



Central Region

+ 3.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 15.0%

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

- 61.3%

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

Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	568	533	-6.2%	568	533	-6.2%
Closed Sales	562	587	+ 4.4%	562	587	+ 4.4%
Median Sales Price*	\$309,500	\$355,000	+ 14.7%	\$309,500	\$355,000	+ 14.7%
Inventory of Homes for Sale	1,470	512	-65.2%	--	--	--
Months Supply of Inventory	1.9	0.7	-63.2%	--	--	--
Cumulative Days on Market Until Sale	68	36	-47.1%	68	36	-47.1%
Percent of Original List Price Received*	95.9%	100.8%	+ 5.1%	95.9%	100.8%	+ 5.1%
New Listings	631	510	-19.2%	631	510	-19.2%

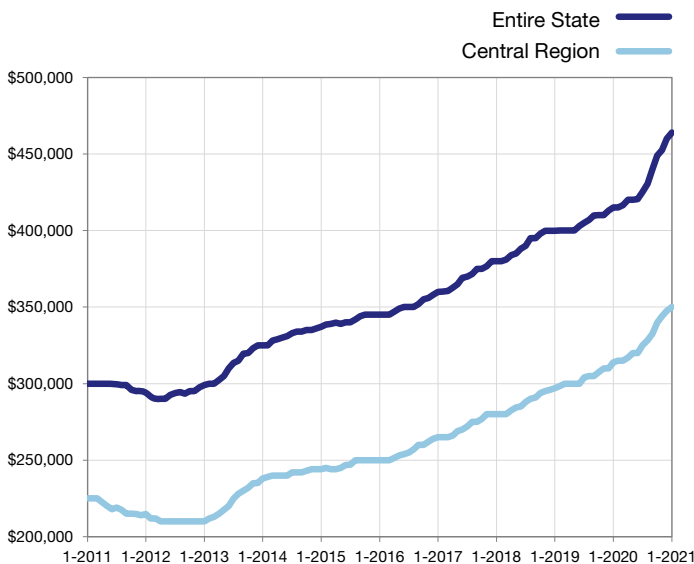
Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	150	170	+ 13.3%	150	170	+ 13.3%
Closed Sales	109	111	+ 1.8%	109	111	+ 1.8%
Median Sales Price*	\$243,500	\$235,000	-3.5%	\$243,500	\$235,000	-3.5%
Inventory of Homes for Sale	274	116	-57.7%	--	--	--
Months Supply of Inventory	1.7	0.7	-58.8%	--	--	--
Cumulative Days on Market Until Sale	53	43	-18.9%	53	43	-18.9%
Percent of Original List Price Received*	98.0%	99.9%	+ 1.9%	98.0%	99.9%	+ 1.9%
New Listings	160	135	-15.6%	160	135	-15.6%

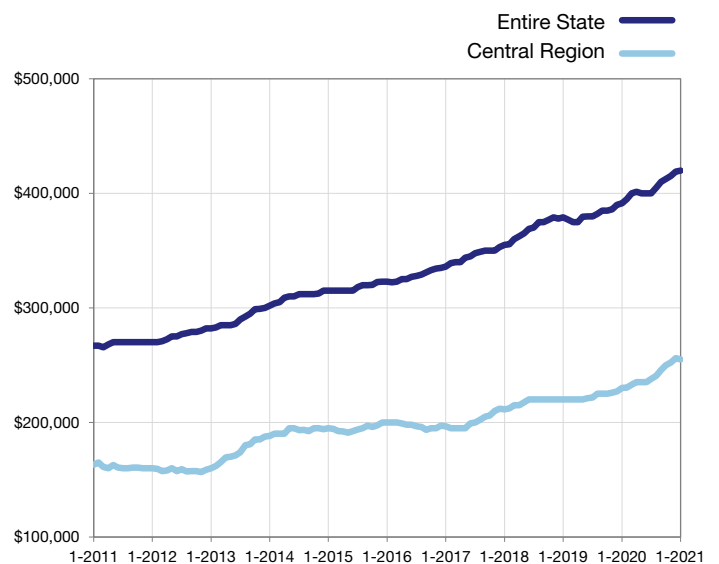
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.



