

# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**+ 11.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 12.0%**

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

**- 61.7%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	78	95	+ 21.8%	78	95	+ 21.8%
Closed Sales	104	112	+ 7.7%	104	112	+ 7.7%
Median Sales Price*	\$234,250	<b>\$266,000</b>	+ 13.6%	\$234,250	<b>\$266,000</b>	+ 13.6%
Inventory of Homes for Sale	686	260	- 62.1%	--	--	--
Months Supply of Inventory	5.5	1.7	- 68.3%	--	--	--
Cumulative Days on Market Until Sale	112	53	- 52.4%	112	53	- 52.4%
Percent of Original List Price Received*	91.5%	95.8%	+ 4.7%	91.5%	95.8%	+ 4.7%
New Listings	91	78	- 14.3%	91	78	- 14.3%

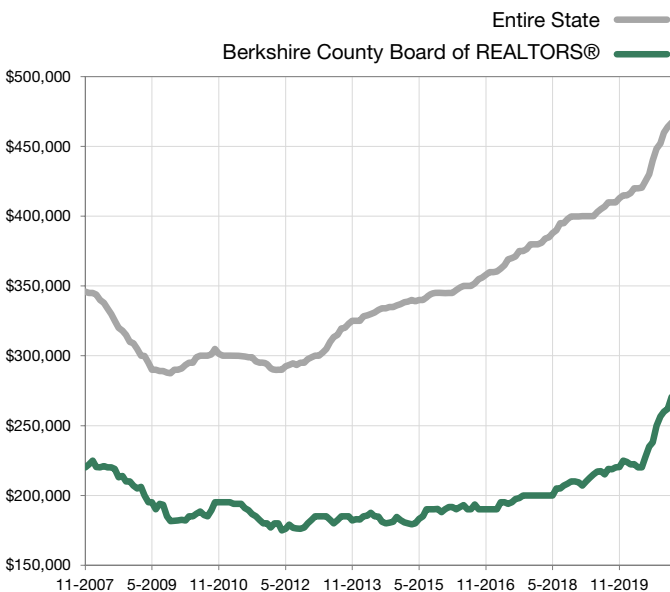
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	13	+ 62.5%	8	13	+ 62.5%
Closed Sales	8	13	+ 62.5%	8	13	+ 62.5%
Median Sales Price*	\$150,750	<b>\$220,000</b>	+ 45.9%	\$150,750	<b>\$220,000</b>	+ 45.9%
Inventory of Homes for Sale	129	52	- 59.7%	--	--	--
Months Supply of Inventory	8.7	3.3	- 62.2%	--	--	--
Cumulative Days on Market Until Sale	103	76	- 26.2%	103	76	- 26.2%
Percent of Original List Price Received*	91.9%	94.3%	+ 2.6%	91.9%	94.3%	+ 2.6%
New Listings	18	11	- 38.9%	18	11	- 38.9%

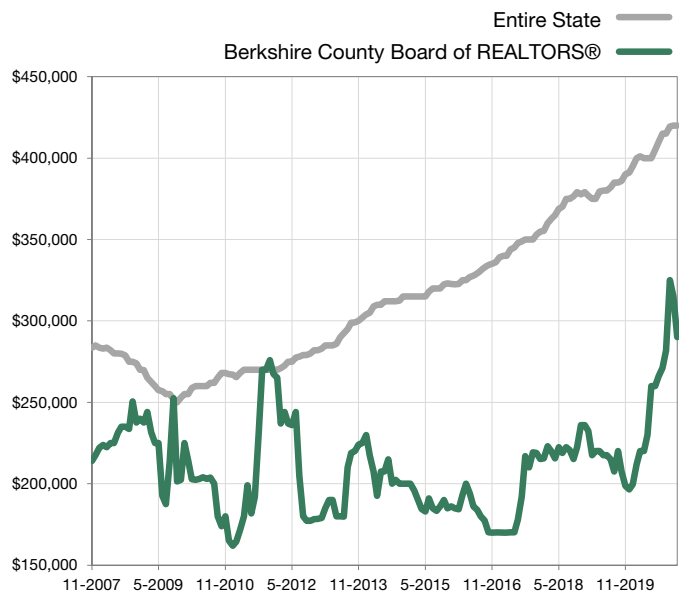
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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 – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**+ 4.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 26.3%**

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

**- 66.5%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	305	<b>397</b>	+ 30.2%	305	<b>397</b>	+ 30.2%
Closed Sales	353	<b>379</b>	+ 7.4%	353	<b>379</b>	+ 7.4%
Median Sales Price*	\$422,000	<b>\$541,250</b>	+ 28.3%	\$422,000	<b>\$541,250</b>	+ 28.3%
Inventory of Homes for Sale	1,925	<b>564</b>	- 70.7%	--	--	--
Months Supply of Inventory	4.2	<b>1.1</b>	- 74.8%	--	--	--
Cumulative Days on Market Until Sale	108	<b>64</b>	- 40.8%	108	<b>64</b>	- 40.8%
Percent of Original List Price Received*	92.2%	<b>97.8%</b>	+ 6.1%	92.2%	<b>97.8%</b>	+ 6.1%
New Listings	518	<b>295</b>	- 43.1%	518	<b>295</b>	- 43.1%

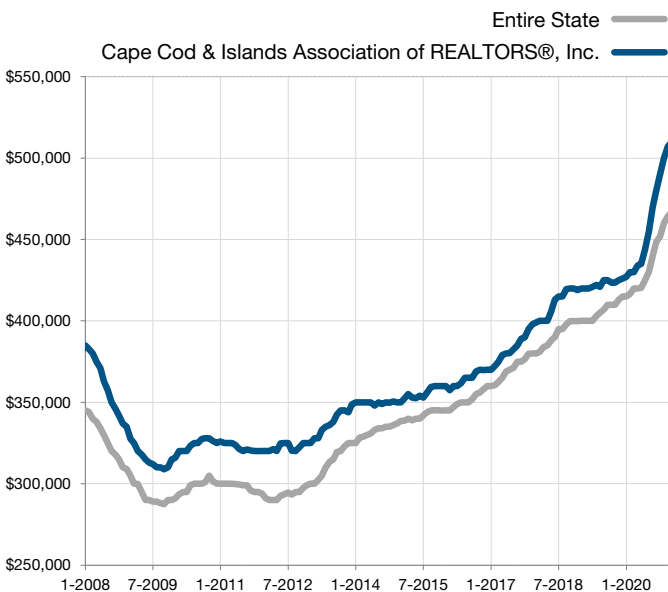
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	80	<b>126</b>	+ 57.5%	80	<b>126</b>	+ 57.5%
Closed Sales	86	<b>78</b>	- 9.3%	86	<b>78</b>	- 9.3%
Median Sales Price*	\$273,500	<b>\$300,000</b>	+ 9.7%	\$273,500	<b>\$300,000</b>	+ 9.7%
Inventory of Homes for Sale	506	<b>250</b>	- 50.6%	--	--	--
Months Supply of Inventory	4.6	<b>2.0</b>	- 56.8%	--	--	--
Cumulative Days on Market Until Sale	93	<b>79</b>	- 15.1%	93	<b>79</b>	- 15.1%
Percent of Original List Price Received*	95.6%	<b>98.8%</b>	+ 3.3%	95.6%	<b>98.8%</b>	+ 3.3%
New Listings	125	<b>104</b>	- 16.8%	125	<b>104</b>	- 16.8%

