

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 31.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 35.8%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 58.9%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	100	115	+ 15.0%	1,420	1,745	+ 22.9%
Closed Sales	140	191	+ 36.4%	1,354	1,604	+ 18.5%
Median Sales Price*	\$215,000	\$296,000	+ 37.7%	\$220,000	\$259,450	+ 17.9%
Inventory of Homes for Sale	864	362	- 58.1%	--	--	--
Months Supply of Inventory	7.1	2.5	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	77	54	- 29.4%	85	85	+ 0.2%
Percent of Original List Price Received*	91.9%	97.3%	+ 5.8%	92.2%	94.8%	+ 2.8%
New Listings	92	111	+ 20.7%	2,178	1,921	- 11.8%

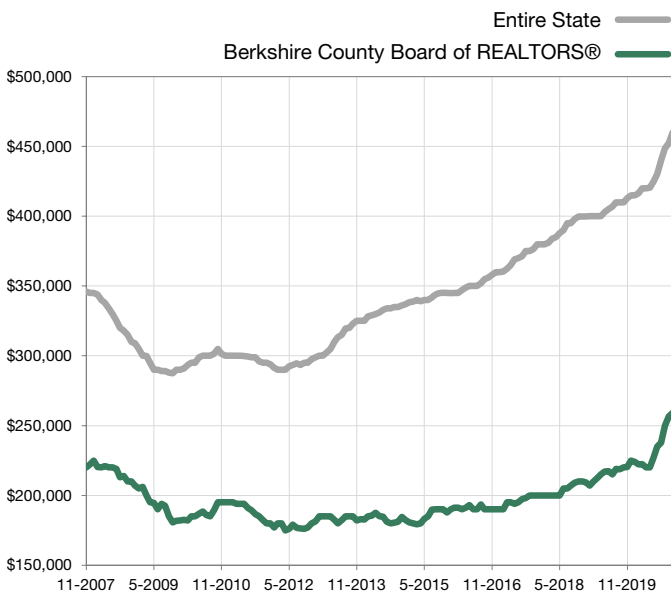
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	15	+ 114.3%	170	179	+ 5.3%
Closed Sales	14	12	- 14.3%	157	169	+ 7.6%
Median Sales Price*	\$225,950	\$247,450	+ 9.5%	\$199,500	\$299,000	+ 49.9%
Inventory of Homes for Sale	154	56	- 63.6%	--	--	--
Months Supply of Inventory	10.7	3.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	128	86	- 33.1%	116	146	+ 26.0%
Percent of Original List Price Received*	91.8%	95.2%	+ 3.7%	92.4%	93.0%	+ 0.7%
New Listings	13	9	- 30.8%	263	198	- 24.7%

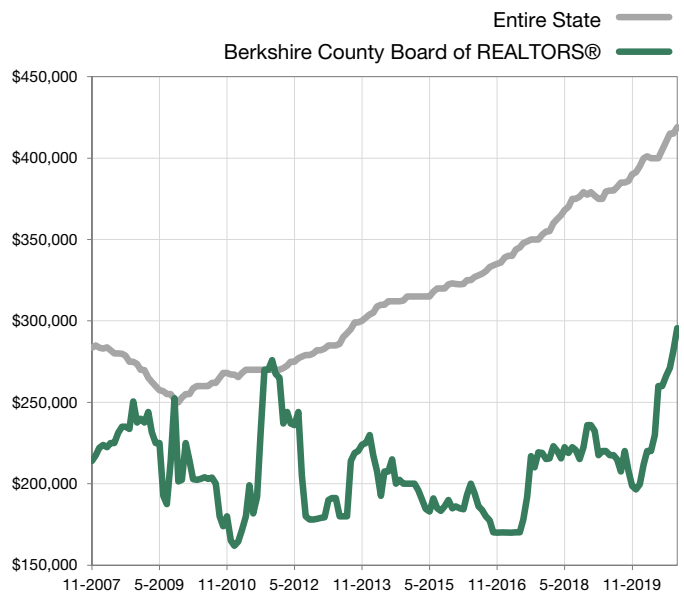
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 30.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 30.1%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 54.2%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	431	614	+ 42.5%	5,218	6,349	+ 21.7%
Closed Sales	456	578	+ 26.8%	4,955	5,684	+ 14.7%
Median Sales Price*	\$429,088	\$563,000	+ 31.2%	\$425,000	\$495,000	+ 16.5%
Inventory of Homes for Sale	2,311	1,004	- 56.6%	--	--	--
Months Supply of Inventory	5.2	2.0	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	106	63	- 40.2%	105	100	- 5.5%
Percent of Original List Price Received*	93.0%	98.0%	+ 5.4%	94.1%	95.8%	+ 1.9%
New Listings	383	576	+ 50.4%	7,233	6,891	- 4.7%

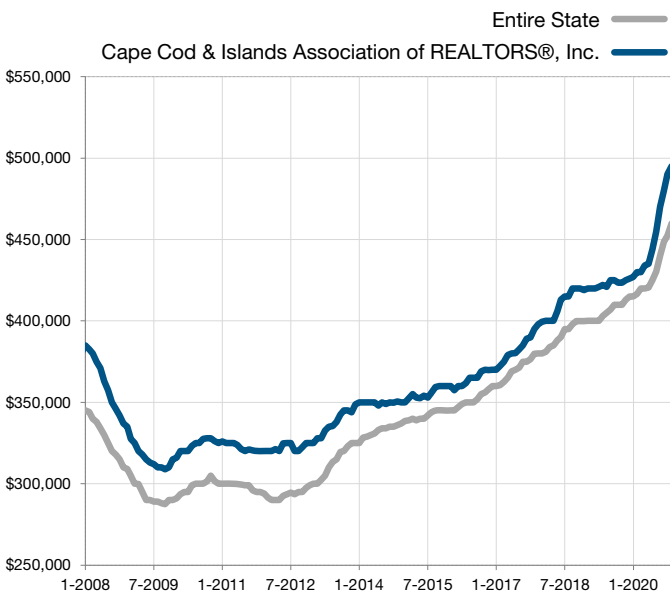
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	108	108	0.0%	1,247	1,480	+ 18.7%
Closed Sales	95	141	+ 48.4%	1,166	1,355	+ 16.2%
Median Sales Price*	\$287,500	\$400,000	+ 39.1%	\$287,000	\$330,000	+ 15.0%
Inventory of Homes for Sale	589	324	- 45.0%	--	--	--
Months Supply of Inventory	5.7	2.7	- 53.1%	--	--	--
Cumulative Days on Market Until Sale	79	76	- 4.2%	103	104	+ 1.4%
Percent of Original List Price Received*	95.0%	98.2%	+ 3.3%	94.6%	96.3%	+ 1.8%
New Listings	92	113	+ 22.8%	1,749	1,687	- 3.5%

