

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	353	446	+ 26.3%	631	735	+ 16.5%
Closed Sales	249	198	- 20.5%	520	516	- 0.8%
Median Sales Price*	\$413,500	\$446,250	+ 7.9%	\$400,450	\$431,000	+ 7.6%
Inventory of Homes for Sale	2,158	1,599	- 25.9%	--	--	--
Months Supply of Inventory	5.4	4.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	132	122	- 7.6%	122	112	- 8.2%
Percent of Original List Price Received*	91.0%	92.8%	+ 2.0%	91.8%	92.5%	+ 0.8%
New Listings	473	531	+ 12.3%	913	997	+ 9.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

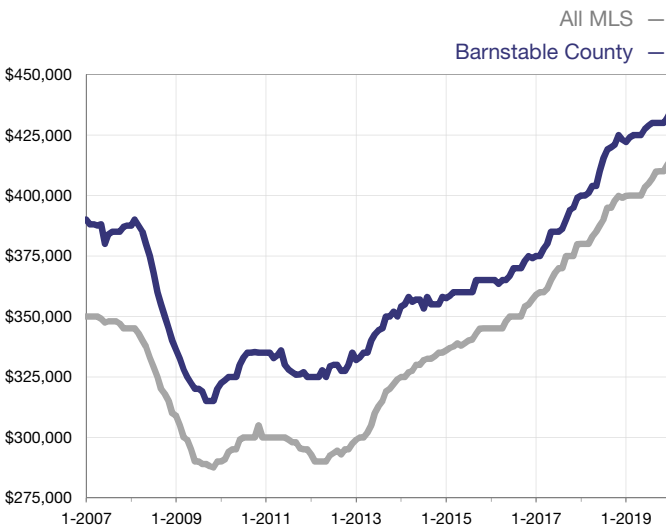
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	72	88	+ 22.2%	128	161	+ 25.8%
Closed Sales	45	61	+ 35.6%	93	144	+ 54.8%
Median Sales Price*	\$260,000	\$325,000	+ 25.0%	\$260,000	\$302,800	+ 16.5%
Inventory of Homes for Sale	530	515	- 2.8%	--	--	--
Months Supply of Inventory	5.3	4.9	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	114	116	+ 1.8%	126	100	- 20.6%
Percent of Original List Price Received*	93.1%	94.7%	+ 1.7%	93.1%	95.2%	+ 2.3%
New Listings	131	164	+ 25.2%	250	284	+ 13.6%

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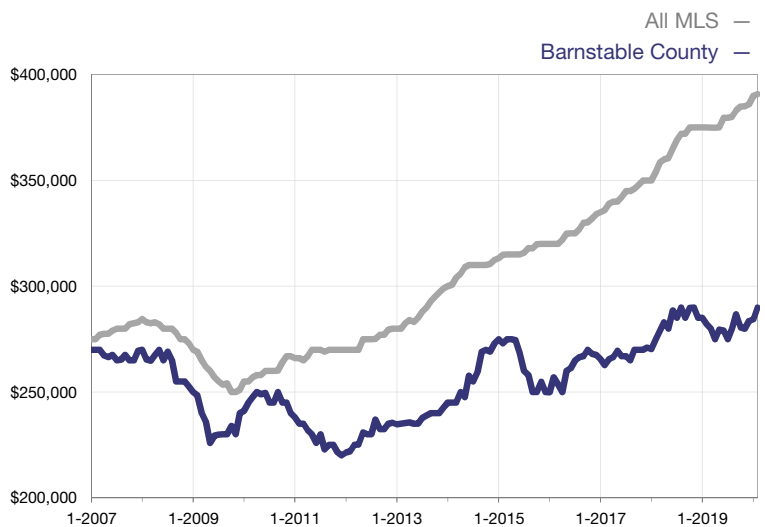
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	86	97	+ 12.8%	157	179	+ 14.0%
Closed Sales	62	69	+ 11.3%	140	173	+ 23.6%
Median Sales Price*	\$199,000	\$187,000	- 6.0%	\$188,250	\$216,500	+ 15.0%
Inventory of Homes for Sale	873	561	- 35.7%	--	--	--
Months Supply of Inventory	7.2	4.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	105	112	+ 6.7%	95	114	+ 20.0%
Percent of Original List Price Received*	91.3%	89.0%	- 2.5%	90.9%	90.6%	- 0.3%
New Listings	139	112	- 19.4%	275	202	- 26.5%

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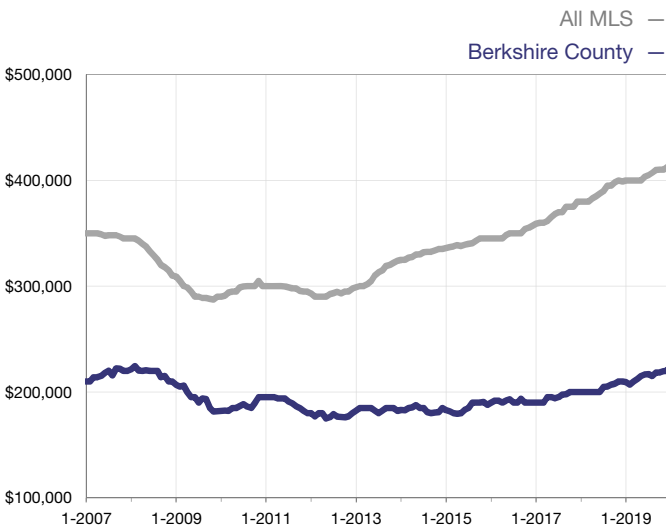
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	10	- 33.3%	21	18	- 14.3%
Closed Sales	4	6	+ 50.0%	10	14	+ 40.0%
Median Sales Price*	\$242,500	\$537,000	+ 121.4%	\$170,000	\$196,875	+ 15.8%
Inventory of Homes for Sale	174	109	- 37.4%	--	--	--
Months Supply of Inventory	14.3	7.3	- 49.0%	--	--	--
Cumulative Days on Market Until Sale	203	268	+ 32.0%	160	174	+ 8.7%
Percent of Original List Price Received*	95.0%	88.8%	- 6.5%	90.4%	90.6%	+ 0.2%
New Listings	34	17	- 50.0%	52	33	- 36.5%

