

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	379	373	- 1.6%	642	701	+ 9.2%
Closed Sales	200	301	+ 50.5%	517	652	+ 26.1%
Median Sales Price*	\$446,250	\$555,000	+ 24.4%	\$434,900	\$553,500	+ 27.3%
Inventory of Homes for Sale	1,824	415	- 77.2%	--	--	--
Months Supply of Inventory	4.5	0.8	- 82.2%	--	--	--
Cumulative Days on Market Until Sale	125	77	- 38.4%	115	71	- 38.3%
Percent of Original List Price Received*	92.9%	98.1%	+ 5.6%	92.6%	97.9%	+ 5.7%
New Listings	524	281	- 46.4%	991	550	- 44.5%

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

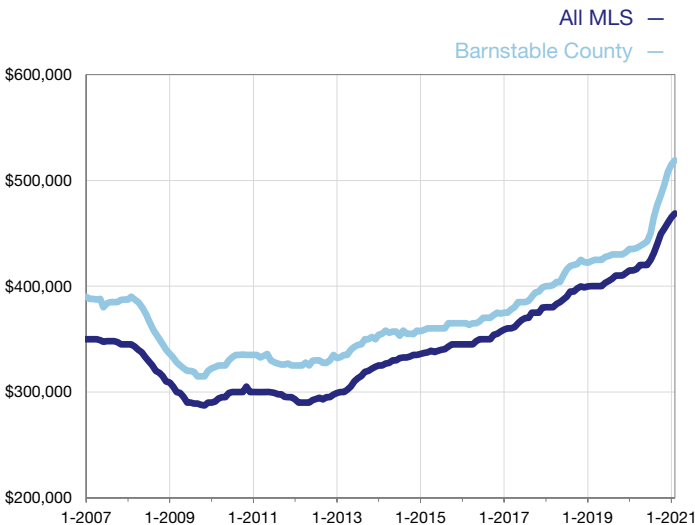
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	95	114	+ 20.0%	167	232	+ 38.9%
Closed Sales	64	90	+ 40.6%	148	164	+ 10.8%
Median Sales Price*	\$328,750	\$377,000	+ 14.7%	\$305,000	\$347,000	+ 13.8%
Inventory of Homes for Sale	538	177	- 67.1%	--	--	--
Months Supply of Inventory	5.1	1.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	114	118	+ 3.5%	101	101	0.0%
Percent of Original List Price Received*	95.0%	95.9%	+ 0.9%	95.3%	97.2%	+ 2.0%
New Listings	168	69	- 58.9%	292	169	- 42.1%

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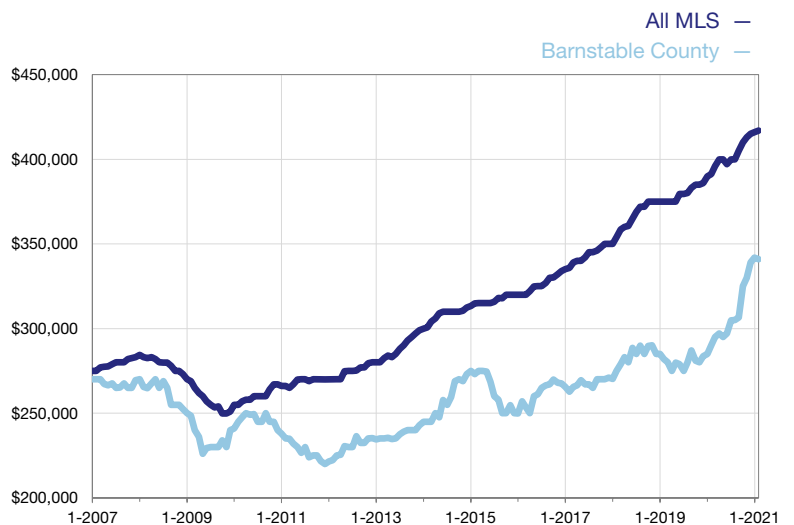
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	95	99	+ 4.2%	173	206	+ 19.1%
Closed Sales	69	77	+ 11.6%	173	189	+ 9.2%
Median Sales Price*	\$187,000	\$280,000	+ 49.7%	\$216,500	\$267,950	+ 23.8%
Inventory of Homes for Sale	661	207	- 68.7%	--	--	--
Months Supply of Inventory	5.2	1.4	- 73.1%	--	--	--
Cumulative Days on Market Until Sale	107	98	- 8.4%	110	72	- 34.5%
Percent of Original List Price Received*	89.0%	90.9%	+ 2.1%	90.5%	93.8%	+ 3.6%
New Listings	113	68	- 39.8%	203	147	- 27.6%