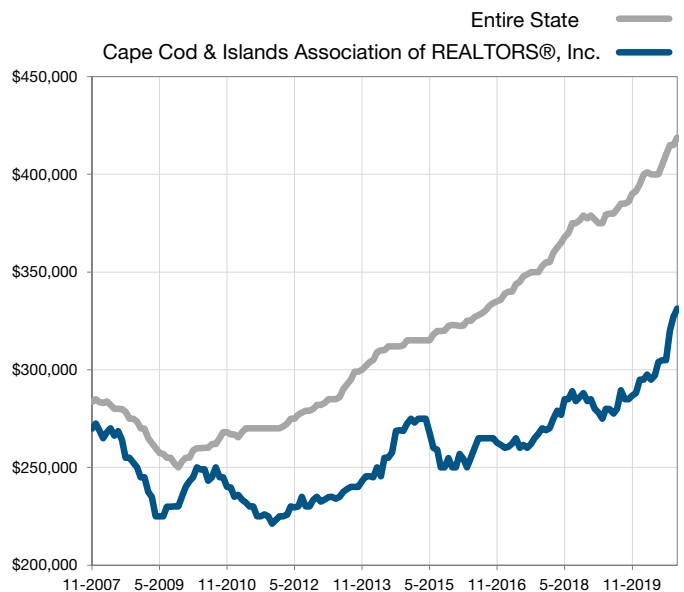
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	942	1,126	+ 19.5%	13,073	13,503	+ 3.3%
Closed Sales	1,054	1,215	+ 15.3%	12,398	12,299	- 0.8%
Median Sales Price*	\$599,450	\$700,000	+ 16.8%	\$620,250	\$678,000	+ 9.3%
Inventory of Homes for Sale	2,278	1,173	- 48.5%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	48	33	- 31.3%	48	42	- 12.5%
Percent of Original List Price Received*	97.4%	101.2%	+ 3.9%	98.3%	99.8%	+ 1.5%
New Listings	699	935	+ 33.8%	16,655	15,697	- 5.8%

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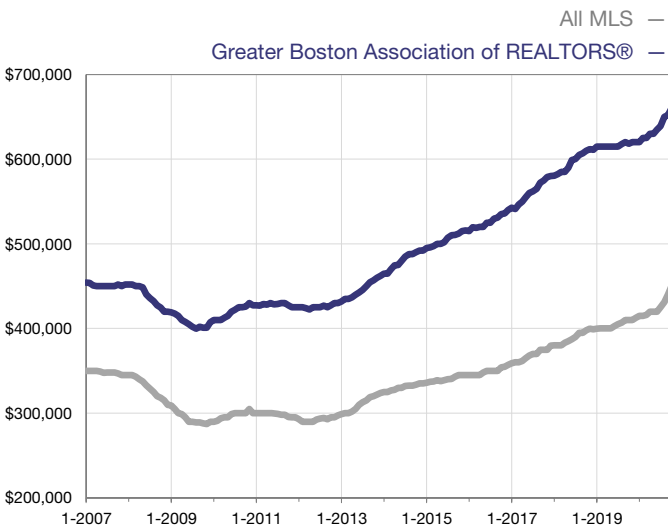
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	768	902	+ 17.4%	10,751	10,120	- 5.9%
Closed Sales	844	878	+ 4.0%	9,953	9,344	- 6.1%
Median Sales Price*	\$565,000	\$578,250	+ 2.3%	\$570,000	\$589,700	+ 3.5%
Inventory of Homes for Sale	2,204	2,632	+ 19.4%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	49	46	- 6.1%	46	47	+ 2.2%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	98.9%	98.8%	- 0.1%
New Listings	654	924	+ 41.3%	14,337	14,964	+ 4.4%

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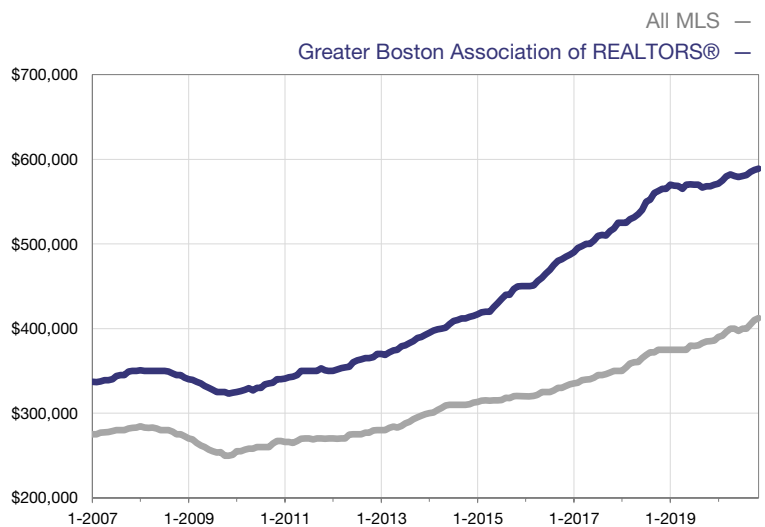
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 36.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.6%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 52.4%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	59	61	+ 3.4%	771	709	- 8.0%
Closed Sales	57	76	+ 33.3%	746	665	- 10.9%
Median Sales Price*	\$495,000	\$550,000	+ 11.1%	\$527,159	\$567,000	+ 7.6%
Inventory of Homes for Sale	136	55	- 59.6%	--	--	--
Months Supply of Inventory	2.1	0.9	- 55.7%	--	--	--
Cumulative Days on Market Until Sale	49	29	- 40.0%	57	49	- 14.2%
Percent of Original List Price Received*	96.8%	101.4%	+ 4.7%	97.0%	99.0%	+ 2.1%
New Listings	53	53	0.0%	1,005	827	- 17.7%

