



Central Region

- 15.2%

+ 11.4%

- 37.7%

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

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,034	936	-9.5%	8,616	8,117	-5.8%
Closed Sales	968	811	-16.2%	7,547	7,552	+ 0.1%
Median Sales Price*	\$353,955	\$400,000	+ 13.0%	\$345,000	\$399,000	+ 15.7%
Inventory of Homes for Sale	921	780	-15.3%	--	--	--
Months Supply of Inventory	1.2	1.0	-16.7%	--	--	--
Cumulative Days on Market Until Sale	36	30	-16.7%	50	29	-42.0%
Percent of Original List Price Received*	100.9%	101.5%	+ 0.6%	99.1%	103.6%	+ 4.5%
New Listings	1,061	856	-19.3%	9,568	9,240	-3.4%

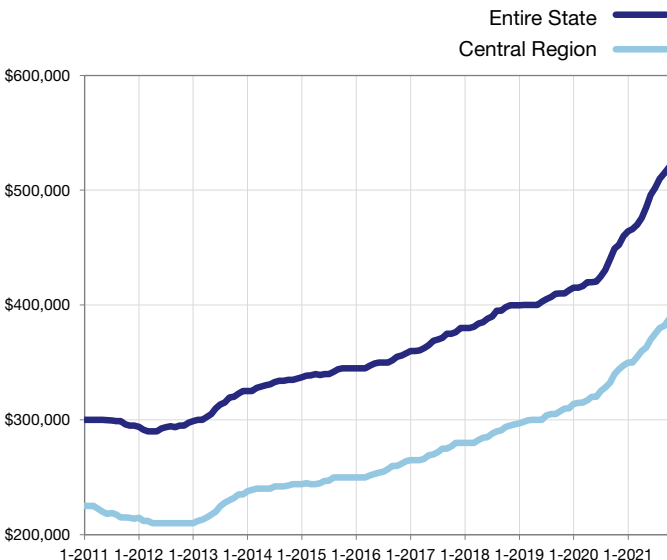
Condominium Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	210	226	+ 7.6%	1,798	1,962	+ 9.1%
Closed Sales	204	198	-2.9%	1,583	1,763	+ 11.4%
Median Sales Price*	\$294,500	\$308,000	+ 4.6%	\$252,500	\$285,000	+ 12.9%
Inventory of Homes for Sale	188	155	-17.6%	--	--	--
Months Supply of Inventory	1.2	0.9	-25.0%	--	--	--
Cumulative Days on Market Until Sale	47	35	-25.5%	52	30	-42.3%
Percent of Original List Price Received*	100.4%	101.9%	+ 1.5%	99.2%	102.7%	+ 3.5%
New Listings	202	198	-2.0%	1,985	2,117	+ 6.6%

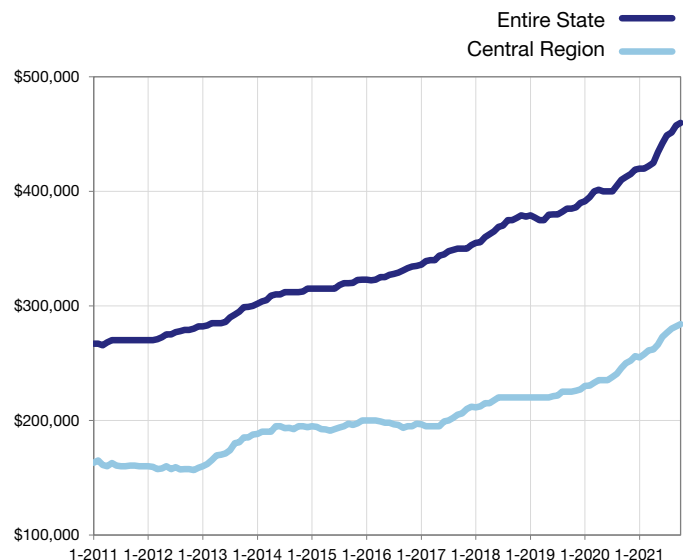
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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.