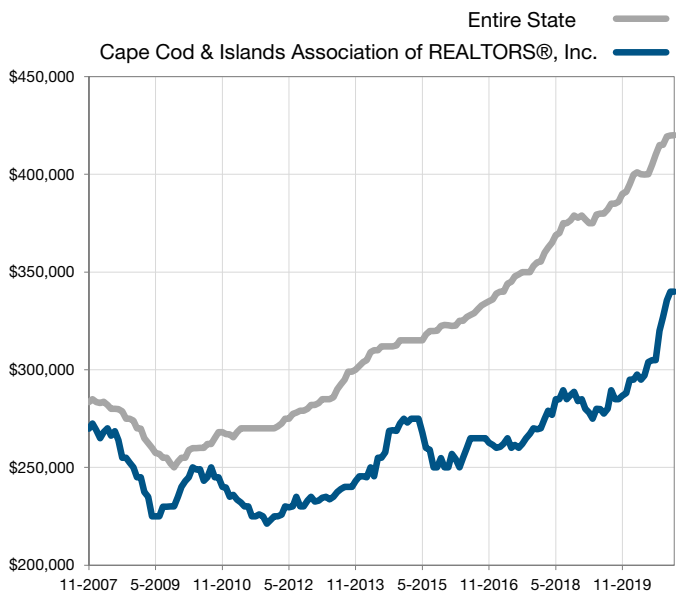
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	745	735	- 1.3%	745	735	- 1.3%
Closed Sales	772	873	+ 13.1%	772	873	+ 13.1%
Median Sales Price*	\$605,000	<b>\$675,000</b>	+ 11.6%	\$605,000	<b>\$675,000</b>	+ 11.6%
Inventory of Homes for Sale	1,475	695	- 52.9%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	66	39	- 40.9%	66	39	- 40.9%
Percent of Original List Price Received*	96.1%	99.7%	+ 3.7%	96.1%	99.7%	+ 3.7%
New Listings	849	757	- 10.8%	849	757	- 10.8%

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

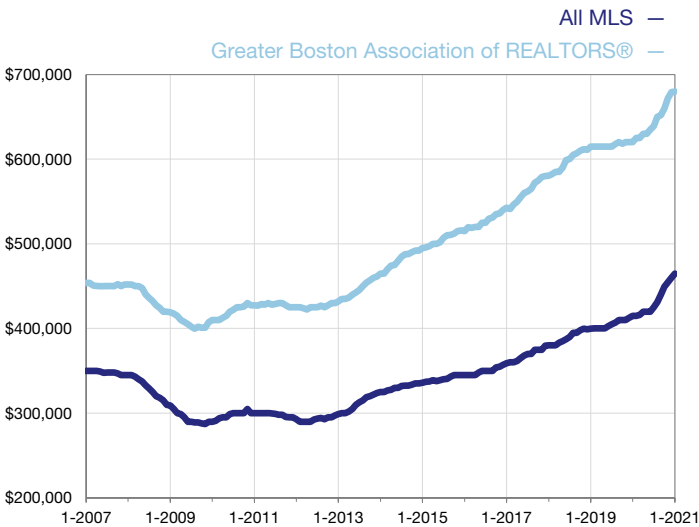
### Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	737	937	+ 27.1%	737	937	+ 27.1%
Closed Sales	688	748	+ 8.7%	688	748	+ 8.7%
Median Sales Price*	\$578,250	<b>\$585,000</b>	+ 1.2%	\$578,250	<b>\$585,000</b>	+ 1.2%
Inventory of Homes for Sale	1,672	1,733	+ 3.6%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	63	55	- 12.7%	63	55	- 12.7%
Percent of Original List Price Received*	97.0%	96.8%	- 0.2%	97.0%	96.8%	- 0.2%
New Listings	982	1,148	+ 16.9%	982	1,148	+ 16.9%

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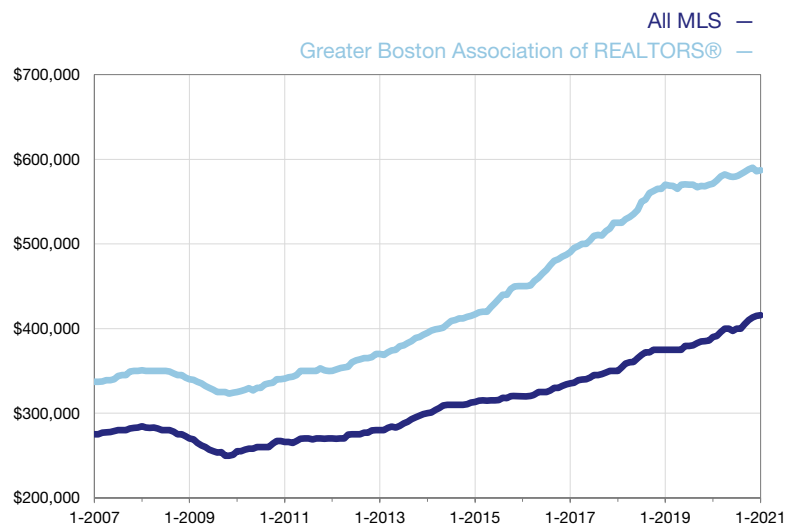
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**+ 7.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 26.4%**