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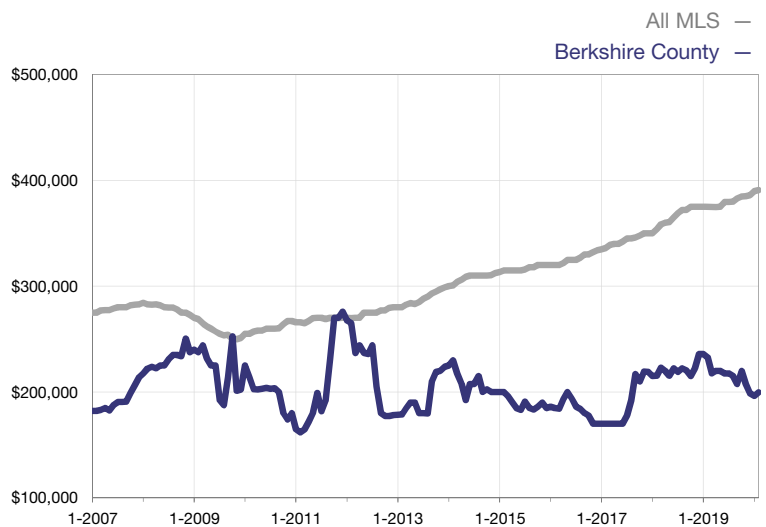
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – February 2020

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Bristol County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	319	418	+ 31.0%	628	767	+ 22.1%
Closed Sales	243	250	+ 2.9%	510	515	+ 1.0%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$300,000	\$330,000	+ 10.0%
Inventory of Homes for Sale	1,130	682	- 39.6%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	78	70	- 10.3%	72	70	- 2.8%
Percent of Original List Price Received*	94.8%	96.1%	+ 1.4%	95.1%	96.1%	+ 1.1%
New Listings	383	389	+ 1.6%	754	787	+ 4.4%

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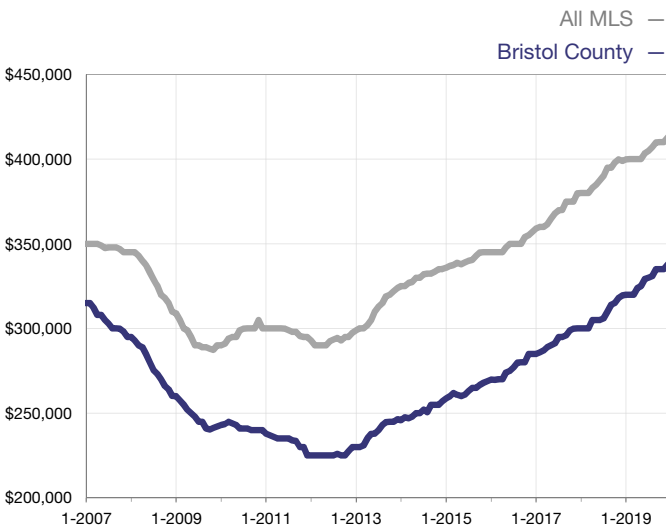
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	60	72	+ 20.0%	114	122	+ 7.0%
Closed Sales	58	53	- 8.6%	93	99	+ 6.5%
Median Sales Price*	\$199,000	\$219,900	+ 10.5%	\$198,000	\$240,000	+ 21.2%
Inventory of Homes for Sale	175	88	- 49.7%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	76	78	+ 2.6%	76	67	- 11.8%
Percent of Original List Price Received*	96.1%	95.3%	- 0.8%	95.6%	96.1%	+ 0.5%
New Listings	75	53	- 29.3%	149	128	- 14.1%

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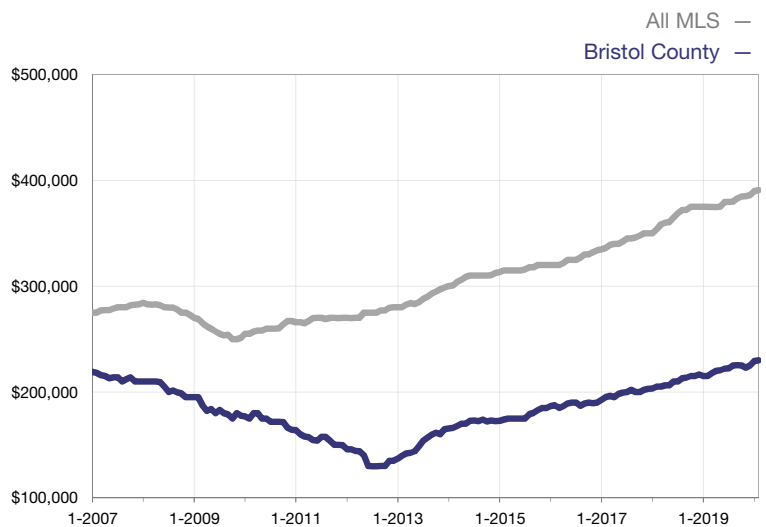
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – February 2020

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Dukes County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	9	+ 200.0%	12	13	+ 8.3%
Closed Sales	2	3	+ 50.0%	11	13	+ 18.2%
Median Sales Price*	\$4,426,250	\$1,700,000	- 61.6%	\$845,000	\$1,000,000	+ 18.3%
Inventory of Homes for Sale	79	37	- 53.2%	--	--	--
Months Supply of Inventory	6.1	6.0	- 1.6%	--	--	--
Cumulative Days on Market Until Sale	296	71	- 76.0%	206	173	- 16.0%
Percent of Original List Price Received*	83.7%	88.6%	+ 5.9%	88.7%	88.5%	- 0.2%
New Listings	13	10	- 23.1%	28	20	- 28.6%

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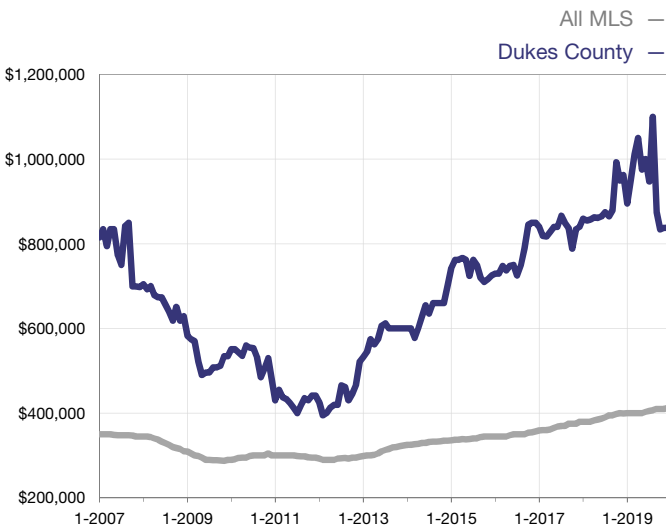
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	5.3	0.5	- 90.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	2	0	- 100.0%	4	0	- 100.0%