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Northern Region

- 12.6%

+ 15.6%

- 36.9%

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

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	957	807	-15.7%	7,656	7,429	-3.0%
Closed Sales	852	794	-6.8%	6,737	6,950	+ 3.2%
Median Sales Price*	\$520,000	\$585,000	+ 12.5%	\$518,000	\$586,000	+ 13.1%
Inventory of Homes for Sale	672	553	-17.7%	--	--	--
Months Supply of Inventory	1.0	0.8	-20.0%	--	--	--
Cumulative Days on Market Until Sale	33	25	-24.2%	41	25	-39.0%
Percent of Original List Price Received*	102.5%	103.2%	+ 0.7%	100.2%	105.0%	+ 4.8%
New Listings	979	743	-24.1%	8,505	8,300	-2.4%

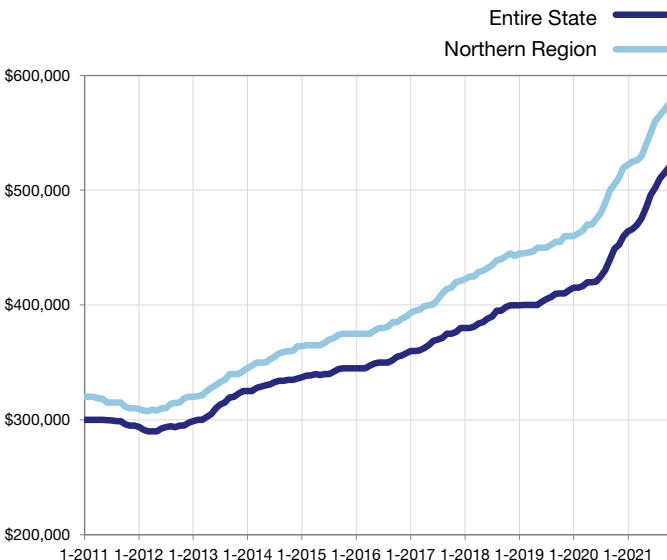
Condominium Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	452	385	-14.8%	3,431	3,510	+ 2.3%
Closed Sales	408	304	-25.5%	3,033	3,253	+ 7.3%
Median Sales Price*	\$333,750	\$355,000	+ 6.4%	\$334,000	\$360,000	+ 7.8%
Inventory of Homes for Sale	370	293	-20.8%	--	--	--
Months Supply of Inventory	1.2	0.9	-25.0%	--	--	--
Cumulative Days on Market Until Sale	37	26	-29.7%	45	29	-35.6%
Percent of Original List Price Received*	100.1%	101.9%	+ 1.8%	99.7%	102.6%	+ 2.9%
New Listings	437	371	-15.1%	3,887	3,925	+ 1.0%

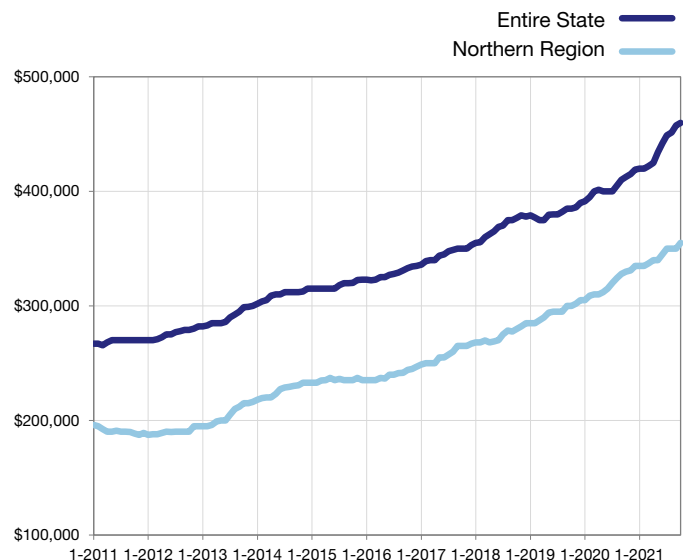
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 21.1%

