

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

West Region

- 11.3%

+ 15.4%

- 36.0%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	861	733	-14.9%	4,594	4,557	-0.8%
Closed Sales	875	726	-17.0%	3,797	4,061	+ 7.0%
Median Sales Price*	\$260,000	\$305,000	+ 17.3%	\$237,000	\$280,000	+ 18.1%
Inventory of Homes for Sale	1,582	977	-38.2%	--	--	--
Months Supply of Inventory	2.6	1.4	-46.2%	--	--	--
Cumulative Days on Market Until Sale	56	27	-51.8%	70	41	-41.4%
Percent of Original List Price Received*	98.3%	103.8%	+ 5.6%	96.6%	101.4%	+ 5.0%
New Listings	964	905	-6.1%	5,261	5,216	-0.9%

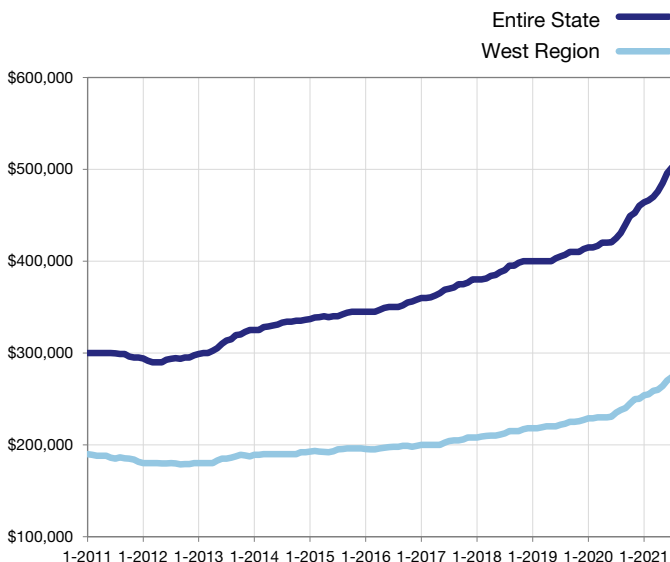
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	130	115	-11.5%	569	710	+ 24.8%
Closed Sales	108	109	+ 0.9%	474	585	+ 23.4%
Median Sales Price*	\$171,500	\$210,000	+ 22.4%	\$170,000	\$200,000	+ 17.6%
Inventory of Homes for Sale	272	125	-54.0%	--	--	--
Months Supply of Inventory	3.4	1.4	-58.8%	--	--	--
Cumulative Days on Market Until Sale	69	38	-44.9%	74	49	-33.8%
Percent of Original List Price Received*	96.7%	101.1%	+ 4.6%	96.5%	99.9%	+ 3.5%
New Listings	119	126	+ 5.9%	666	735	+ 10.4%

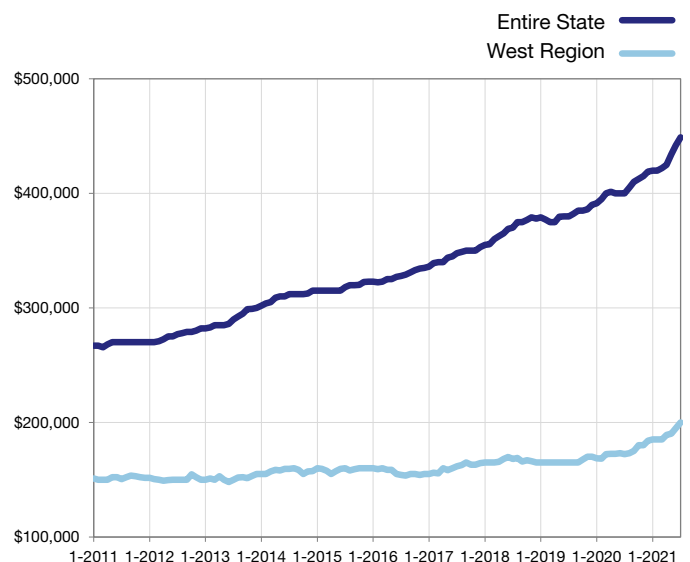
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 4.9%

