

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 1.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 15.4%

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

- 56.4%

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

Single-Family Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	389	636	+ 63.5%	1,719	1,865	+ 8.5%
Closed Sales	415	397	- 4.3%	1,530	1,453	- 5.0%
Median Sales Price*	\$332,000	\$400,000	+ 20.5%	\$318,500	\$375,000	+ 17.7%
Inventory of Homes for Sale	1,007	430	- 57.3%	--	--	--
Months Supply of Inventory	1.9	0.8	- 56.9%	--	--	--
Cumulative Days on Market Until Sale	52	31	- 40.4%	64	37	- 42.5%
Percent of Original List Price Received*	99.3%	104.8%	+ 5.6%	97.3%	102.1%	+ 4.9%
New Listings	465	786	+ 69.0%	2,135	2,083	- 2.4%

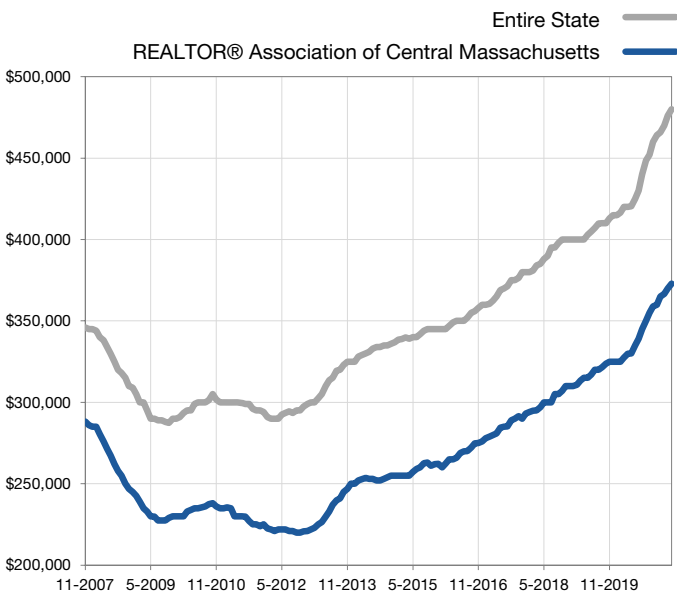
Condominium Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	92	182	+ 97.8%	442	585	+ 32.4%
Closed Sales	92	117	+ 27.2%	381	418	+ 9.7%
Median Sales Price*	\$283,500	\$297,500	+ 4.9%	\$249,900	\$271,500	+ 8.6%
Inventory of Homes for Sale	244	116	- 52.5%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.1%	--	--	--
Cumulative Days on Market Until Sale	68	32	- 53.1%	64	38	- 41.3%
Percent of Original List Price Received*	99.1%	103.1%	+ 4.1%	98.3%	101.0%	+ 2.7%
New Listings	110	215	+ 95.5%	525	617	+ 17.5%

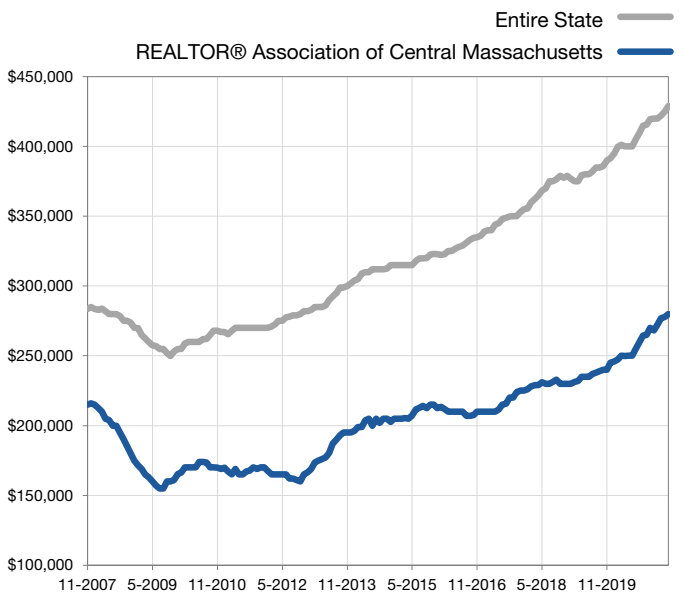
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.