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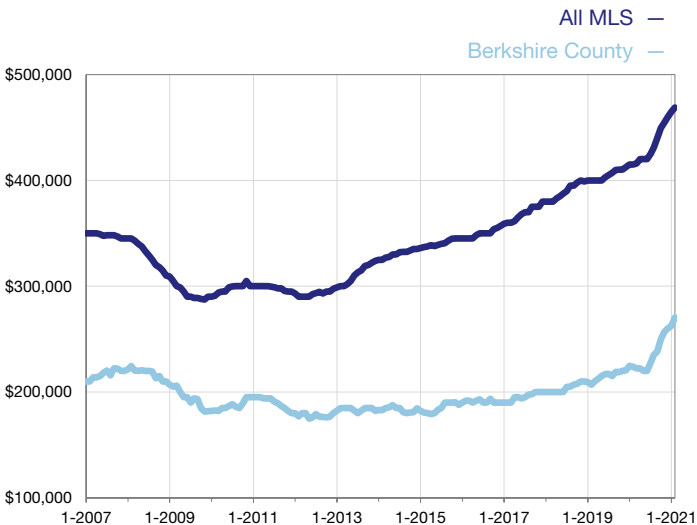
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	19	+ 90.0%	18	33	+ 83.3%
Closed Sales	6	12	+ 100.0%	14	25	+ 78.6%
Median Sales Price*	\$537,000	\$144,950	- 73.0%	\$196,875	\$185,000	- 6.0%
Inventory of Homes for Sale	129	43	- 66.7%	--	--	--
Months Supply of Inventory	8.6	2.6	- 69.8%	--	--	--
Cumulative Days on Market Until Sale	250	117	- 53.2%	166	96	- 42.2%
Percent of Original List Price Received*	88.8%	93.6%	+ 5.4%	90.6%	94.0%	+ 3.8%
New Listings	20	8	- 60.0%	39	20	- 48.7%

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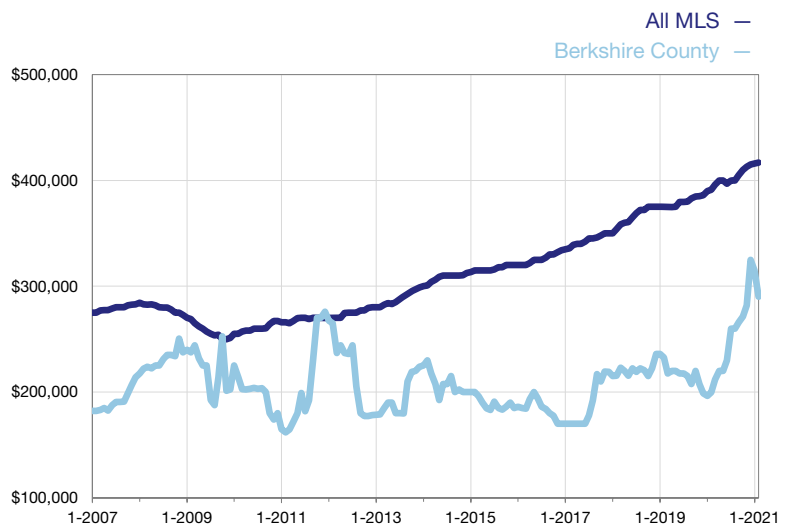
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	372	299	- 19.6%	700	606	- 13.4%
Closed Sales	259	247	- 4.6%	527	567	+ 7.6%
Median Sales Price*	\$325,000	\$385,000	+ 18.5%	\$329,950	\$385,000	+ 16.7%
Inventory of Homes for Sale	882	284	- 67.8%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	71	38	- 46.5%	70	36	- 48.6%
Percent of Original List Price Received*	96.5%	101.5%	+ 5.2%	96.3%	101.3%	+ 5.2%
New Listings	385	273	- 29.1%	783	601	- 23.2%

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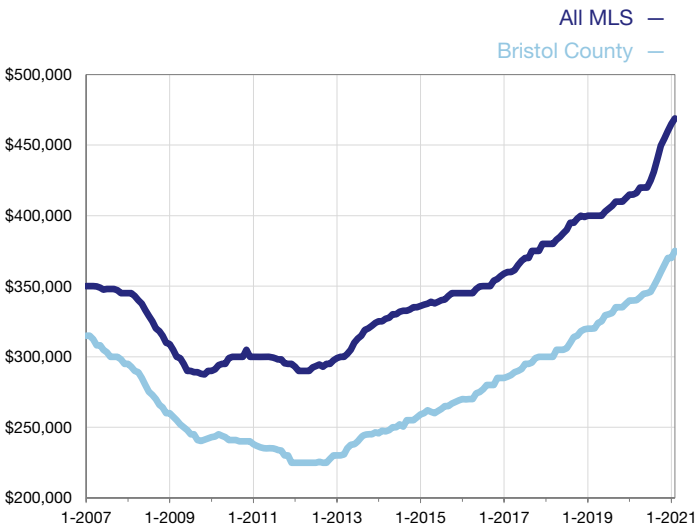
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	62	65	+ 4.8%	108	123	+ 13.9%
Closed Sales	55	43	- 21.8%	102	113	+ 10.8%
Median Sales Price*	\$219,500	\$240,000	+ 9.3%	\$237,500	\$236,000	- 0.6%
Inventory of Homes for Sale	115	25	- 78.3%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	76	44	- 42.1%	65	43	- 33.8%
Percent of Original List Price Received*	95.1%	97.9%	+ 2.9%	95.9%	97.8%	+ 2.0%
New Listings	54	50	- 7.4%	130	102	- 21.5%