+ 11.8%

- 37.4%

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

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	670	552	-17.6%	5,569	5,061	-9.1%
Closed Sales	613	474	-22.7%	4,836	4,778	-1.2%
Median Sales Price*	\$393,000	\$442,750	+ 12.7%	\$362,000	\$425,000	+ 17.4%
Inventory of Homes for Sale	609	537	-11.8%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--
Cumulative Days on Market Until Sale	43	30	-30.2%	56	30	-46.4%
Percent of Original List Price Received*	100.4%	100.6%	+ 0.2%	98.7%	102.8%	+ 4.2%
New Listings	672	566	-15.8%	6,137	5,778	-5.8%

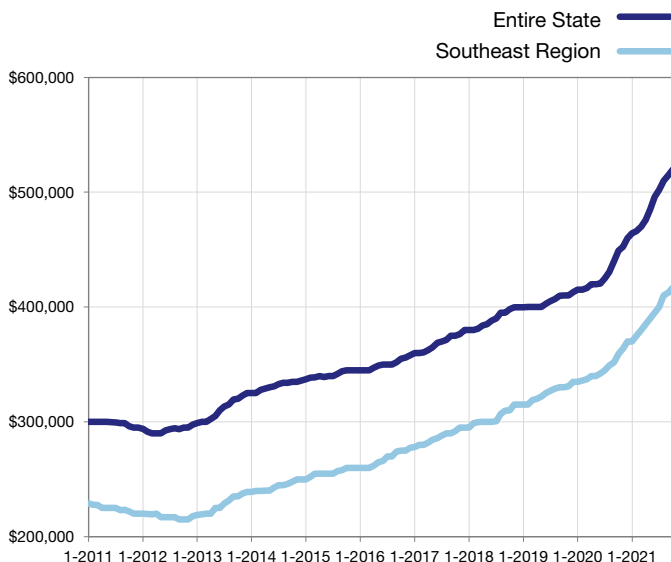
Condominium Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	119	94	-21.0%	874	897	+ 2.6%
Closed Sales	106	78	-26.4%	772	849	+ 10.0%
Median Sales Price*	\$252,500	\$295,000	+ 16.8%	\$240,250	\$269,900	+ 12.3%
Inventory of Homes for Sale	111	87	-21.6%	--	--	--
Months Supply of Inventory	1.4	1.0	-28.6%	--	--	--
Cumulative Days on Market Until Sale	35	31	-11.4%	44	30	-31.8%
Percent of Original List Price Received*	99.1%	101.6%	+ 2.5%	98.6%	101.9%	+ 3.3%
New Listings	130	92	-29.2%	1,019	1,013	-0.6%

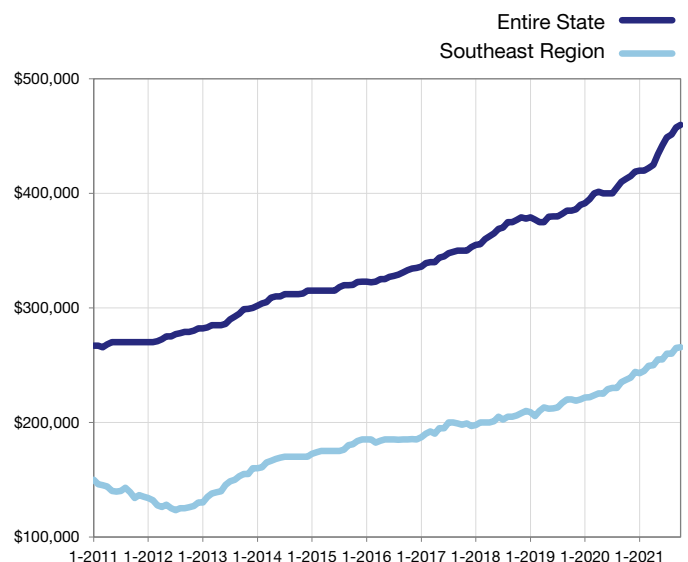
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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West Region