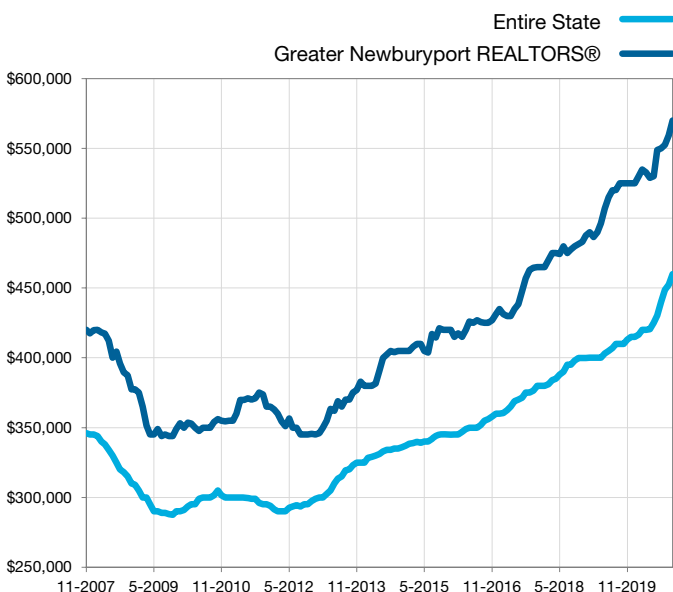
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	28	28	0.0%	392	441	+ 12.5%
Closed Sales	26	37	+ 42.3%	396	413	+ 4.3%
Median Sales Price*	\$392,400	\$400,000	+ 1.9%	\$376,250	\$405,100	+ 7.7%
Inventory of Homes for Sale	72	44	- 38.9%	--	--	--
Months Supply of Inventory	2.0	1.2	- 41.5%	--	--	--
Cumulative Days on Market Until Sale	56	38	- 31.8%	51	46	- 9.8%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	98.4%	99.3%	+ 1.0%
New Listings	22	24	+ 9.1%	499	529	+ 6.0%

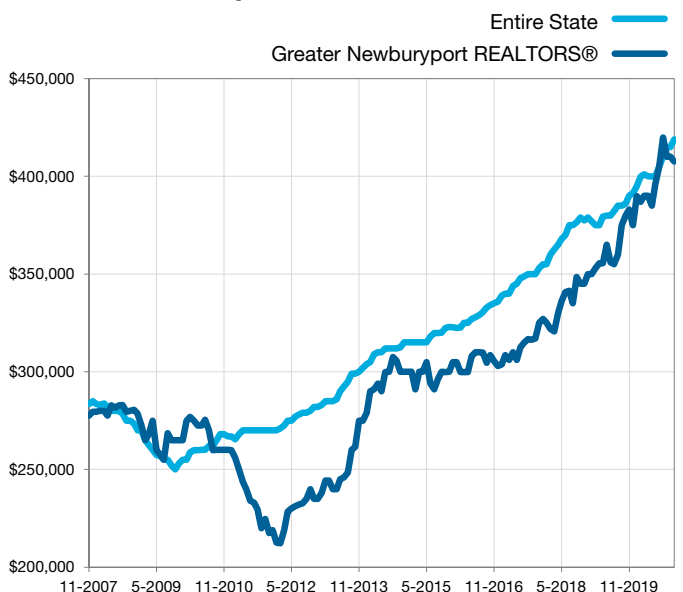
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 15.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 14.0%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 65.4%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	190	270	+ 42.1%	2,693	2,982	+ 10.7%
Closed Sales	228	277	+ 21.5%	2,612	2,643	+ 1.2%
Median Sales Price*	\$285,000	\$320,000	+ 12.3%	\$279,900	\$320,000	+ 14.3%
Inventory of Homes for Sale	714	241	- 66.2%	--	--	--
Months Supply of Inventory	3.0	1.0	- 67.1%	--	--	--
Cumulative Days on Market Until Sale	68	34	- 50.0%	58	51	- 12.7%
Percent of Original List Price Received*	96.0%	101.1%	+ 5.4%	97.2%	99.4%	+ 2.2%
New Listings	194	219	+ 12.9%	3,534	3,231	- 8.6%

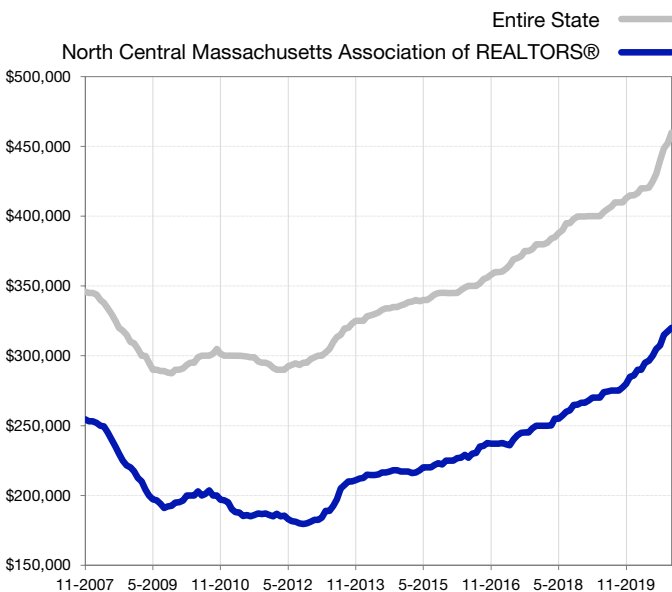
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	27	34	+ 25.9%	403	432	+ 7.2%
Closed Sales	44	38	- 13.6%	384	400	+ 4.2%
Median Sales Price*	\$188,950	\$196,750	+ 4.1%	\$185,000	\$215,000	+ 16.2%
Inventory of Homes for Sale	74	32	- 56.8%	--	--	--
Months Supply of Inventory	2.1	0.9	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 31.6%	43	50	+ 16.2%
Percent of Original List Price Received*	98.5%	101.4%	+ 2.9%	98.4%	99.7%	+ 1.3%
New Listings	33	34	+ 3.0%	508	479	- 5.7%