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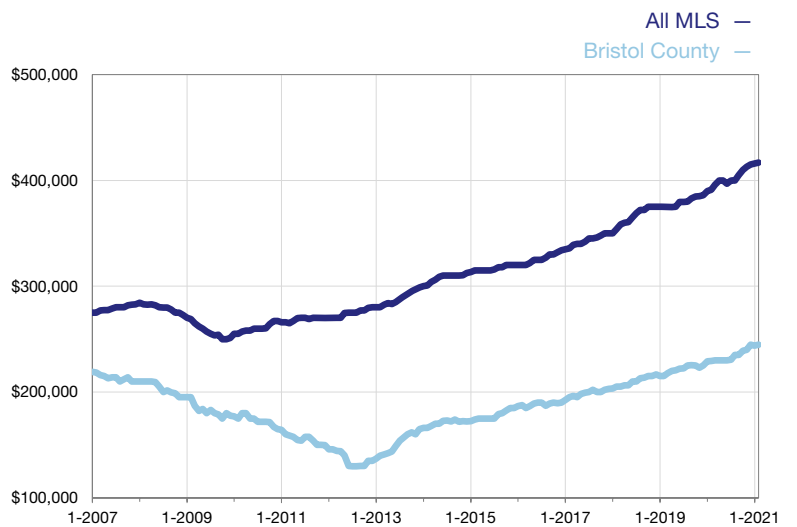
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	6	- 14.3%	11	8	- 27.3%
Closed Sales	4	4	0.0%	14	6	- 57.1%
Median Sales Price*	\$1,200,000	\$803,250	- 33.1%	\$963,500	\$879,000	- 8.8%
Inventory of Homes for Sale	43	17	- 60.5%	--	--	--
Months Supply of Inventory	6.9	2.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	96	33	- 65.6%	171	47	- 72.5%
Percent of Original List Price Received*	90.9%	94.2%	+ 3.6%	89.2%	92.0%	+ 3.1%
New Listings	10	8	- 20.0%	20	13	- 35.0%

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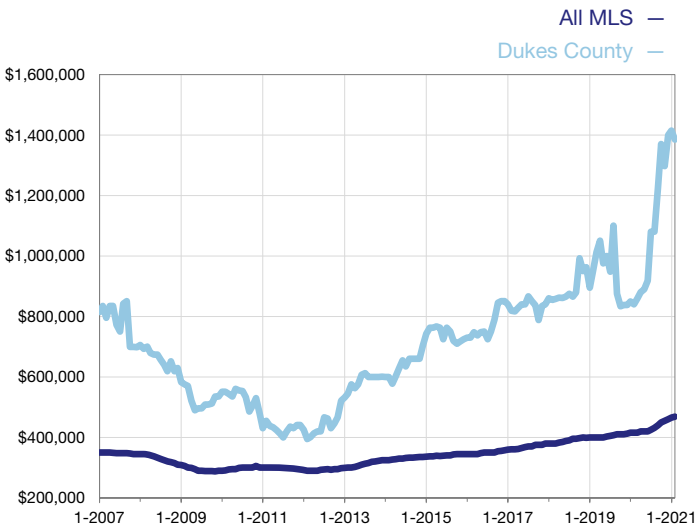
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	3	--	0	3	--
Median Sales Price*	\$0	\$650,000	--	\$0	\$650,000	--
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	3.1	+ 520.0%	--	--	--
Cumulative Days on Market Until Sale	0	209	--	0	209	--
Percent of Original List Price Received*	0.0%	94.5%	--	0.0%	94.5%	--
New Listings	0	0	--	0	4	--

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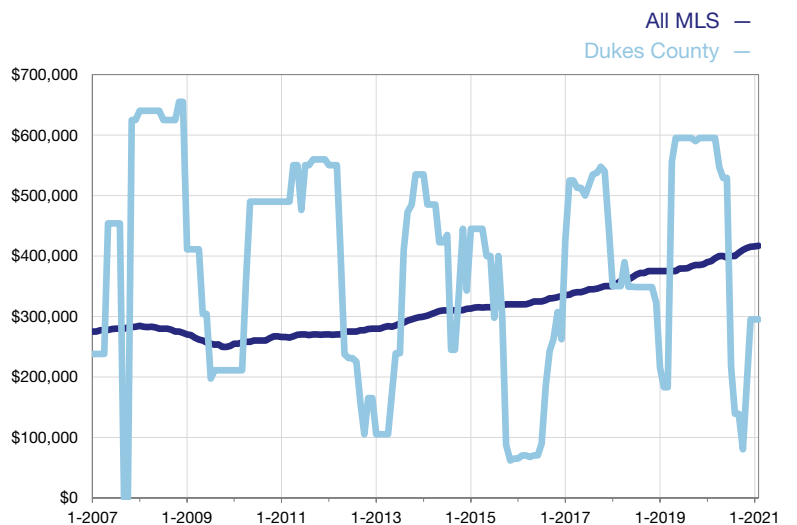
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	367	338	- 7.9%	698	637	- 8.7%
Closed Sales	271	280	+ 3.3%	619	627	+ 1.3%
Median Sales Price*	\$499,900	\$560,000	+ 12.0%	\$485,000	\$550,000	+ 13.4%
Inventory of Homes for Sale	721	246	- 65.9%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	70	43	- 38.6%	63	36	- 42.9%
Percent of Original List Price Received*	96.8%	101.1%	+ 4.4%	96.5%	101.7%	+ 5.4%
New Listings	483	345	- 28.6%	835	645	- 22.8%

