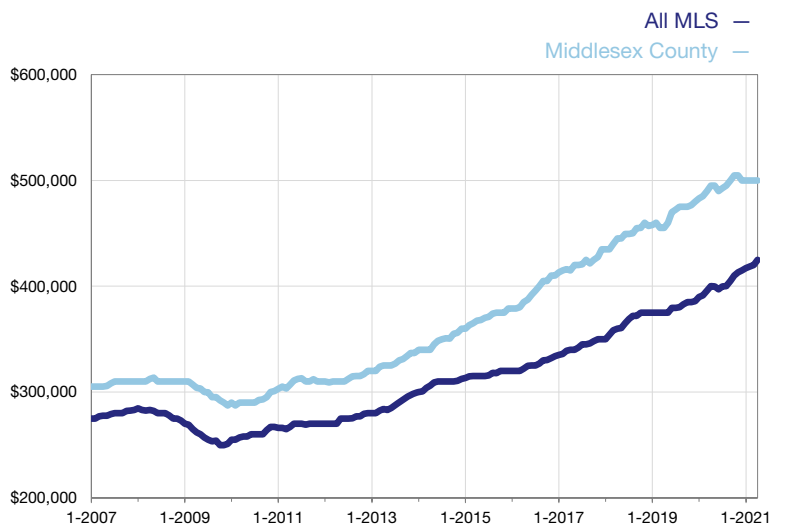
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	6	11	+ 83.3%
Closed Sales	1	6	+ 500.0%	9	14	+ 55.6%
Median Sales Price*	\$1,695,750	\$4,490,000	+ 164.8%	\$1,950,000	\$3,735,000	+ 91.5%
Inventory of Homes for Sale	31	8	- 74.2%	--	--	--
Months Supply of Inventory	7.6	1.1	- 85.5%	--	--	--
Cumulative Days on Market Until Sale	83	122	+ 47.0%	64	178	+ 178.1%
Percent of Original List Price Received*	94.5%	88.6%	- 6.2%	88.7%	91.5%	+ 3.2%
New Listings	7	2	- 71.4%	23	9	- 60.9%

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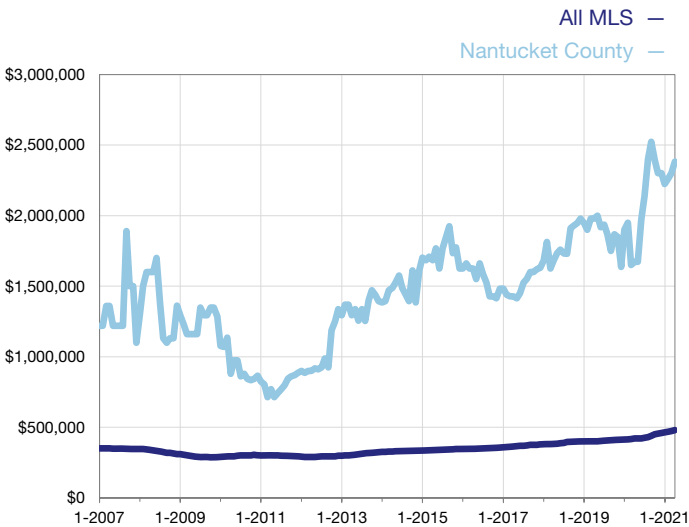
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$740,000	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	94	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.3%	--
New Listings	1	0	- 100.0%	1	2	+ 100.0%

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

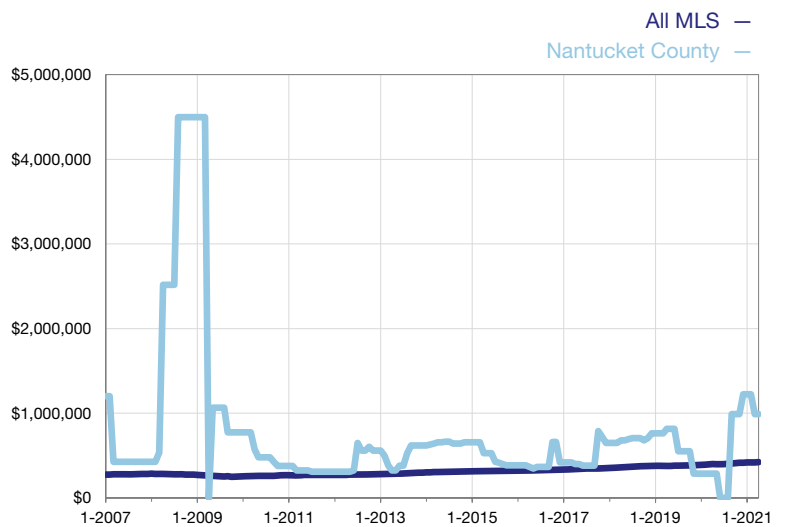
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	339	670	+ 97.6%	1,571	2,067	+ 31.6%
Closed Sales	382	430	+ 12.6%	1,368	1,465	+ 7.1%
Median Sales Price*	\$570,444	\$650,060	+ 14.0%	\$532,500	\$615,000	+ 15.5%
Inventory of Homes for Sale	912	447	- 51.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	49	32	- 34.7%	61	37	- 39.3%
Percent of Original List Price Received*	99.0%	103.6%	+ 4.6%	97.6%	101.7%	+ 4.2%
New Listings	426	848	+ 99.1%	2,103	2,346	+ 11.6%