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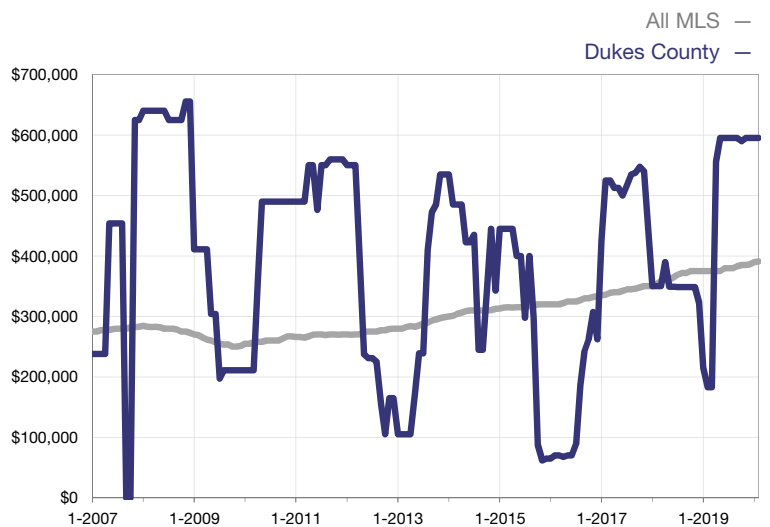
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	341	414	+ 21.4%	712	754	+ 5.9%
Closed Sales	292	266	- 8.9%	649	613	- 5.5%
Median Sales Price*	\$445,000	\$499,950	+ 12.3%	\$445,000	\$485,000	+ 9.0%
Inventory of Homes for Sale	921	560	- 39.2%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	70	70	0.0%	68	63	- 7.4%
Percent of Original List Price Received*	96.3%	96.8%	+ 0.5%	95.6%	96.5%	+ 0.9%
New Listings	444	487	+ 9.7%	839	840	+ 0.1%

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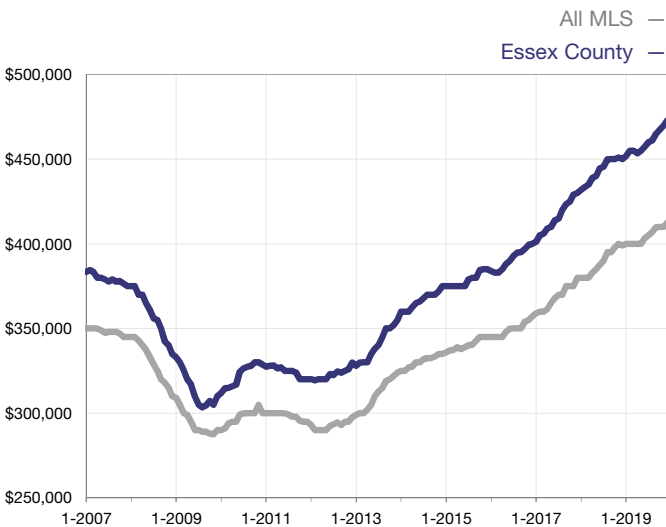
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	209	205	- 1.9%	401	414	+ 3.2%
Closed Sales	149	151	+ 1.3%	294	304	+ 3.4%
Median Sales Price*	\$270,000	\$320,000	+ 18.5%	\$289,450	\$314,750	+ 8.7%
Inventory of Homes for Sale	432	276	- 36.1%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	62	69	+ 11.3%	59	64	+ 8.5%
Percent of Original List Price Received*	96.6%	97.4%	+ 0.8%	97.1%	97.7%	+ 0.6%
New Listings	245	211	- 13.9%	475	440	- 7.4%

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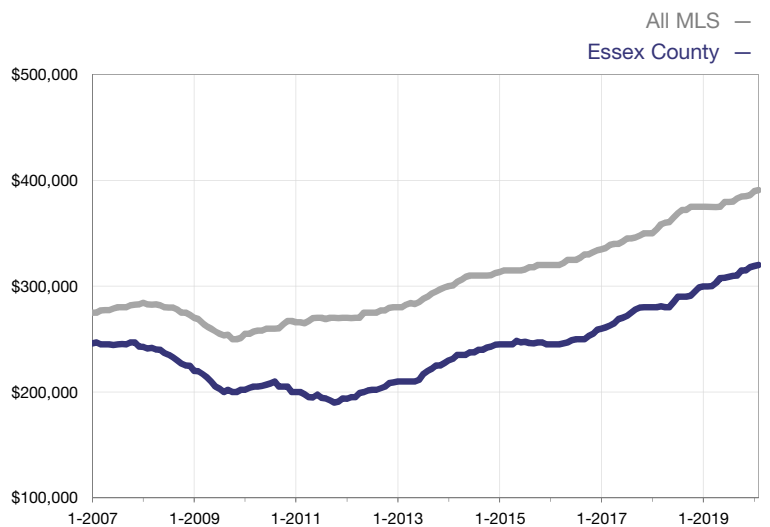
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	35	45	+ 28.6%	65	73	+ 12.3%
Closed Sales	34	27	- 20.6%	72	63	- 12.5%
Median Sales Price*	\$210,000	\$185,000	- 11.9%	\$212,500	\$192,000	- 9.6%
Inventory of Homes for Sale	182	123	- 32.4%	--	--	--
Months Supply of Inventory	3.8	2.5	- 34.2%	--	--	--
Cumulative Days on Market Until Sale	117	85	- 27.4%	125	76	- 39.2%
Percent of Original List Price Received*	91.1%	91.8%	+ 0.8%	91.9%	91.5%	- 0.4%
New Listings	43	40	- 7.0%	80	72	- 10.0%

