

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	431	762	+ 76.8%	3,384	3,996	+ 18.1%
Closed Sales	453	604	+ 33.3%	3,172	3,310	+ 4.4%
Median Sales Price*	\$430,000	\$539,500	+ 25.5%	\$429,950	\$475,000	+ 10.5%
Inventory of Homes for Sale	2,535	1,063	- 58.1%	--	--	--
Months Supply of Inventory	6.2	2.6	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	93	103	+ 10.8%	109	110	+ 0.9%
Percent of Original List Price Received*	93.6%	95.9%	+ 2.5%	93.9%	94.7%	+ 0.9%
New Listings	603	614	+ 1.8%	4,924	4,329	- 12.1%

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

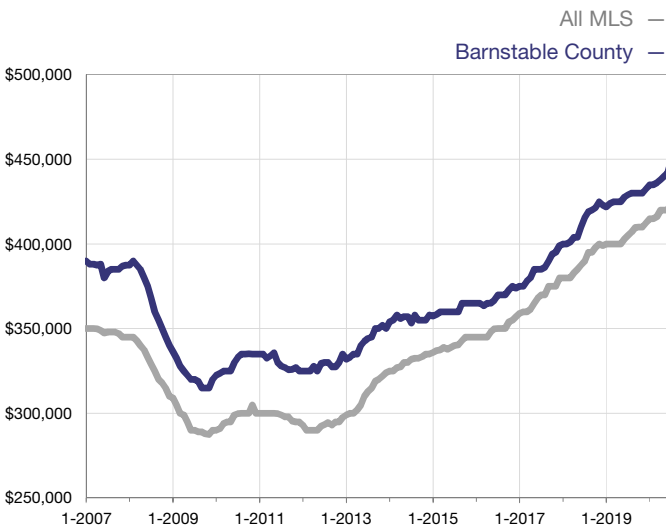
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	125	199	+ 59.2%	846	951	+ 12.4%
Closed Sales	111	173	+ 55.9%	734	796	+ 8.4%
Median Sales Price*	\$333,000	\$348,500	+ 4.7%	\$278,500	\$314,500	+ 12.9%
Inventory of Homes for Sale	652	350	- 46.3%	--	--	--
Months Supply of Inventory	6.7	3.3	- 50.7%	--	--	--
Cumulative Days on Market Until Sale	94	106	+ 12.8%	104	109	+ 4.8%
Percent of Original List Price Received*	94.9%	95.9%	+ 1.1%	94.5%	95.6%	+ 1.2%
New Listings	170	161	- 5.3%	1,267	1,118	- 11.8%

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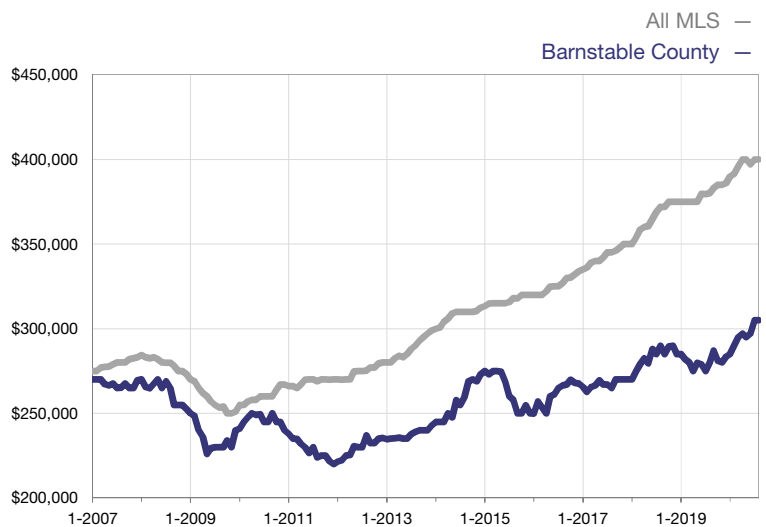
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	171	230	+ 34.5%	1,047	1,222	+ 16.7%
Closed Sales	162	220	+ 35.8%	896	974	+ 8.7%
Median Sales Price*	\$215,000	\$280,000	+ 30.2%	\$216,450	\$240,000	+ 10.9%
Inventory of Homes for Sale	1,059	506	- 52.2%	--	--	--
Months Supply of Inventory	8.8	3.9	- 55.7%	--	--	--
Cumulative Days on Market Until Sale	74	79	+ 6.8%	89	94	+ 5.6%
Percent of Original List Price Received*	93.1%	96.4%	+ 3.5%	92.6%	94.0%	+ 1.5%
New Listings	224	258	+ 15.2%	1,724	1,424	- 17.4%

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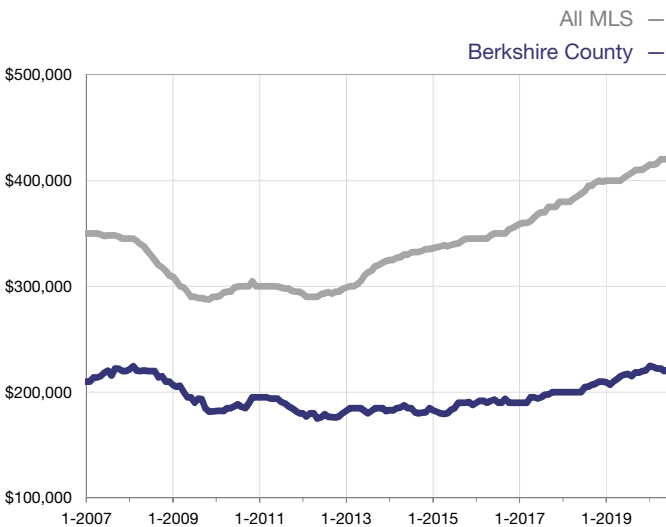
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	20	32	+ 60.0%	125	123	- 1.6%
Closed Sales	26	20	- 23.1%	96	93	- 3.1%
Median Sales Price*	\$230,000	\$259,450	+ 12.8%	\$190,000	\$340,000	+ 78.9%
Inventory of Homes for Sale	169	91	- 46.2%	--	--	--
Months Supply of Inventory	13.0	6.3	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	102	196	+ 92.2%	109	152	+ 39.4%
Percent of Original List Price Received*	93.4%	93.6%	+ 0.2%	93.3%	92.7%	- 0.6%
New Listings	11	16	+ 45.5%	204	144	- 29.4%