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

**- 64.7%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	<b>39</b>	+ 34.5%	29	<b>39</b>	+ 34.5%
Closed Sales	44	<b>43</b>	- 2.3%	44	<b>43</b>	- 2.3%
Median Sales Price*	\$502,500	<b>\$631,050</b>	+ 25.6%	\$502,500	<b>\$631,050</b>	+ 25.6%
Inventory of Homes for Sale	88	<b>30</b>	- 65.9%	--	--	--
Months Supply of Inventory	1.3	<b>0.5</b>	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	70	<b>39</b>	- 44.8%	70	<b>39</b>	- 44.8%
Percent of Original List Price Received*	94.4%	<b>101.6%</b>	+ 7.6%	94.4%	<b>101.6%</b>	+ 7.6%
New Listings	38	<b>36</b>	- 5.3%	38	<b>36</b>	- 5.3%

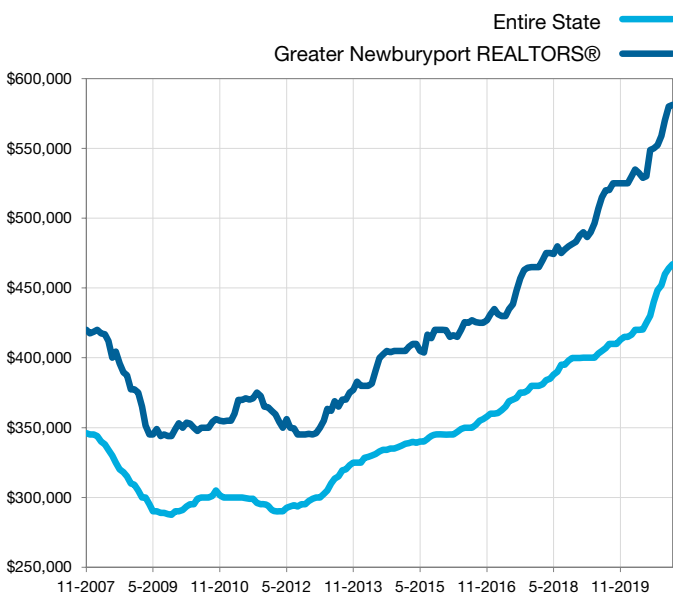
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	<b>32</b>	+ 23.1%	26	<b>32</b>	+ 23.1%
Closed Sales	27	<b>33</b>	+ 22.2%	27	<b>33</b>	+ 22.2%
Median Sales Price*	\$340,000	<b>\$374,000</b>	+ 10.0%	\$340,000	<b>\$374,000</b>	+ 10.0%
Inventory of Homes for Sale	65	<b>24</b>	- 63.1%	--	--	--
Months Supply of Inventory	1.8	<b>0.6</b>	- 64.9%	--	--	--
Cumulative Days on Market Until Sale	54	<b>51</b>	- 7.0%	54	<b>51</b>	- 7.0%
Percent of Original List Price Received*	97.7%	<b>97.9%</b>	+ 0.2%	97.7%	<b>97.9%</b>	+ 0.2%
New Listings	50	<b>32</b>	- 36.0%	50	<b>32</b>	- 36.0%

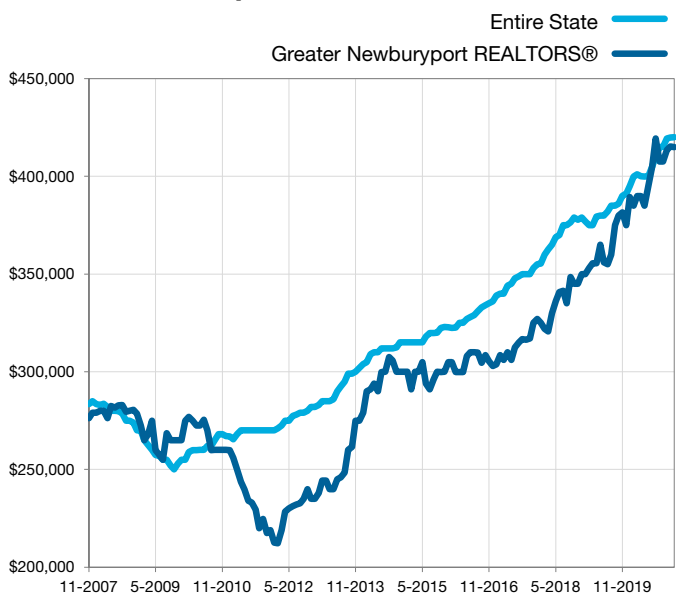
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**+ 16.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 20.9%**

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

**- 64.5%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	177	181	+ 2.3%	177	181	+ 2.3%
Closed Sales	165	193	+ 17.0%	165	193	+ 17.0%
Median Sales Price*	\$290,500	\$344,000	+ 18.4%	\$290,500	\$344,000	+ 18.4%
Inventory of Homes for Sale	513	177	- 65.5%	--	--	--
Months Supply of Inventory	2.2	0.7	- 67.0%	--	--	--
Cumulative Days on Market Until Sale	71	35	- 49.8%	71	35	- 49.8%
Percent of Original List Price Received*	95.8%	101.3%	+ 5.8%	95.8%	101.3%	+ 5.8%
New Listings	184	152	- 17.4%	184	152	- 17.4%

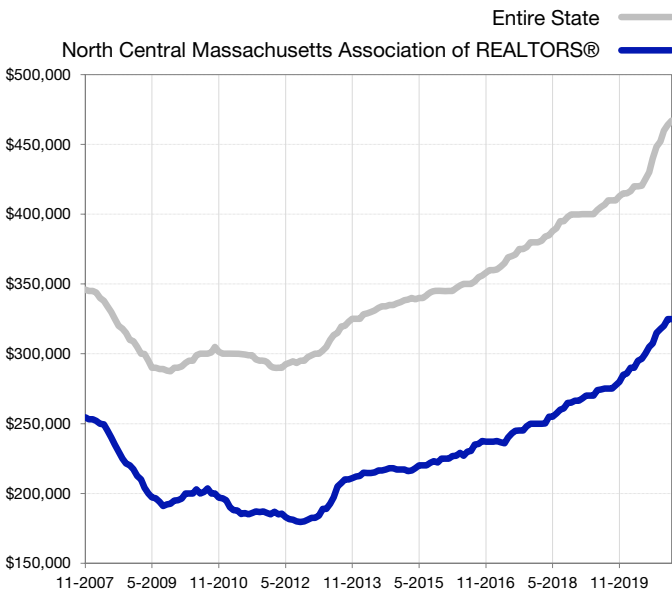
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	33	34	+ 3.0%	33	34	+ 3.0%
Closed Sales	25	29	+ 16.0%	25	29	+ 16.0%
Median Sales Price*	\$218,000	\$255,000	+ 17.0%	\$218,000	\$255,000	+ 17.0%
Inventory of Homes for Sale	51	23	- 54.9%	--	--	--
Months Supply of Inventory	1.5	0.6	- 58.2%	--	--	--
Cumulative Days on Market Until Sale	58	54	- 5.9%	58	54	- 5.9%
Percent of Original List Price Received*	98.9%	99.6%	+ 0.7%	98.9%	99.6%	+ 0.7%
New Listings	34	30	- 11.8%	34	30	- 11.8%