Northern Region

+ 7.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.5%

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

- 58.0%

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

Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	449	435	-3.1%	449	435	-3.1%
Closed Sales	488	481	-1.4%	488	481	-1.4%
Median Sales Price*	\$452,000	\$521,000	+ 15.3%	\$452,000	\$521,000	+ 15.3%
Inventory of Homes for Sale	865	331	-61.7%	--	--	--
Months Supply of Inventory	1.2	0.5	-58.3%	--	--	--
Cumulative Days on Market Until Sale	58	32	-44.8%	58	32	-44.8%
Percent of Original List Price Received*	96.3%	101.9%	+ 5.8%	96.3%	101.9%	+ 5.8%
New Listings	475	438	-7.8%	475	438	-7.8%

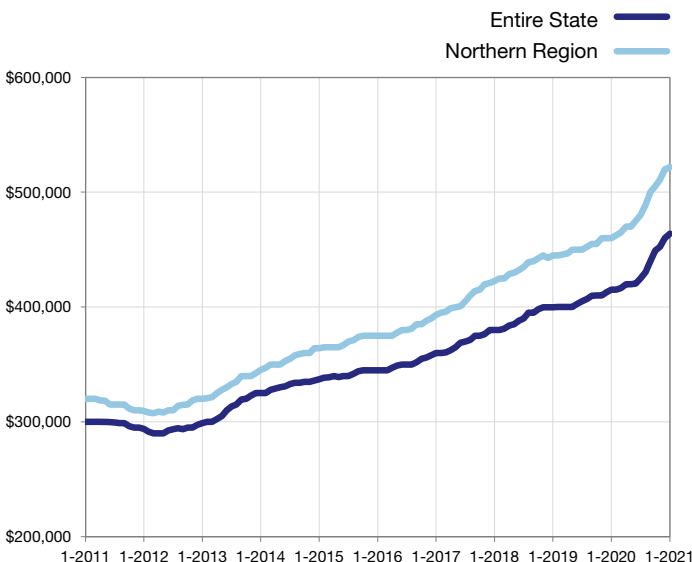
Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	242	261	+ 7.9%	242	261	+ 7.9%
Closed Sales	208	264	+ 26.9%	208	264	+ 26.9%
Median Sales Price*	\$302,950	\$313,000	+ 3.3%	\$302,950	\$313,000	+ 3.3%
Inventory of Homes for Sale	449	209	-53.5%	--	--	--
Months Supply of Inventory	1.4	0.7	-50.0%	--	--	--
Cumulative Days on Market Until Sale	59	42	-28.8%	59	42	-28.8%
Percent of Original List Price Received*	98.0%	99.4%	+ 1.4%	98.0%	99.4%	+ 1.4%
New Listings	290	276	-4.8%	290	276	-4.8%

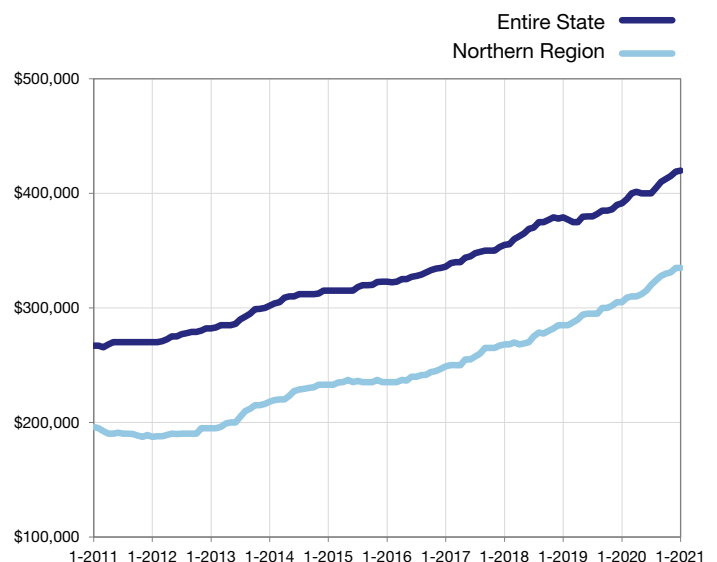
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Southeast Region

