

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

+ 30.0%

+ 23.8%

- 46.4%

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

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,136	1,111	-2.2%	4,575	4,746	+ 3.7%
Closed Sales	793	978	+ 23.3%	3,666	3,893	+ 6.2%
Median Sales Price*	\$335,000	\$415,000	+ 23.9%	\$322,900	\$385,000	+ 19.2%
Inventory of Homes for Sale	1,350	688	-49.0%	--	--	--
Months Supply of Inventory	1.8	0.9	-50.0%	--	--	--
Cumulative Days on Market Until Sale	44	23	-47.7%	58	32	-44.8%
Percent of Original List Price Received*	99.3%	106.1%	+ 6.8%	97.9%	103.8%	+ 6.0%
New Listings	1,111	1,306	+ 17.6%	5,259	5,255	-0.1%

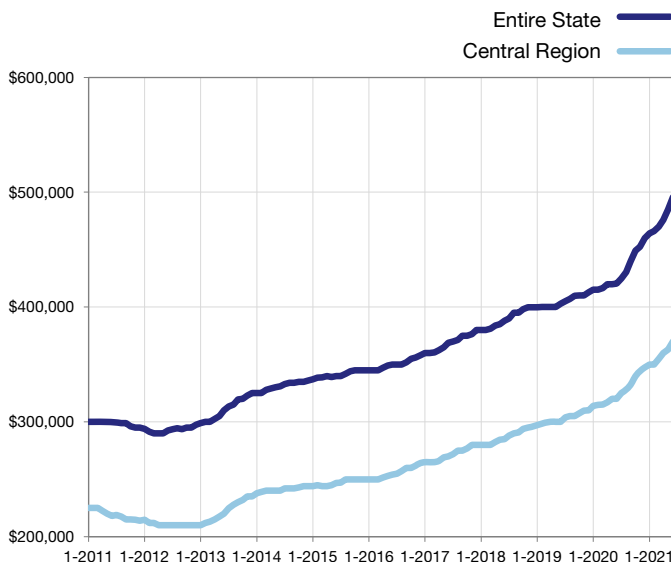
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	227	231	+ 1.8%	933	1,193	+ 27.9%
Closed Sales	158	220	+ 39.2%	766	934	+ 21.9%
Median Sales Price*	\$250,000	\$304,750	+ 21.9%	\$243,500	\$276,000	+ 13.3%
Inventory of Homes for Sale	312	148	-52.6%	--	--	--
Months Supply of Inventory	2.0	0.8	-60.0%	--	--	--
Cumulative Days on Market Until Sale	45	20	-55.6%	57	31	-45.6%
Percent of Original List Price Received*	99.4%	104.2%	+ 4.8%	98.7%	102.4%	+ 3.7%
New Listings	233	262	+ 12.4%	1,111	1,259	+ 13.3%

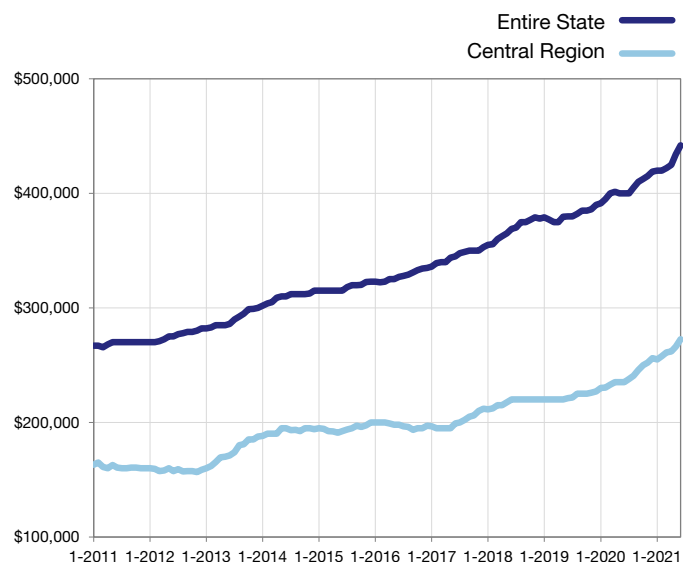
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

