

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Central Region

- 5.7%

+ 11.4%

- 48.9%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	506	503	-0.6%	9,695	9,291	-4.2%
Closed Sales	954	875	-8.3%	9,426	9,308	-1.3%
Median Sales Price*	\$352,125	\$389,950	+ 10.7%	\$347,900	\$399,000	+ 14.7%
Inventory of Homes for Sale	795	435	-45.3%	--	--	--
Months Supply of Inventory	1.0	0.6	-40.0%	--	--	--
Cumulative Days on Market Until Sale	35	32	-8.6%	47	29	-38.3%
Percent of Original List Price Received*	101.0%	101.2%	+ 0.2%	99.5%	103.2%	+ 3.7%
New Listings	440	384	-12.7%	10,654	10,298	-3.3%

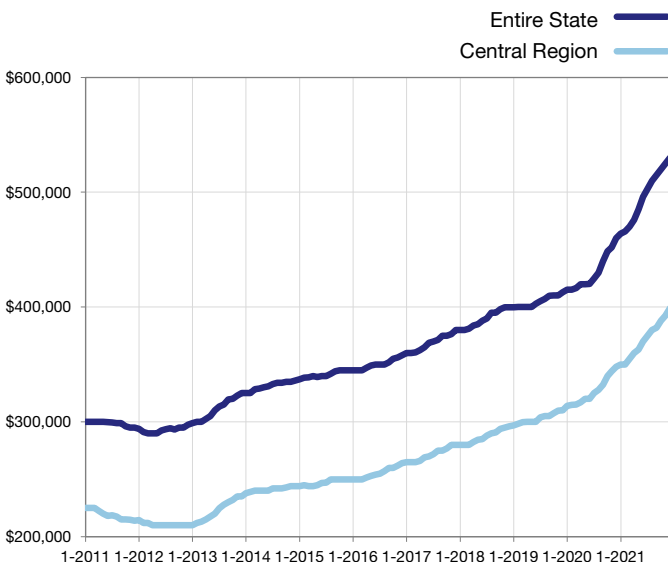
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	120	121	+ 0.8%	2,024	2,218	+ 9.6%
Closed Sales	204	203	-0.5%	1,978	2,149	+ 8.6%
Median Sales Price*	\$275,000	\$295,000	+ 7.3%	\$256,000	\$290,000	+ 13.3%
Inventory of Homes for Sale	210	106	-49.5%	--	--	--
Months Supply of Inventory	1.3	0.6	-53.8%	--	--	--
Cumulative Days on Market Until Sale	42	31	-26.2%	49	29	-40.8%
Percent of Original List Price Received*	99.9%	100.7%	+ 0.8%	99.4%	102.4%	+ 3.0%
New Listings	128	109	-14.8%	2,265	2,381	+ 5.1%

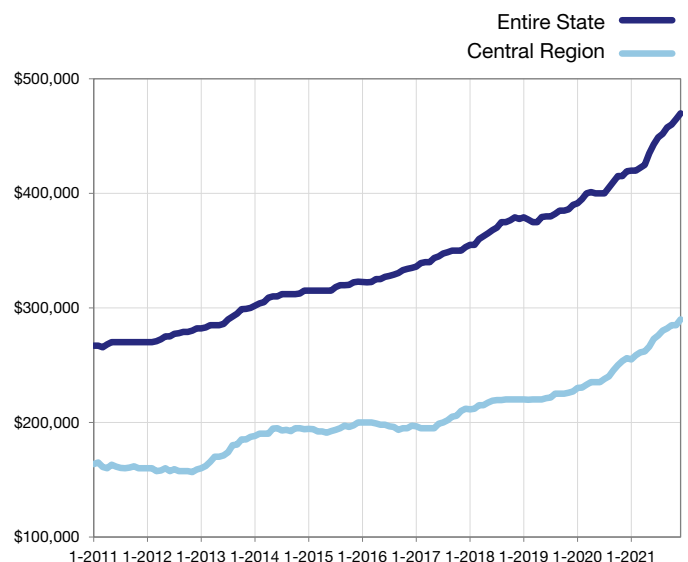
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

