

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Central Region

+ 17.2%

+ 15.1%

- 60.5%

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	881	1,006	+ 14.2%	3,439	3,695	+ 7.4%
Closed Sales	687	731	+ 6.4%	2,873	2,907	+ 1.2%
Median Sales Price*	\$351,250	\$405,000	+ 15.3%	\$320,000	\$375,000	+ 17.2%
Inventory of Homes for Sale	1,539	543	-64.7%	--	--	--
Months Supply of Inventory	2.0	0.7	-65.0%	--	--	--
Cumulative Days on Market Until Sale	50	24	-52.0%	62	34	-45.2%
Percent of Original List Price Received*	98.7%	105.2%	+ 6.6%	97.5%	103.0%	+ 5.6%
New Listings	1,006	963	-4.3%	4,148	3,955	-4.7%

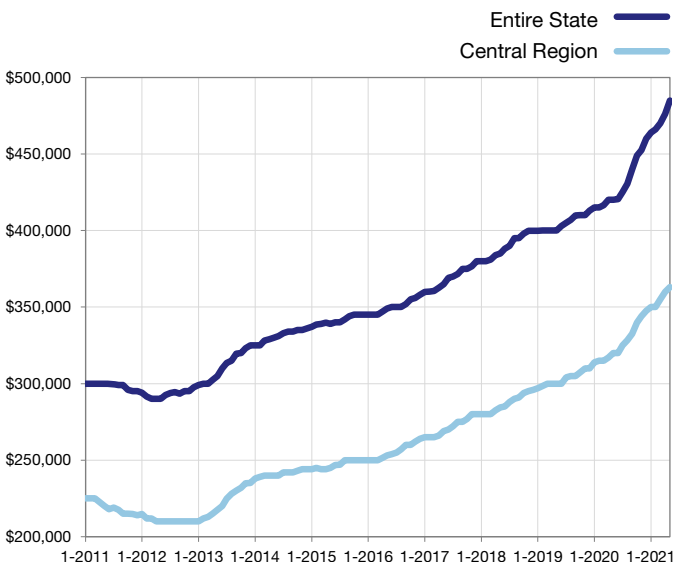
Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	159	244	+ 53.5%	706	967	+ 37.0%
Closed Sales	125	175	+ 40.0%	608	709	+ 16.6%
Median Sales Price*	\$249,900	\$299,900	+ 20.0%	\$240,000	\$274,000	+ 14.2%
Inventory of Homes for Sale	345	119	-65.5%	--	--	--
Months Supply of Inventory	2.2	0.7	-68.2%	--	--	--
Cumulative Days on Market Until Sale	45	28	-37.8%	61	35	-42.6%
Percent of Original List Price Received*	99.1%	103.8%	+ 4.7%	98.5%	101.8%	+ 3.4%
New Listings	209	213	+ 1.9%	879	992	+ 12.9%

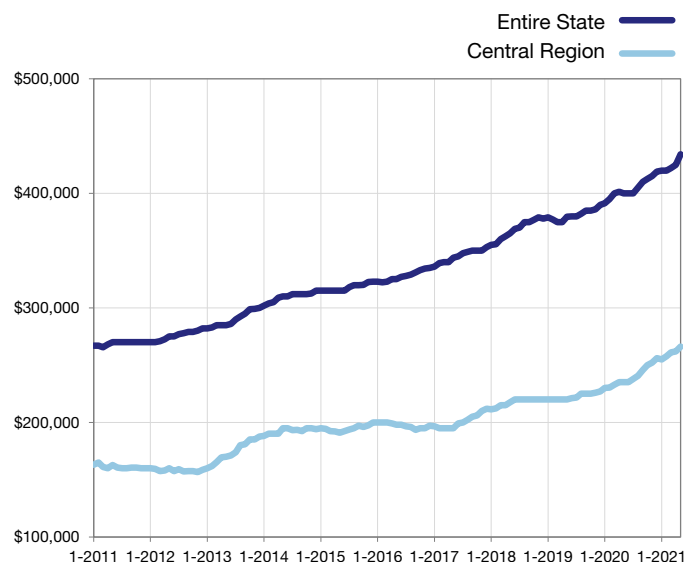
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