- 11.2%

+ 9.3%

- 35.1%

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

Single-Family Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	854	735	-13.9%	7,175	6,757	-5.8%
Closed Sales	864	726	-16.0%	6,287	6,294	+ 0.1%
Median Sales Price*	\$265,050	\$300,000	+ 13.2%	\$249,900	\$285,400	+ 14.2%
Inventory of Homes for Sale	1,150	967	-15.9%	--	--	--
Months Supply of Inventory	1.8	1.5	-16.7%	--	--	--
Cumulative Days on Market Until Sale	54	30	-44.4%	63	37	-41.3%
Percent of Original List Price Received*	98.5%	100.7%	+ 2.2%	97.4%	101.5%	+ 4.2%
New Listings	850	769	-9.5%	7,994	7,739	-3.2%

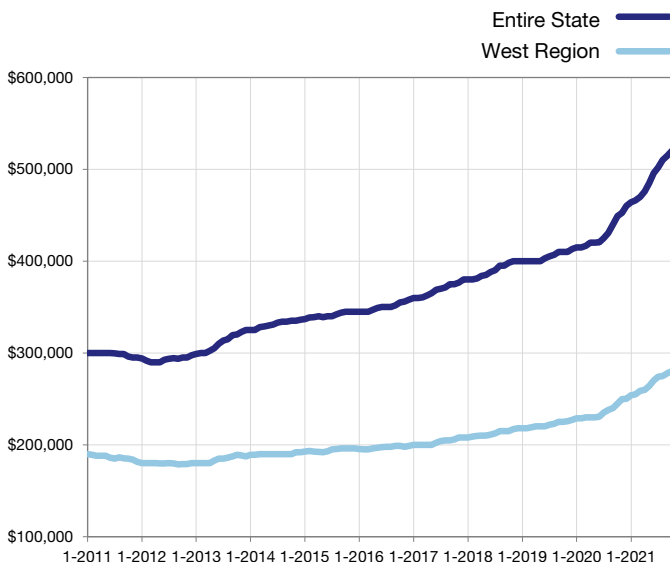
Condominium Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	97	106	+ 9.3%	875	1,087	+ 24.2%
Closed Sales	106	131	+ 23.6%	796	985	+ 23.7%
Median Sales Price*	\$210,000	\$195,000	-7.1%	\$185,000	\$200,000	+ 8.1%
Inventory of Homes for Sale	189	120	-36.5%	--	--	--
Months Supply of Inventory	2.3	1.3	-43.5%	--	--	--
Cumulative Days on Market Until Sale	92	36	-60.9%	76	47	-38.2%
Percent of Original List Price Received*	97.0%	101.7%	+ 4.8%	96.9%	100.5%	+ 3.7%
New Listings	99	106	+ 7.1%	970	1,131	+ 16.6%

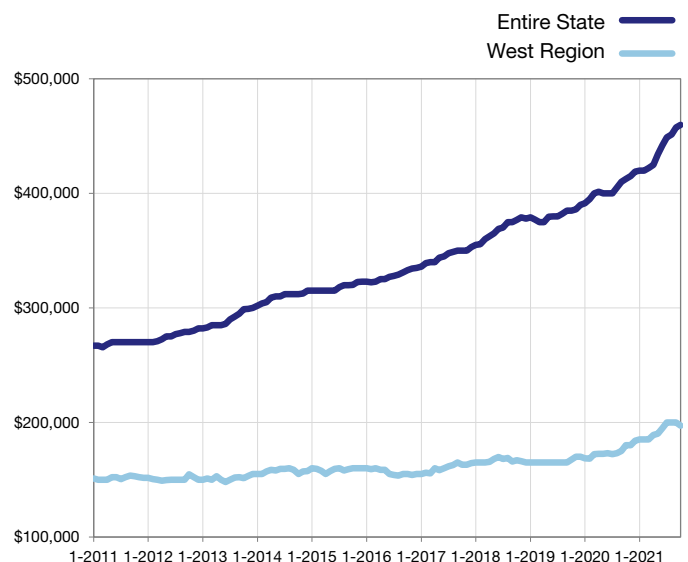
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Single-Family Properties



Condominium Properties



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