- 11.2%

+ 12.5%

- 52.5%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	414	395	-4.6%	8,603	8,423	-2.1%
Closed Sales	844	727	-13.9%	8,470	8,439	-0.4%
Median Sales Price*	\$525,000	\$585,000	+ 11.4%	\$520,000	\$586,000	+ 12.7%
Inventory of Homes for Sale	476	247	-48.1%	--	--	--
Months Supply of Inventory	0.7	0.4	-42.9%	--	--	--
Cumulative Days on Market Until Sale	31	26	-16.1%	39	26	-33.3%
Percent of Original List Price Received*	101.6%	102.8%	+ 1.2%	100.5%	104.6%	+ 4.1%
New Listings	360	286	-20.6%	9,383	9,151	-2.5%

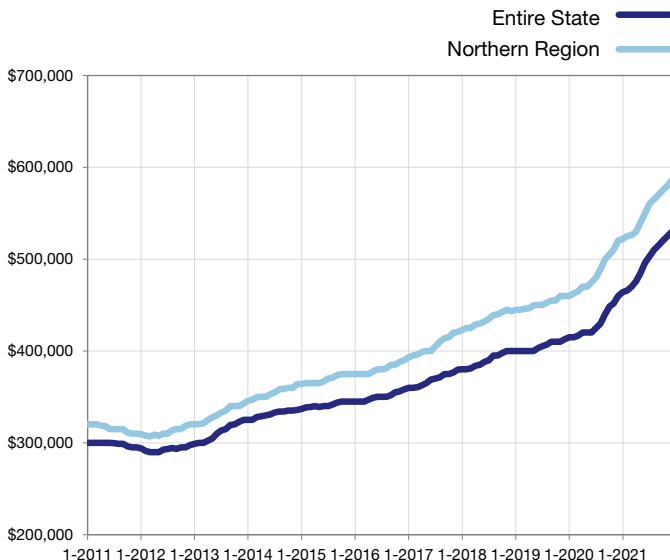
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	255	210	-17.6%	3,940	3,996	+ 1.4%
Closed Sales	384	354	-7.8%	3,794	3,996	+ 5.3%
Median Sales Price*	\$335,000	\$385,000	+ 14.9%	\$335,000	\$365,000	+ 9.0%
Inventory of Homes for Sale	305	153	-49.8%	--	--	--
Months Supply of Inventory	1.0	0.5	-50.0%	--	--	--
Cumulative Days on Market Until Sale	35	33	-5.7%	43	29	-32.6%
Percent of Original List Price Received*	99.9%	101.6%	+ 1.7%	99.8%	102.3%	+ 2.5%
New Listings	211	153	-27.5%	4,397	4,352	-1.0%

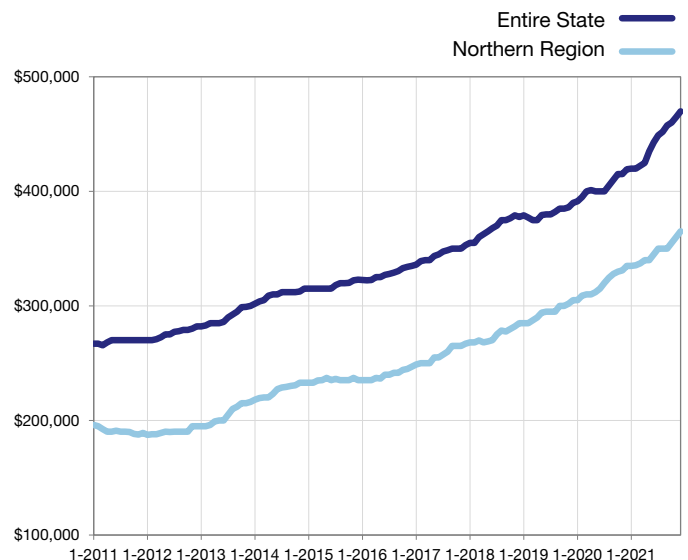
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 12.6%