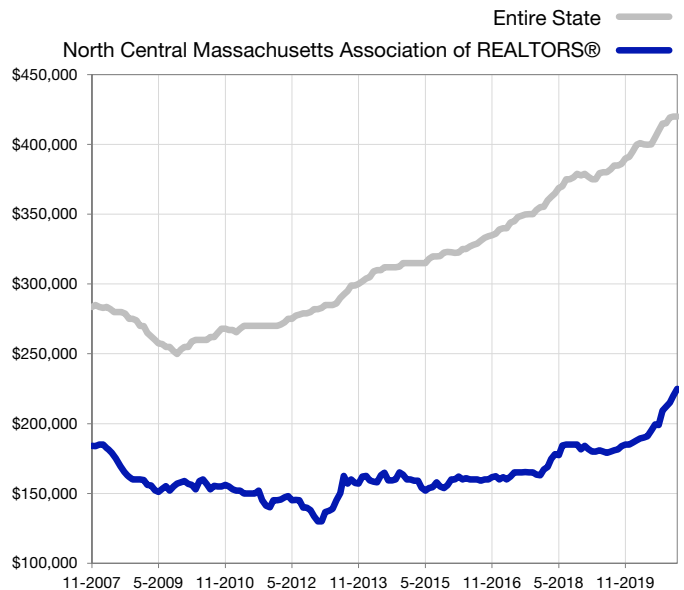
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## North Shore REALTORS®

**+ 5.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 9.9%**

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

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	221	199	- 10.0%	221	199	- 10.0%
Closed Sales	217	220	+ 1.4%	217	220	+ 1.4%
Median Sales Price*	\$479,000	<b>\$533,000</b>	+ 11.3%	\$479,000	<b>\$533,000</b>	+ 11.3%
Inventory of Homes for Sale	435	167	- 61.6%	--	--	--
Months Supply of Inventory	1.3	0.5	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	51	29	- 42.1%	51	29	- 42.1%
Percent of Original List Price Received*	96.6%	102.6%	+ 6.2%	96.6%	102.6%	+ 6.2%
New Listings	232	193	- 16.8%	232	193	- 16.8%

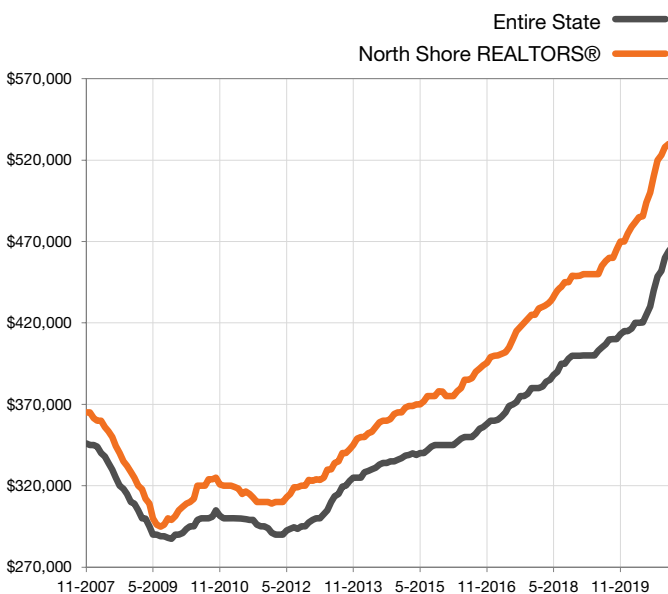
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	140	134	- 4.3%	140	134	- 4.3%
Closed Sales	104	118	+ 13.5%	104	118	+ 13.5%
Median Sales Price*	\$300,000	<b>\$354,500</b>	+ 18.2%	\$300,000	<b>\$354,500</b>	+ 18.2%
Inventory of Homes for Sale	228	107	- 53.1%	--	--	--
Months Supply of Inventory	1.4	0.7	- 53.0%	--	--	--
Cumulative Days on Market Until Sale	63	48	- 25.1%	63	48	- 25.1%
Percent of Original List Price Received*	97.9%	99.4%	+ 1.6%	97.9%	99.4%	+ 1.6%
New Listings	148	138	- 6.8%	148	138	- 6.8%

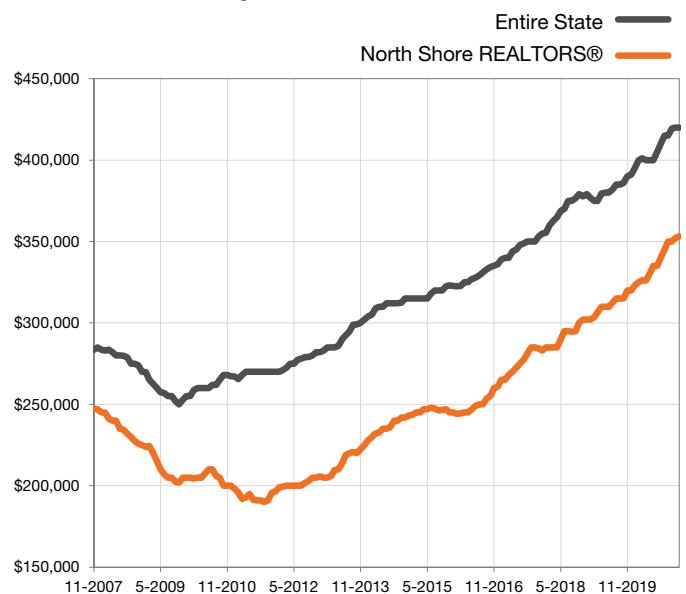
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### Single-Family Properties



### Condominium Properties



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## Northeast Association of REALTORS®