+ 16.3%

+ 14.4%

- 61.6%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	416	419	+ 0.7%	416	419	+ 0.7%
Closed Sales	338	392	+ 16.0%	338	392	+ 16.0%
Median Sales Price*	\$333,500	\$385,000	+ 15.4%	\$333,500	\$385,000	+ 15.4%
Inventory of Homes for Sale	1,209	387	-68.0%	--	--	--
Months Supply of Inventory	2.5	0.8	-68.0%	--	--	--
Cumulative Days on Market Until Sale	69	37	-46.4%	69	37	-46.4%
Percent of Original List Price Received*	96.0%	101.0%	+ 5.2%	96.0%	101.0%	+ 5.2%
New Listings	495	407	-17.8%	495	407	-17.8%

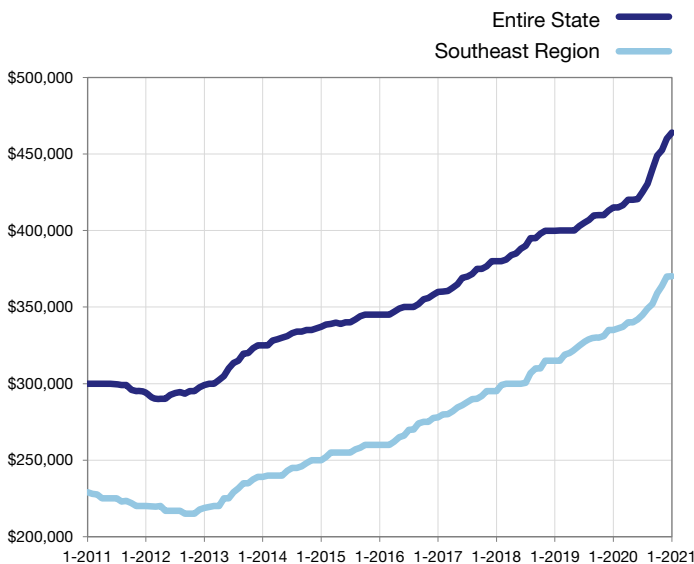
Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	53	74	+ 39.6%	53	74	+ 39.6%
Closed Sales	61	86	+ 41.0%	61	86	+ 41.0%
Median Sales Price*	\$240,000	\$230,000	-4.2%	\$240,000	\$230,000	-4.2%
Inventory of Homes for Sale	157	70	-55.4%	--	--	--
Months Supply of Inventory	2.0	0.8	-60.0%	--	--	--
Cumulative Days on Market Until Sale	50	43	-14.0%	50	43	-14.0%
Percent of Original List Price Received*	97.4%	98.7%	+ 1.3%	97.4%	98.7%	+ 1.3%
New Listings	95	75	-21.1%	95	75	-21.1%

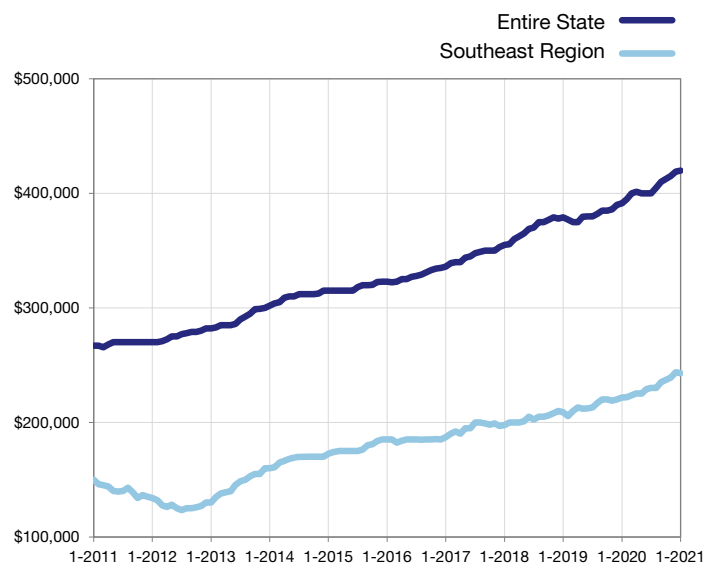
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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West Region