+ 11.4%

- 49.2%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	376	350	-6.9%	6,286	5,839	-7.1%
Closed Sales	616	547	-11.2%	6,036	5,885	-2.5%
Median Sales Price*	\$390,000	\$430,000	+ 10.3%	\$369,900	\$425,000	+ 14.9%
Inventory of Homes for Sale	630	327	-48.1%	--	--	--
Months Supply of Inventory	1.3	0.7	-46.2%	--	--	--
Cumulative Days on Market Until Sale	37	31	-16.2%	52	30	-42.3%
Percent of Original List Price Received*	100.2%	100.9%	+ 0.7%	99.0%	102.4%	+ 3.4%
New Listings	338	268	-20.7%	6,914	6,517	-5.7%

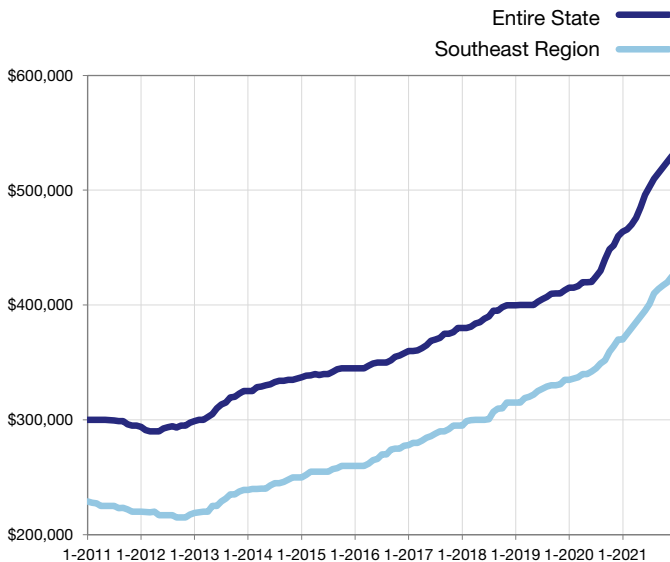
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	77	78	+ 1.3%	1,013	1,042	+ 2.9%
Closed Sales	98	88	-10.2%	978	1,038	+ 6.1%
Median Sales Price*	\$264,000	\$274,500	+ 4.0%	\$243,000	\$270,000	+ 11.1%
Inventory of Homes for Sale	103	61	-40.8%	--	--	--
Months Supply of Inventory	1.3	0.7	-46.2%	--	--	--
Cumulative Days on Market Until Sale	44	25	-43.2%	43	30	-30.2%
Percent of Original List Price Received*	100.0%	101.5%	+ 1.5%	99.0%	101.7%	+ 2.7%
New Listings	57	72	+ 26.3%	1,161	1,159	-0.2%

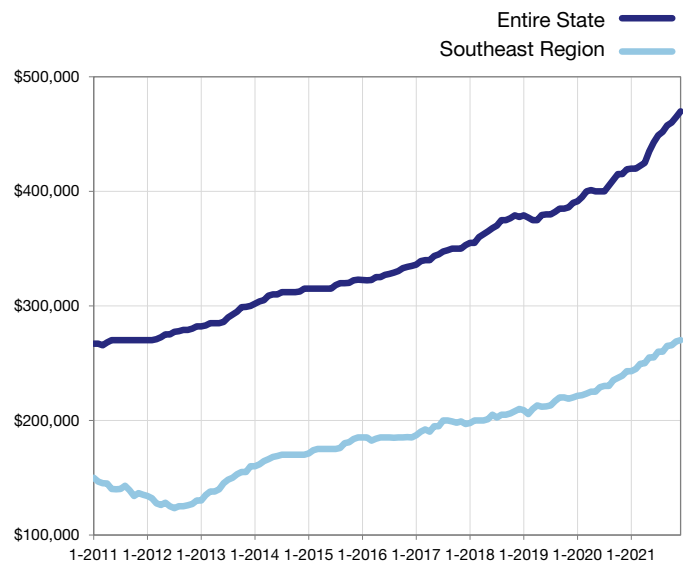
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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West Region

