

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

+ 8.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 16.6%

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

- 55.9%

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

Single-Family Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	605	909	+ 50.2%	2,558	2,732	+ 6.8%
Closed Sales	594	584	-1.7%	2,186	2,165	-1.0%
Median Sales Price*	\$325,000	\$385,000	+ 18.5%	\$311,000	\$365,000	+ 17.4%
Inventory of Homes for Sale	1,530	617	-59.7%	--	--	--
Months Supply of Inventory	2.0	0.8	-60.0%	--	--	--
Cumulative Days on Market Until Sale	54	32	-40.7%	66	38	-42.4%
Percent of Original List Price Received*	98.9%	104.8%	+ 6.0%	97.1%	102.2%	+ 5.3%
New Listings	721	1,107	+ 53.5%	3,143	3,002	-4.5%

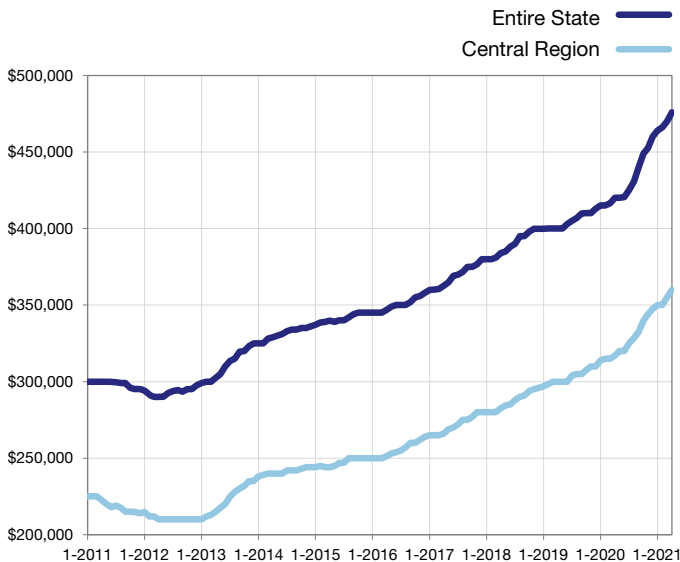
Condominium Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	115	230	+ 100.0%	548	730	+ 33.2%
Closed Sales	116	140	+ 20.7%	483	531	+ 9.9%
Median Sales Price*	\$251,000	\$271,500	+ 8.2%	\$240,000	\$255,000	+ 6.3%
Inventory of Homes for Sale	317	149	-53.0%	--	--	--
Months Supply of Inventory	2.0	0.9	-55.0%	--	--	--
Cumulative Days on Market Until Sale	68	33	-51.5%	65	38	-41.5%
Percent of Original List Price Received*	99.2%	103.5%	+ 4.3%	98.4%	101.2%	+ 2.8%
New Listings	140	269	+ 92.1%	669	775	+ 15.8%

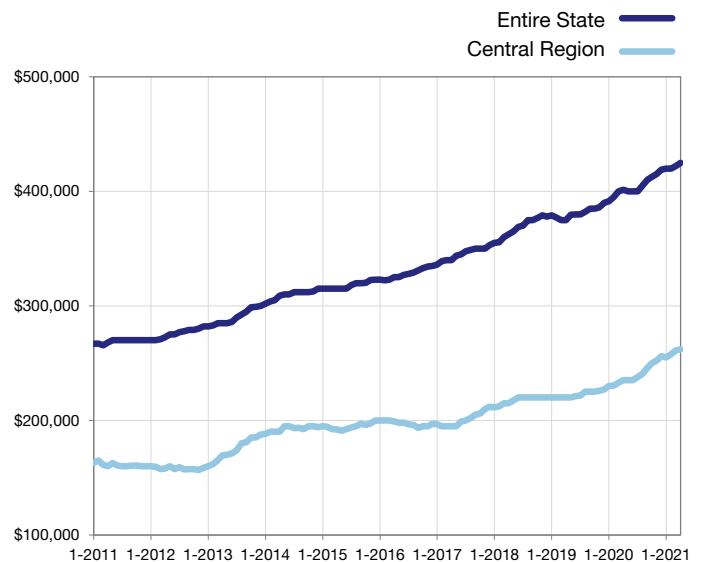
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