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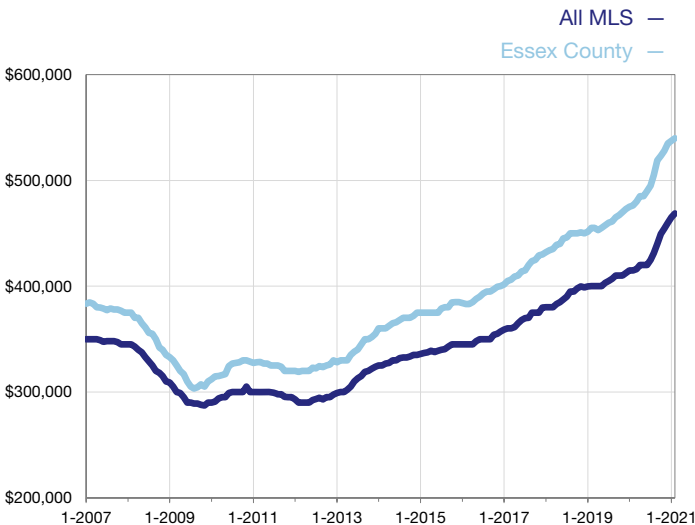
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	178	205	+ 15.2%	376	405	+ 7.7%
Closed Sales	154	159	+ 3.2%	308	348	+ 13.0%
Median Sales Price*	\$322,500	\$370,000	+ 14.7%	\$314,750	\$354,500	+ 12.6%
Inventory of Homes for Sale	359	159	- 55.7%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	68	45	- 33.8%	65	44	- 32.3%
Percent of Original List Price Received*	97.5%	99.0%	+ 1.5%	97.7%	99.2%	+ 1.5%
New Listings	213	215	+ 0.9%	445	428	- 3.8%

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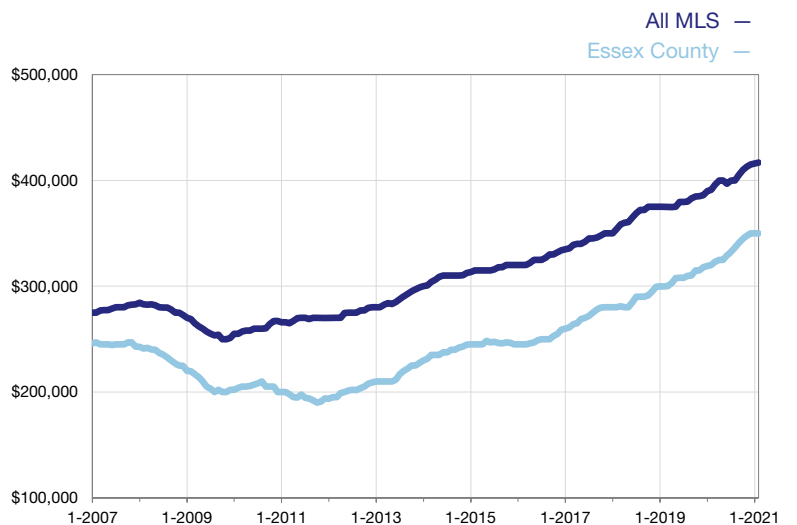
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	41	37	- 9.8%	68	73	+ 7.4%
Closed Sales	27	41	+ 51.9%	63	89	+ 41.3%
Median Sales Price*	\$185,000	\$280,000	+ 51.4%	\$192,000	\$275,000	+ 43.2%
Inventory of Homes for Sale	148	50	- 66.2%	--	--	--
Months Supply of Inventory	3.0	0.9	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	85	51	- 40.0%	76	49	- 35.5%
Percent of Original List Price Received*	91.8%	97.2%	+ 5.9%	91.5%	97.1%	+ 6.1%
New Listings	40	23	- 42.5%	72	61	- 15.3%

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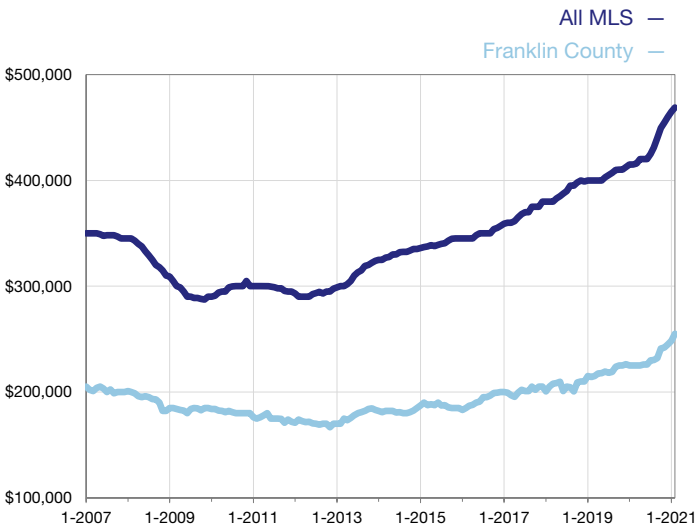
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	1	- 75.0%	5	2	- 60.0%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Median Sales Price*	\$153,000	\$158,750	+ 3.8%	\$161,000	\$158,750	- 1.4%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	31	34	+ 9.7%	39	34	- 12.8%
Percent of Original List Price Received*	100.0%	88.9%	- 11.1%	100.1%	88.9%	- 11.2%
New Listings	5	1	- 80.0%	7	2	- 71.4%