- 11.3%

+ 10.2%

- 48.1%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	477	450	-5.7%	8,162	7,787	-4.6%
Closed Sales	841	722	-14.1%	7,913	7,757	-2.0%
Median Sales Price*	\$258,000	\$285,000	+ 10.5%	\$250,000	\$286,000	+ 14.4%
Inventory of Homes for Sale	1,049	581	-44.6%	--	--	--
Months Supply of Inventory	1.6	0.9	-43.8%	--	--	--
Cumulative Days on Market Until Sale	49	37	-24.5%	59	37	-37.3%
Percent of Original List Price Received*	98.7%	100.2%	+ 1.5%	97.7%	101.3%	+ 3.7%
New Listings	414	359	-13.3%	8,998	8,622	-4.2%

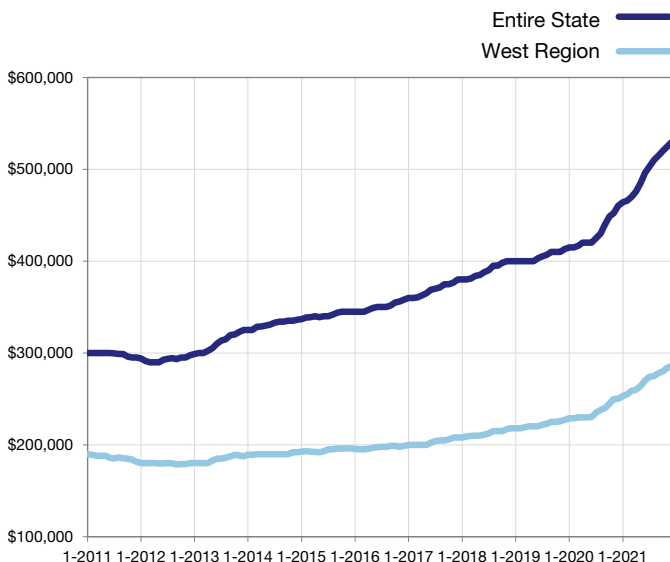
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	59	81	+ 37.3%	1,002	1,250	+ 24.8%
Closed Sales	89	92	+ 3.4%	964	1,187	+ 23.1%
Median Sales Price*	\$184,000	\$210,000	+ 14.1%	\$184,000	\$202,000	+ 9.8%
Inventory of Homes for Sale	192	77	-59.9%	--	--	--
Months Supply of Inventory	2.4	0.8	-66.7%	--	--	--
Cumulative Days on Market Until Sale	53	35	-34.0%	72	45	-37.5%
Percent of Original List Price Received*	97.9%	100.3%	+ 2.5%	97.0%	100.4%	+ 3.5%
New Listings	64	65	+ 1.6%	1,124	1,277	+ 13.6%

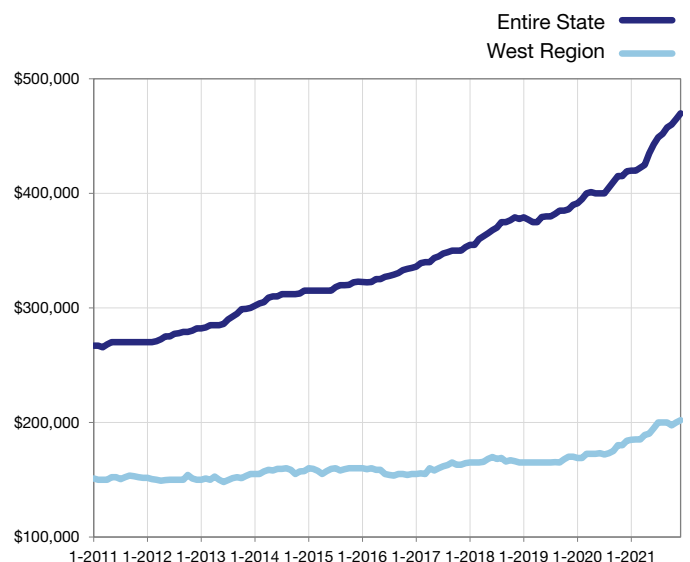
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Single-Family Properties



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