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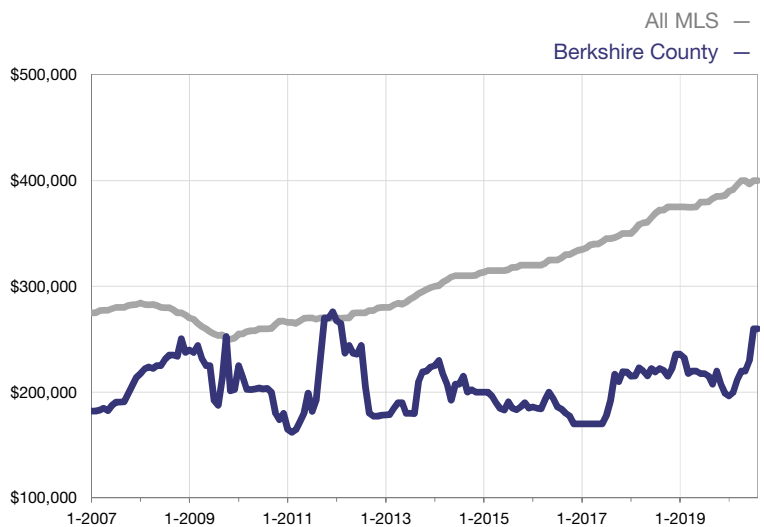
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	439	583	+ 32.8%	3,341	3,501	+ 4.8%
Closed Sales	536	473	- 11.8%	3,109	2,886	- 7.2%
Median Sales Price*	\$345,000	\$380,000	+ 10.1%	\$336,250	\$355,000	+ 5.6%
Inventory of Homes for Sale	1,240	490	- 60.5%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	62	47	- 24.2%	66	59	- 10.6%
Percent of Original List Price Received*	96.9%	99.7%	+ 2.9%	96.8%	98.2%	+ 1.4%
New Listings	515	559	+ 8.5%	4,248	3,805	- 10.4%

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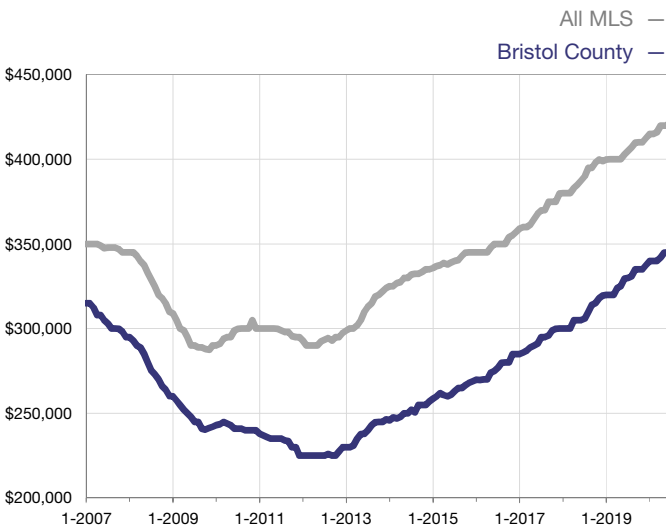
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	73	121	+ 65.8%	557	583	+ 4.7%
Closed Sales	73	63	- 13.7%	501	479	- 4.4%
Median Sales Price*	\$238,000	\$255,000	+ 7.1%	\$225,000	\$240,000	+ 6.7%
Inventory of Homes for Sale	174	71	- 59.2%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	64	40	- 37.5%	58	48	- 17.2%
Percent of Original List Price Received*	97.3%	99.8%	+ 2.6%	97.4%	98.2%	+ 0.8%
New Listings	78	107	+ 37.2%	693	651	- 6.1%

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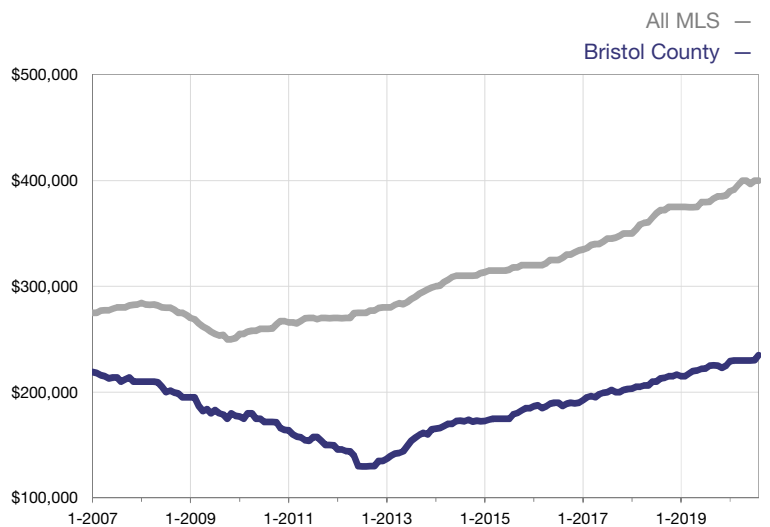
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	13	+ 44.4%	51	58	+ 13.7%
Closed Sales	8	6	- 25.0%	44	45	+ 2.3%
Median Sales Price*	\$1,420,000	\$1,290,000	- 9.2%	\$842,500	\$1,225,000	+ 45.4%
Inventory of Homes for Sale	93	50	- 46.2%	--	--	--
Months Supply of Inventory	10.4	8.2	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	211	132	- 37.4%	190	191	+ 0.5%
Percent of Original List Price Received*	95.9%	92.1%	- 4.0%	92.6%	90.9%	- 1.8%
New Listings	12	15	+ 25.0%	119	99	- 16.8%

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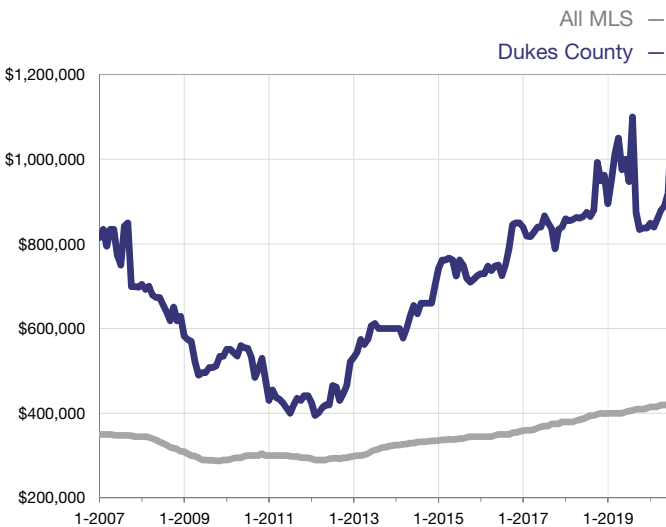
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	6	4	- 33.3%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Median Sales Price*	\$565,000	\$0	- 100.0%	\$595,000	\$80,000	- 86.6%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	1.8	6.6	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	85	0	- 100.0%	141	40	- 71.6%
Percent of Original List Price Received*	96.6%	0.0%	- 100.0%	98.7%	90.3%	- 8.5%
New Listings	0	1	--	8	14	+ 75.0%