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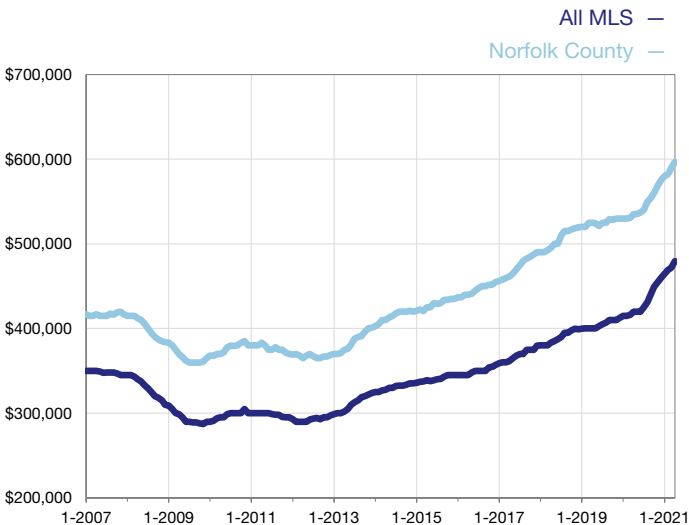
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	93	338	+ 263.4%	593	1,062	+ 79.1%
Closed Sales	148	232	+ 56.8%	640	737	+ 15.2%
Median Sales Price*	\$439,500	\$517,400	+ 17.7%	\$429,385	\$470,000	+ 9.5%
Inventory of Homes for Sale	431	352	- 18.3%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	55	50	- 9.1%	63	56	- 11.1%
Percent of Original List Price Received*	100.0%	100.3%	+ 0.3%	98.8%	99.0%	+ 0.2%
New Listings	163	431	+ 164.4%	827	1,292	+ 56.2%

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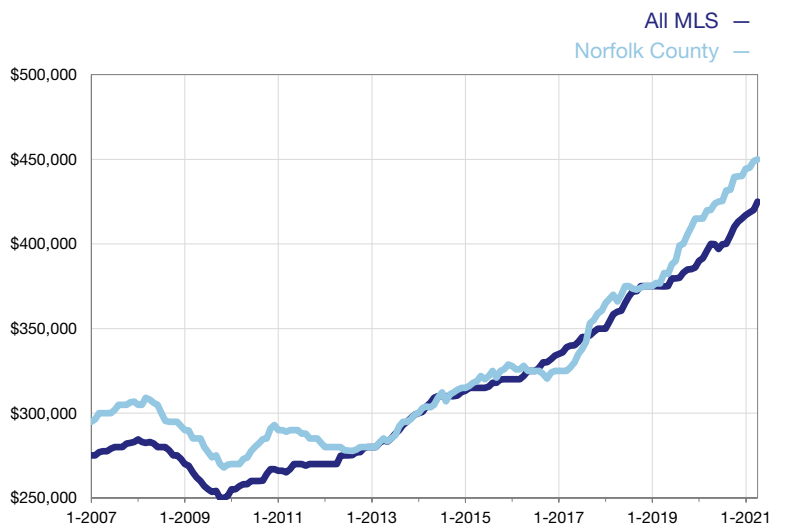
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	322	600	+ 86.3%	1,598	1,892	+ 18.4%
Closed Sales	387	412	+ 6.5%	1,434	1,458	+ 1.7%
Median Sales Price*	\$435,000	\$500,000	+ 14.9%	\$415,000	\$467,500	+ 12.7%
Inventory of Homes for Sale	1,152	366	- 68.2%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	68	34	- 50.0%	74	39	- 47.3%
Percent of Original List Price Received*	97.8%	103.6%	+ 5.9%	96.9%	101.8%	+ 5.1%
New Listings	433	679	+ 56.8%	2,063	2,029	- 1.6%