**+ 8.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 3.9%**

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

**- 57.4%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	199	197	- 1.0%	199	197	- 1.0%
Closed Sales	227	218	- 4.0%	227	218	- 4.0%
Median Sales Price*	\$426,500	<b>\$488,500</b>	+ 14.5%	\$426,500	<b>\$488,500</b>	+ 14.5%
Inventory of Homes for Sale	342	<b>134</b>	- 60.8%	--	--	--
Months Supply of Inventory	1.0	<b>0.4</b>	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	63	<b>33</b>	- 48.0%	63	<b>33</b>	- 48.0%
Percent of Original List Price Received*	96.3%	<b>101.3%</b>	+ 5.1%	96.3%	<b>101.3%</b>	+ 5.1%
New Listings	205	<b>209</b>	+ 2.0%	205	<b>209</b>	+ 2.0%

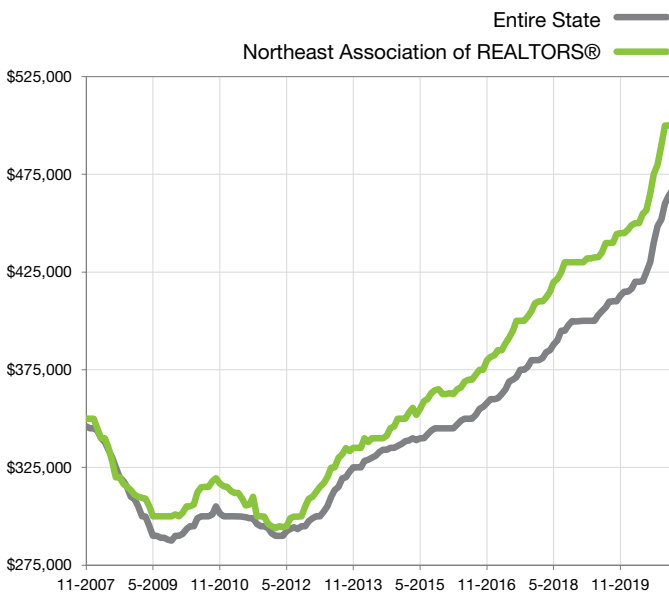
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	76	95	+ 25.0%	76	95	+ 25.0%
Closed Sales	77	113	+ 46.8%	77	113	+ 46.8%
Median Sales Price*	\$305,000	<b>\$262,900</b>	- 13.8%	\$305,000	<b>\$262,900</b>	- 13.8%
Inventory of Homes for Sale	156	<b>78</b>	- 50.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.6</b>	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	53	<b>33</b>	- 38.7%	53	<b>33</b>	- 38.7%
Percent of Original List Price Received*	98.1%	<b>99.9%</b>	+ 1.8%	98.1%	<b>99.9%</b>	+ 1.8%
New Listings	92	<b>106</b>	+ 15.2%	92	<b>106</b>	+ 15.2%

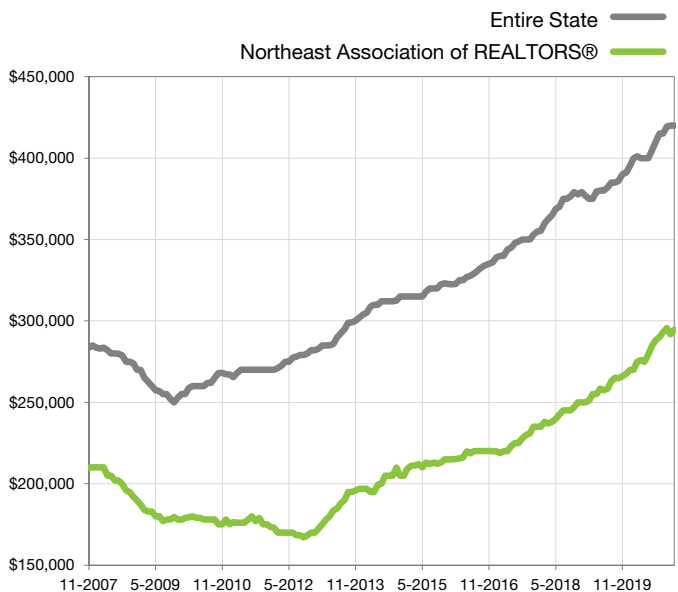
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### Single-Family Properties



### Condominium Properties



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## REALTOR® Association of Central Massachusetts

**- 1.0%**

**+ 13.8%**

**- 63.7%**

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

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	391	352	- 10.0%	391	352	- 10.0%
Closed Sales	397	394	- 0.8%	397	394	- 0.8%
Median Sales Price*	\$310,800	<b>\$360,000</b>	+ 15.8%	\$310,800	<b>\$360,000</b>	+ 15.8%
Inventory of Homes for Sale	957	335	- 65.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	66	37	- 44.2%	66	37	- 44.2%
Percent of Original List Price Received*	95.9%	100.6%	+ 4.9%	95.9%	100.6%	+ 4.9%
New Listings	447	358	- 19.9%	447	358	- 19.9%

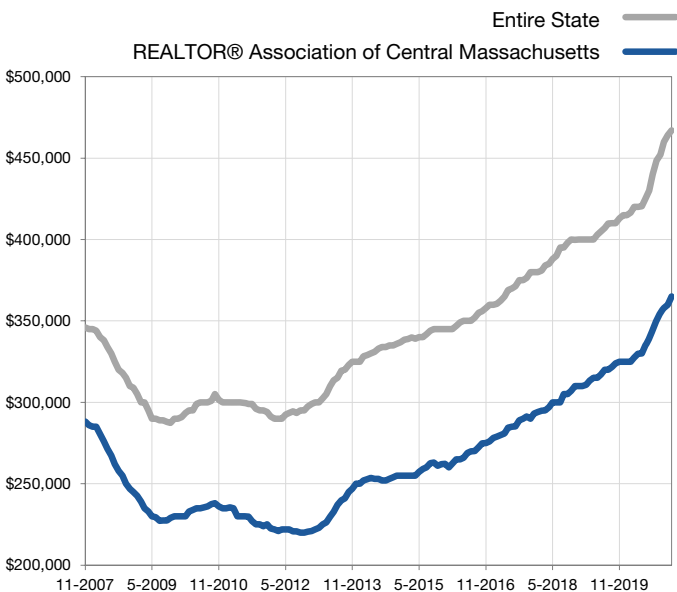
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	117	136	+ 16.2%	117	136	+ 16.2%
Closed Sales	84	82	- 2.4%	84	82	- 2.4%
Median Sales Price*	\$256,650	<b>\$230,550</b>	- 10.2%	\$256,650	<b>\$230,550</b>	- 10.2%
Inventory of Homes for Sale	223	93	- 58.3%	--	--	--
Months Supply of Inventory	1.8	0.7	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	52	39	- 24.3%	52	39	- 24.3%
Percent of Original List Price Received*	97.7%	100.0%	+ 2.4%	97.7%	100.0%	+ 2.4%
New Listings	126	105	- 16.7%	126	105	- 16.7%