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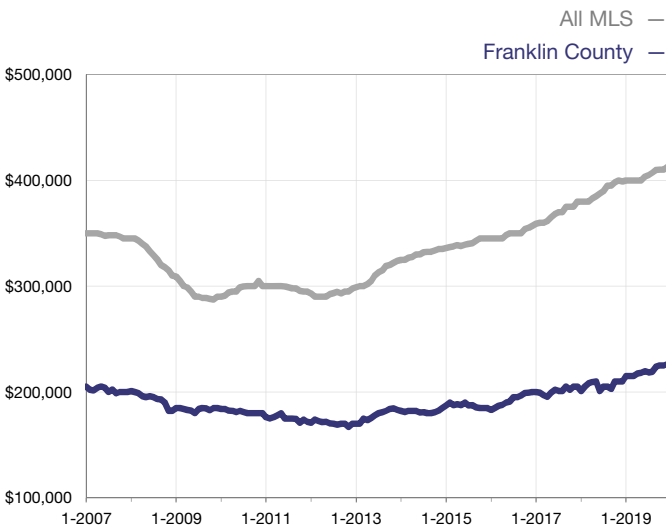
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	4	+ 100.0%	6	6	0.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$222,500	\$153,000	- 31.2%	\$126,000	\$161,000	+ 27.8%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	156	31	- 80.1%	70	39	- 44.3%
Percent of Original List Price Received*	92.7%	100.0%	+ 7.9%	95.1%	100.1%	+ 5.3%
New Listings	6	5	- 16.7%	7	7	0.0%

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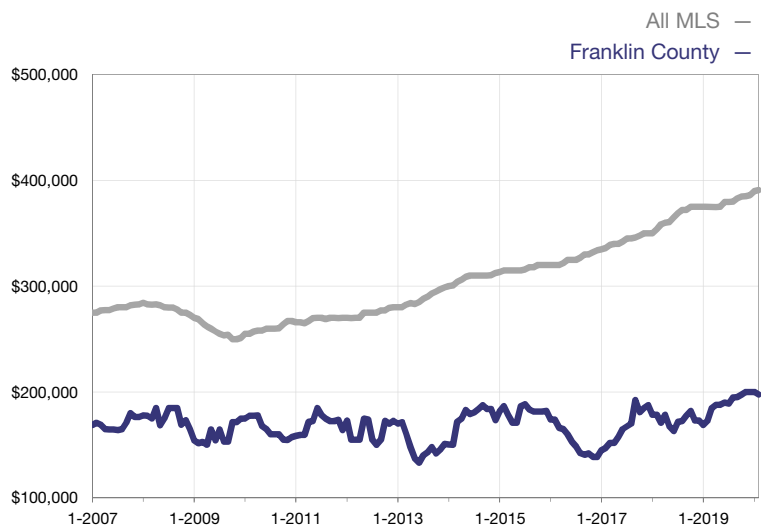
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	300	360	+ 20.0%	555	618	+ 11.4%
Closed Sales	214	193	- 9.8%	469	454	- 3.2%
Median Sales Price*	\$192,250	\$205,000	+ 6.6%	\$190,000	\$205,000	+ 7.9%
Inventory of Homes for Sale	872	553	- 36.6%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	80	73	- 8.8%	80	73	- 8.8%
Percent of Original List Price Received*	94.4%	95.9%	+ 1.6%	94.2%	95.4%	+ 1.3%
New Listings	343	360	+ 5.0%	673	685	+ 1.8%

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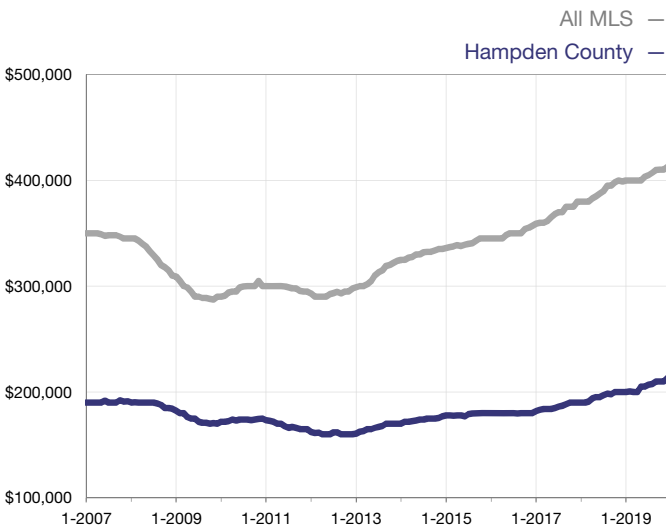
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	34	48	+ 41.2%	79	82	+ 3.8%
Closed Sales	35	27	- 22.9%	73	55	- 24.7%
Median Sales Price*	\$129,000	\$119,000	- 7.8%	\$144,900	\$125,000	- 13.7%
Inventory of Homes for Sale	115	103	- 10.4%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	82	62	- 24.4%	85	59	- 30.6%
Percent of Original List Price Received*	94.7%	95.3%	+ 0.6%	96.0%	95.2%	- 0.8%
New Listings	40	53	+ 32.5%	87	100	+ 14.9%

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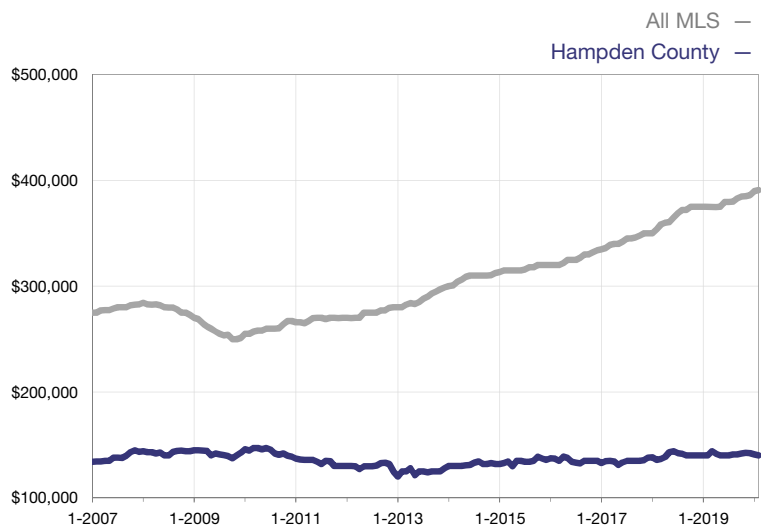
Median Sales Price – Single-Family Properties

