

# Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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## Central Region

**- 1.5%**

**+ 17.6%**

**- 32.6%**

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	979	847	-13.5%	5,553	5,513	-0.7%
Closed Sales	1,030	925	-10.2%	4,696	4,840	+ 3.1%
Median Sales Price*	\$360,700	<b>\$415,000</b>	+ 15.1%	\$330,000	<b>\$390,000</b>	+ 18.2%
Inventory of Homes for Sale	1,286	844	-34.4%	--	--	--
Months Supply of Inventory	1.7	1.1	-35.3%	--	--	--
Cumulative Days on Market Until Sale	47	23	-51.1%	55	30	-45.5%
Percent of Original List Price Received*	99.2%	<b>104.9%</b>	+ 5.7%	98.2%	<b>104.0%</b>	+ 5.9%
New Listings	1,033	<b>1,047</b>	+ 1.4%	6,293	<b>6,294</b>	+ 0.0%

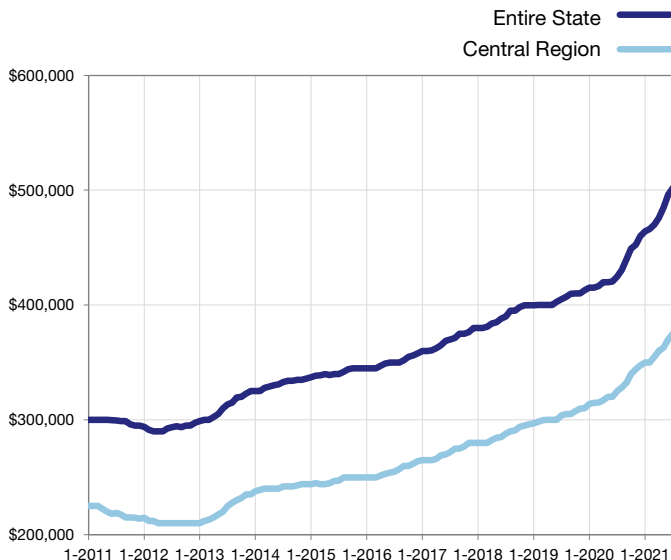
### Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	219	183	-16.4%	1,152	1,363	+ 18.3%
Closed Sales	199	224	+ 12.6%	965	1,162	+ 20.4%
Median Sales Price*	\$240,000	<b>\$282,500</b>	+ 17.7%	\$243,000	<b>\$280,000</b>	+ 15.2%
Inventory of Homes for Sale	292	197	-32.5%	--	--	--
Months Supply of Inventory	1.9	1.1	-42.1%	--	--	--
Cumulative Days on Market Until Sale	45	25	-44.4%	55	30	-45.5%
Percent of Original List Price Received*	98.4%	<b>104.1%</b>	+ 5.8%	98.6%	<b>102.7%</b>	+ 4.2%
New Listings	223	<b>226</b>	+ 1.3%	1,334	<b>1,490</b>	+ 11.7%

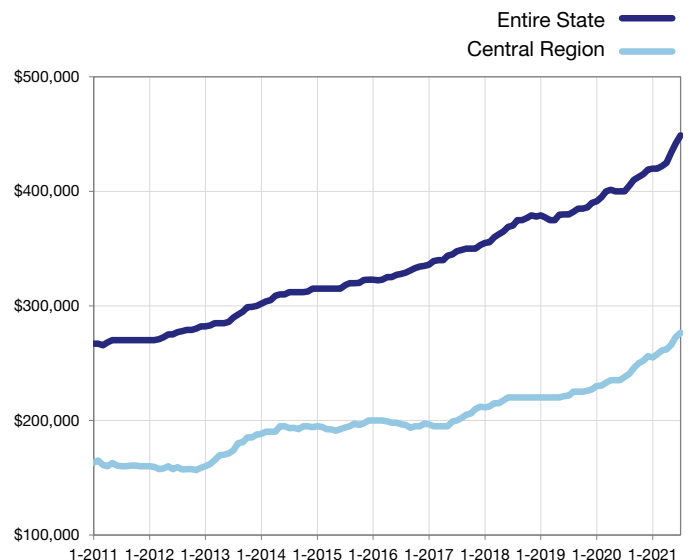
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.