

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**+ 36.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 21.3%**

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

**- 49.7%**

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

### Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	771	<b>761</b>	- 1.3%	3,094	<b>3,269</b>	+ 5.7%
Closed Sales	515	<b>682</b>	+ 32.4%	2,496	<b>2,632</b>	+ 5.4%
Median Sales Price*	\$350,000	<b>\$425,000</b>	+ 21.4%	\$330,000	<b>\$393,850</b>	+ 19.3%
Inventory of Homes for Sale	926	<b>484</b>	- 47.7%	--	--	--
Months Supply of Inventory	1.8	<b>0.9</b>	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	46	<b>23</b>	- 49.8%	57	<b>31</b>	- 46.1%
Percent of Original List Price Received*	98.9%	<b>106.1%</b>	+ 7.3%	97.9%	<b>103.7%</b>	+ 5.8%
New Listings	784	<b>913</b>	+ 16.5%	3,614	<b>3,663</b>	+ 1.4%

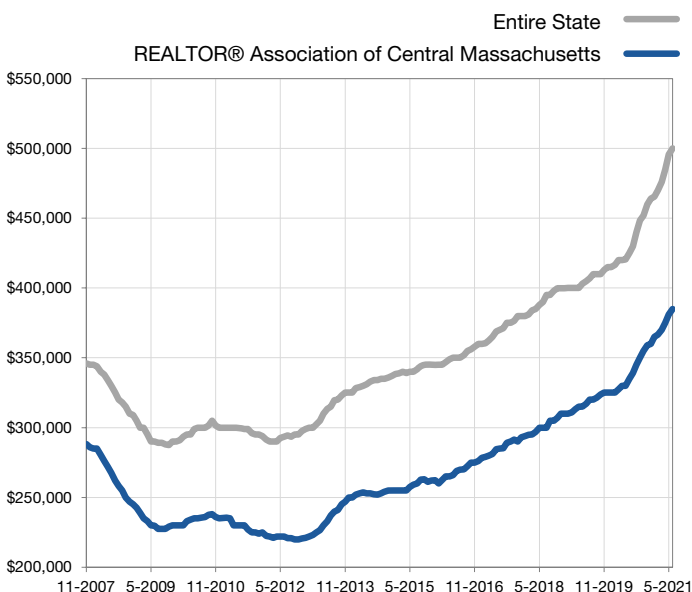
### Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	184	<b>178</b>	- 3.3%	739	<b>947</b>	+ 28.1%
Closed Sales	118	<b>180</b>	+ 52.5%	598	<b>736</b>	+ 23.1%
Median Sales Price*	\$263,500	<b>\$337,500</b>	+ 28.1%	\$250,000	<b>\$294,341</b>	+ 17.7%
Inventory of Homes for Sale	254	<b>109</b>	- 57.1%	--	--	--
Months Supply of Inventory	2.1	<b>0.8</b>	- 63.4%	--	--	--
Cumulative Days on Market Until Sale	43	<b>20</b>	- 52.8%	57	<b>32</b>	- 43.9%
Percent of Original List Price Received*	99.5%	<b>104.1%</b>	+ 4.6%	98.7%	<b>102.2%</b>	+ 3.5%
New Listings	188	<b>203</b>	+ 8.0%	879	<b>990</b>	+ 12.6%

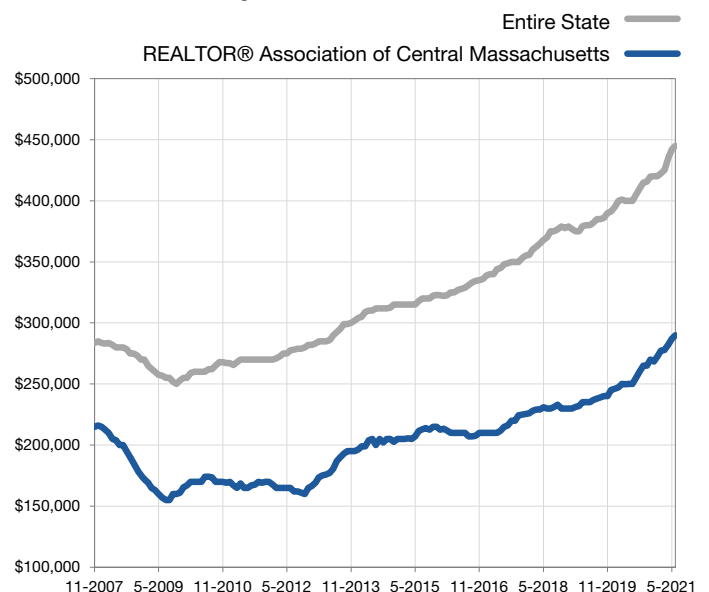
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.