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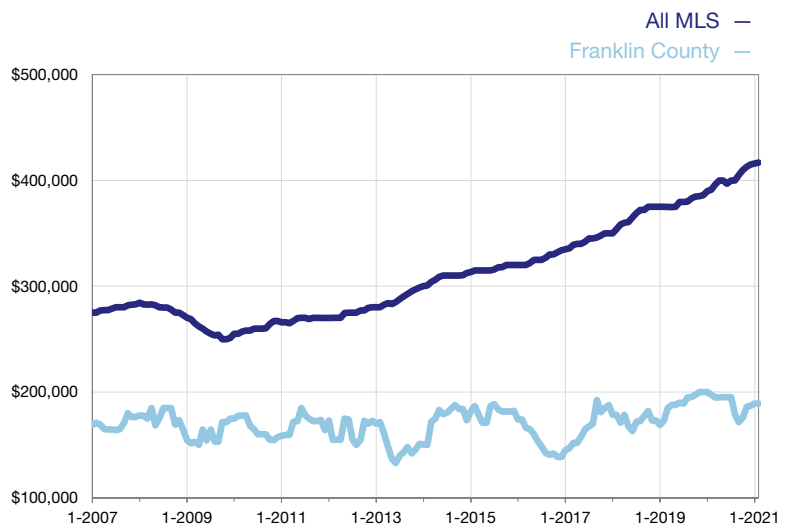
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	309	295	- 4.5%	558	598	+ 7.2%
Closed Sales	194	238	+ 22.7%	454	518	+ 14.1%
Median Sales Price*	\$205,000	\$238,700	+ 16.4%	\$205,000	\$239,900	+ 17.0%
Inventory of Homes for Sale	681	236	- 65.3%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	73	44	- 39.7%	73	45	- 38.4%
Percent of Original List Price Received*	95.9%	99.5%	+ 3.8%	95.4%	99.5%	+ 4.3%
New Listings	360	273	- 24.2%	685	553	- 19.3%

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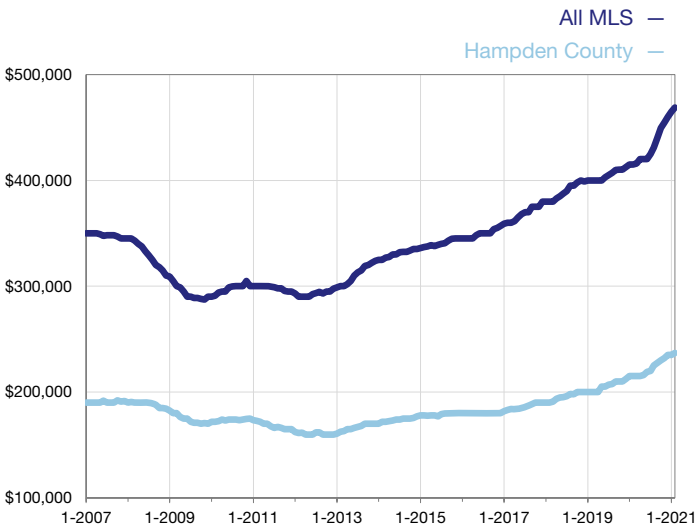
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	39	42	+ 7.7%	71	88	+ 23.9%
Closed Sales	27	38	+ 40.7%	55	76	+ 38.2%
Median Sales Price*	\$119,000	\$162,500	+ 36.6%	\$125,000	\$149,900	+ 19.9%
Inventory of Homes for Sale	121	45	- 62.8%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	62	31	- 50.0%	59	34	- 42.4%
Percent of Original List Price Received*	95.3%	98.6%	+ 3.5%	95.2%	98.7%	+ 3.7%
New Listings	53	37	- 30.2%	100	87	- 13.0%

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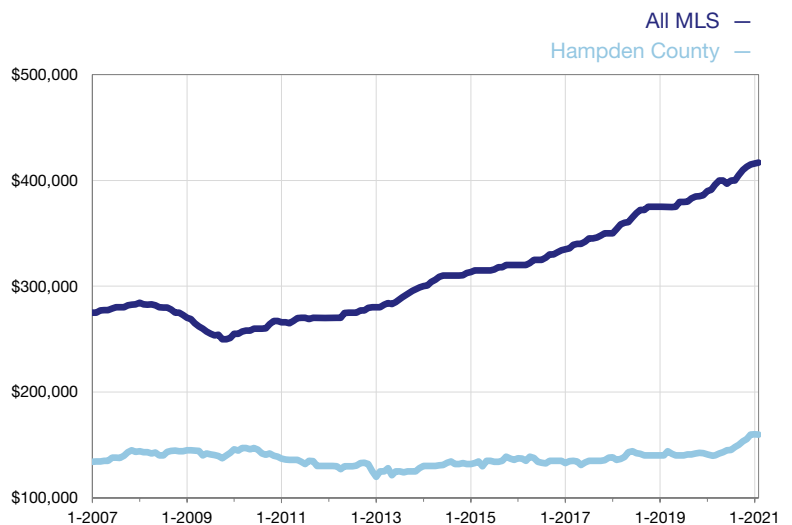
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	92	80	- 13.0%	164	154	- 6.1%
Closed Sales	51	69	+ 35.3%	129	149	+ 15.5%
Median Sales Price*	\$295,000	\$325,000	+ 10.2%	\$280,000	\$330,000	+ 17.9%
Inventory of Homes for Sale	285	102	- 64.2%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	115	72	- 37.4%	92	67	- 27.2%
Percent of Original List Price Received*	92.4%	98.4%	+ 6.5%	94.2%	98.4%	+ 4.5%
New Listings	108	63	- 41.7%	192	136	- 29.2%