+ 21.0%

- 37.1%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	673	573	-14.9%	3,587	3,502	-2.4%
Closed Sales	640	559	-12.7%	2,995	3,100	+ 3.5%
Median Sales Price*	\$358,950	\$440,000	+ 22.6%	\$349,900	\$415,000	+ 18.6%
Inventory of Homes for Sale	965	560	-42.0%	--	--	--
Months Supply of Inventory	2.0	1.1	-45.0%	--	--	--
Cumulative Days on Market Until Sale	52	22	-57.7%	62	32	-48.4%
Percent of Original List Price Received*	99.2%	104.4%	+ 5.2%	97.8%	103.0%	+ 5.3%
New Listings	754	705	-6.5%	4,085	3,997	-2.2%

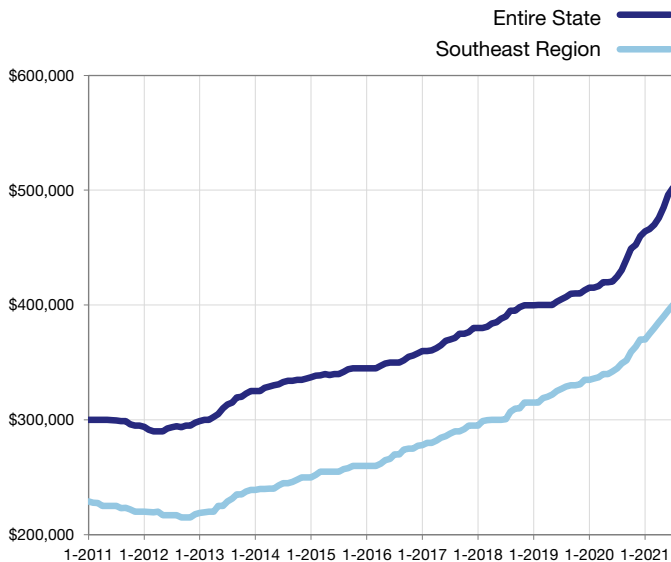
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	88	90	+ 2.3%	520	631	+ 21.3%
Closed Sales	91	98	+ 7.7%	476	588	+ 23.5%
Median Sales Price*	\$238,888	\$295,000	+ 23.5%	\$235,000	\$265,000	+ 12.8%
Inventory of Homes for Sale	160	93	-41.9%	--	--	--
Months Supply of Inventory	2.1	1.0	-52.4%	--	--	--
Cumulative Days on Market Until Sale	47	22	-53.2%	48	31	-35.4%
Percent of Original List Price Received*	99.5%	102.8%	+ 3.3%	97.9%	101.7%	+ 3.9%
New Listings	115	115	0.0%	655	704	+ 7.5%

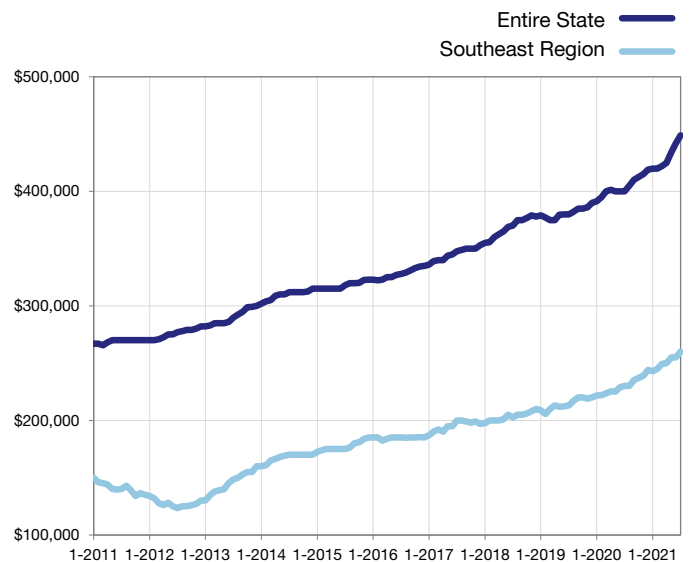
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