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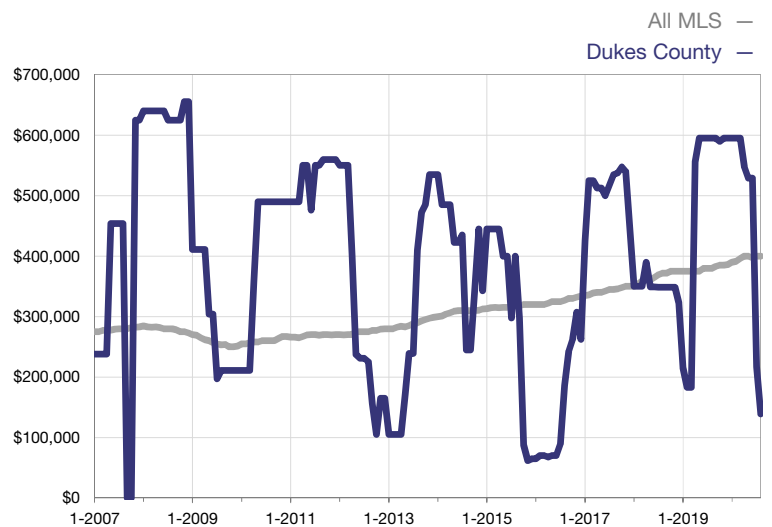
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	562	713	+ 26.9%	4,533	4,242	- 6.4%
Closed Sales	747	661	- 11.5%	4,193	3,589	- 14.4%
Median Sales Price*	\$500,000	\$575,000	+ 15.0%	\$475,000	\$525,000	+ 10.5%
Inventory of Homes for Sale	1,223	532	- 56.5%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	41	41	0.0%	51	45	- 11.8%
Percent of Original List Price Received*	98.3%	100.6%	+ 2.3%	97.9%	99.3%	+ 1.4%
New Listings	630	693	+ 10.0%	5,636	4,732	- 16.0%

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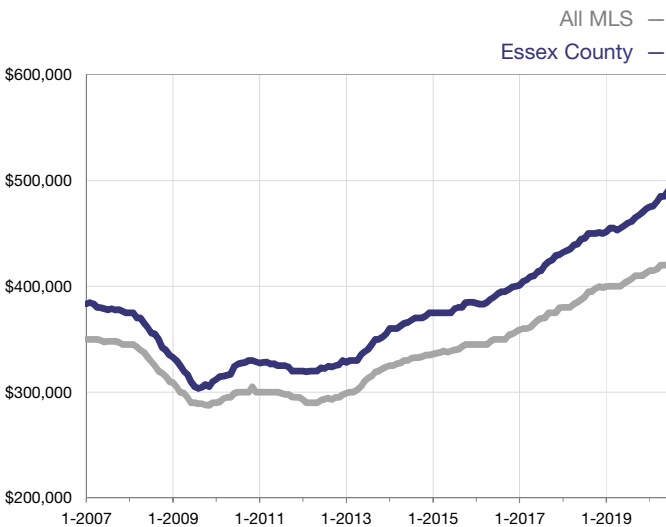
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	242	321	+ 32.6%	2,025	1,917	- 5.3%
Closed Sales	301	302	+ 0.3%	1,875	1,641	- 12.5%
Median Sales Price*	\$310,000	\$345,000	+ 11.3%	\$310,000	\$340,000	+ 9.7%
Inventory of Homes for Sale	519	284	- 45.3%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	46	44	- 4.3%	49	50	+ 2.0%
Percent of Original List Price Received*	98.7%	100.1%	+ 1.4%	98.6%	99.5%	+ 0.9%
New Listings	273	320	+ 17.2%	2,442	2,180	- 10.7%

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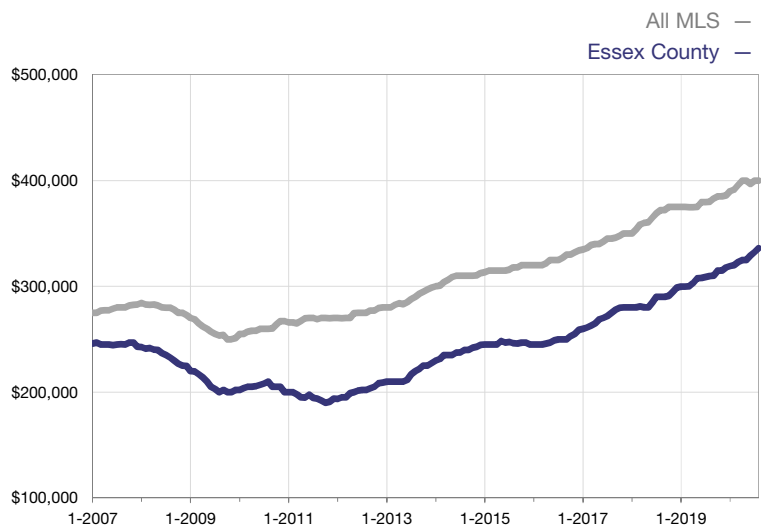
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	53	71	+ 34.0%	438	459	+ 4.8%
Closed Sales	70	77	+ 10.0%	399	380	- 4.8%
Median Sales Price*	\$227,500	\$249,000	+ 9.5%	\$225,000	\$231,250	+ 2.8%
Inventory of Homes for Sale	237	111	- 53.2%	--	--	--
Months Supply of Inventory	4.7	2.3	- 51.1%	--	--	--
Cumulative Days on Market Until Sale	78	59	- 24.4%	89	80	- 10.1%
Percent of Original List Price Received*	95.0%	97.3%	+ 2.4%	94.3%	95.0%	+ 0.7%
New Listings	67	82	+ 22.4%	588	502	- 14.6%