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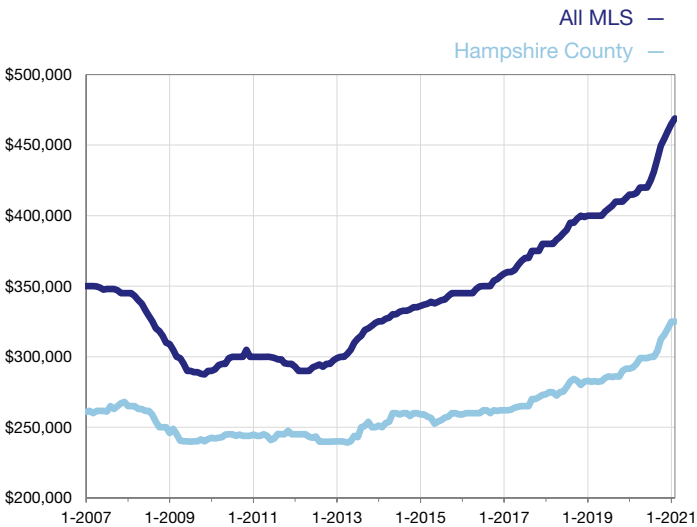
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	26	+ 62.5%	32	44	+ 37.5%
Closed Sales	15	19	+ 26.7%	26	34	+ 30.8%
Median Sales Price*	\$252,750	\$215,000	- 14.9%	\$243,875	\$225,500	- 7.5%
Inventory of Homes for Sale	61	39	- 36.1%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	44	91	+ 106.8%	51	77	+ 51.0%
Percent of Original List Price Received*	98.4%	96.5%	- 1.9%	96.9%	97.3%	+ 0.4%
New Listings	21	23	+ 9.5%	41	48	+ 17.1%

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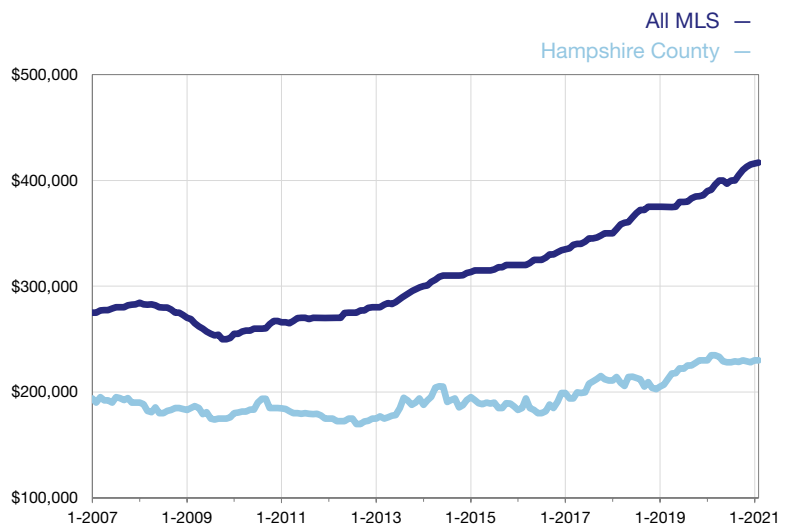
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2021

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Middlesex County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	643	678	+ 5.4%	1,218	1,270	+ 4.3%
Closed Sales	440	469	+ 6.6%	1,066	1,154	+ 8.3%
Median Sales Price*	\$560,000	\$629,900	+ 12.5%	\$565,000	\$620,000	+ 9.7%
Inventory of Homes for Sale	1,286	502	- 61.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	73	45	- 38.4%	70	40	- 42.9%
Percent of Original List Price Received*	96.5%	100.5%	+ 4.1%	96.3%	100.4%	+ 4.3%
New Listings	960	745	- 22.4%	1,594	1,350	- 15.3%

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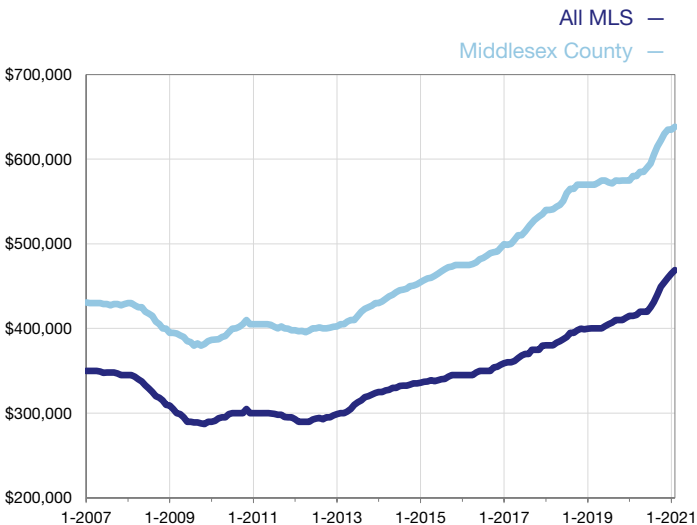
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	450	540	+ 20.0%	830	967	+ 16.5%
Closed Sales	288	314	+ 9.0%	622	729	+ 17.2%
Median Sales Price*	\$520,000	\$518,500	- 0.3%	\$511,500	\$495,680	- 3.1%
Inventory of Homes for Sale	652	518	- 20.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	68	52	- 23.5%	64	49	- 23.4%
Percent of Original List Price Received*	98.1%	99.1%	+ 1.0%	97.7%	98.6%	+ 0.9%
New Listings	501	553	+ 10.4%	973	1,031	+ 6.0%

