

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 7.9%

+ 21.5%

- 68.4%

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

Single-Family Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	396	355	- 10.4%	787	696	- 11.6%
Closed Sales	325	289	- 11.1%	722	691	- 4.3%
Median Sales Price*	\$293,000	\$353,000	+ 20.5%	\$305,000	\$360,000	+ 18.0%
Inventory of Homes for Sale	972	283	- 70.9%	--	--	--
Months Supply of Inventory	1.8	0.5	- 70.7%	--	--	--
Cumulative Days on Market Until Sale	67	48	- 29.0%	67	42	- 36.8%
Percent of Original List Price Received*	96.6%	99.5%	+ 3.0%	96.2%	100.1%	+ 4.0%
New Listings	513	315	- 38.6%	960	674	- 29.8%

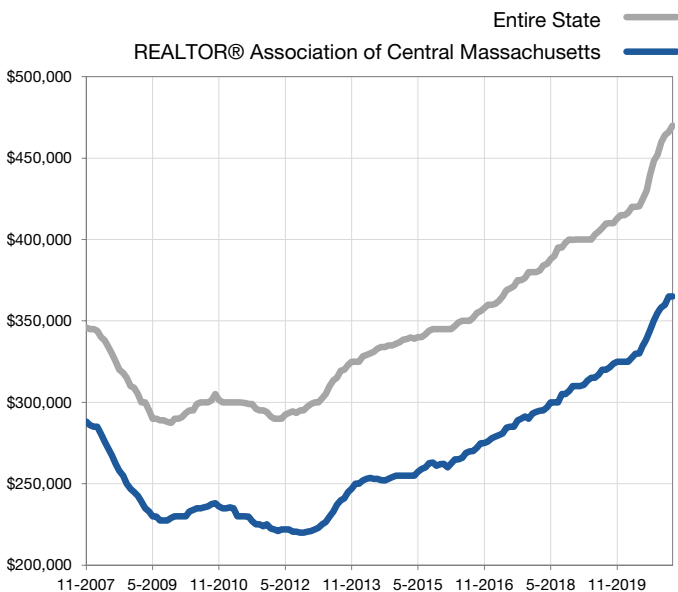
Condominium Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	120	114	- 5.0%	237	242	+ 2.1%
Closed Sales	94	97	+ 3.2%	178	180	+ 1.1%
Median Sales Price*	\$230,000	\$250,500	+ 8.9%	\$241,500	\$237,500	- 1.7%
Inventory of Homes for Sale	223	95	- 57.4%	--	--	--
Months Supply of Inventory	1.8	0.7	- 58.5%	--	--	--
Cumulative Days on Market Until Sale	72	50	- 30.4%	62	45	- 28.6%
Percent of Original List Price Received*	97.0%	99.3%	+ 2.4%	97.3%	99.6%	+ 2.4%
New Listings	140	115	- 17.9%	266	220	- 17.3%

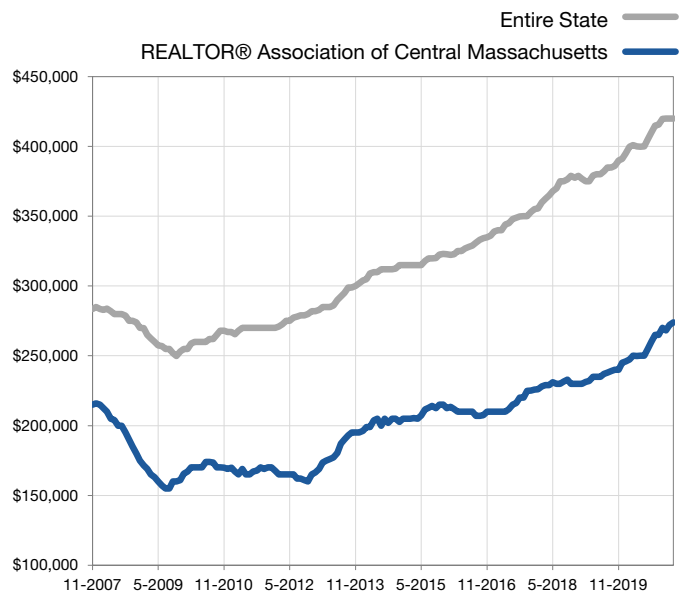
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.