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Hampshire County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	76	103	+ 35.5%	153	180	+ 17.6%
Closed Sales	53	51	- 3.8%	111	129	+ 16.2%
Median Sales Price*	\$285,900	\$292,450	+ 2.3%	\$270,000	\$277,500	+ 2.8%
Inventory of Homes for Sale	297	242	- 18.5%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	134	115	- 14.2%	118	92	- 22.0%
Percent of Original List Price Received*	92.4%	91.8%	- 0.6%	92.4%	94.0%	+ 1.7%
New Listings	90	107	+ 18.9%	166	190	+ 14.5%

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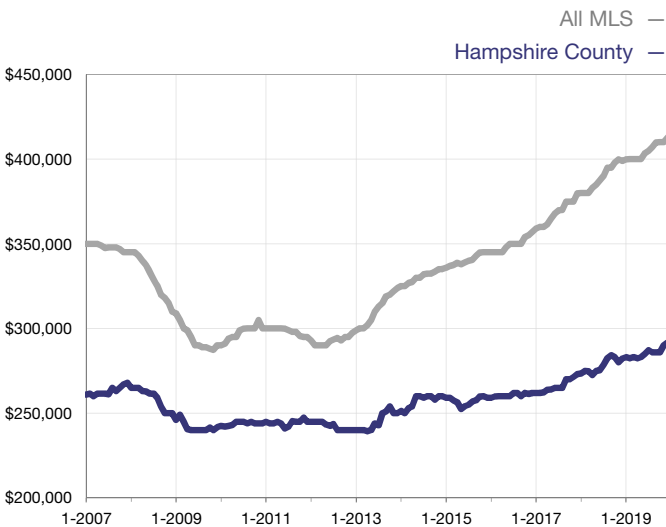
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	20	20	0.0%	44	37	- 15.9%
Closed Sales	16	15	- 6.3%	24	26	+ 8.3%
Median Sales Price*	\$222,250	\$252,750	+ 13.7%	\$222,250	\$243,875	+ 9.7%
Inventory of Homes for Sale	54	44	- 18.5%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	63	44	- 30.2%	64	51	- 20.3%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	97.0%	96.9%	- 0.1%
New Listings	20	21	+ 5.0%	43	41	- 4.7%

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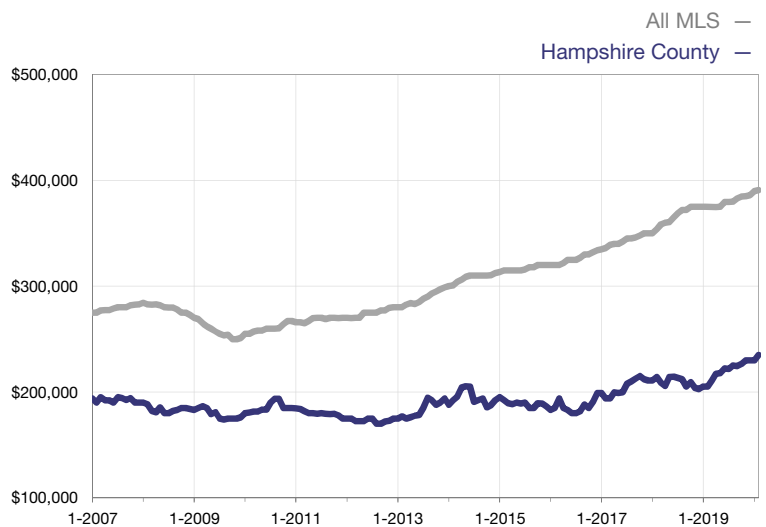
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Local Market Update – February 2020

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Middlesex County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	677	743	+ 9.7%	1,325	1,345	+ 1.5%
Closed Sales	497	433	- 12.9%	1,061	1,057	- 0.4%
Median Sales Price*	\$505,000	\$560,000	+ 10.9%	\$525,000	\$565,000	+ 7.6%
Inventory of Homes for Sale	1,451	1,041	- 28.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	65	73	+ 12.3%	65	70	+ 7.7%
Percent of Original List Price Received*	96.2%	96.5%	+ 0.3%	96.0%	96.2%	+ 0.2%
New Listings	861	965	+ 12.1%	1,669	1,612	- 3.4%

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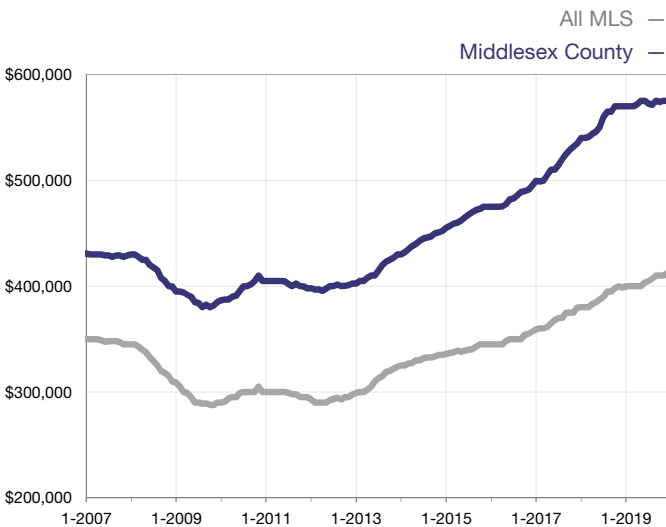
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	421	492	+ 16.9%	805	877	+ 8.9%
Closed Sales	267	282	+ 5.6%	578	613	+ 6.1%
Median Sales Price*	\$467,300	\$517,500	+ 10.7%	\$450,000	\$511,000	+ 13.6%
Inventory of Homes for Sale	727	501	- 31.1%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	58	68	+ 17.2%	58	64	+ 10.3%
Percent of Original List Price Received*	98.0%	98.1%	+ 0.1%	97.8%	97.7%	- 0.1%
New Listings	478	497	+ 4.0%	974	962	- 1.2%