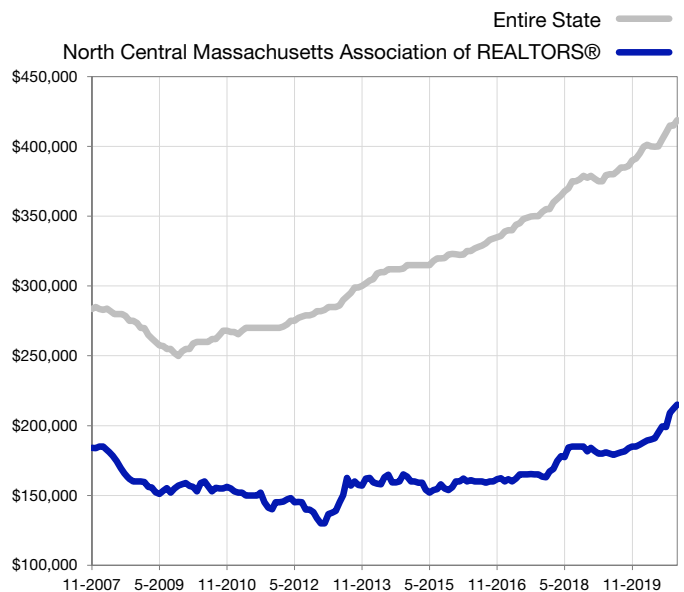
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 26.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 59.1%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	267	329	+ 23.2%	3,854	3,869	+ 0.4%
Closed Sales	318	412	+ 29.6%	3,694	3,553	- 3.8%
Median Sales Price*	\$472,450	\$532,250	+ 12.7%	\$469,900	\$525,000	+ 11.7%
Inventory of Homes for Sale	679	235	- 65.4%	--	--	--
Months Supply of Inventory	2.0	0.7	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	45	30	- 32.5%	50	40	- 19.3%
Percent of Original List Price Received*	98.5%	102.1%	+ 3.6%	97.9%	100.4%	+ 2.5%
New Listings	232	268	+ 15.5%	4,680	4,197	- 10.3%

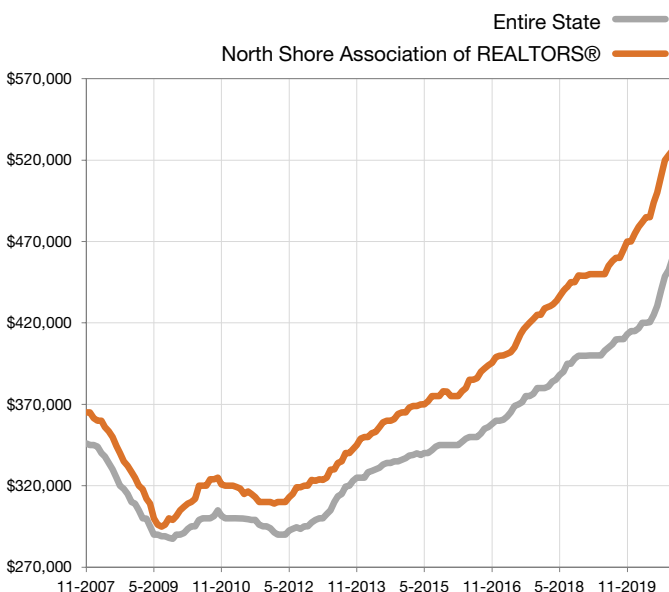
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	139	151	+ 8.6%	1,838	1,826	- 0.7%
Closed Sales	157	190	+ 21.0%	1,713	1,672	- 2.4%
Median Sales Price*	\$325,000	\$367,500	+ 13.1%	\$317,500	\$349,900	+ 10.2%
Inventory of Homes for Sale	312	170	- 45.5%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.6%	--	--	--
Cumulative Days on Market Until Sale	44	41	- 7.4%	49	46	- 5.8%
Percent of Original List Price Received*	98.3%	100.0%	+ 1.7%	98.5%	99.8%	+ 1.4%
New Listings	151	125	- 17.2%	2,203	2,024	- 8.1%

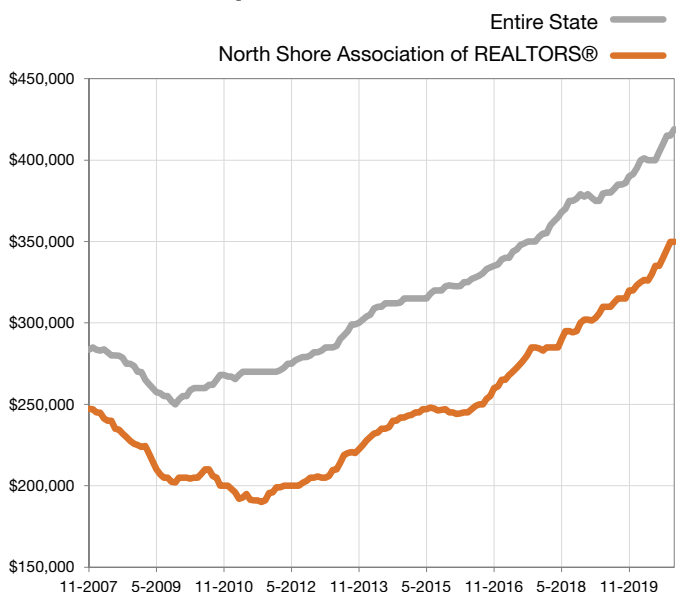
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 10.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.9%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 57.1%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	270	304	+ 12.6%	3,828	3,707	- 3.2%
Closed Sales	334	365	+ 9.3%	3,643	3,397	- 6.8%
Median Sales Price*	\$436,950	\$515,000	+ 17.9%	\$449,900	\$499,000	+ 10.9%
Inventory of Homes for Sale	502	186	- 62.9%	--	--	--
Months Supply of Inventory	1.5	0.6	- 61.0%	--	--	--
Cumulative Days on Market Until Sale	46	28	- 38.9%	47	37	- 21.8%
Percent of Original List Price Received*	98.3%	102.2%	+ 4.1%	98.4%	100.7%	+ 2.3%
New Listings	223	237	+ 6.3%	4,588	4,022	- 12.3%