- 5.5%

+ 15.8%

- 31.7%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	941	778	-17.3%	4,834	5,065	+ 4.8%
Closed Sales	934	849	-9.1%	4,025	4,378	+ 8.8%
Median Sales Price*	\$525,000	\$605,000	+ 15.2%	\$499,900	\$585,000	+ 17.0%
Inventory of Homes for Sale	1,000	635	-36.5%	--	--	--
Months Supply of Inventory	1.5	0.9	-40.0%	--	--	--
Cumulative Days on Market Until Sale	34	21	-38.2%	45	27	-40.0%
Percent of Original List Price Received*	100.8%	106.3%	+ 5.5%	99.2%	105.4%	+ 6.3%
New Listings	981	954	-2.8%	5,581	5,685	+ 1.9%

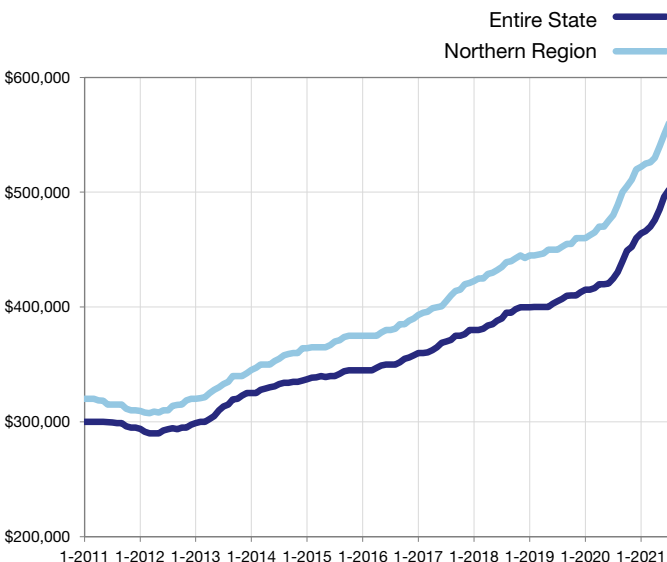
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	448	357	-20.3%	2,146	2,430	+ 13.2%
Closed Sales	402	381	-5.2%	1,801	2,193	+ 21.8%
Median Sales Price*	\$335,000	\$361,000	+ 7.8%	\$326,000	\$355,000	+ 8.9%
Inventory of Homes for Sale	471	314	-33.3%	--	--	--
Months Supply of Inventory	1.6	0.9	-43.8%	--	--	--
Cumulative Days on Market Until Sale	44	25	-43.2%	49	31	-36.7%
Percent of Original List Price Received*	99.9%	103.9%	+ 4.0%	99.4%	102.6%	+ 3.2%
New Listings	442	414	-6.3%	2,518	2,716	+ 7.9%

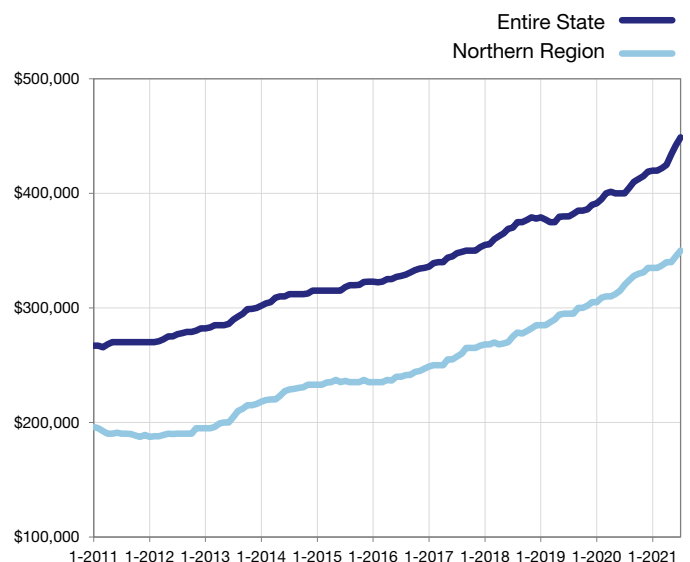
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Single-Family Properties