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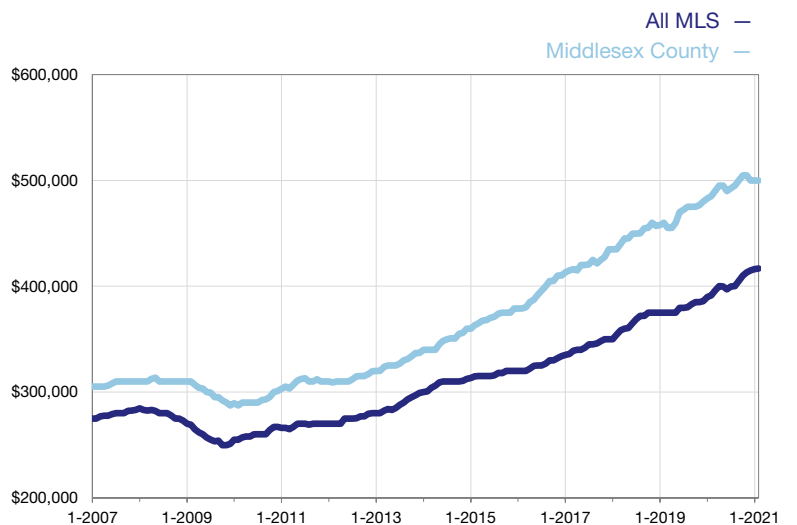
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	3	0.0%	4	6	+ 50.0%
Closed Sales	2	3	+ 50.0%	6	6	0.0%
Median Sales Price*	\$2,052,500	\$3,975,000	+ 93.7%	\$2,672,500	\$1,919,000	- 28.2%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	4.4	1.5	- 65.9%	--	--	--
Cumulative Days on Market Until Sale	119	358	+ 200.8%	65	257	+ 295.4%
Percent of Original List Price Received*	91.7%	91.0%	- 0.8%	86.4%	92.5%	+ 7.1%
New Listings	5	2	- 60.0%	8	3	- 62.5%

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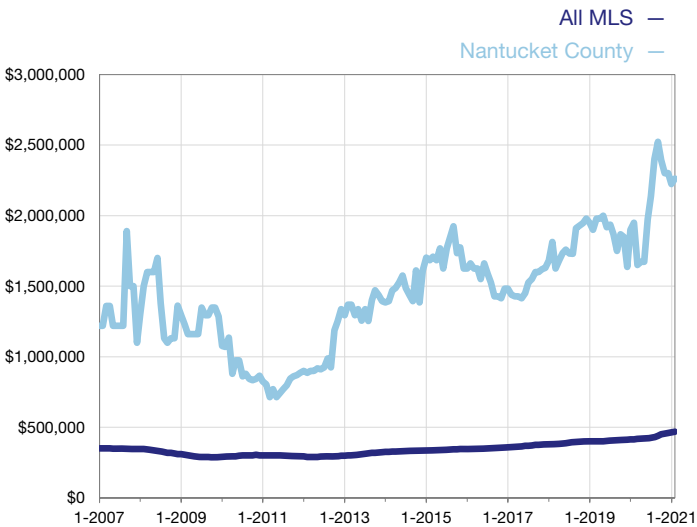
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	1	--
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	--

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

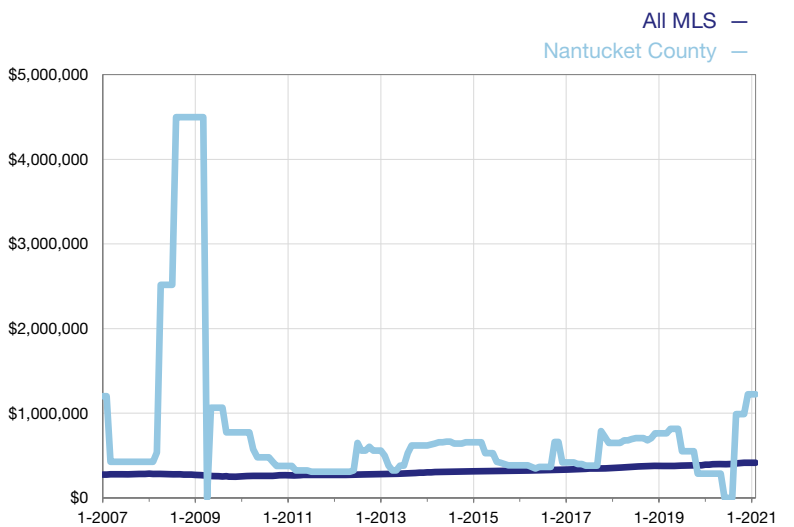
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	404	396	- 2.0%	748	726	- 2.9%
Closed Sales	252	293	+ 16.3%	598	657	+ 9.9%
Median Sales Price*	\$527,500	\$560,000	+ 6.2%	\$521,000	\$587,100	+ 12.7%
Inventory of Homes for Sale	831	289	- 65.2%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	77	44	- 42.9%	68	42	- 38.2%
Percent of Original List Price Received*	96.5%	100.3%	+ 3.9%	96.4%	100.0%	+ 3.7%
New Listings	603	398	- 34.0%	997	762	- 23.6%