+ 34.4%

+ 18.9%

- 47.6%

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

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,070	1,012	-5.4%	3,892	4,338	+ 11.5%
Closed Sales	716	916	+ 27.9%	3,091	3,509	+ 13.5%
Median Sales Price*	\$520,500	\$625,000	+ 20.1%	\$490,000	\$575,000	+ 17.3%
Inventory of Homes for Sale	1,038	494	-52.4%	--	--	--
Months Supply of Inventory	1.5	0.7	-53.3%	--	--	--
Cumulative Days on Market Until Sale	40	20	-50.0%	48	28	-41.7%
Percent of Original List Price Received*	99.6%	107.6%	+ 8.0%	98.8%	105.2%	+ 6.5%
New Listings	1,127	1,153	+ 2.3%	4,598	4,744	+ 3.2%

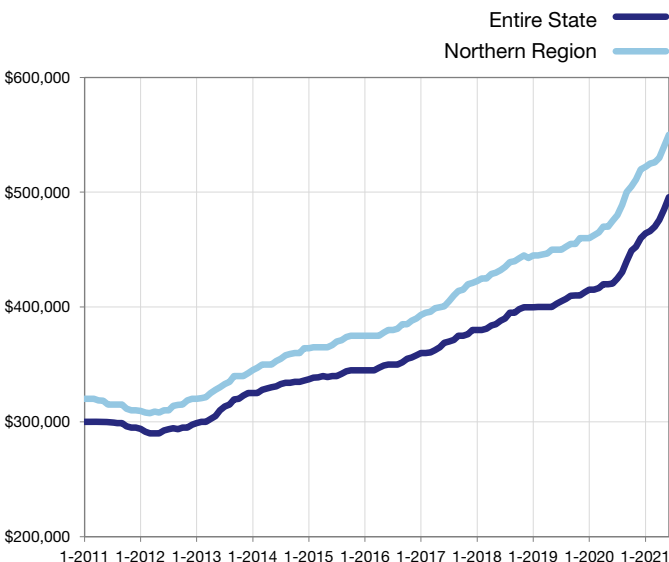
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	437	417	-4.6%	1,699	2,090	+ 23.0%
Closed Sales	315	415	+ 31.7%	1,399	1,805	+ 29.0%
Median Sales Price*	\$329,900	\$368,000	+ 11.5%	\$322,500	\$350,000	+ 8.5%
Inventory of Homes for Sale	522	273	-47.7%	--	--	--
Months Supply of Inventory	1.8	0.8	-55.6%	--	--	--
Cumulative Days on Market Until Sale	47	24	-48.9%	50	32	-36.0%
Percent of Original List Price Received*	99.6%	103.8%	+ 4.2%	99.3%	102.3%	+ 3.0%
New Listings	480	477	-0.6%	2,077	2,302	+ 10.8%

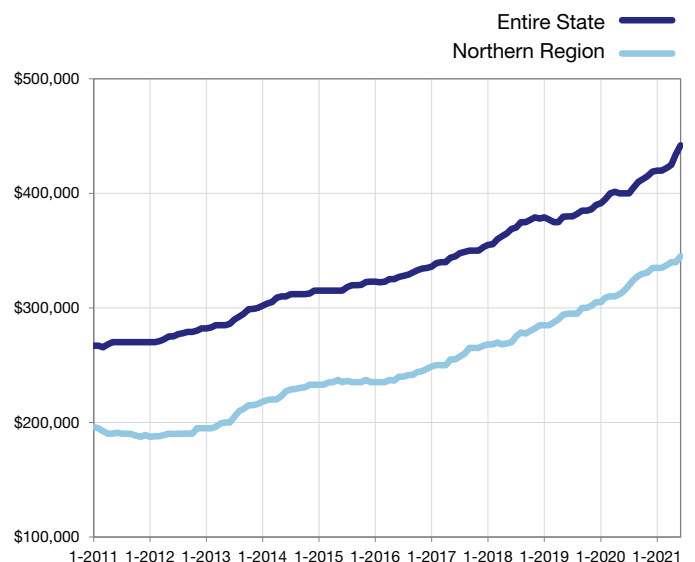
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