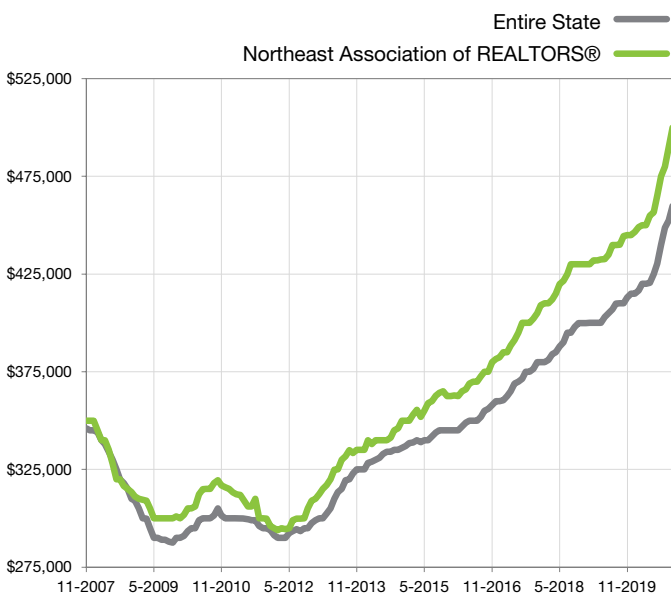
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	110	130	+ 18.2%	1,496	1,448	- 3.2%
Closed Sales	122	139	+ 13.9%	1,431	1,321	- 7.7%
Median Sales Price*	\$248,950	\$295,000	+ 18.5%	\$265,000	\$299,000	+ 12.8%
Inventory of Homes for Sale	207	118	- 43.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 40.1%	--	--	--
Cumulative Days on Market Until Sale	51	29	- 42.8%	44	41	- 7.0%
Percent of Original List Price Received*	99.3%	100.4%	+ 1.1%	99.3%	99.8%	+ 0.6%
New Listings	99	128	+ 29.3%	1,690	1,627	- 3.7%

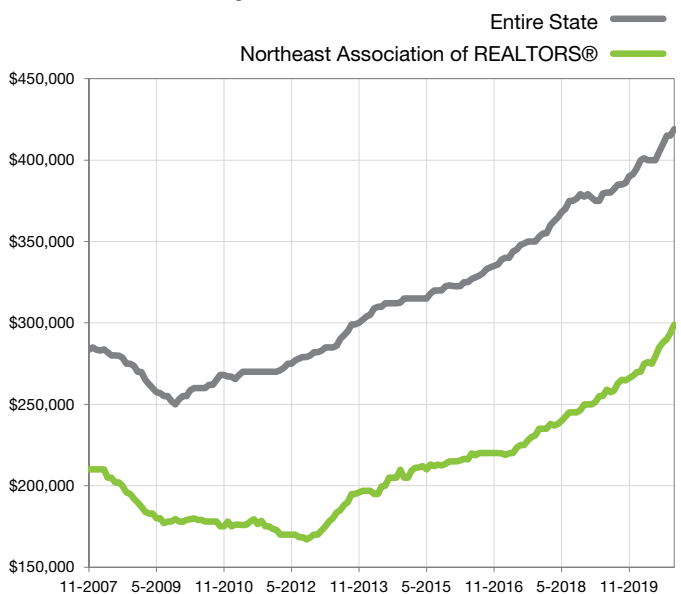
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 10.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 17.3%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 60.9%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	454	526	+ 15.9%	6,125	6,341	+ 3.5%
Closed Sales	539	581	+ 7.8%	5,891	5,801	- 1.5%
Median Sales Price*	\$320,000	\$378,000	+ 18.1%	\$325,000	\$357,000	+ 9.8%
Inventory of Homes for Sale	1,352	507	- 62.5%	--	--	--
Months Supply of Inventory	2.5	1.0	- 62.0%	--	--	--
Cumulative Days on Market Until Sale	56	32	- 43.1%	57	46	- 19.3%
Percent of Original List Price Received*	97.0%	100.8%	+ 3.9%	97.5%	99.3%	+ 1.8%
New Listings	472	445	- 5.7%	7,843	6,999	- 10.8%

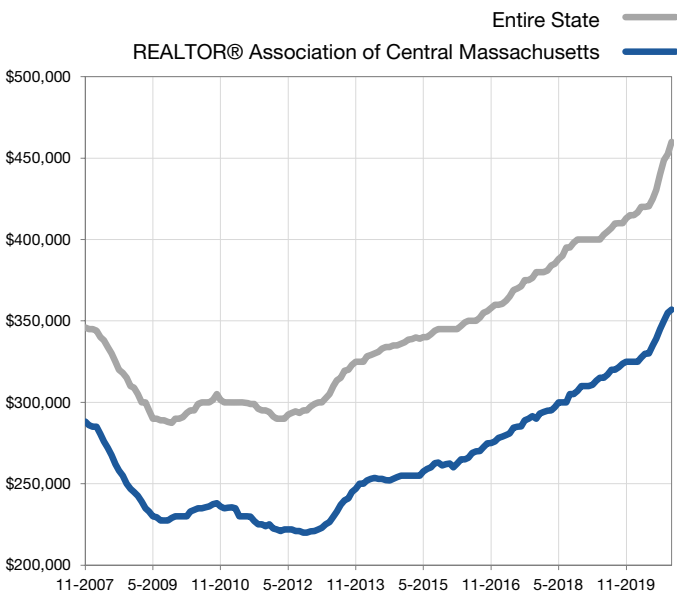
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	93	117	+ 25.8%	1,417	1,505	+ 6.2%
Closed Sales	111	139	+ 25.2%	1,375	1,366	- 0.7%
Median Sales Price*	\$250,000	\$280,000	+ 12.0%	\$240,000	\$267,000	+ 11.3%
Inventory of Homes for Sale	301	140	- 53.5%	--	--	--
Months Supply of Inventory	2.4	1.1	- 53.2%	--	--	--
Cumulative Days on Market Until Sale	62	33	- 47.4%	55	50	- 9.8%
Percent of Original List Price Received*	98.9%	99.7%	+ 0.8%	98.6%	99.2%	+ 0.6%
New Listings	104	109	+ 4.8%	1,747	1,647	- 5.7%