+ 10.2%

+ 16.3%

- 56.3%

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

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	425	527	+ 24.0%	425	527	+ 24.0%
Closed Sales	476	511	+ 7.4%	476	511	+ 7.4%
Median Sales Price*	\$222,000	\$257,500	+ 16.0%	\$222,000	\$257,500	+ 16.0%
Inventory of Homes for Sale	1,854	708	-61.8%	--	--	--
Months Supply of Inventory	2.9	1.1	-62.1%	--	--	--
Cumulative Days on Market Until Sale	82	49	-40.2%	82	49	-40.2%
Percent of Original List Price Received*	94.0%	98.2%	+ 4.5%	94.0%	98.2%	+ 4.5%
New Listings	527	467	-11.4%	527	467	-11.4%

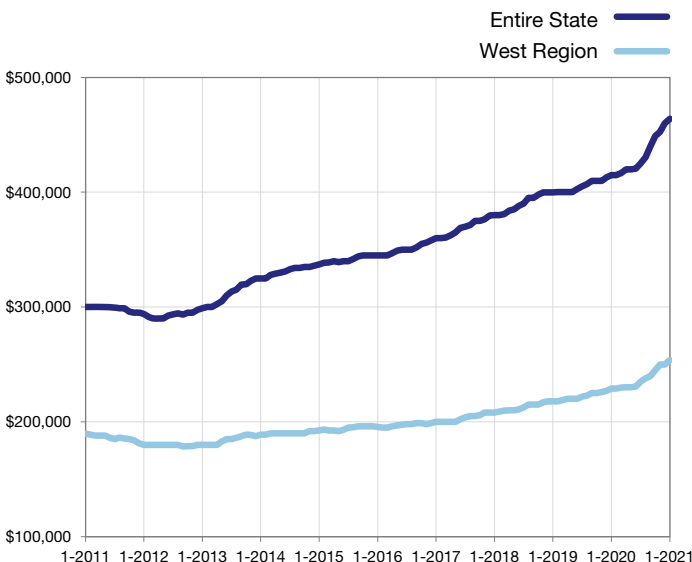
Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	57	81	+ 42.1%	57	81	+ 42.1%
Closed Sales	49	64	+ 30.6%	49	64	+ 30.6%
Median Sales Price*	\$150,000	\$164,750	+ 9.8%	\$150,000	\$164,750	+ 9.8%
Inventory of Homes for Sale	307	148	-51.8%	--	--	--
Months Supply of Inventory	3.5	1.8	-48.6%	--	--	--
Cumulative Days on Market Until Sale	65	51	-21.5%	65	51	-21.5%
Percent of Original List Price Received*	94.7%	97.7%	+ 3.2%	94.7%	97.7%	+ 3.2%
New Listings	87	87	0.0%	87	87	0.0%

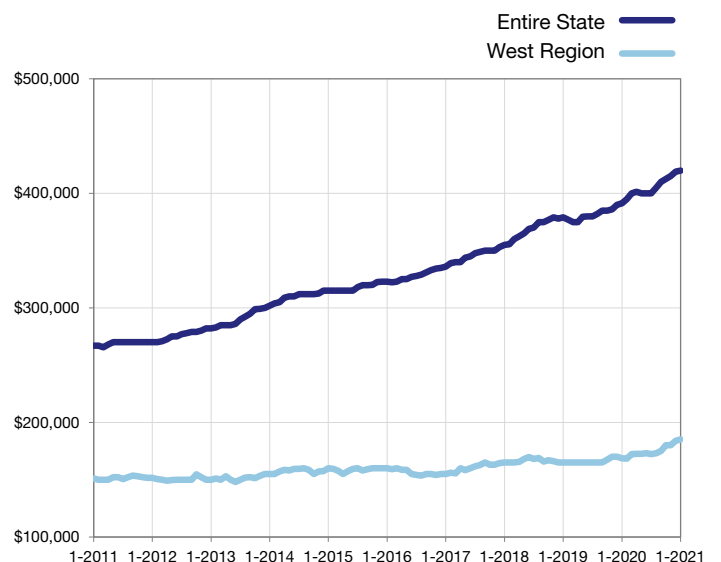
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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