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Northern Region

+ 36.7%

+ 20.2%

- 59.5%

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	778	942	+ 21.1%	2,822	3,371	+ 19.5%
Closed Sales	554	684	+ 23.5%	2,375	2,588	+ 9.0%
Median Sales Price*	\$480,000	\$598,500	+ 24.7%	\$480,000	\$560,000	+ 16.7%
Inventory of Homes for Sale	1,090	389	-64.3%	--	--	--
Months Supply of Inventory	1.6	0.5	-68.8%	--	--	--
Cumulative Days on Market Until Sale	38	27	-28.9%	50	31	-38.0%
Percent of Original List Price Received*	99.6%	106.5%	+ 6.9%	98.5%	104.3%	+ 5.9%
New Listings	906	925	+ 2.1%	3,473	3,598	+ 3.6%

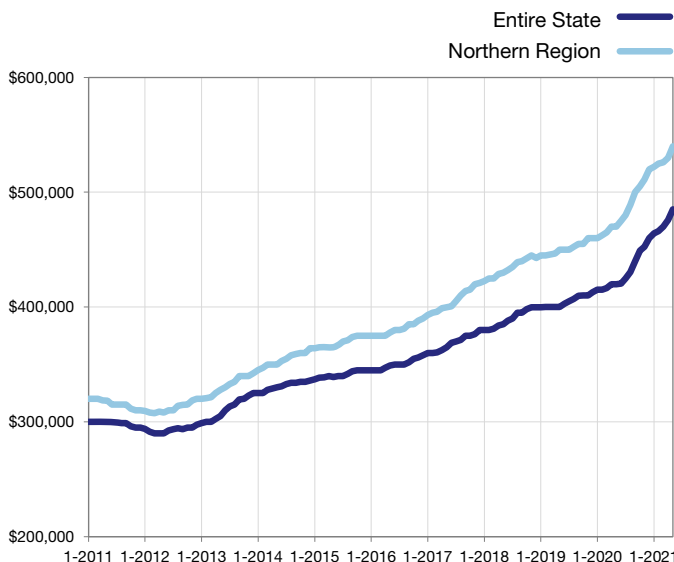
Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	342	381	+ 11.4%	1,262	1,694	+ 34.2%
Closed Sales	197	333	+ 69.0%	1,084	1,383	+ 27.6%
Median Sales Price*	\$321,000	\$373,000	+ 16.2%	\$320,000	\$350,000	+ 9.4%
Inventory of Homes for Sale	531	222	-58.2%	--	--	--
Months Supply of Inventory	1.8	0.7	-61.1%	--	--	--
Cumulative Days on Market Until Sale	38	26	-31.6%	51	34	-33.3%
Percent of Original List Price Received*	99.5%	104.1%	+ 4.6%	99.2%	101.9%	+ 2.7%
New Listings	429	385	-10.3%	1,595	1,821	+ 14.2%

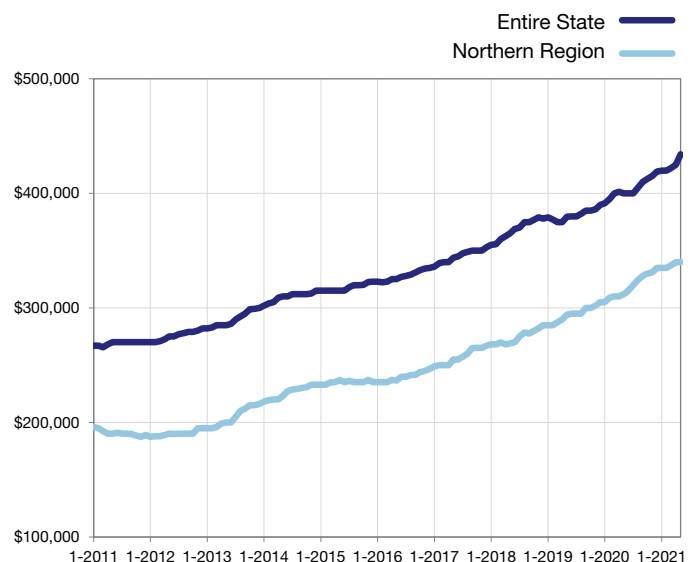
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