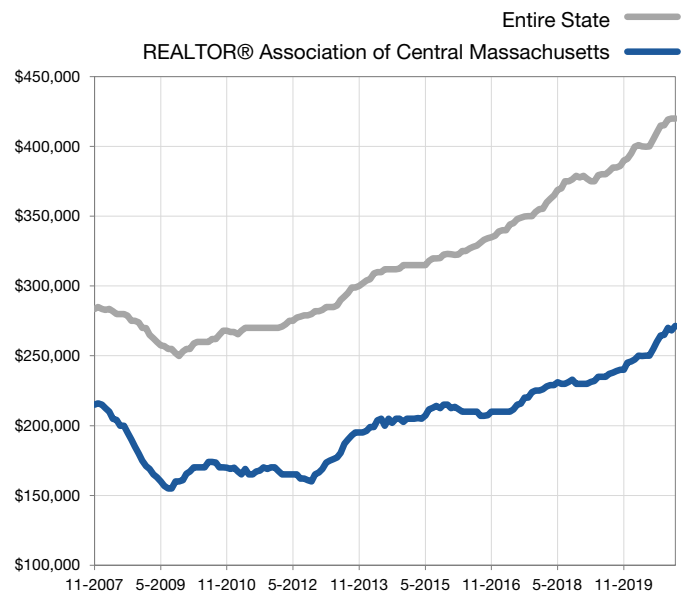
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### Single-Family Properties



### Condominium Properties



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# Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**+ 9.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 16.3%**

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

**- 59.6%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	347	<b>432</b>	+ 24.5%	347	<b>432</b>	+ 24.5%
Closed Sales	372	<b>399</b>	+ 7.3%	372	<b>399</b>	+ 7.3%
Median Sales Price*	\$219,500	<b>\$257,500</b>	+ 17.3%	\$219,500	<b>\$257,500</b>	+ 17.3%
Inventory of Homes for Sale	1,168	<b>448</b>	- 61.6%	--	--	--
Months Supply of Inventory	2.3	<b>0.9</b>	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	73	<b>48</b>	- 34.6%	73	<b>48</b>	- 34.6%
Percent of Original List Price Received*	94.7%	<b>98.9%</b>	+ 4.4%	94.7%	<b>98.9%</b>	+ 4.4%
New Listings	436	<b>389</b>	- 10.8%	436	<b>389</b>	- 10.8%

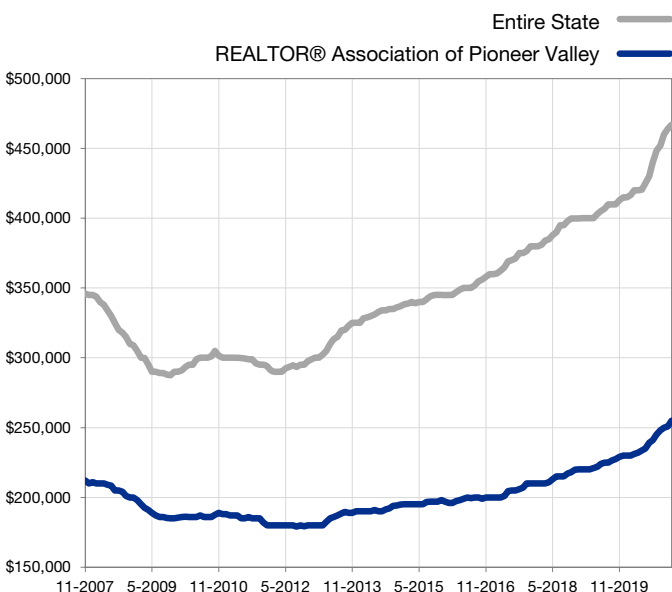
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	49	<b>68</b>	+ 38.8%	49	<b>68</b>	+ 38.8%
Closed Sales	41	<b>51</b>	+ 24.4%	41	<b>51</b>	+ 24.4%
Median Sales Price*	\$149,500	<b>\$159,900</b>	+ 7.0%	\$149,500	<b>\$159,900</b>	+ 7.0%
Inventory of Homes for Sale	178	<b>96</b>	- 46.1%	--	--	--
Months Supply of Inventory	2.4	<b>1.5</b>	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	57	<b>44</b>	- 22.6%	57	<b>44</b>	- 22.6%
Percent of Original List Price Received*	95.2%	<b>98.6%</b>	+ 3.5%	95.2%	<b>98.6%</b>	+ 3.5%
New Listings	69	<b>76</b>	+ 10.1%	69	<b>76</b>	+ 10.1%

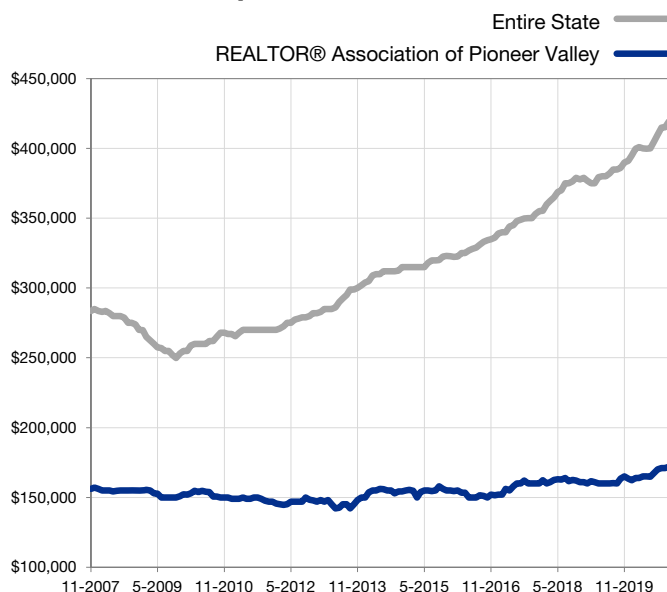
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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 – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**+ 21.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 17.1%**