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Northern Region

+ 27.2%

+ 13.0%

- 54.9%

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

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	463	764	+ 65.0%	2,044	2,470	+ 20.8%
Closed Sales	488	595	+ 21.9%	1,821	1,894	+ 4.0%
Median Sales Price*	\$491,500	\$581,000	+ 18.2%	\$480,000	\$545,250	+ 13.6%
Inventory of Homes for Sale	1,071	434	-59.5%	--	--	--
Months Supply of Inventory	1.5	0.6	-60.0%	--	--	--
Cumulative Days on Market Until Sale	40	25	-37.5%	54	32	-40.7%
Percent of Original List Price Received*	100.3%	105.6%	+ 5.3%	98.2%	103.5%	+ 5.4%
New Listings	580	887	+ 52.9%	2,564	2,676	+ 4.4%

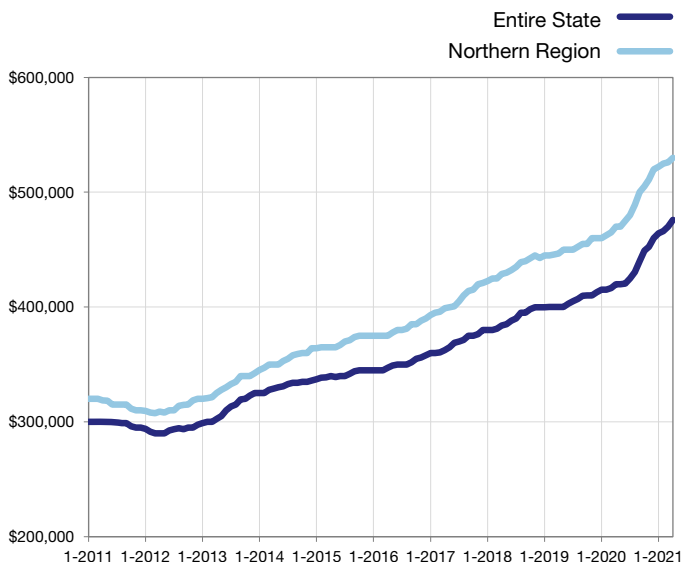
Condominium Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	162	412	+ 154.3%	920	1,328	+ 44.3%
Closed Sales	232	297	+ 28.0%	887	1,049	+ 18.3%
Median Sales Price*	\$328,325	\$350,000	+ 6.6%	\$320,000	\$343,000	+ 7.2%
Inventory of Homes for Sale	494	251	-49.2%	--	--	--
Months Supply of Inventory	1.6	0.8	-50.0%	--	--	--
Cumulative Days on Market Until Sale	45	30	-33.3%	53	37	-30.2%
Percent of Original List Price Received*	100.6%	103.1%	+ 2.5%	99.1%	101.2%	+ 2.1%
New Listings	222	443	+ 99.5%	1,169	1,436	+ 22.8%

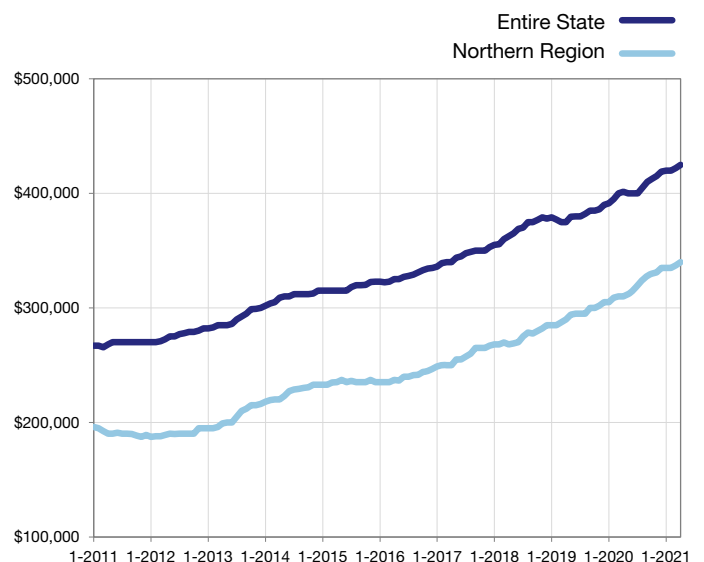
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