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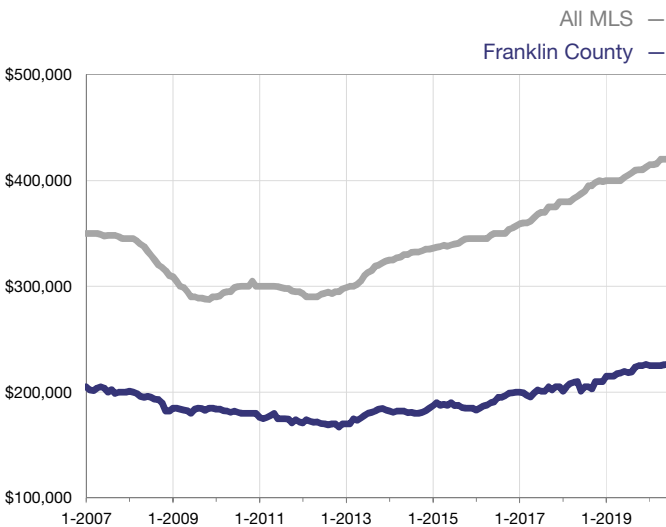
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	1	- 66.7%	30	27	- 10.0%
Closed Sales	5	4	- 20.0%	28	24	- 14.3%
Median Sales Price*	\$230,000	\$167,450	- 27.2%	\$200,000	\$171,500	- 14.3%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	46	23	- 50.0%	104	84	- 19.2%
Percent of Original List Price Received*	93.5%	101.2%	+ 8.2%	95.6%	96.4%	+ 0.8%
New Listings	5	5	0.0%	33	32	- 3.0%

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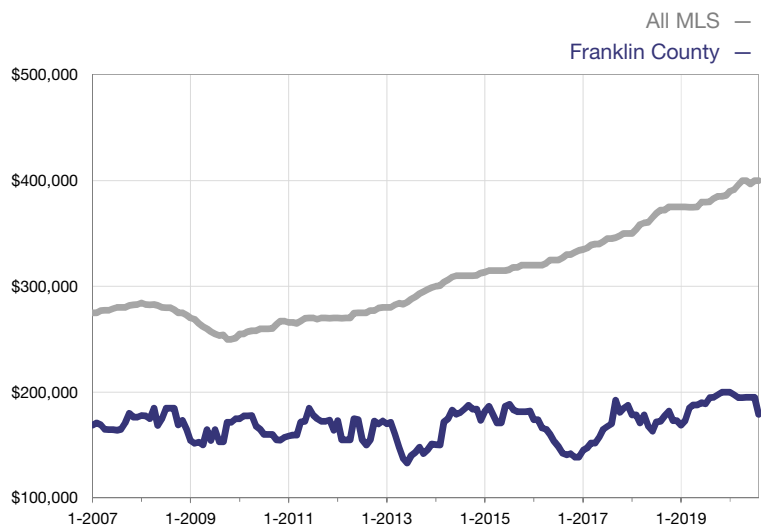
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Hampden County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	395	493	+ 24.8%	2,987	3,008	+ 0.7%
Closed Sales	433	418	- 3.5%	2,755	2,505	- 9.1%
Median Sales Price*	\$211,000	\$244,500	+ 15.9%	\$210,000	\$228,000	+ 8.6%
Inventory of Homes for Sale	1,036	410	- 60.4%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	48	42	- 12.5%	62	53	- 14.5%
Percent of Original List Price Received*	97.3%	99.9%	+ 2.7%	96.8%	98.3%	+ 1.5%
New Listings	498	456	- 8.4%	3,806	3,263	- 14.3%

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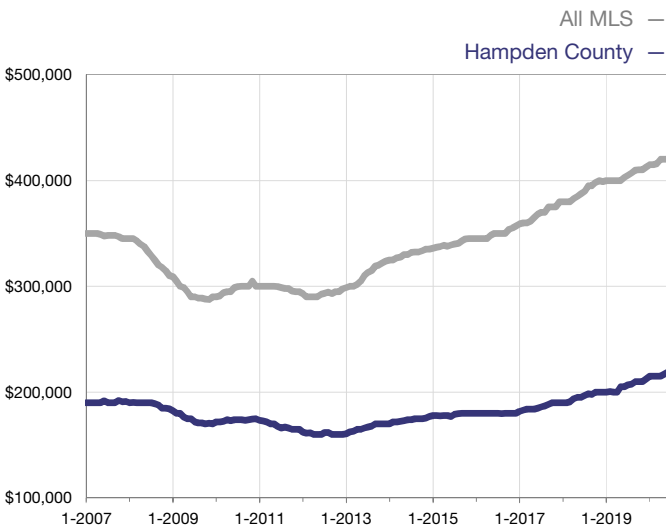
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	46	57	+ 23.9%	403	374	- 7.2%
Closed Sales	53	51	- 3.8%	381	320	- 16.0%
Median Sales Price*	\$152,500	\$170,900	+ 12.1%	\$144,950	\$153,000	+ 5.6%
Inventory of Homes for Sale	124	52	- 58.1%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	54	80	+ 48.1%	71	61	- 14.1%
Percent of Original List Price Received*	97.0%	98.6%	+ 1.6%	96.2%	97.5%	+ 1.4%
New Listings	57	54	- 5.3%	474	379	- 20.0%

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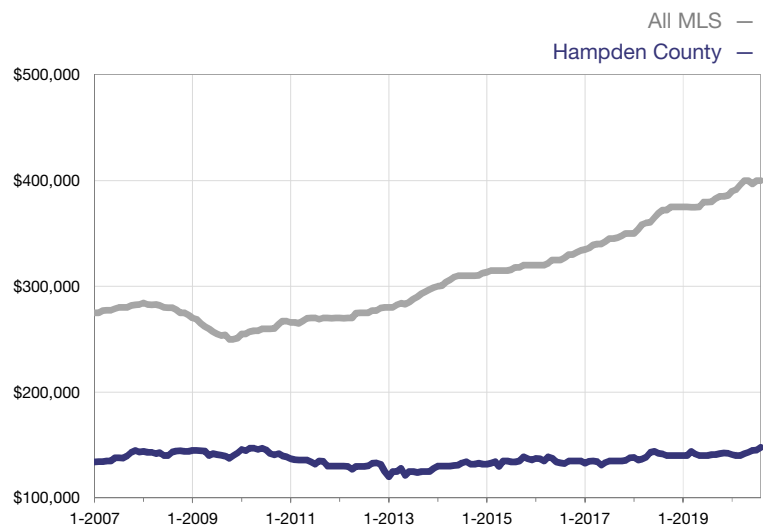
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Hampshire County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	126	141	+ 11.9%	927	918	- 1.0%
Closed Sales	157	117	- 25.5%	809	771	- 4.7%
Median Sales Price*	\$312,000	\$330,000	+ 5.8%	\$296,500	\$312,000	+ 5.2%
Inventory of Homes for Sale	446	213	- 52.2%	--	--	--
Months Supply of Inventory	4.4	2.1	- 52.3%	--	--	--
Cumulative Days on Market Until Sale	67	56	- 16.4%	82	71	- 13.4%
Percent of Original List Price Received*	96.8%	99.2%	+ 2.5%	95.8%	97.1%	+ 1.4%
New Listings	153	147	- 3.9%	1,251	1,031	- 17.6%

