

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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Central Region

- 5.7%

+ 11.4%

- 48.9%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	506	503	-0.6%	9,695	9,291	-4.2%
Closed Sales	954	875	-8.3%	9,426	9,308	-1.3%
Median Sales Price*	\$352,125	\$389,950	+ 10.7%	\$347,900	\$399,000	+ 14.7%
Inventory of Homes for Sale	795	435	-45.3%	--	--	--
Months Supply of Inventory	1.0	0.6	-40.0%	--	--	--
Cumulative Days on Market Until Sale	35	32	-8.6%	47	29	-38.3%
Percent of Original List Price Received*	101.0%	101.2%	+ 0.2%	99.5%	103.2%	+ 3.7%
New Listings	440	384	-12.7%	10,654	10,298	-3.3%

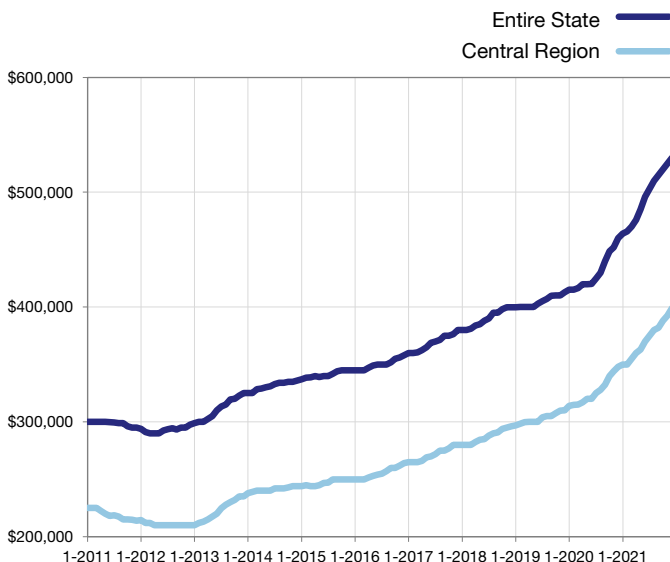
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	120	121	+ 0.8%	2,024	2,218	+ 9.6%
Closed Sales	204	203	-0.5%	1,978	2,149	+ 8.6%
Median Sales Price*	\$275,000	\$295,000	+ 7.3%	\$256,000	\$290,000	+ 13.3%
Inventory of Homes for Sale	210	106	-49.5%	--	--	--
Months Supply of Inventory	1.3	0.6	-53.8%	--	--	--
Cumulative Days on Market Until Sale	42	31	-26.2%	49	29	-40.8%
Percent of Original List Price Received*	99.9%	100.7%	+ 0.8%	99.4%	102.4%	+ 3.0%
New Listings	128	109	-14.8%	2,265	2,381	+ 5.1%

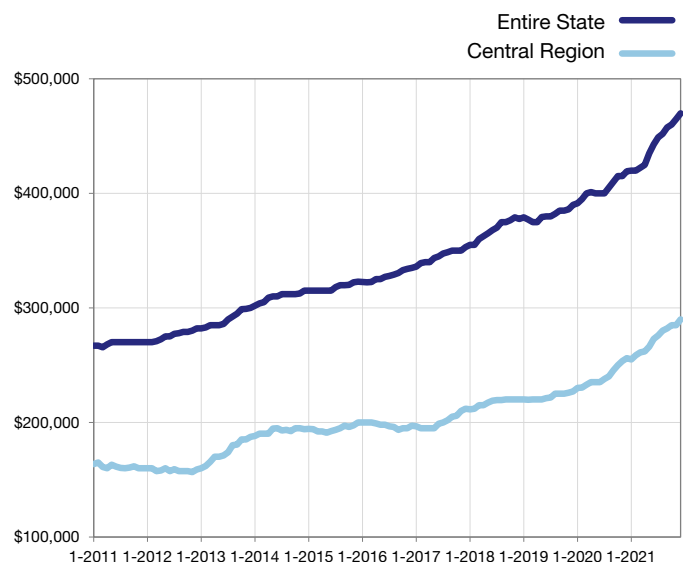
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.