

# MLS Area MA

# Residential Statistics



# August 2021

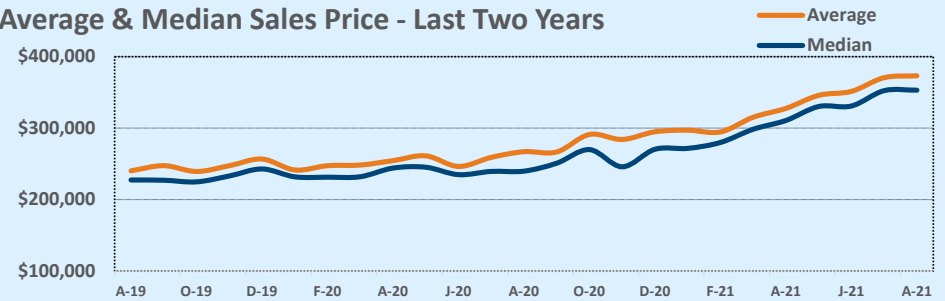
Listings	This Month			Year-to-Date		
	Aug 2021	Aug 2020	Change	2021	2020	Change
Single Family Sales	76	74	+2.7%	652	588	+10.9%
Condo/TH Sales	--	--	--	1	1	--
<b>Total Sales</b>	<b>76</b>	<b>74</b>	<b>+2.7%</b>	<b>653</b>	<b>589</b>	<b>+10.9%</b>
New Homes Only	2	14	-85.7%	32	153	-79.1%
Resale Only	74	60	+23.3%	621	436	+42.4%
Sales Volume	\$28,364,893	\$19,766,374	+43.5%	\$218,399,132	\$149,274,800	+46.3%
New Listings	86	86	--	635	721	-11.9%
Pending	16	73	-78.1%	35	639	-94.5%
Withdrawn	11	4	+175.0%	41	45	-8.9%
Expired	--	2	--	6	72	-91.7%
Months of Inventory	0.7	1.2	-46.5%	N/A	N/A	--

Price Range	This Month			Year-to-Date		
	New	Sales	DOM	New	Sales	DOM
\$149,999 or under	--	--	--	--	2	92
\$150,000- \$199,999	--	--	--	2	4	52
\$200,000- \$249,999	1	2	6	48	71	9
\$250,000- \$299,999	11	7	8	187	156	10
\$300,000- \$349,999	24	24	10	154	188	11
\$350,000- \$399,999	24	20	7	120	122	8
\$400,000- \$449,999	14	14	9	52	52	15
\$450,000- \$499,999	3	4	13	18	30	18
\$500,000- \$549,999	3	2	11	14	13	32
\$550,000- \$599,999	2	--	--	12	7	52
\$600,000- \$699,999	4	1	15	15	5	31
\$700,000- \$799,999	--	2	10	4	2	10
\$800,000- \$899,999	--	--	--	5	1	29
\$900,000- \$999,999	--	--	--	1	--	--
\$1M - \$1.99M	--	--	--	2	--	--
\$2M - \$2.99M	--	--	--	1	--	--
\$3M+	--	--	--	--	--	--
<b>Totals</b>	<b>86</b>	<b>76</b>	<b>9</b>	<b>635</b>	<b>653</b>	<b>12</b>

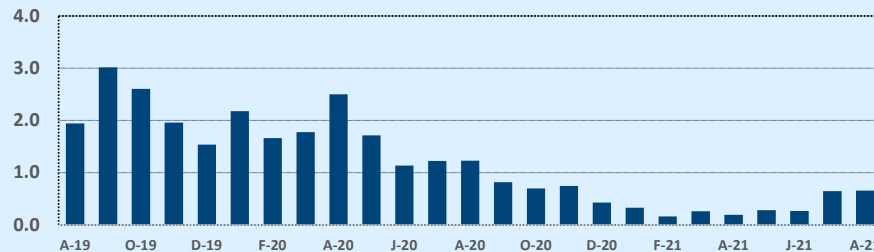
Average	This Month			Year-to-Date		
	Aug 2021	Aug 2020	Change	2021	2020	Change
List Price	\$359,059	\$266,986	+34.5%	\$317,385	\$255,181	+24.4%
List Price/SqFt	\$203	\$145	+39.6%	\$172	\$140	+22.9%
Sold Price	\$373,222	\$267,113	+39.7%	\$334,455	\$253,438	+32.0%
Sold Price/SqFt	\$211	\$146	+44.9%	\$181	\$139	+30.7%
Sold Price / Orig LP	104.3%	99.8%	+4.5%	106.6%	98.8%	+7.9%
Days on Market	9	45	-79.6%	12	41	-70.2%

Median	This Month			Year-to-Date		
	Aug 2021	Aug 2020	Change	2021	2020	Change
List Price	\$342,995	\$237,495	+44.4%	\$299,000	\$236,900	+26.2%
List Price/SqFt	\$196	\$142	+38.5%	\$168	\$139	+20.7%
Sold Price	\$353,125	\$239,900	+47.2%	\$320,000	\$236,101	+35.5%
Sold Price/SqFt	\$210	\$142	+47.7%	\$176	\$138	+27.1%
Sold Price / Orig LP	104.0%	100.0%	+4.0%	103.0%	100.0%	+3.0%
Days on Market	5	18	-71.4%	5	18	-72.2%

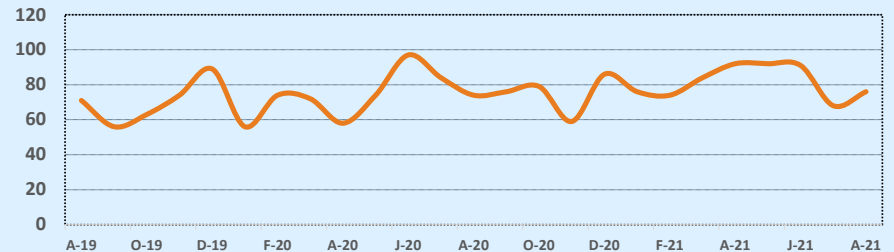
Average & Median Sales Price - Last Two Years



Months of Inventory - Last Two Years



Number of Sales - Last Two Years



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