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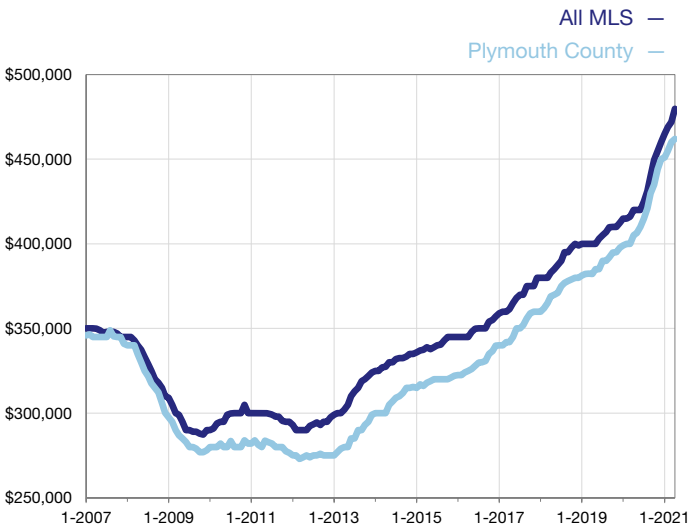
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	59	143	+ 142.4%	355	473	+ 33.2%
Closed Sales	89	118	+ 32.6%	323	388	+ 20.1%
Median Sales Price*	\$325,000	\$365,500	+ 12.5%	\$335,000	\$356,000	+ 6.3%
Inventory of Homes for Sale	293	138	- 52.9%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	72	38	- 47.2%	67	46	- 31.3%
Percent of Original List Price Received*	99.0%	101.4%	+ 2.4%	98.5%	100.3%	+ 1.8%
New Listings	103	132	+ 28.2%	503	538	+ 7.0%

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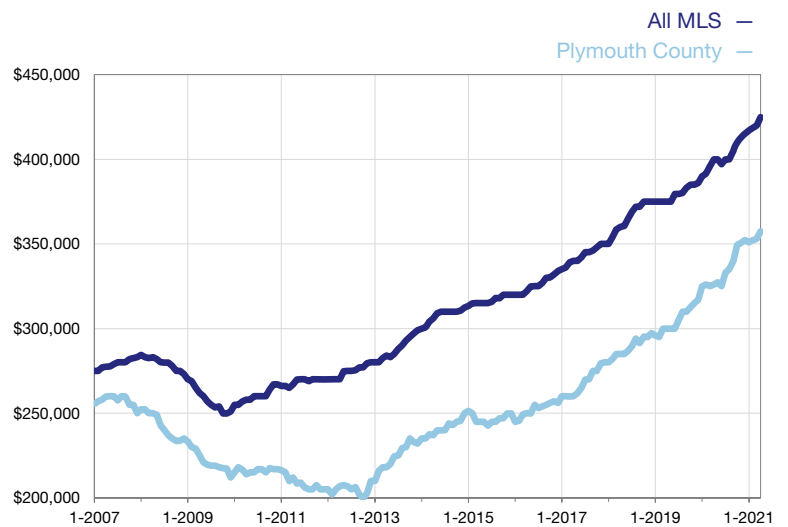
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2021

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Suffolk County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	52	142	+ 173.1%	262	422	+ 61.1%
Closed Sales	58	92	+ 58.6%	256	338	+ 32.0%
Median Sales Price*	\$622,500	\$657,500	+ 5.6%	\$591,000	\$650,000	+ 10.0%
Inventory of Homes for Sale	165	154	- 6.7%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	38	47	+ 23.7%	46	45	- 2.2%
Percent of Original List Price Received*	100.3%	102.1%	+ 1.8%	98.4%	100.0%	+ 1.6%
New Listings	72	197	+ 173.6%	372	513	+ 37.9%

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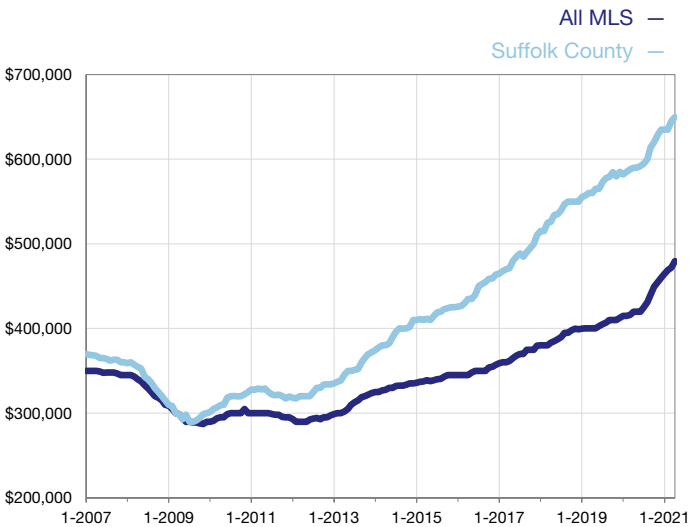
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	226	740	+ 227.4%	1,258	2,427	+ 92.9%
Closed Sales	361	561	+ 55.4%	1,273	1,702	+ 33.7%
Median Sales Price*	\$675,000	\$680,000	+ 0.7%	\$675,000	\$655,000	- 3.0%
Inventory of Homes for Sale	1,046	1,182	+ 13.0%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	49	59	+ 20.4%	62	66	+ 6.5%
Percent of Original List Price Received*	99.3%	98.5%	- 0.8%	97.7%	97.1%	- 0.6%
New Listings	371	1,027	+ 176.8%	1,913	3,120	+ 63.1%