+ 17.4%

+ 14.8%

- 61.7%

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

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	344	555	+ 61.3%	1,638	1,819	+ 11.1%
Closed Sales	372	395	+ 6.2%	1,488	1,501	+ 0.9%
Median Sales Price*	\$357,750	\$414,000	+ 15.7%	\$339,000	\$400,000	+ 18.0%
Inventory of Homes for Sale	1,149	385	-66.5%	--	--	--
Months Supply of Inventory	2.3	0.8	-65.2%	--	--	--
Cumulative Days on Market Until Sale	61	32	-47.5%	69	35	-49.3%
Percent of Original List Price Received*	98.2%	103.5%	+ 5.4%	97.1%	102.0%	+ 5.0%
New Listings	413	608	+ 47.2%	2,007	1,943	-3.2%

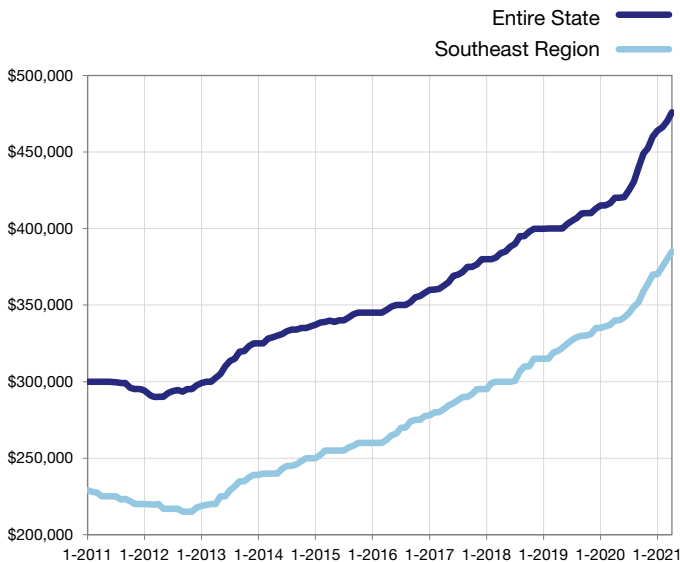
Condominium Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	63	103	+ 63.5%	248	323	+ 30.2%
Closed Sales	48	64	+ 33.3%	231	291	+ 26.0%
Median Sales Price*	\$250,000	\$260,000	+ 4.0%	\$240,000	\$259,000	+ 7.9%
Inventory of Homes for Sale	159	78	-50.9%	--	--	--
Months Supply of Inventory	2.1	0.9	-57.1%	--	--	--
Cumulative Days on Market Until Sale	41	38	-7.3%	55	38	-30.9%
Percent of Original List Price Received*	98.2%	103.4%	+ 5.3%	97.2%	100.3%	+ 3.2%
New Listings	69	110	+ 59.4%	332	351	+ 5.7%

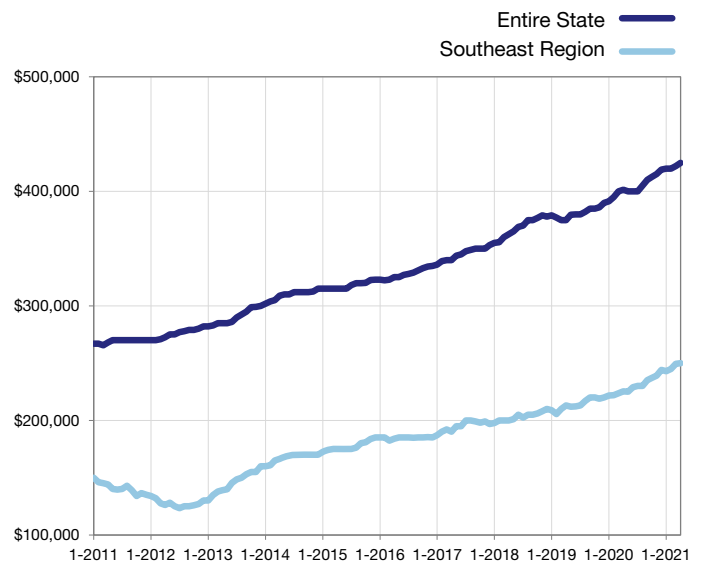
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Single-Family Properties