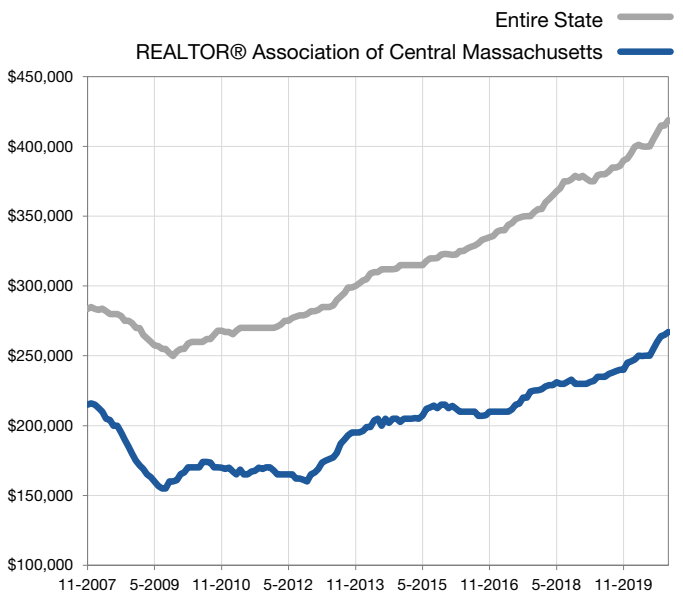
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 11.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.1%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 57.8%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	416	548	+ 31.7%	5,766	6,040	+ 4.8%
Closed Sales	488	543	+ 11.3%	5,541	5,451	- 1.6%
Median Sales Price*	\$230,000	\$261,000	+ 13.5%	\$228,900	\$249,900	+ 9.2%
Inventory of Homes for Sale	1,542	636	- 58.8%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	70	38	- 45.1%	66	53	- 19.5%
Percent of Original List Price Received*	95.5%	100.3%	+ 5.1%	96.3%	98.4%	+ 2.2%
New Listings	427	470	+ 10.1%	7,407	6,656	- 10.1%

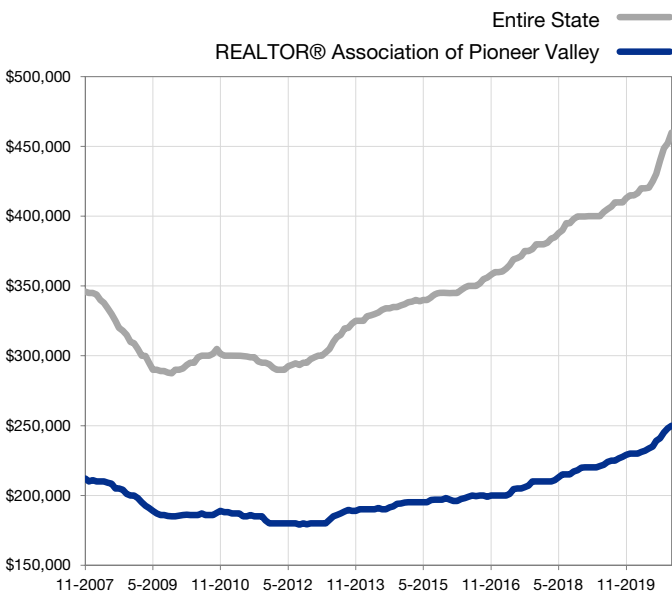
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	62	60	- 3.2%	837	773	- 7.6%
Closed Sales	56	61	+ 8.9%	808	704	- 12.9%
Median Sales Price*	\$173,500	\$170,000	- 2.0%	\$165,000	\$172,000	+ 4.2%
Inventory of Homes for Sale	204	101	- 50.5%	--	--	--
Months Supply of Inventory	2.8	1.5	- 45.4%	--	--	--
Cumulative Days on Market Until Sale	49	41	- 15.7%	69	57	- 17.2%
Percent of Original List Price Received*	98.2%	97.9%	- 0.3%	97.0%	97.9%	+ 1.0%
New Listings	70	53	- 24.3%	982	836	- 14.9%

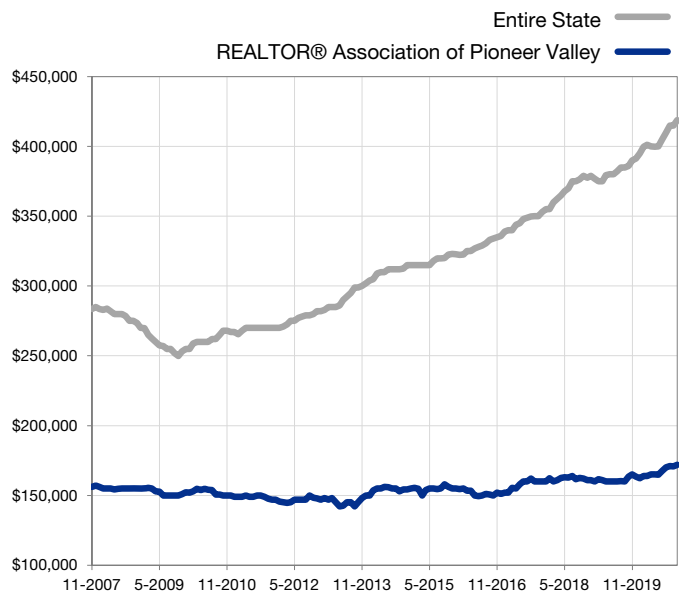
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 12.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 17.8%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 62.8%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	329	414	+ 25.8%	4,634	4,919	+ 6.2%
Closed Sales	400	435	+ 8.7%	4,403	4,394	- 0.2%
Median Sales Price*	\$339,000	\$405,000	+ 19.5%	\$340,000	\$375,000	+ 10.3%
Inventory of Homes for Sale	1,215	429	- 64.7%	--	--	--
Months Supply of Inventory	3.1	1.1	- 65.1%	--	--	--
Cumulative Days on Market Until Sale	57	36	- 37.8%	60	52	- 13.2%
Percent of Original List Price Received*	97.0%	101.2%	+ 4.3%	97.3%	99.0%	+ 1.8%
New Listings	363	362	- 0.3%	5,901	5,400	- 8.5%