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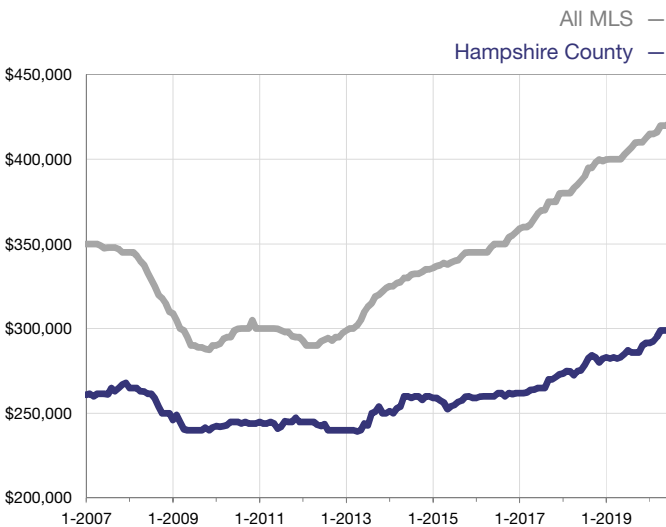
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	16	22	+ 37.5%	198	164	- 17.2%
Closed Sales	33	35	+ 6.1%	187	147	- 21.4%
Median Sales Price*	\$239,000	\$237,000	- 0.8%	\$239,000	\$230,000	- 3.8%
Inventory of Homes for Sale	71	56	- 21.1%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	90	51	- 43.3%	73	65	- 11.0%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	97.6%	97.9%	+ 0.3%
New Listings	25	34	+ 36.0%	226	203	- 10.2%

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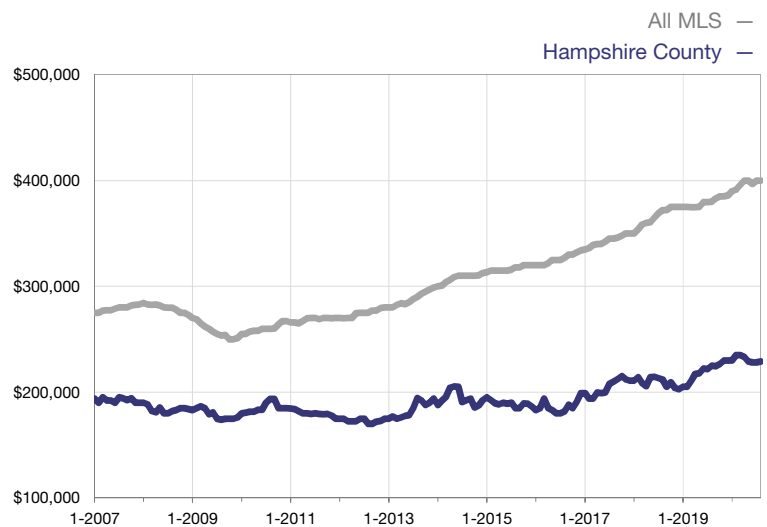
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Local Market Update – August 2020

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Middlesex County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	858	1,272	+ 48.3%	7,951	7,734	- 2.7%
Closed Sales	1,272	1,269	- 0.2%	7,519	6,607	- 12.1%
Median Sales Price*	\$597,250	\$660,000	+ 10.5%	\$585,000	\$630,000	+ 7.7%
Inventory of Homes for Sale	2,003	998	- 50.2%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	41	36	- 12.2%	47	45	- 4.3%
Percent of Original List Price Received*	98.7%	101.1%	+ 2.4%	98.8%	99.6%	+ 0.8%
New Listings	908	1,224	+ 34.8%	10,040	8,855	- 11.8%

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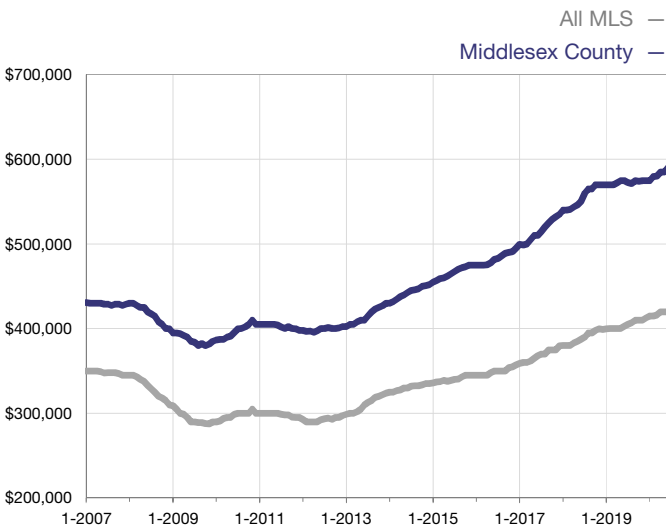
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	437	581	+ 33.0%	4,202	3,859	- 8.2%
Closed Sales	603	560	- 7.1%	3,868	3,344	- 13.5%
Median Sales Price*	\$494,000	\$507,500	+ 2.7%	\$485,000	\$510,000	+ 5.2%
Inventory of Homes for Sale	892	752	- 15.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	37	34	- 8.1%	41	45	+ 9.8%
Percent of Original List Price Received*	99.7%	100.0%	+ 0.3%	99.7%	99.6%	- 0.1%
New Listings	475	637	+ 34.1%	5,125	4,768	- 7.0%