+ 20.1%

+ 18.5%

- 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

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	722	642	-11.1%	2,917	2,975	+ 2.0%
Closed Sales	486	546	+ 12.3%	2,355	2,519	+ 7.0%
Median Sales Price*	\$364,000	\$434,850	+ 19.5%	\$345,950	\$410,000	+ 18.5%
Inventory of Homes for Sale	997	452	-54.7%	--	--	--
Months Supply of Inventory	2.1	0.9	-57.1%	--	--	--
Cumulative Days on Market Until Sale	60	30	-50.0%	65	34	-47.7%
Percent of Original List Price Received*	97.9%	103.6%	+ 5.8%	97.5%	102.6%	+ 5.2%
New Listings	727	758	+ 4.3%	3,332	3,297	-1.1%

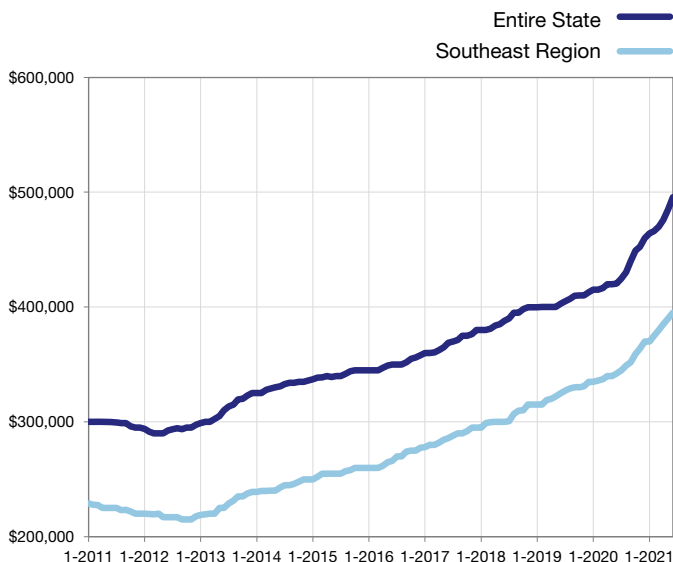
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	101	109	+ 7.9%	432	549	+ 27.1%
Closed Sales	84	111	+ 32.1%	385	488	+ 26.8%
Median Sales Price*	\$237,500	\$268,000	+ 12.8%	\$235,000	\$261,000	+ 11.1%
Inventory of Homes for Sale	144	71	-50.7%	--	--	--
Months Supply of Inventory	1.9	0.8	-57.9%	--	--	--
Cumulative Days on Market Until Sale	44	26	-40.9%	49	33	-32.7%
Percent of Original List Price Received*	97.5%	103.4%	+ 6.1%	97.5%	101.5%	+ 4.1%
New Listings	111	104	-6.3%	540	589	+ 9.1%

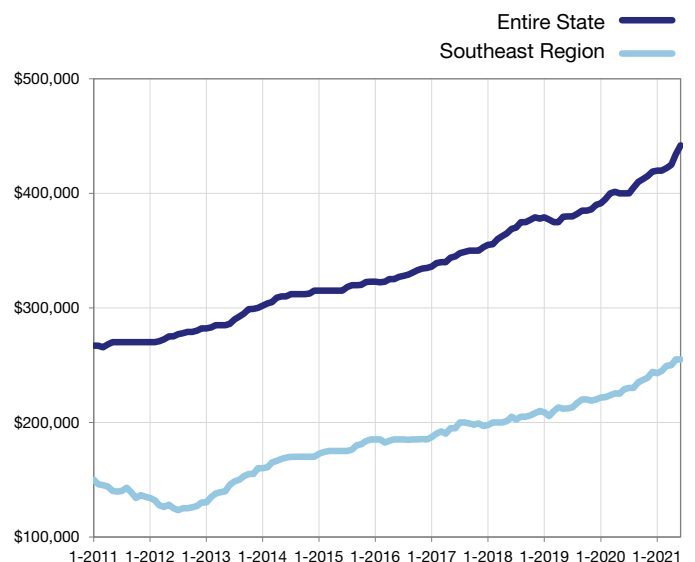
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Single-Family Properties