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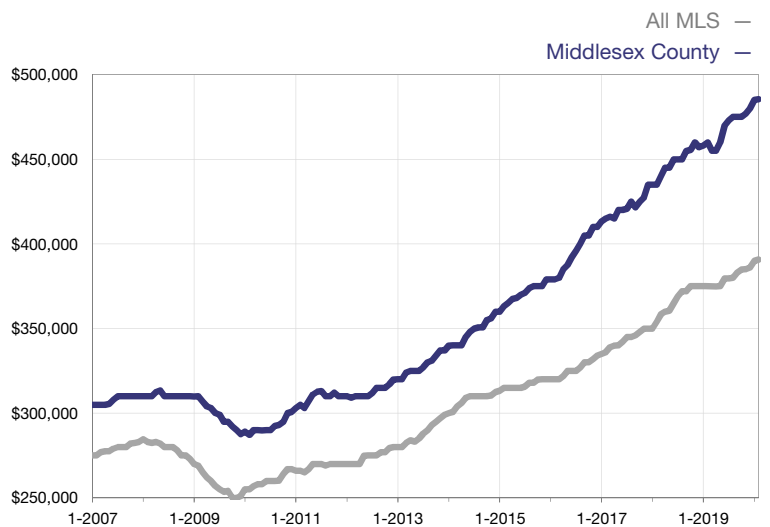
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	5	+ 150.0%	3	6	+ 100.0%
Closed Sales	5	2	- 60.0%	7	6	- 14.3%
Median Sales Price*	\$1,850,000	\$2,052,500	+ 10.9%	\$1,700,000	\$2,672,500	+ 57.2%
Inventory of Homes for Sale	40	18	- 55.0%	--	--	--
Months Supply of Inventory	9.1	4.0	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	123	119	- 3.3%	92	100	+ 8.7%
Percent of Original List Price Received*	92.7%	91.7%	- 1.1%	93.5%	86.4%	- 7.6%
New Listings	3	5	+ 66.7%	8	8	0.0%

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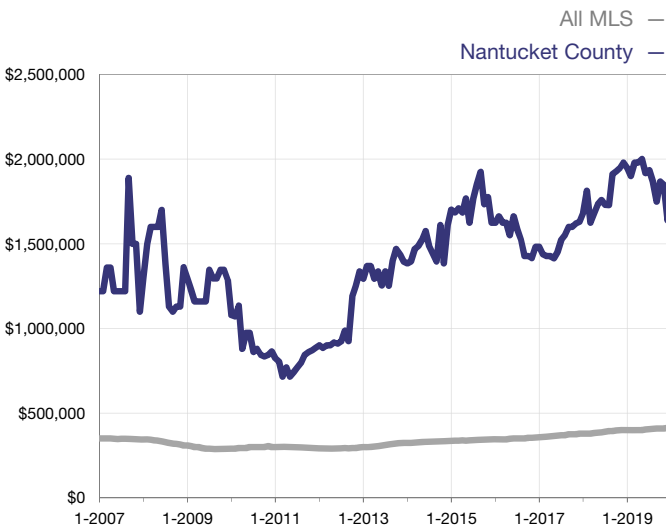
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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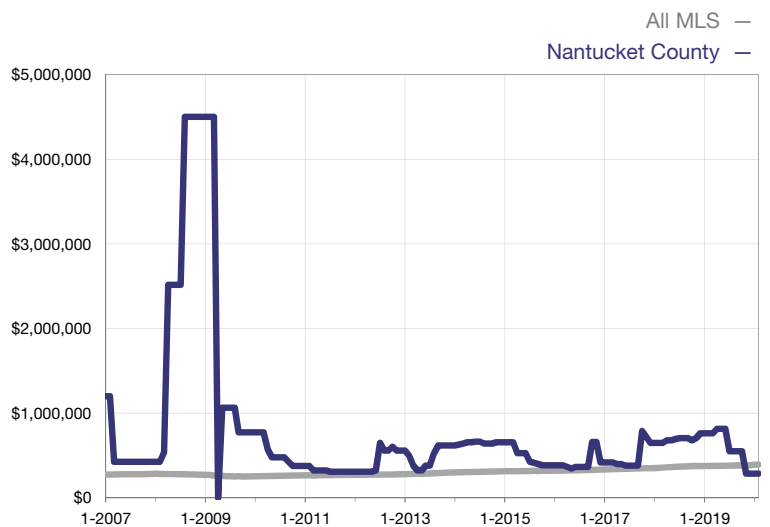
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – February 2020

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Norfolk County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	354	449	+ 26.8%	670	805	+ 20.1%
Closed Sales	272	247	- 9.2%	594	591	- 0.5%
Median Sales Price*	\$505,000	\$530,500	+ 5.0%	\$500,000	\$525,040	+ 5.0%
Inventory of Homes for Sale	952	684	- 28.2%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	77	78	+ 1.3%	73	68	- 6.8%
Percent of Original List Price Received*	94.7%	96.4%	+ 1.8%	95.4%	96.3%	+ 0.9%
New Listings	466	605	+ 29.8%	908	1,004	+ 10.6%

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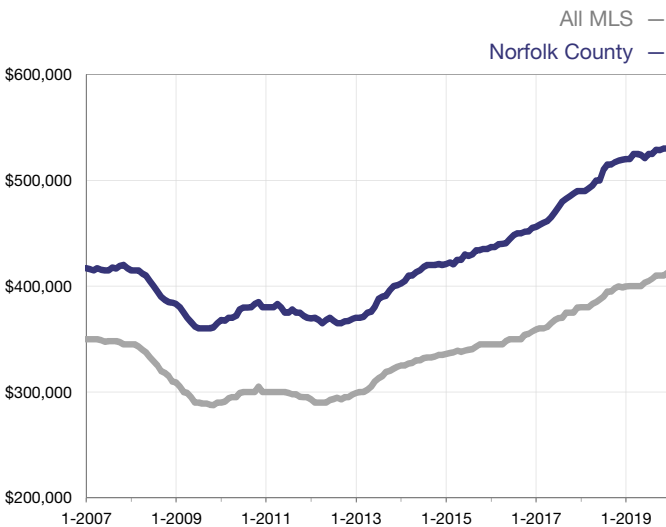
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	179	192	+ 7.3%	335	360	+ 7.5%
Closed Sales	125	138	+ 10.4%	252	298	+ 18.3%
Median Sales Price*	\$400,000	\$429,385	+ 7.3%	\$417,000	\$420,950	+ 0.9%
Inventory of Homes for Sale	411	305	- 25.8%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	76	71	- 6.6%	68	70	+ 2.9%
Percent of Original List Price Received*	96.9%	98.6%	+ 1.8%	97.2%	97.9%	+ 0.7%
New Listings	202	254	+ 25.7%	481	427	- 11.2%