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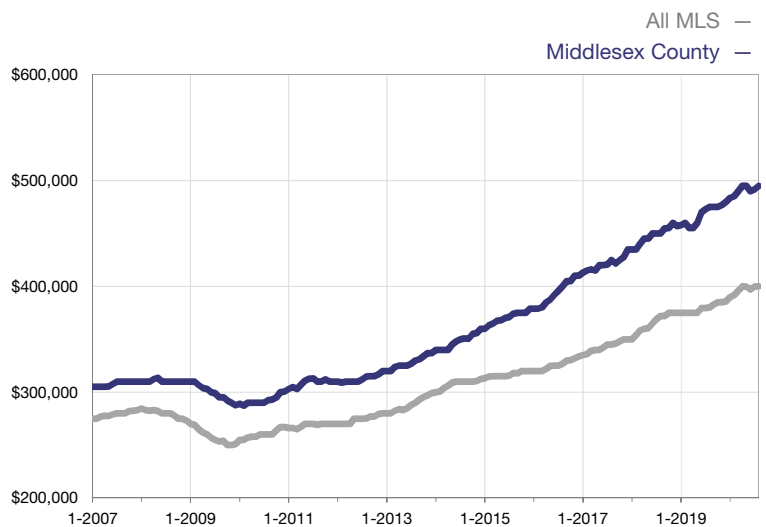
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	15	+ 7.1%	39	43	+ 10.3%
Closed Sales	6	4	- 33.3%	28	25	- 10.7%
Median Sales Price*	\$1,400,000	\$3,425,000	+ 144.6%	\$1,500,000	\$2,600,000	+ 73.3%
Inventory of Homes for Sale	58	44	- 24.1%	--	--	--
Months Supply of Inventory	11.4	10.1	- 11.4%	--	--	--
Cumulative Days on Market Until Sale	92	117	+ 27.2%	100	102	+ 2.0%
Percent of Original List Price Received*	95.4%	95.9%	+ 0.5%	93.3%	92.0%	- 1.4%
New Listings	8	16	+ 100.0%	84	88	+ 4.8%

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

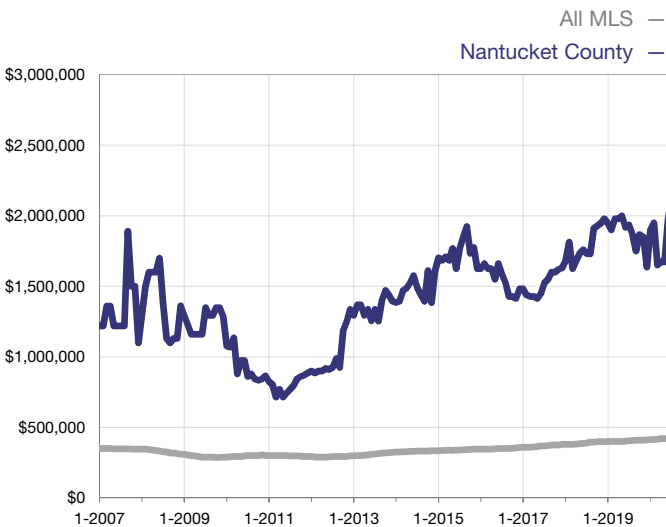
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$285,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	82	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	90.5%	0.0%	- 100.0%
New Listings	0	0	--	2	4	+ 100.0%

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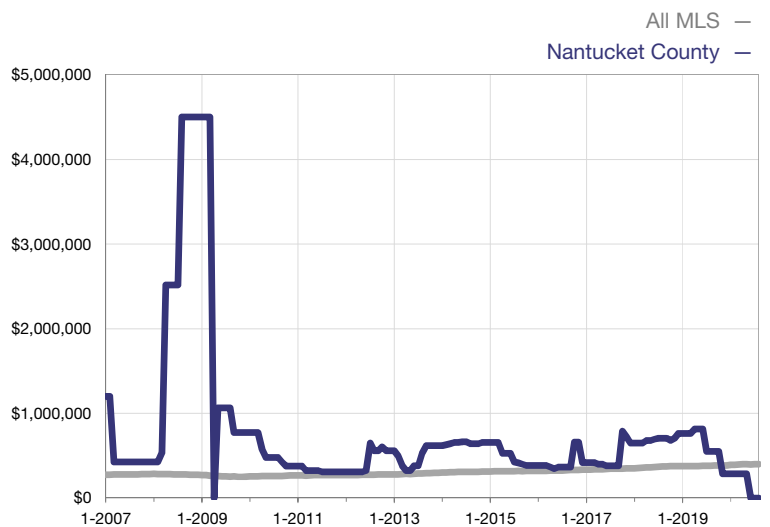
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Norfolk County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	493	688	+ 39.6%	4,338	4,341	+ 0.1%
Closed Sales	708	717	+ 1.3%	4,057	3,702	- 8.8%
Median Sales Price*	\$545,000	\$613,000	+ 12.5%	\$539,900	\$565,000	+ 4.6%
Inventory of Homes for Sale	1,265	644	- 49.1%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	46	39	- 15.2%	51	47	- 7.8%
Percent of Original List Price Received*	97.7%	99.9%	+ 2.3%	98.0%	98.6%	+ 0.6%
New Listings	550	683	+ 24.2%	5,694	5,090	- 10.6%

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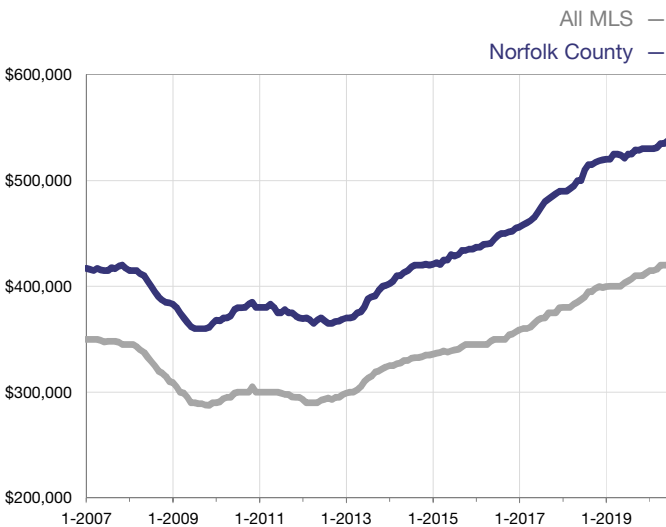
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	209	249	+ 19.1%	1,830	1,559	- 14.8%
Closed Sales	254	258	+ 1.6%	1,618	1,438	- 11.1%
Median Sales Price*	\$410,500	\$450,000	+ 9.6%	\$411,121	\$440,000	+ 7.0%
Inventory of Homes for Sale	560	423	- 24.5%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	44	49	+ 11.4%	47	54	+ 14.9%
Percent of Original List Price Received*	98.4%	98.7%	+ 0.3%	99.1%	98.9%	- 0.2%
New Listings	241	285	+ 18.3%	2,403	2,068	- 13.9%