Condominium Properties



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West Region

+ 21.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 22.9%

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

- 42.8%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	935	829	-11.3%	3,733	3,867	+ 3.6%
Closed Sales	641	745	+ 16.2%	2,922	3,323	+ 13.7%
Median Sales Price*	\$255,000	\$313,000	+ 22.7%	\$230,000	\$275,000	+ 19.6%
Inventory of Homes for Sale	1,613	873	-45.9%	--	--	--
Months Supply of Inventory	2.7	1.3	-51.9%	--	--	--
Cumulative Days on Market Until Sale	63	27	-57.1%	74	44	-40.5%
Percent of Original List Price Received*	97.4%	104.5%	+ 7.3%	96.0%	100.9%	+ 5.1%
New Listings	951	1,015	+ 6.7%	4,302	4,315	+ 0.3%

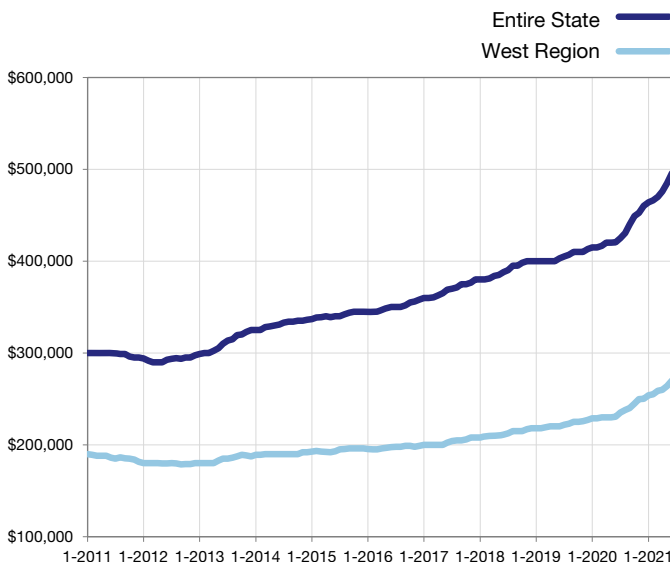
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	100	115	+ 15.0%	439	599	+ 36.4%
Closed Sales	85	88	+ 3.5%	366	475	+ 29.8%
Median Sales Price*	\$180,000	\$213,950	+ 18.9%	\$169,500	\$199,900	+ 17.9%
Inventory of Homes for Sale	301	118	-60.8%	--	--	--
Months Supply of Inventory	3.7	1.3	-64.9%	--	--	--
Cumulative Days on Market Until Sale	67	38	-43.3%	75	52	-30.7%
Percent of Original List Price Received*	96.9%	102.0%	+ 5.3%	96.5%	99.6%	+ 3.2%
New Listings	108	121	+ 12.0%	544	606	+ 11.4%

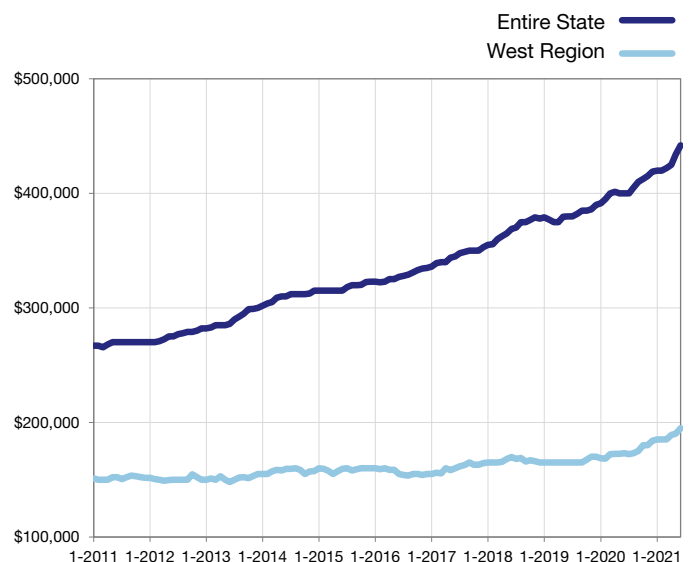
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