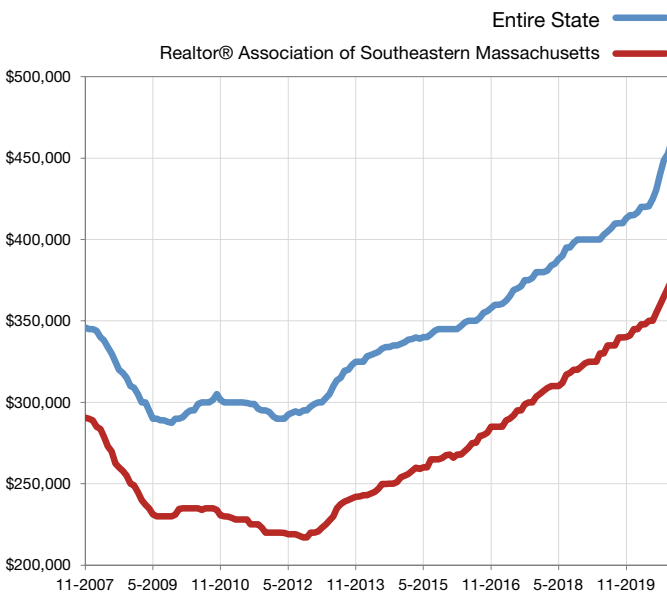
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	68	82	+ 20.6%	798	846	+ 6.0%
Closed Sales	62	85	+ 37.1%	746	775	+ 3.9%
Median Sales Price*	\$221,000	\$235,000	+ 6.3%	\$225,900	\$250,000	+ 10.7%
Inventory of Homes for Sale	148	78	- 47.3%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.7%	--	--	--
Cumulative Days on Market Until Sale	49	33	- 32.4%	60	43	- 27.5%
Percent of Original List Price Received*	96.7%	101.1%	+ 4.6%	97.5%	99.0%	+ 1.6%
New Listings	66	78	+ 18.2%	973	956	- 1.7%

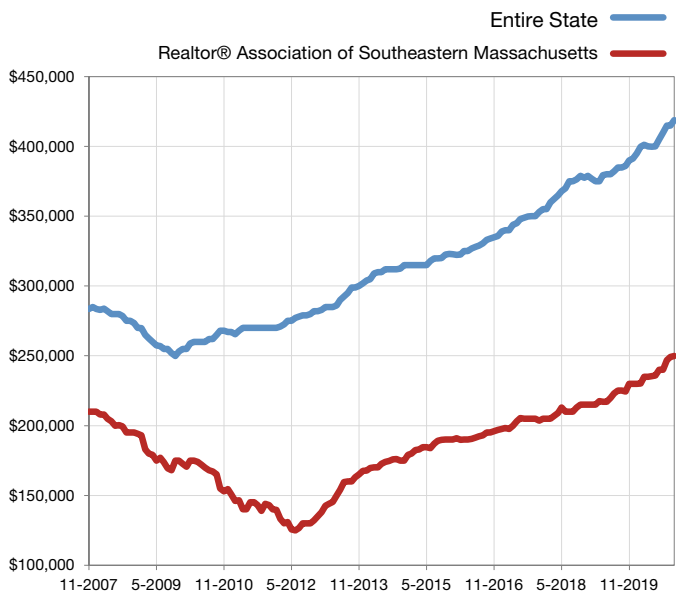
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

+ 6.9%

+ 23.2%

- 55.4%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	94	94	0.0%	1,035	1,092	+ 5.5%
Closed Sales	92	99	+ 7.6%	969	1,008	+ 4.0%
Median Sales Price*	\$306,000	\$359,900	+ 17.6%	\$299,900	\$333,500	+ 11.2%
Inventory of Homes for Sale	295	118	- 60.0%	--	--	--
Months Supply of Inventory	3.4	1.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	79	36	- 54.1%	78	62	- 20.9%
Percent of Original List Price Received*	95.8%	100.0%	+ 4.4%	95.5%	98.2%	+ 2.8%
New Listings	84	94	+ 11.9%	1,336	1,185	- 11.3%

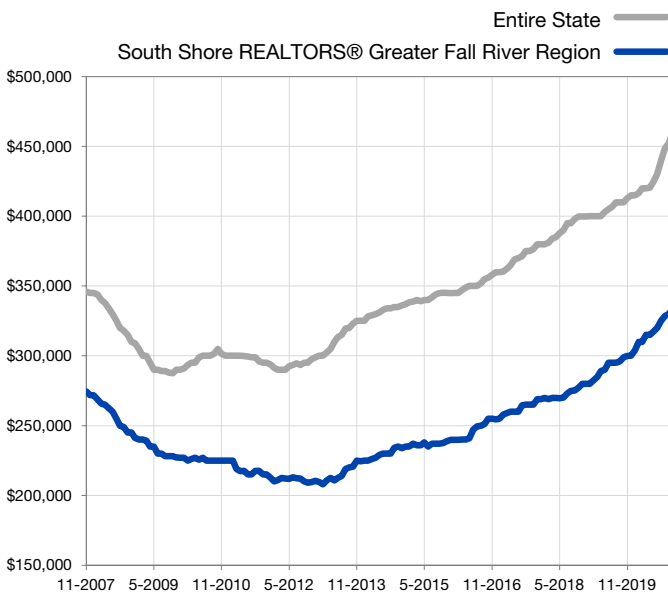
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	14	+ 7.7%	111	114	+ 2.7%
Closed Sales	9	9	0.0%	103	98	- 4.9%
Median Sales Price*	\$125,000	\$215,000	+ 72.0%	\$168,000	\$172,550	+ 2.7%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	61	30	- 50.4%	59	38	- 34.5%
Percent of Original List Price Received*	98.7%	101.9%	+ 3.2%	95.7%	97.3%	+ 1.7%
New Listings	16	4	- 75.0%	134	151	+ 12.7%