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

**- 68.0%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	334	<b>339</b>	+ 1.5%	334	<b>339</b>	+ 1.5%
Closed Sales	267	<b>314</b>	+ 17.6%	267	<b>314</b>	+ 17.6%
Median Sales Price*	\$335,000	<b>\$402,350</b>	+ 20.1%	\$335,000	<b>\$402,350</b>	+ 20.1%
Inventory of Homes for Sale	963	<b>296</b>	- 69.3%	--	--	--
Months Supply of Inventory	2.4	<b>0.7</b>	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	66	<b>37</b>	- 43.5%	66	<b>37</b>	- 43.5%
Percent of Original List Price Received*	96.3%	<b>101.1%</b>	+ 5.0%	96.3%	<b>101.1%</b>	+ 5.0%
New Listings	396	<b>319</b>	- 19.4%	396	<b>319</b>	- 19.4%

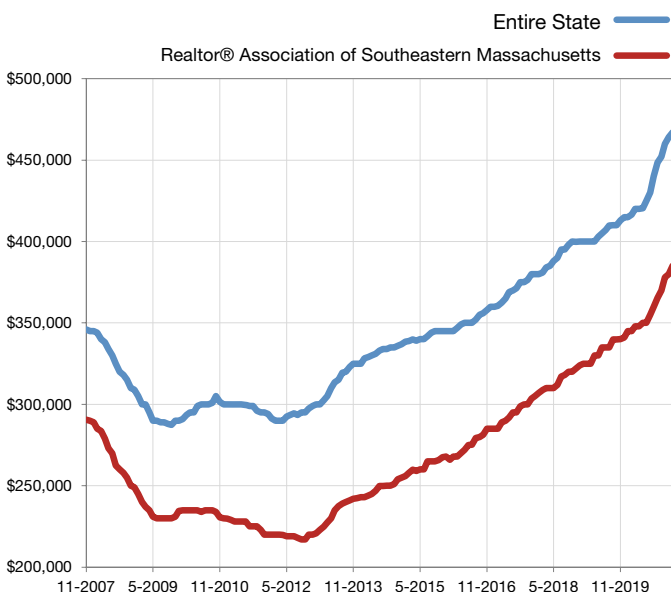
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	48	<b>60</b>	+ 25.0%	48	<b>60</b>	+ 25.0%
Closed Sales	52	<b>75</b>	+ 44.2%	52	<b>75</b>	+ 44.2%
Median Sales Price*	\$247,000	<b>\$245,000</b>	- 0.8%	\$247,000	<b>\$245,000</b>	- 0.8%
Inventory of Homes for Sale	128	<b>53</b>	- 58.6%	--	--	--
Months Supply of Inventory	1.8	<b>0.7</b>	- 60.3%	--	--	--
Cumulative Days on Market Until Sale	56	<b>43</b>	- 23.7%	56	<b>43</b>	- 23.7%
Percent of Original List Price Received*	97.8%	<b>99.6%</b>	+ 1.8%	97.8%	<b>99.6%</b>	+ 1.8%
New Listings	77	<b>64</b>	- 16.9%	77	<b>64</b>	- 16.9%

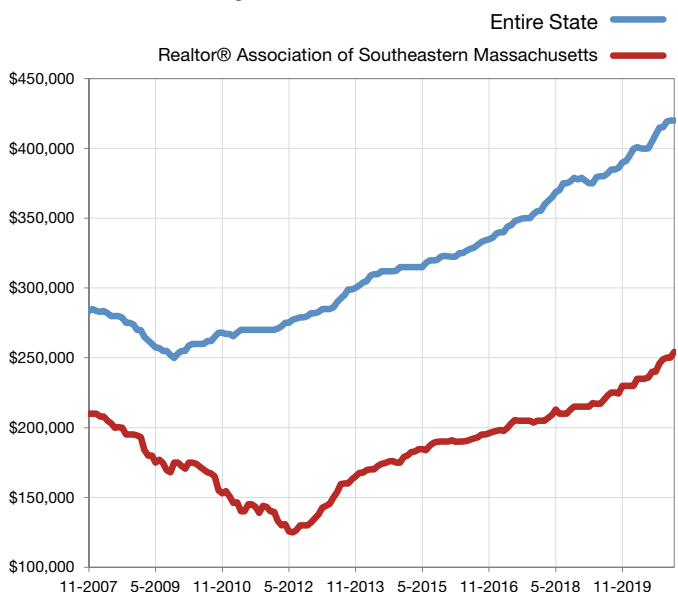
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## South Shore REALTORS® Greater Fall River Region

**+ 11.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 8.0%**

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

**- 60.7%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	82	80	- 2.4%	82	80	- 2.4%
Closed Sales	71	78	+ 9.9%	71	78	+ 9.9%
Median Sales Price*	\$325,000	<b>\$332,500</b>	+ 2.3%	\$325,000	<b>\$332,500</b>	+ 2.3%
Inventory of Homes for Sale	246	91	- 63.0%	--	--	--
Months Supply of Inventory	2.7	1.0	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	81	37	- 54.6%	81	37	- 54.6%
Percent of Original List Price Received*	95.0%	100.5%	+ 5.8%	95.0%	100.5%	+ 5.8%
New Listings	99	88	- 11.1%	99	88	- 11.1%

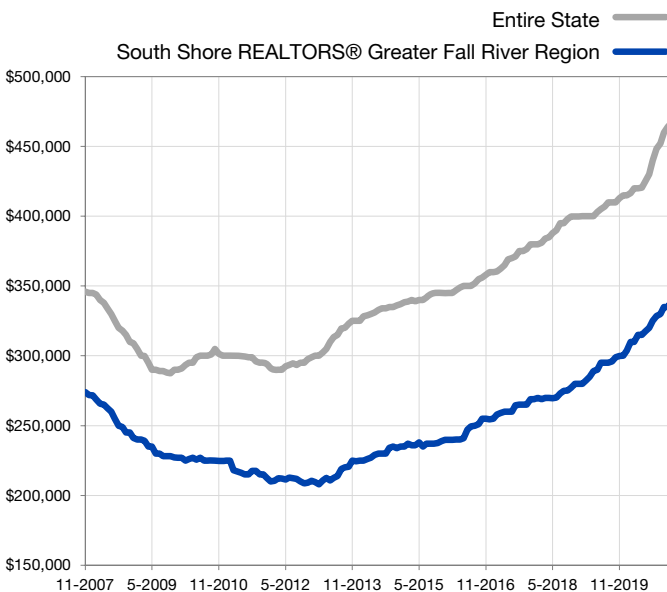
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	14	+ 180.0%	5	14	+ 180.0%
Closed Sales	9	11	+ 22.2%	9	11	+ 22.2%
Median Sales Price*	\$120,000	<b>\$180,000</b>	+ 50.0%	\$120,000	<b>\$180,000</b>	+ 50.0%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	3.0	1.7	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	13	44	+ 238.5%	13	44	+ 238.5%
Percent of Original List Price Received*	95.2%	92.9%	- 2.4%	95.2%	92.9%	- 2.4%
New Listings	18	11	- 38.9%	18	11	- 38.9%

