

# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## Central Region

**+ 2.9%**

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

**+ 12.3%**

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

**- 25.0%**

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

### Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	956	888	-7.1%	7,520	7,253	-3.6%
Closed Sales	889	892	+ 0.3%	6,592	6,722	+ 2.0%
Median Sales Price*	\$372,400	<b>\$402,750</b>	+ 8.1%	\$340,000	<b>\$398,000</b>	+ 17.1%
Inventory of Homes for Sale	1,245	932	-25.1%	--	--	--
Months Supply of Inventory	1.6	1.2	-25.0%	--	--	--
Cumulative Days on Market Until Sale	40	26	-35.0%	51	29	-43.1%
Percent of Original List Price Received*	101.0%	102.9%	+ 1.9%	98.9%	103.9%	+ 5.1%
New Listings	1,138	1,033	-9.2%	8,503	8,382	-1.4%

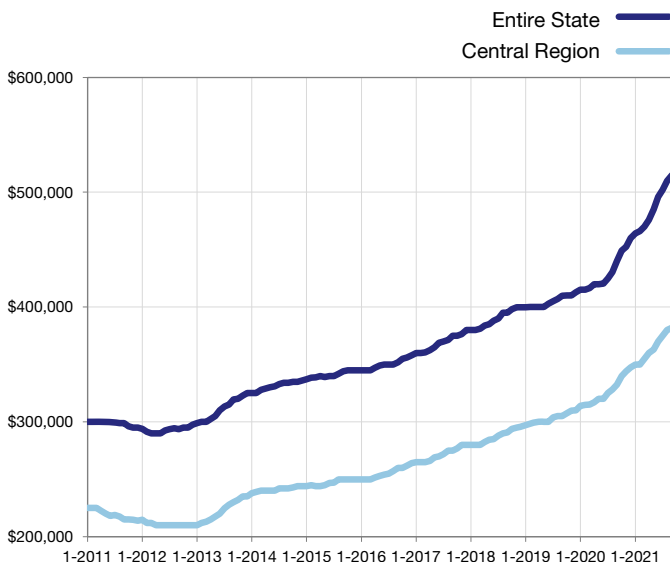
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	202	196	-3.0%	1,574	1,748	+ 11.1%
Closed Sales	203	191	-5.9%	1,381	1,564	+ 13.3%
Median Sales Price*	\$272,000	<b>\$300,000</b>	+ 10.3%	\$249,999	<b>\$285,000</b>	+ 14.0%
Inventory of Homes for Sale	263	193	-26.6%	--	--	--
Months Supply of Inventory	1.7	1.1	-35.3%	--	--	--
Cumulative Days on Market Until Sale	46	28	-39.1%	52	29	-44.2%
Percent of Original List Price Received*	100.4%	102.3%	+ 1.9%	99.1%	102.8%	+ 3.7%
New Listings	231	239	+ 3.5%	1,785	1,920	+ 7.6%

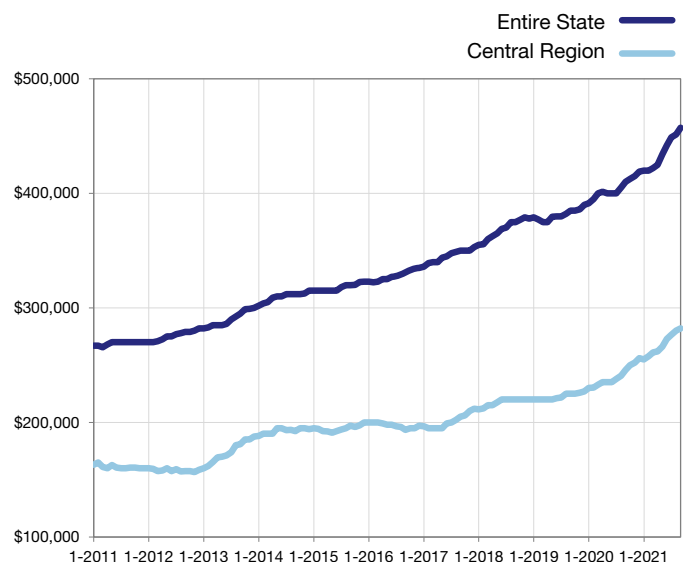
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.