

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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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%

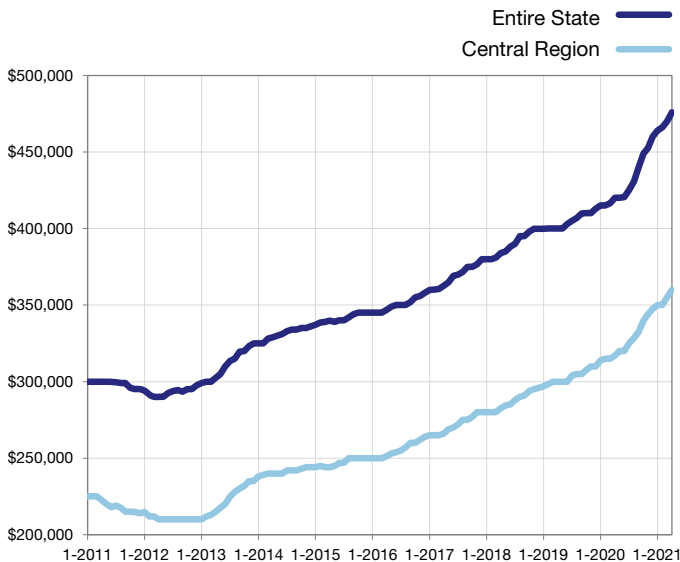
Condominium Properties

	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%

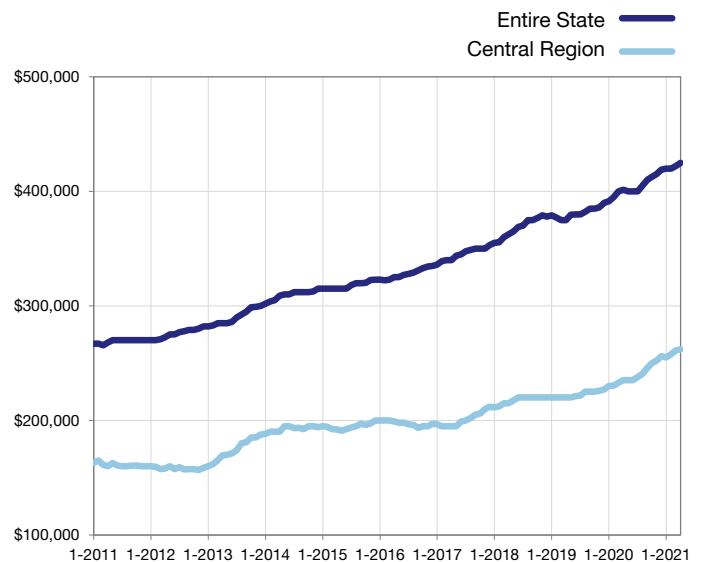
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.