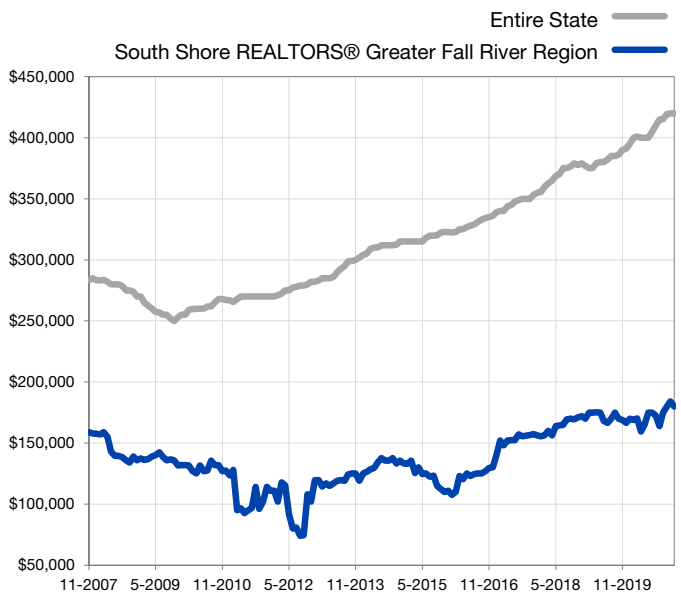
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## South Shore REALTORS®

**+ 1.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 14.4%**

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

**- 59.9%**

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

### Single-Family Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	336	355	+ 5.7%	336	355	+ 5.7%
Closed Sales	339	363	+ 7.1%	339	363	+ 7.1%
Median Sales Price*	\$463,450	<b>\$518,000</b>	+ 11.8%	\$463,450	<b>\$518,000</b>	+ 11.8%
Inventory of Homes for Sale	897	294	- 67.2%	--	--	--
Months Supply of Inventory	1.8	0.6	- 68.3%	--	--	--
Cumulative Days on Market Until Sale	74	39	- 46.9%	74	39	- 46.9%
Percent of Original List Price Received*	95.7%	99.9%	+ 4.3%	95.7%	99.9%	+ 4.3%
New Listings	406	358	- 11.8%	406	358	- 11.8%

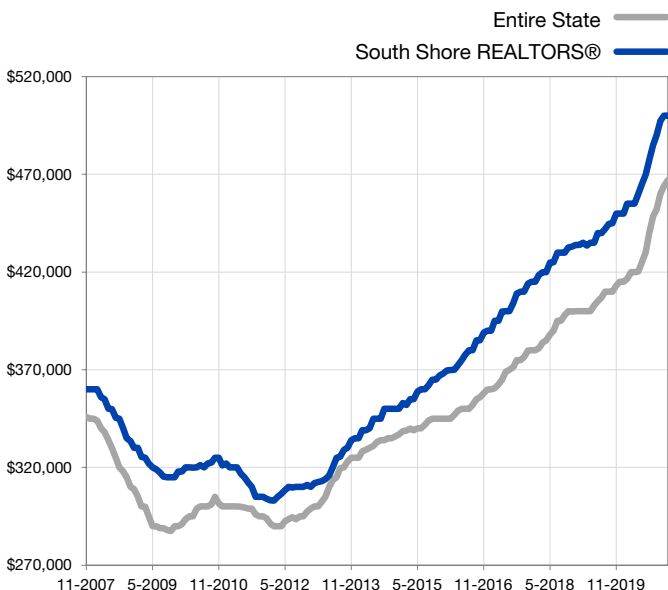
### Condominium Properties

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	149	127	- 14.8%	149	127	- 14.8%
Closed Sales	131	113	- 13.7%	131	113	- 13.7%
Median Sales Price*	\$378,500	<b>\$392,000</b>	+ 3.6%	\$378,500	<b>\$392,000</b>	+ 3.6%
Inventory of Homes for Sale	312	191	- 38.8%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.6%	--	--	--
Cumulative Days on Market Until Sale	73	54	- 25.4%	73	54	- 25.4%
Percent of Original List Price Received*	96.8%	99.3%	+ 2.6%	96.8%	99.3%	+ 2.6%
New Listings	179	155	- 13.4%	179	155	- 13.4%

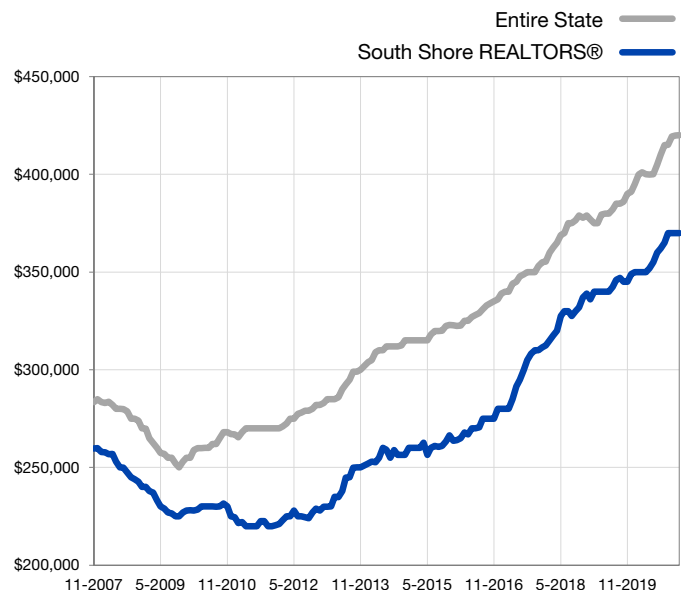
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