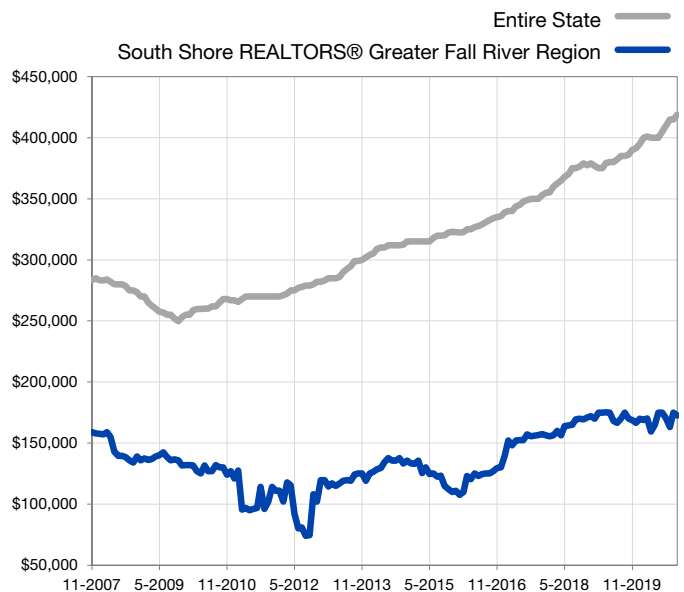
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 11.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 18.3%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 58.7%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	442	506	+ 14.5%	5,759	6,122	+ 6.3%
Closed Sales	500	552	+ 10.4%	5,496	5,546	+ 0.9%
Median Sales Price*	\$435,000	\$507,000	+ 16.6%	\$449,250	\$495,000	+ 10.2%
Inventory of Homes for Sale	1,323	479	- 63.8%	--	--	--
Months Supply of Inventory	2.7	1.0	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	65	35	- 45.8%	59	51	- 14.2%
Percent of Original List Price Received*	96.0%	100.6%	+ 4.8%	97.1%	98.9%	+ 1.9%
New Listings	420	458	+ 9.0%	7,680	6,821	- 11.2%

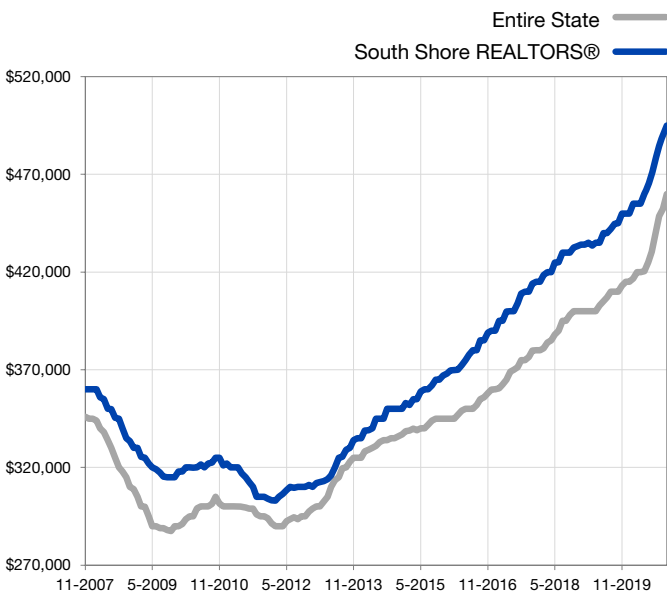
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	138	151	+ 9.4%	1,861	1,883	+ 1.2%
Closed Sales	146	165	+ 13.0%	1,796	1,735	- 3.4%
Median Sales Price*	\$339,000	\$385,000	+ 13.6%	\$344,000	\$373,000	+ 8.4%
Inventory of Homes for Sale	428	244	- 43.0%	--	--	--
Months Supply of Inventory	2.6	1.5	- 41.3%	--	--	--
Cumulative Days on Market Until Sale	58	58	+ 0.5%	59	57	- 2.0%
Percent of Original List Price Received*	97.6%	100.0%	+ 2.5%	98.2%	99.1%	+ 0.8%
New Listings	137	146	+ 6.6%	2,438	2,286	- 6.2%

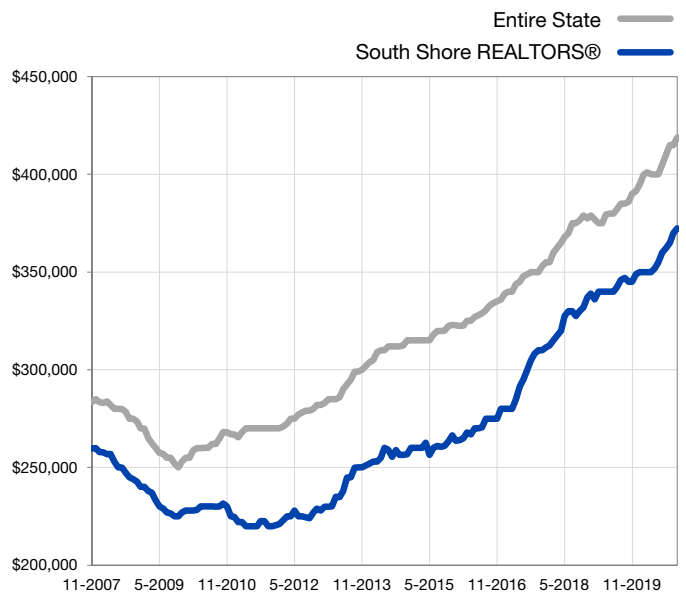
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Single-Family Properties



Condominium Properties



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