

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 12.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 16.0%

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

- 64.8%

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

Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	604	718	+ 18.9%	2,323	2,549	+ 9.7%
Closed Sales	451	486	+ 7.8%	1,981	1,946	- 1.8%
Median Sales Price*	\$359,900	\$420,000	+ 16.7%	\$325,000	\$385,000	+ 18.5%
Inventory of Homes for Sale	1,017	369	- 63.7%	--	--	--
Months Supply of Inventory	1.9	0.7	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	48	24	- 49.4%	60	34	- 44.2%
Percent of Original List Price Received*	98.9%	105.0%	+ 6.1%	97.7%	102.8%	+ 5.2%
New Listings	696	676	- 2.9%	2,830	2,752	- 2.8%

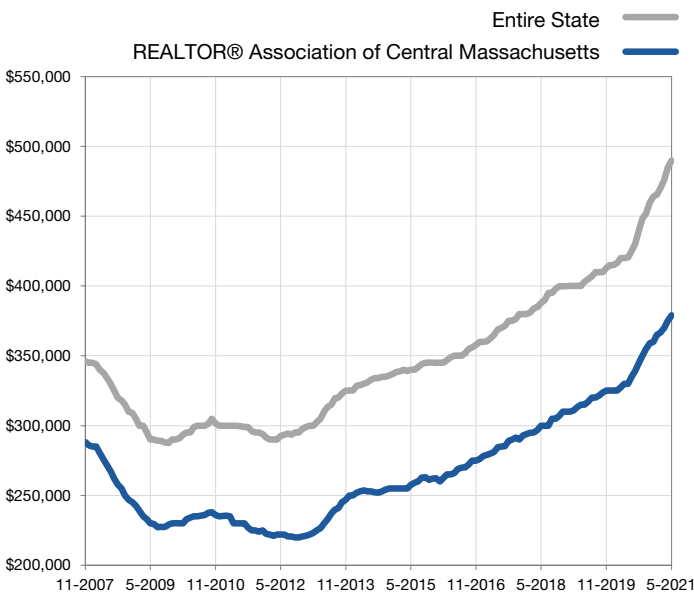
Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	114	192	+ 68.4%	555	775	+ 39.6%
Closed Sales	99	130	+ 31.3%	480	551	+ 14.8%
Median Sales Price*	\$250,000	\$319,500	+ 27.8%	\$249,950	\$285,000	+ 14.0%
Inventory of Homes for Sale	283	89	- 68.6%	--	--	--
Months Supply of Inventory	2.3	0.7	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	43	29	- 31.2%	60	36	- 40.5%
Percent of Original List Price Received*	99.0%	103.1%	+ 4.1%	98.5%	101.5%	+ 3.1%
New Listings	166	163	- 1.8%	692	784	+ 13.3%

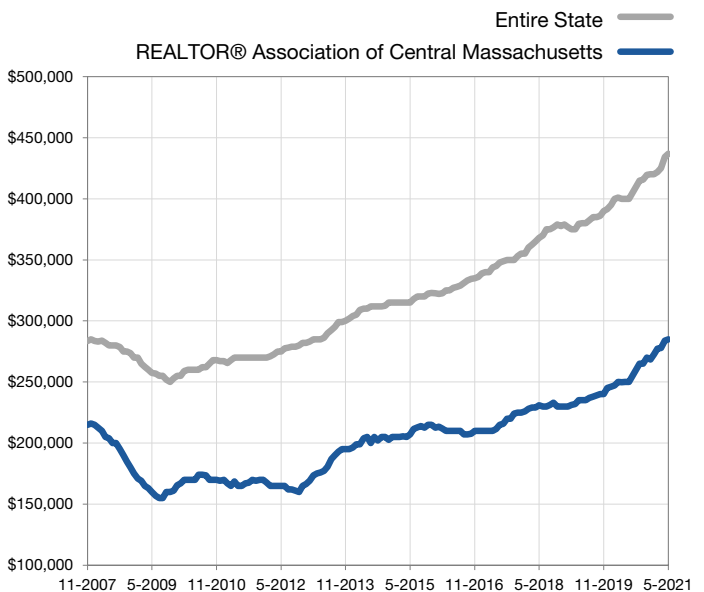
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.