+ 27.0%

+ 24.2%

- 60.6%

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	557	589	+ 5.7%	2,195	2,374	+ 8.2%
Closed Sales	381	455	+ 19.4%	1,869	1,968	+ 5.3%
Median Sales Price*	\$350,000	\$425,000	+ 21.4%	\$340,000	\$405,000	+ 19.1%
Inventory of Homes for Sale	1,088	369	-66.1%	--	--	--
Months Supply of Inventory	2.3	0.7	-69.6%	--	--	--
Cumulative Days on Market Until Sale	54	32	-40.7%	66	35	-47.0%
Percent of Original List Price Received*	98.3%	103.8%	+ 5.6%	97.4%	102.4%	+ 5.1%
New Listings	600	601	+ 0.2%	2,606	2,539	-2.6%

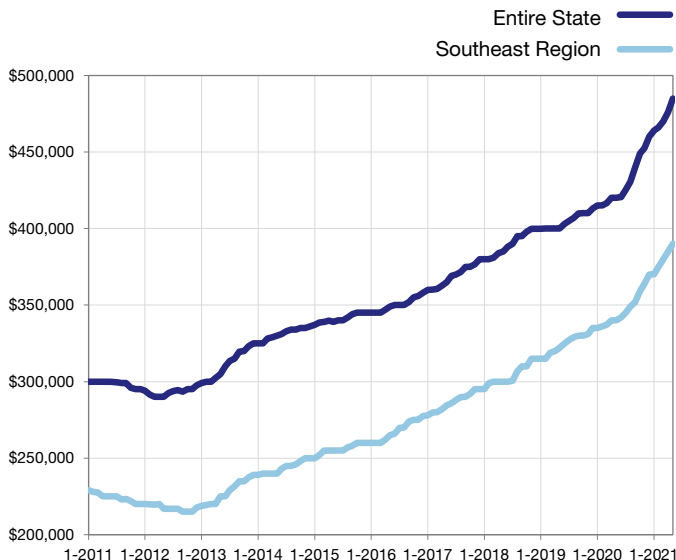
Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	83	136	+ 63.9%	331	450	+ 36.0%
Closed Sales	70	85	+ 21.4%	301	376	+ 24.9%
Median Sales Price*	\$222,500	\$265,000	+ 19.1%	\$230,000	\$260,000	+ 13.0%
Inventory of Homes for Sale	158	70	-55.7%	--	--	--
Months Supply of Inventory	2.1	0.8	-61.9%	--	--	--
Cumulative Days on Market Until Sale	35	25	-28.6%	50	35	-30.0%
Percent of Original List Price Received*	98.5%	102.9%	+ 4.5%	97.5%	100.9%	+ 3.5%
New Listings	97	133	+ 37.1%	428	485	+ 13.3%

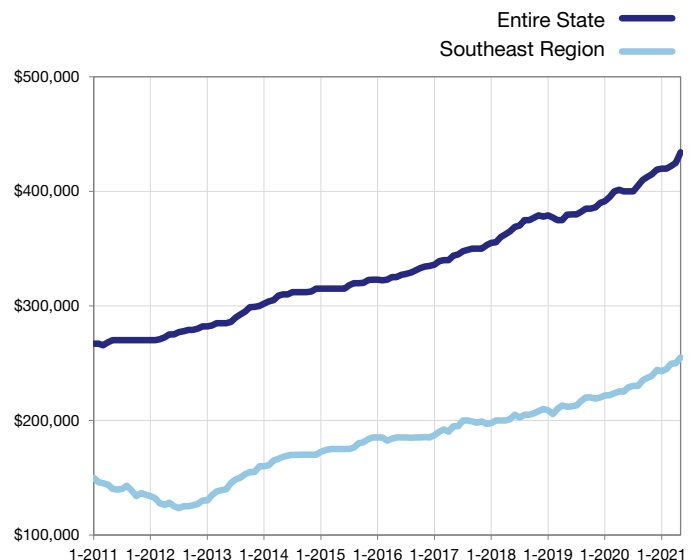
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Single-Family Properties



