

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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Central Region

+ 17.2%

+ 15.1%

- 60.5%

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	881	1,006	+ 14.2%	3,439	3,695	+ 7.4%
Closed Sales	687	731	+ 6.4%	2,873	2,907	+ 1.2%
Median Sales Price*	\$351,250	\$405,000	+ 15.3%	\$320,000	\$375,000	+ 17.2%
Inventory of Homes for Sale	1,539	543	-64.7%	--	--	--
Months Supply of Inventory	2.0	0.7	-65.0%	--	--	--
Cumulative Days on Market Until Sale	50	24	-52.0%	62	34	-45.2%
Percent of Original List Price Received*	98.7%	105.2%	+ 6.6%	97.5%	103.0%	+ 5.6%
New Listings	1,006	963	-4.3%	4,148	3,955	-4.7%

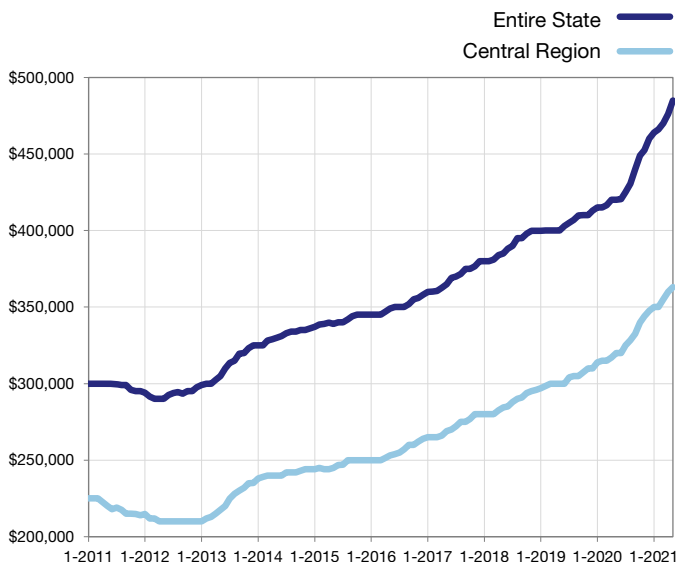
Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	159	244	+ 53.5%	706	967	+ 37.0%
Closed Sales	125	175	+ 40.0%	608	709	+ 16.6%
Median Sales Price*	\$249,900	\$299,900	+ 20.0%	\$240,000	\$274,000	+ 14.2%
Inventory of Homes for Sale	345	119	-65.5%	--	--	--
Months Supply of Inventory	2.2	0.7	-68.2%	--	--	--
Cumulative Days on Market Until Sale	45	28	-37.8%	61	35	-42.6%
Percent of Original List Price Received*	99.1%	103.8%	+ 4.7%	98.5%	101.8%	+ 3.4%
New Listings	209	213	+ 1.9%	879	992	+ 12.9%

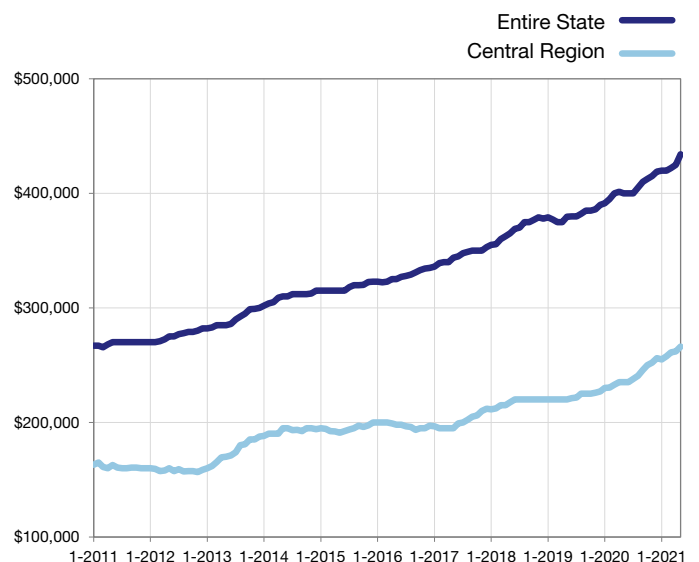
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.