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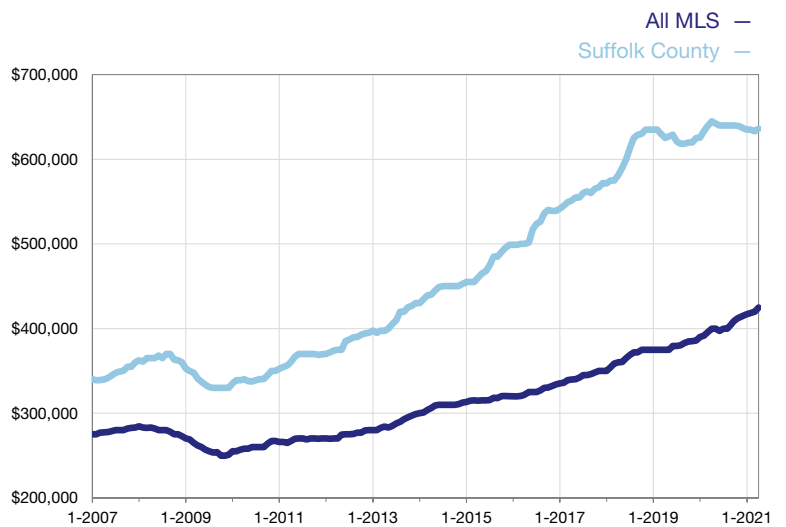
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2021

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Worcester County

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	544	817	+ 50.2%	2,310	2,457	+ 6.4%
Closed Sales	552	521	- 5.6%	1,988	1,946	- 2.1%
Median Sales Price*	\$320,000	\$380,000	+ 18.8%	\$304,950	\$358,250	+ 17.5%
Inventory of Homes for Sale	1,380	557	- 59.6%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	53	33	- 37.7%	66	38	- 42.4%
Percent of Original List Price Received*	99.0%	104.8%	+ 5.9%	97.2%	102.2%	+ 5.1%
New Listings	640	983	+ 53.6%	2,840	2,694	- 5.1%

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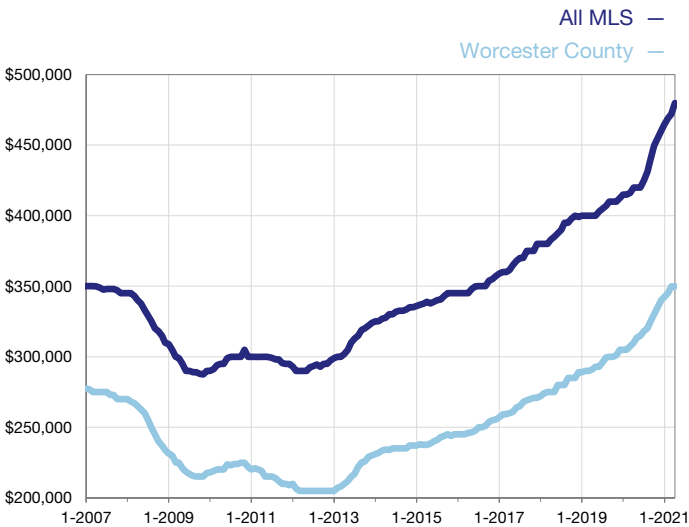
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	106	205	+ 93.4%	492	635	+ 29.1%
Closed Sales	105	126	+ 20.0%	428	459	+ 7.2%
Median Sales Price*	\$249,900	\$260,365	+ 4.2%	\$235,000	\$250,000	+ 6.4%
Inventory of Homes for Sale	280	130	- 53.6%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	68	31	- 54.4%	63	37	- 41.3%
Percent of Original List Price Received*	99.1%	103.9%	+ 4.8%	98.3%	101.3%	+ 3.1%
New Listings	129	242	+ 87.6%	600	673	+ 12.2%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