Condominium Properties



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Central Region

- 1.5%

+ 17.6%

- 32.6%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	979	847	-13.5%	5,553	5,513	-0.7%
Closed Sales	1,030	925	-10.2%	4,696	4,840	+ 3.1%
Median Sales Price*	\$360,700	\$415,000	+ 15.1%	\$330,000	\$390,000	+ 18.2%
Inventory of Homes for Sale	1,286	844	-34.4%	--	--	--
Months Supply of Inventory	1.7	1.1	-35.3%	--	--	--
Cumulative Days on Market Until Sale	47	23	-51.1%	55	30	-45.5%
Percent of Original List Price Received*	99.2%	104.9%	+ 5.7%	98.2%	104.0%	+ 5.9%
New Listings	1,033	1,047	+ 1.4%	6,293	6,294	+ 0.0%

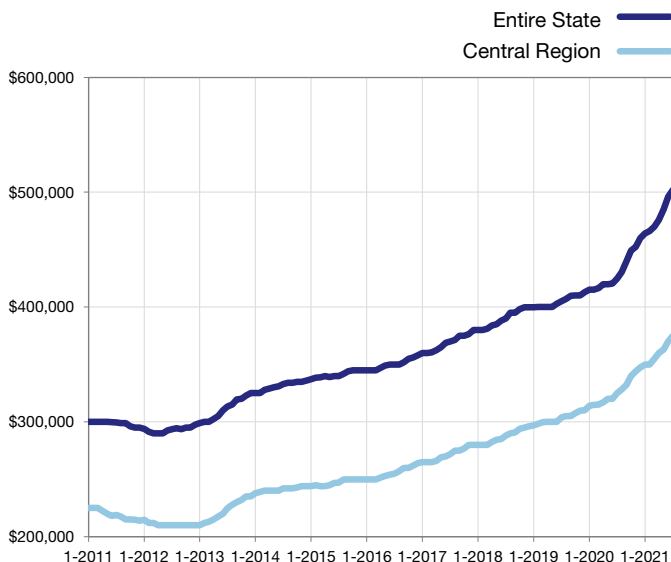
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	219	183	-16.4%	1,152	1,363	+ 18.3%
Closed Sales	199	224	+ 12.6%	965	1,162	+ 20.4%
Median Sales Price*	\$240,000	\$282,500	+ 17.7%	\$243,000	\$280,000	+ 15.2%
Inventory of Homes for Sale	292	197	-32.5%	--	--	--
Months Supply of Inventory	1.9	1.1	-42.1%	--	--	--
Cumulative Days on Market Until Sale	45	25	-44.4%	55	30	-45.5%
Percent of Original List Price Received*	98.4%	104.1%	+ 5.8%	98.6%	102.7%	+ 4.2%
New Listings	223	226	+ 1.3%	1,334	1,490	+ 11.7%

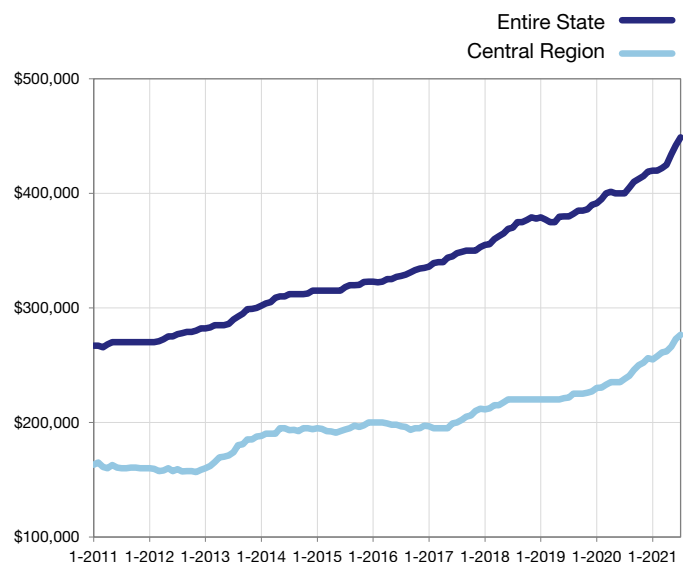
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