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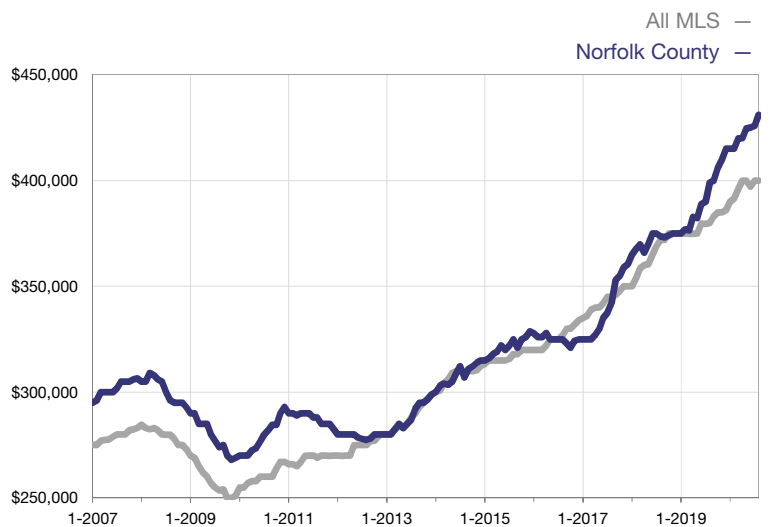
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Plymouth County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	562	745	+ 32.6%	4,387	4,567	+ 4.1%
Closed Sales	704	698	- 0.9%	4,019	3,715	- 7.6%
Median Sales Price*	\$407,750	\$455,000	+ 11.6%	\$399,000	\$435,200	+ 9.1%
Inventory of Homes for Sale	1,753	637	- 63.7%	--	--	--
Months Supply of Inventory	3.5	1.3	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	55	45	- 18.2%	63	62	- 1.6%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	97.1%	97.8%	+ 0.7%
New Listings	707	666	- 5.8%	5,954	5,065	- 14.9%

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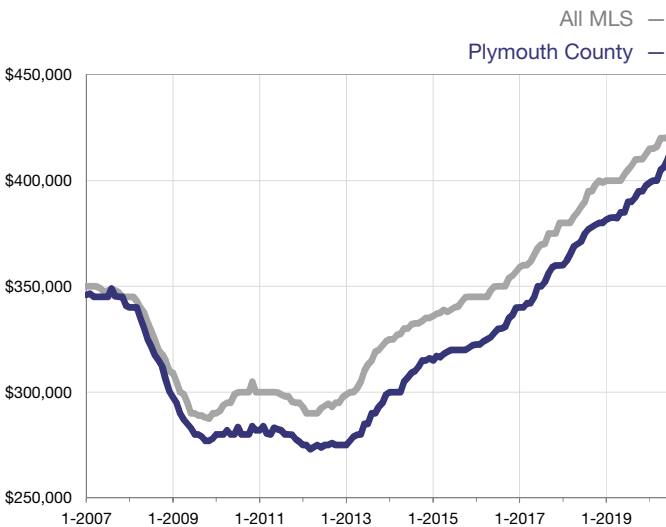
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	100	182	+ 82.0%	931	960	+ 3.1%
Closed Sales	134	116	- 13.4%	925	741	- 19.9%
Median Sales Price*	\$335,000	\$359,500	+ 7.3%	\$315,000	\$340,000	+ 7.9%
Inventory of Homes for Sale	342	179	- 47.7%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	58	62	+ 6.9%	66	69	+ 4.5%
Percent of Original List Price Received*	98.9%	98.9%	0.0%	98.3%	98.7%	+ 0.4%
New Listings	160	170	+ 6.3%	1,225	1,144	- 6.6%

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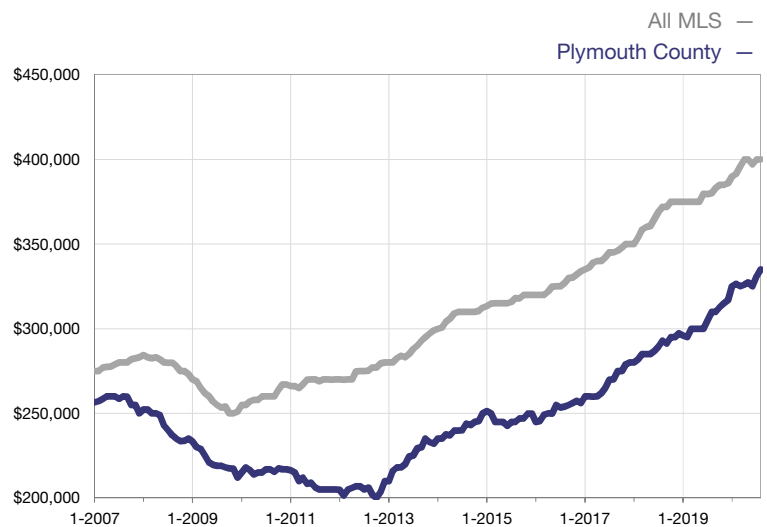
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Suffolk County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	92	134	+ 45.7%	899	792	- 11.9%
Closed Sales	142	115	- 19.0%	844	665	- 21.2%
Median Sales Price*	\$590,000	\$645,500	+ 9.4%	\$595,000	\$626,000	+ 5.2%
Inventory of Homes for Sale	184	185	+ 0.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	44	29	- 34.1%	43	36	- 16.3%
Percent of Original List Price Received*	97.7%	100.8%	+ 3.2%	98.8%	99.7%	+ 0.9%
New Listings	82	142	+ 73.2%	1,101	1,033	- 6.2%