Condominium Properties



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West Region

+ 15.1%

+ 18.7%

- 53.9%

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	775	788	+ 1.7%	2,799	3,085	+ 10.2%
Closed Sales	529	558	+ 5.5%	2,281	2,570	+ 12.7%
Median Sales Price*	\$235,000	\$285,000	+ 21.3%	\$225,000	\$268,000	+ 19.1%
Inventory of Homes for Sale	1,740	741	-57.4%	--	--	--
Months Supply of Inventory	2.9	1.1	-62.1%	--	--	--
Cumulative Days on Market Until Sale	69	38	-44.9%	77	49	-36.4%
Percent of Original List Price Received*	97.1%	102.5%	+ 5.6%	95.7%	99.8%	+ 4.3%
New Listings	898	878	-2.2%	3,348	3,299	-1.5%

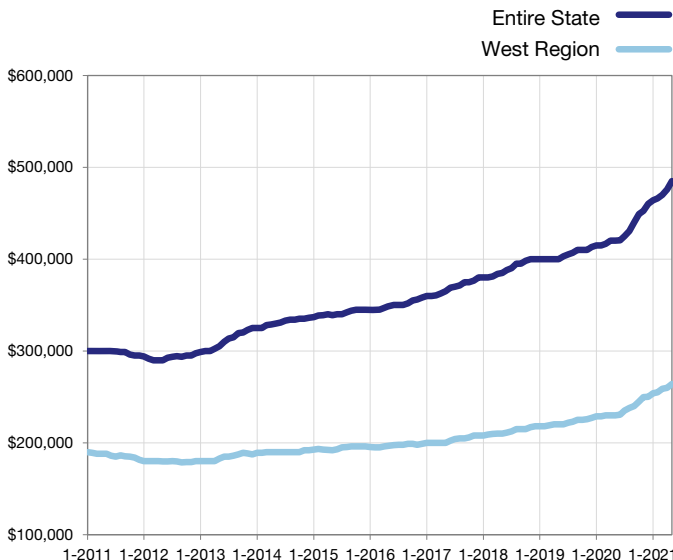
Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	97	128	+ 32.0%	339	491	+ 44.8%
Closed Sales	55	77	+ 40.0%	281	386	+ 37.4%
Median Sales Price*	\$165,000	\$202,000	+ 22.4%	\$165,000	\$193,000	+ 17.0%
Inventory of Homes for Sale	310	113	-63.5%	--	--	--
Months Supply of Inventory	3.8	1.3	-65.8%	--	--	--
Cumulative Days on Market Until Sale	73	51	-30.1%	78	55	-29.5%
Percent of Original List Price Received*	97.7%	101.8%	+ 4.2%	96.4%	99.1%	+ 2.8%
New Listings	107	118	+ 10.3%	438	484	+ 10.5%

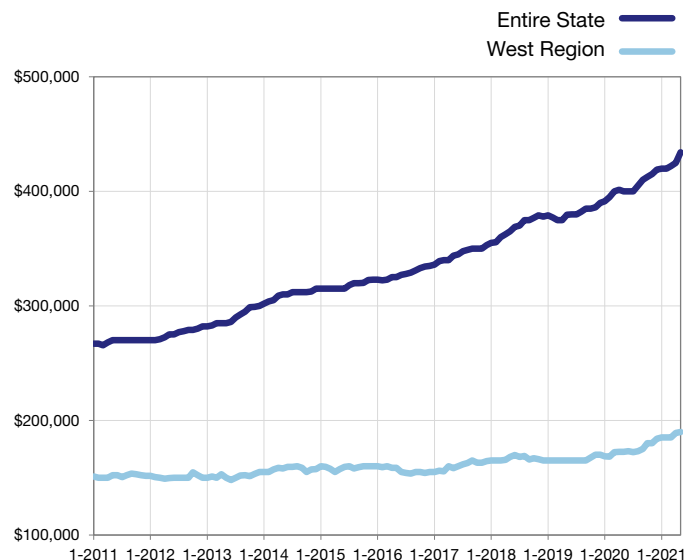
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