Condominium Properties



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West Region

+ 26.0%

+ 16.1%

- 57.7%

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

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	487	675	+ 38.6%	2,024	2,313	+ 14.3%
Closed Sales	457	530	+ 16.0%	1,752	2,003	+ 14.3%
Median Sales Price*	\$240,000	\$282,750	+ 17.8%	\$224,900	\$264,900	+ 17.8%
Inventory of Homes for Sale	1,742	699	-59.9%	--	--	--
Months Supply of Inventory	2.8	1.0	-64.3%	--	--	--
Cumulative Days on Market Until Sale	65	49	-24.6%	79	53	-32.9%
Percent of Original List Price Received*	97.8%	100.9%	+ 3.2%	95.2%	99.1%	+ 4.1%
New Listings	539	840	+ 55.8%	2,447	2,418	-1.2%

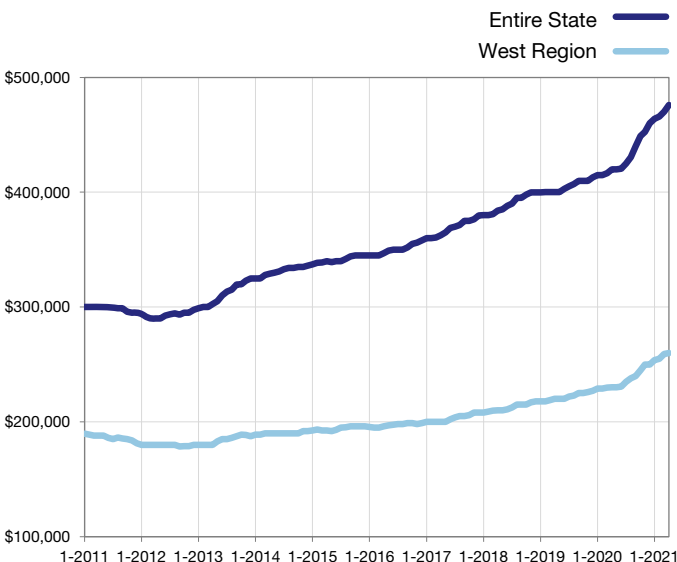
Condominium Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	50	90	+ 80.0%	242	367	+ 51.7%
Closed Sales	76	98	+ 28.9%	226	306	+ 35.4%
Median Sales Price*	\$165,000	\$216,500	+ 31.2%	\$160,500	\$188,500	+ 17.4%
Inventory of Homes for Sale	322	113	-64.9%	--	--	--
Months Supply of Inventory	3.8	1.3	-65.8%	--	--	--
Cumulative Days on Market Until Sale	73	58	-20.5%	79	56	-29.1%
Percent of Original List Price Received*	97.8%	99.7%	+ 1.9%	96.0%	98.4%	+ 2.5%
New Listings	52	106	+ 103.8%	333	364	+ 9.3%

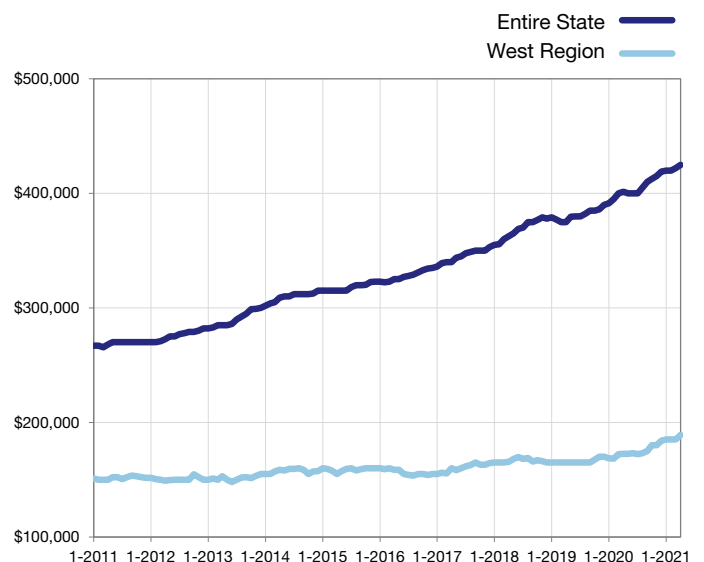
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