

Massachusetts Association of REALTORS® Reports December Housing Statistics

New listings continue to decline while the median price of single family homes stays consistent

FOXBOROUGH, Mass. – January 18, 2021 - [The Massachusetts Association of REALTORS®](#) (MAR) reported housing statistics for December 2021 today. In 2021, sales prices reached new highs, inventory fell and homes sold in record time, often well above asking price. MAR foresees the housing market trends of 2021 will carry into 2022, though at a more moderate pace; strong buyer demand and inventory shortages will both persist in the year ahead.

MAR data provided the following key indicators for December:

- The median price for single-family homes was up 10.5% to \$525,000, and the median price for condominiums rose 8.3% to \$455,000, when compared to the same time period last year. The price for single-family homes stayed steady with November 2021's median price, while the price of condominiums decreased from \$461,649.
- New listings for single-family homes were down 15.8% and condominium listings decreased 18% compared to the same period last year.
- In trend with the previous month, and expected for the time of year, closed sales decreased by 13.3% for single-family homes, compared to December 2020, while closed sales for condominiums dropped by 7.9%.

The National Association of REALTORS® (NAR) reported that existing home sales are on pace to hit the highest level in 15 years. An estimated six million homes sold in 2021 largely due to historically low mortgage rates and the high demand for inventory.

“As we enter the new year, buyer activity and low inventory rates are expected to linger while price growth is anticipated to slow down,” said Dawn Ruffini, 2022 President of MAR and REALTOR® at RE/MAX Connections. “This change in price growth is a great incentive for those thinking of selling their homes to begin the process and secure the best value for their property. The sustained demand for homes is yet to temper, especially as we notice a decrease in new listings.”

December 2021 Data

	December 2021 Closed Sales	December 2020 Closed Sales	December 2021 Median Price	% Change Closed Sales (year over year)	November Closed Sales 2021
Single-Family	5,155	5,949	\$525,000	-13.3%	5,137
Condominium	2,052	2,228	\$455,000	-7.9%	2,050

About the Massachusetts Association of REALTORS®

Organized in 1924, the [Massachusetts Association of REALTORS®](#) is a professional trade organization with more than 26,000+ members. The term REALTOR® is registered as the exclusive designation of members of the National Association of REALTORS® who subscribe to a strict code of ethics and enjoy continuing education programs.

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