



MASSACHUSETTS

*Q1 2021  
Market Report*







# ANDOVER

Single Family

## POPULATION

36,356

## AVERAGE INCOME

\$151,334

51

Q1 2020 SALES

49

Q1 2021 SALES

-3.9%

% CHANGE

\$758,298

Q1 2020 AVERAGE SALES PRICE

\$921,184

Q1 2021 AVERAGE SALES PRICE

21.5%

% CHANGE

68

Q1 2020 DOM

34

Q1 2021 DOM

-50.0%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

● Buyer's Market (Supply > Demand)

● Seller's Market (Demand > Supply)

Market Data: MLS as of April 4, 2021 Demographic Data: US Census Bureau as of July 1, 2019 Market Action Index Data: Based on 90-day average supplied by Altos Research as of April 2, 2021







# ARLINGTON

Single Family

## POPULATION

45,531

## AVERAGE INCOME

\$107,085

44

Q1 2020 SALES

42

Q1 2021 SALES

-4.5%

% CHANGE

\$915,055

Q1 2020 AVERAGE SALES PRICE

\$961,381

Q1 2021 AVERAGE SALES PRICE

5.1%

% CHANGE

35

Q1 2020 DOM

29

Q1 2021 DOM

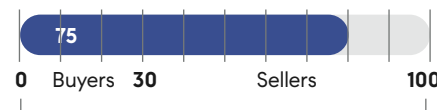
-17.1%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

● Buyer's Market (Supply > Demand)

● Seller's Market (Demand > Supply)

Market Data: MLS as of April 4, 2021 Demographic Data: US Census Bureau as of July 1, 2019 Market Action Index Data: Based on 90-day average supplied by Altos Research as of April 2, 2021







# BEDFORD

Single Family

## POPULATION

13,320

## AVERAGE INCOME

\$52,852

48

Q1 2020 SALES

42

Q1 2021 SALES

-10.4%

% CHANGE

\$720,000

Q1 2020 AVERAGE SALES PRICE

\$835,000

Q1 2021 AVERAGE SALES PRICE

13.1%

% CHANGE

46

Q1 2020 DOM

20

Q1 2021 DOM

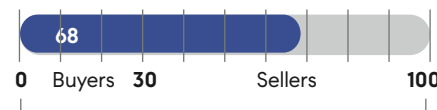
-52.2%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

- Buyer's Market (Supply > Demand)
- Seller's Market (Demand > Supply)

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# BURLINGTON

Single Family

## POPULATION

28,595

## AVERAGE INCOME

\$95,465

34

Q1 2020 SALES

43

Q1 2021 SALES

27.3%

% CHANGE

\$582,000

Q1 2020 AVERAGE SALES PRICE

\$650,000

Q1 2021 AVERAGE SALES PRICE

11.3%

% CHANGE

24

Q1 2020 DOM

20

Q1 2021 DOM

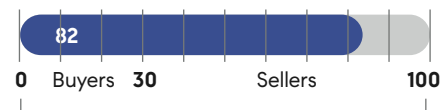
-20.8%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

- Buyer's Market (Supply > Demand)
- Seller's Market (Demand > Supply)

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# CONCORD

Single Family

## POPULATION

18,918

## AVERAGE INCOME

\$152,318

# 36

Q1 2020 SALES

# 33

Q1 2021 SALES

# -8.3%

% CHANGE

# \$1,338,949

Q1 2020 AVERAGE SALES PRICE

# \$1,619,621

Q1 2021 AVERAGE SALES PRICE

# 21.0%

% CHANGE

# 139

Q1 2020 DOM

# 87

Q1 2021 DOM

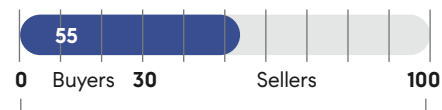
# -37.4%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

● Buyer's Market (Supply > Demand)

● Seller's Market (Demand > Supply)

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# LEXINGTON

Single Family

## POPULATION

33,132

## AVERAGE INCOME

\$186,201

# 47

Q1 2020 SALES

# 51

Q1 2021 SALES

# 8.5%

% CHANGE

# \$1,357,089

Q1 2020 AVERAGE SALES PRICE

# \$1,711,632

Q1 2021 AVERAGE SALES PRICE

# 26.1%

% CHANGE

# 94

Q1 2020 DOM

# 52

Q1 2021 DOM

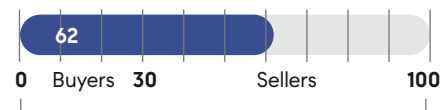
# -45%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

● Buyer's Market (Supply > Demand)

● Seller's Market (Demand > Supply)

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# WOBURN

Single Family

## POPULATION

40,116

## AVERAGE INCOME

\$44,421

34

Q1 2020 SALES

52

Q1 2021 SALES

11.7%

% CHANGE

\$586,000

Q1 2020 AVERAGE SALES PRICE

\$600,000

Q1 2021 AVERAGE SALES PRICE

1.5%

% CHANGE

28

Q1 2020 DOM

20

Q1 2021 DOM

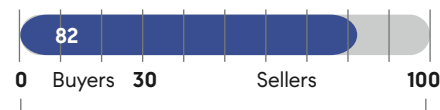
-25.9%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

- Buyer's Market (Supply > Demand)
- Seller's Market (Demand > Supply)

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# WINCHESTER

Single Family

## POPULATION

22,799

## AVERAGE INCOME

\$159,536

# 34

Q1 2020 SALES

# 35

Q1 2021 SALES

# 2.9%

% CHANGE

# \$1,280,428

Q1 2020 AVERAGE SALES PRICE

# \$1,381,743

Q1 2021 AVERAGE SALES PRICE

# 7.9%

% CHANGE

# 90

Q1 2020 DOM

# 79

Q1 2021 DOM

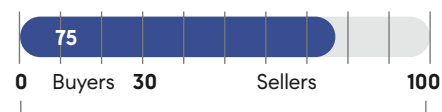
# -12.2%

% CHANGE

Q1 MARKET

ACTION INDEX™\*

SINGLE FAMILY



\*Graph Legend

● Buyer's Market (Supply > Demand)

● Seller's Market (Demand > Supply)

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# COMPASS

BOSTON | CAMBRIDGE | CAPE COD | CHESTNUT HILL | HINGHAM | LEXINGTON | WELLESLEY | WESTON | WINCHESTER

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