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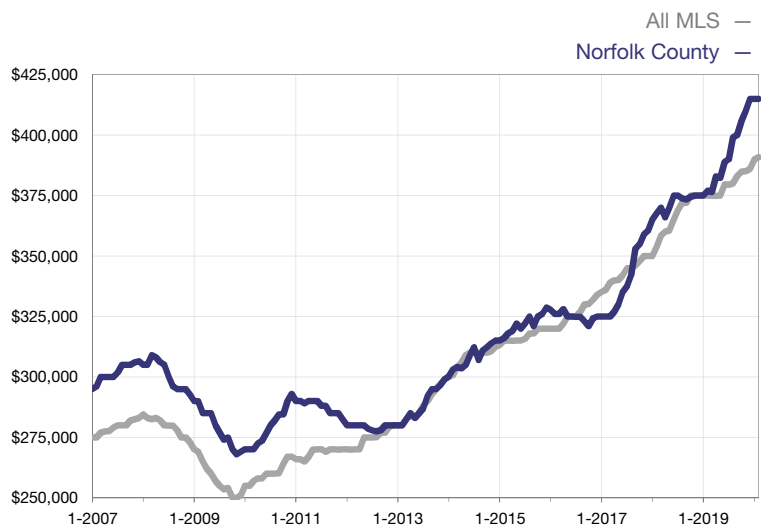
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – February 2020

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Plymouth County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	388	510	+ 31.4%	734	903	+ 23.0%
Closed Sales	279	292	+ 4.7%	596	637	+ 6.9%
Median Sales Price*	\$379,000	\$405,000	+ 6.9%	\$374,950	\$405,000	+ 8.0%
Inventory of Homes for Sale	1,302	898	- 31.0%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	89	82	- 7.9%	85	78	- 8.2%
Percent of Original List Price Received*	94.5%	96.2%	+ 1.8%	94.9%	95.9%	+ 1.1%
New Listings	507	581	+ 14.6%	1,011	1,025	+ 1.4%

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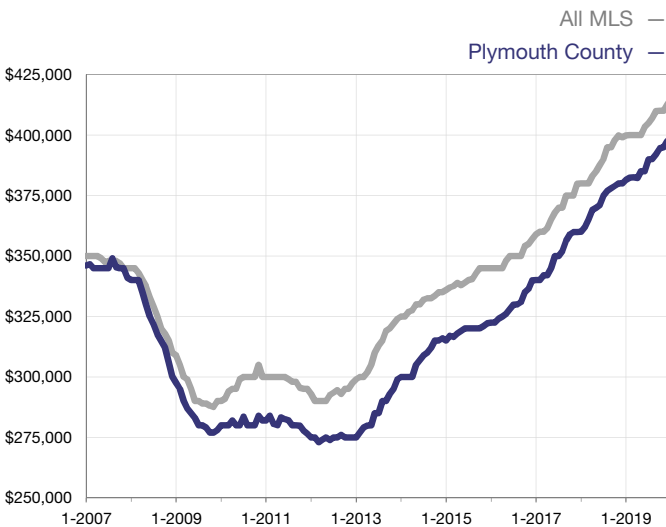
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	85	98	+ 15.3%	173	197	+ 13.9%
Closed Sales	70	68	- 2.9%	141	160	+ 13.5%
Median Sales Price*	\$252,500	\$300,000	+ 18.8%	\$270,000	\$340,000	+ 25.9%
Inventory of Homes for Sale	315	229	- 27.3%	--	--	--
Months Supply of Inventory	3.1	2.0	- 35.5%	--	--	--
Cumulative Days on Market Until Sale	70	69	- 1.4%	69	69	0.0%
Percent of Original List Price Received*	96.3%	96.9%	+ 0.6%	96.8%	97.6%	+ 0.8%
New Listings	120	123	+ 2.5%	232	256	+ 10.3%

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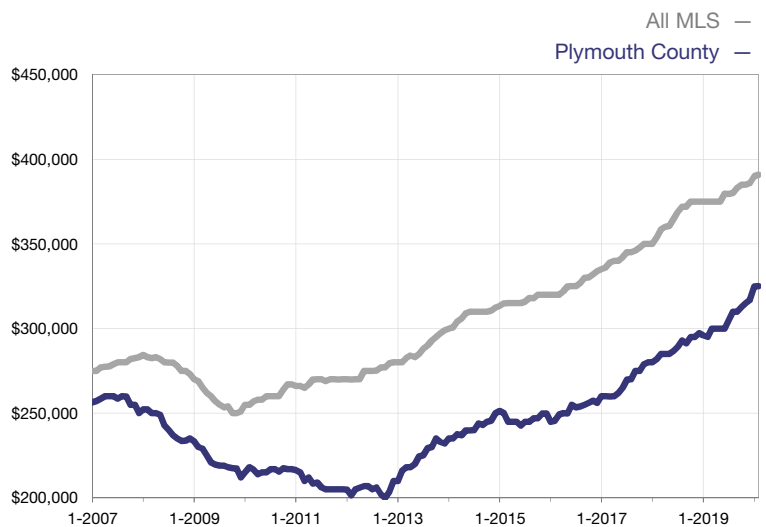
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – February 2020

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Suffolk County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	61	94	+ 54.1%	147	159	+ 8.2%
Closed Sales	66	58	- 12.1%	131	124	- 5.3%
Median Sales Price*	\$505,000	\$555,000	+ 9.9%	\$525,000	\$560,000	+ 6.7%
Inventory of Homes for Sale	202	101	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	52	53	+ 1.9%	55	51	- 7.3%
Percent of Original List Price Received*	98.0%	97.9%	- 0.1%	97.3%	97.2%	- 0.1%
New Listings	101	96	- 5.0%	204	179	- 12.3%

