

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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Central Region

+ 30.0%

+ 23.8%

- 46.4%

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

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,136	1,111	-2.2%	4,575	4,746	+ 3.7%
Closed Sales	793	978	+ 23.3%	3,666	3,893	+ 6.2%
Median Sales Price*	\$335,000	\$415,000	+ 23.9%	\$322,900	\$385,000	+ 19.2%
Inventory of Homes for Sale	1,350	688	-49.0%	--	--	--
Months Supply of Inventory	1.8	0.9	-50.0%	--	--	--
Cumulative Days on Market Until Sale	44	23	-47.7%	58	32	-44.8%
Percent of Original List Price Received*	99.3%	106.1%	+ 6.8%	97.9%	103.8%	+ 6.0%
New Listings	1,111	1,306	+ 17.6%	5,259	5,255	-0.1%

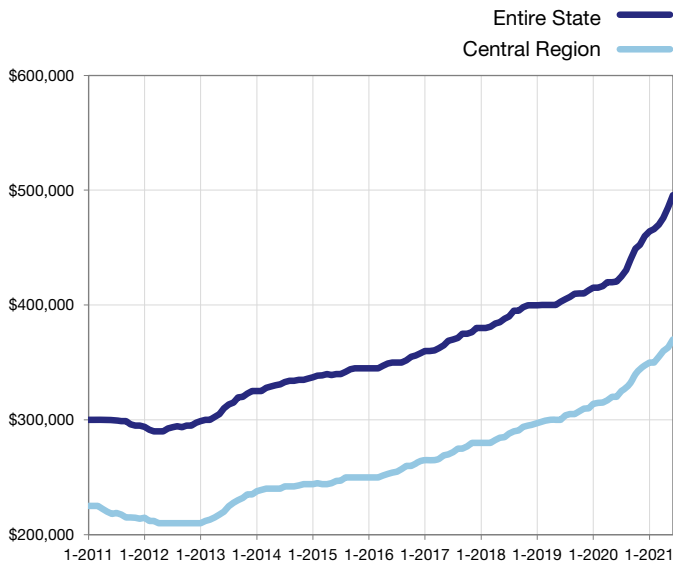
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	227	231	+ 1.8%	933	1,193	+ 27.9%
Closed Sales	158	220	+ 39.2%	766	934	+ 21.9%
Median Sales Price*	\$250,000	\$304,750	+ 21.9%	\$243,500	\$276,000	+ 13.3%
Inventory of Homes for Sale	312	148	-52.6%	--	--	--
Months Supply of Inventory	2.0	0.8	-60.0%	--	--	--
Cumulative Days on Market Until Sale	45	20	-55.6%	57	31	-45.6%
Percent of Original List Price Received*	99.4%	104.2%	+ 4.8%	98.7%	102.4%	+ 3.7%
New Listings	233	262	+ 12.4%	1,111	1,259	+ 13.3%

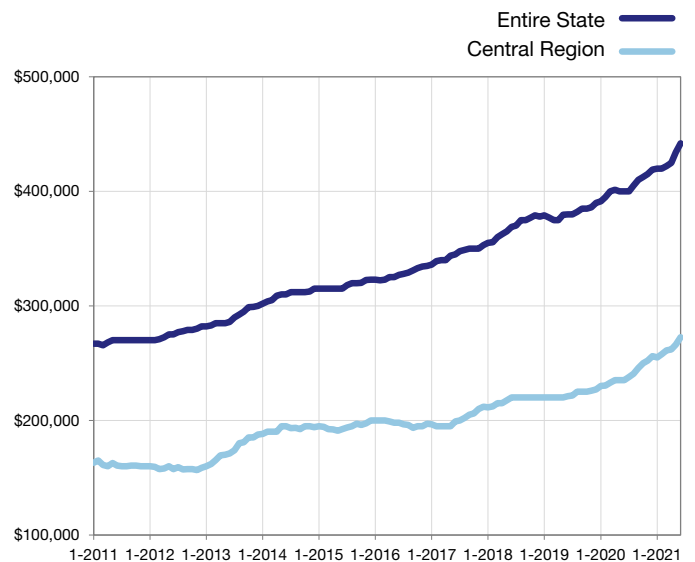
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.