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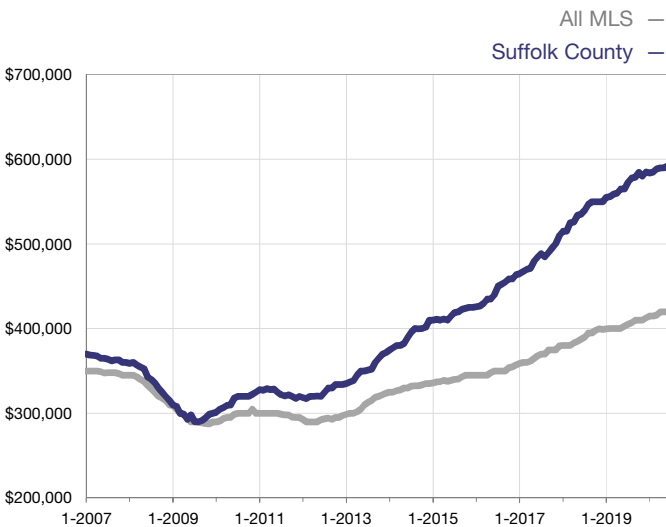
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	351	397	+ 13.1%	3,517	3,106	- 11.7%
Closed Sales	515	488	- 5.2%	3,304	2,855	- 13.6%
Median Sales Price*	\$610,000	\$610,000	0.0%	\$620,000	\$644,000	+ 3.9%
Inventory of Homes for Sale	1,121	1,440	+ 28.5%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--
Cumulative Days on Market Until Sale	43	35	- 18.6%	49	50	+ 2.0%
Percent of Original List Price Received*	98.1%	98.8%	+ 0.7%	98.3%	98.2%	- 0.1%
New Listings	405	702	+ 73.3%	4,869	5,084	+ 4.4%

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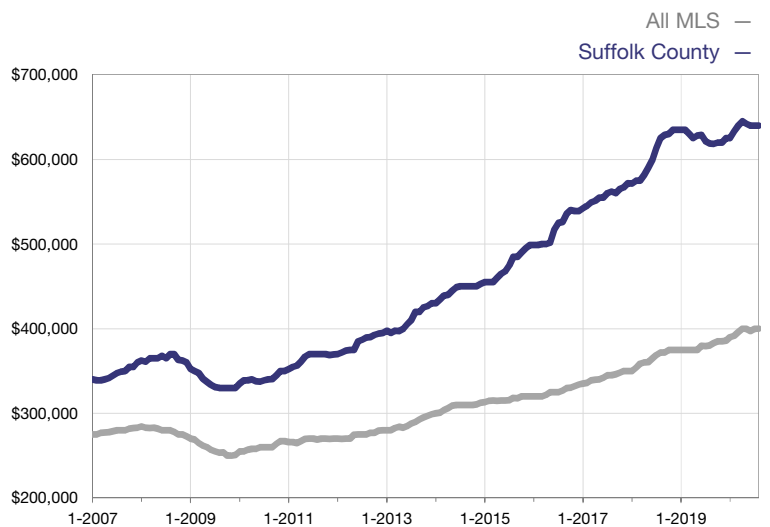
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Worcester County

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	764	1,012	+ 32.5%	5,836	6,053	+ 3.7%
Closed Sales	921	886	- 3.8%	5,357	5,091	- 5.0%
Median Sales Price*	\$320,000	\$364,250	+ 13.8%	\$302,250	\$329,000	+ 8.9%
Inventory of Homes for Sale	2,116	811	- 61.7%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	46	42	- 8.7%	59	53	- 10.2%
Percent of Original List Price Received*	98.0%	100.0%	+ 2.0%	97.5%	98.5%	+ 1.0%
New Listings	993	971	- 2.2%	7,659	6,665	- 13.0%

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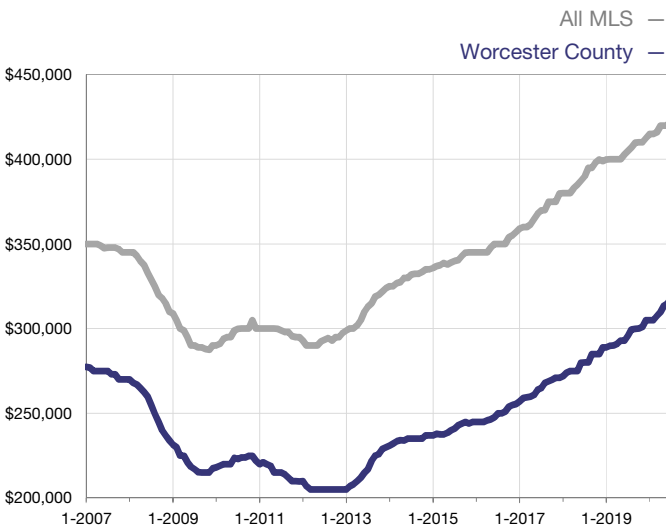
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	164	199	+ 21.3%	1,203	1,233	+ 2.5%
Closed Sales	188	172	- 8.5%	1,087	1,034	- 4.9%
Median Sales Price*	\$240,000	\$259,950	+ 8.3%	\$225,500	\$241,750	+ 7.2%
Inventory of Homes for Sale	379	172	- 54.6%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	48	43	- 10.4%	55	53	- 3.6%
Percent of Original List Price Received*	98.8%	100.0%	+ 1.2%	98.7%	98.8%	+ 0.1%
New Listings	188	192	+ 2.1%	1,496	1,361	- 9.0%

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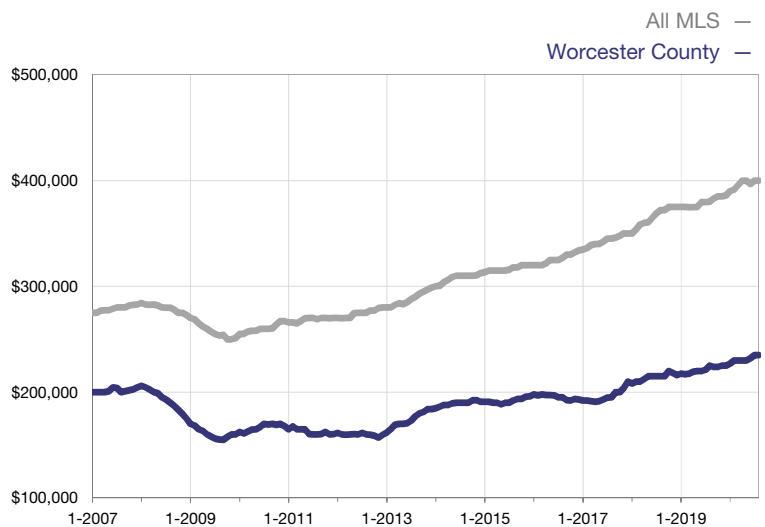
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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