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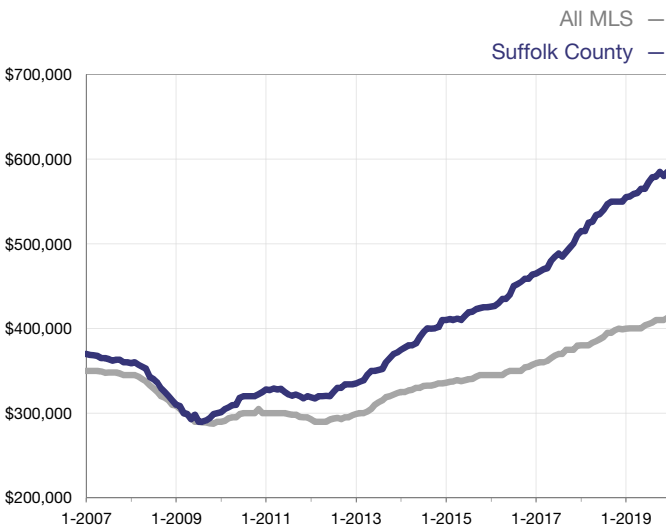
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	320	416	+ 30.0%	625	749	+ 19.8%
Closed Sales	245	244	- 0.4%	475	553	+ 16.4%
Median Sales Price*	\$542,500	\$660,000	+ 21.7%	\$578,200	\$670,000	+ 15.9%
Inventory of Homes for Sale	910	757	- 16.8%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	60	67	+ 11.7%	60	65	+ 8.3%
Percent of Original List Price Received*	96.9%	96.9%	0.0%	96.7%	96.6%	- 0.1%
New Listings	456	523	+ 14.7%	957	997	+ 4.2%

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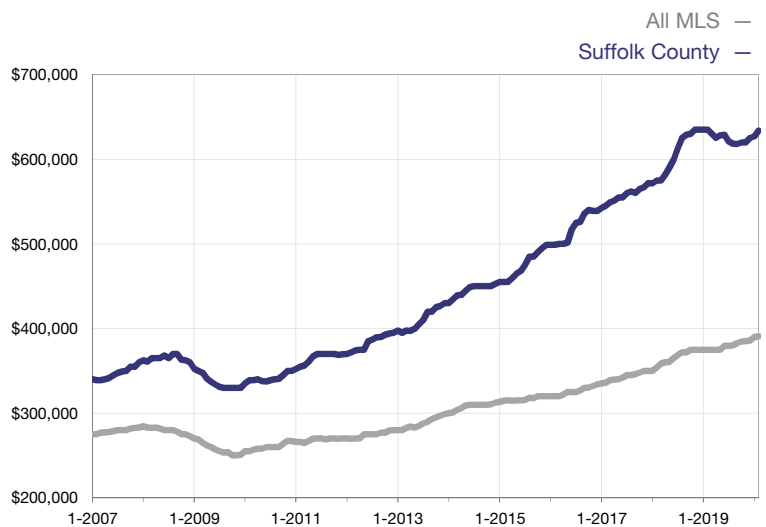
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – February 2020

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Worcester County

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	501	631	+ 25.9%	992	1,176	+ 18.5%
Closed Sales	409	399	- 2.4%	879	906	+ 3.1%
Median Sales Price*	\$277,500	\$276,500	- 0.4%	\$272,000	\$290,000	+ 6.6%
Inventory of Homes for Sale	1,579	1,050	- 33.5%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	83	72	- 13.3%	78	70	- 10.3%
Percent of Original List Price Received*	94.7%	96.5%	+ 1.9%	94.5%	96.0%	+ 1.6%
New Listings	564	692	+ 22.7%	1,177	1,274	+ 8.2%

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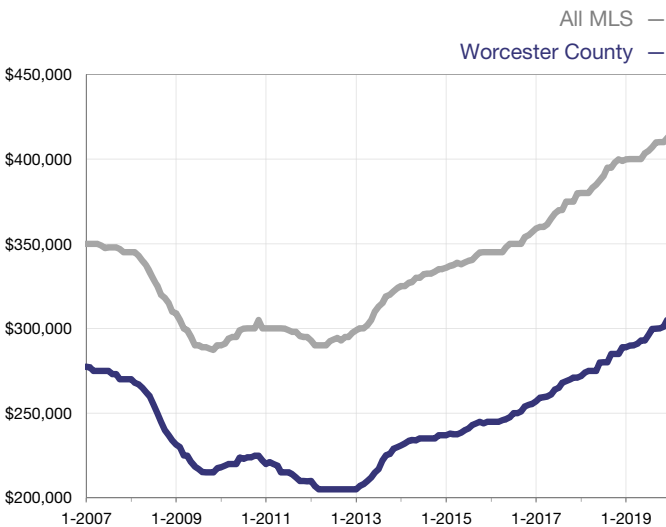
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	106	147	+ 38.7%	223	284	+ 27.4%
Closed Sales	101	107	+ 5.9%	198	203	+ 2.5%
Median Sales Price*	\$205,000	\$220,000	+ 7.3%	\$205,000	\$230,000	+ 12.2%
Inventory of Homes for Sale	292	195	- 33.2%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	75	74	- 1.3%	65	63	- 3.1%
Percent of Original List Price Received*	97.6%	97.1%	- 0.5%	97.7%	97.5%	- 0.2%
New Listings	131	146	+ 11.5%	260	290	+ 11.5%

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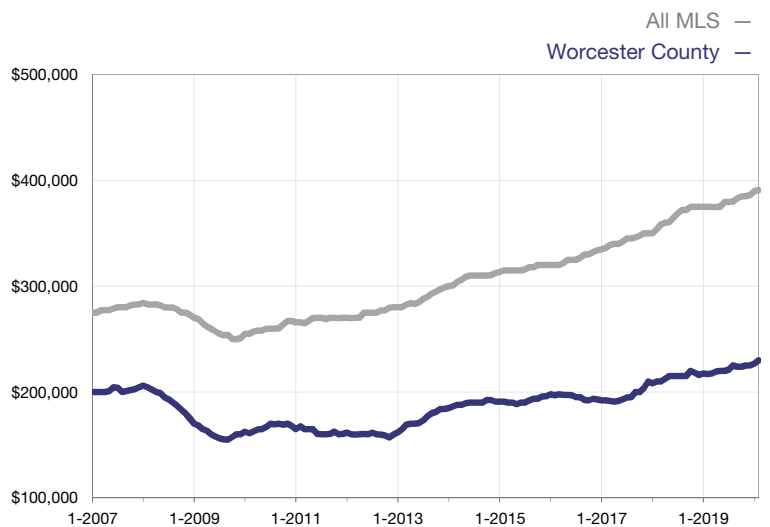
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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