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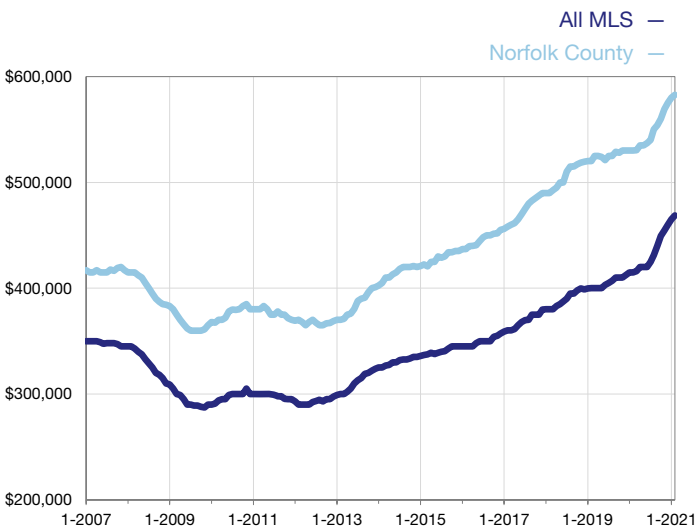
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	177	229	+ 29.4%	341	420	+ 23.2%
Closed Sales	146	138	- 5.5%	307	285	- 7.2%
Median Sales Price*	\$434,950	\$467,500	+ 7.5%	\$424,995	\$460,000	+ 8.2%
Inventory of Homes for Sale	384	296	- 22.9%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	70	67	- 4.3%	69	58	- 15.9%
Percent of Original List Price Received*	98.5%	97.7%	- 0.8%	97.9%	97.5%	- 0.4%
New Listings	255	243	- 4.7%	430	495	+ 15.1%

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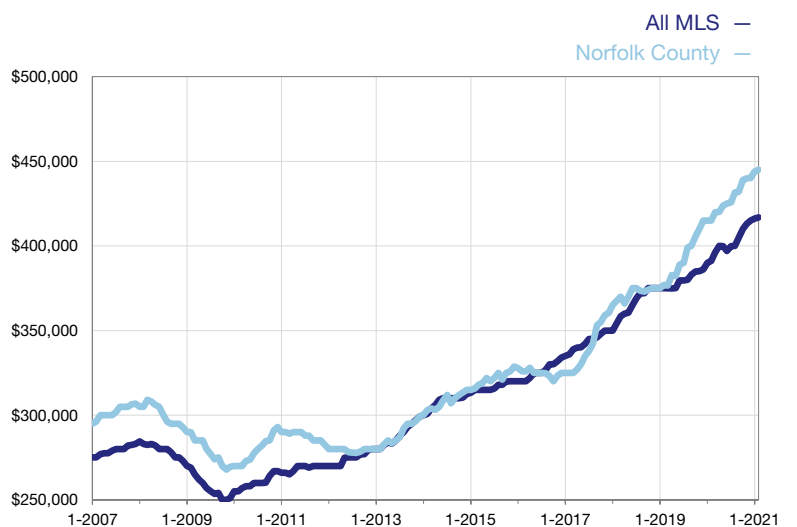
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	431	400	- 7.2%	798	756	- 5.3%
Closed Sales	298	277	- 7.0%	646	660	+ 2.2%
Median Sales Price*	\$405,000	\$455,000	+ 12.3%	\$405,000	\$460,000	+ 13.6%
Inventory of Homes for Sale	1,144	305	- 73.3%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	81	43	- 46.9%	79	42	- 46.8%
Percent of Original List Price Received*	96.2%	100.5%	+ 4.5%	95.9%	100.3%	+ 4.6%
New Listings	577	394	- 31.7%	1,015	737	- 27.4%

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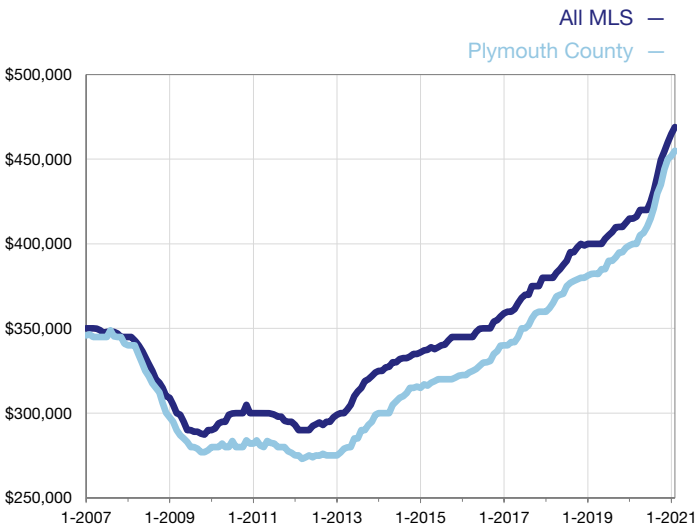
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	91	105	+ 15.4%	194	179	- 7.7%
Closed Sales	73	68	- 6.8%	165	158	- 4.2%
Median Sales Price*	\$310,000	\$333,250	+ 7.5%	\$350,000	\$344,750	- 1.5%
Inventory of Homes for Sale	259	141	- 45.6%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	64	40	- 37.5%	67	49	- 26.9%
Percent of Original List Price Received*	97.6%	98.5%	+ 0.9%	97.9%	99.1%	+ 1.2%
New Listings	124	122	- 1.6%	262	222	- 15.3%

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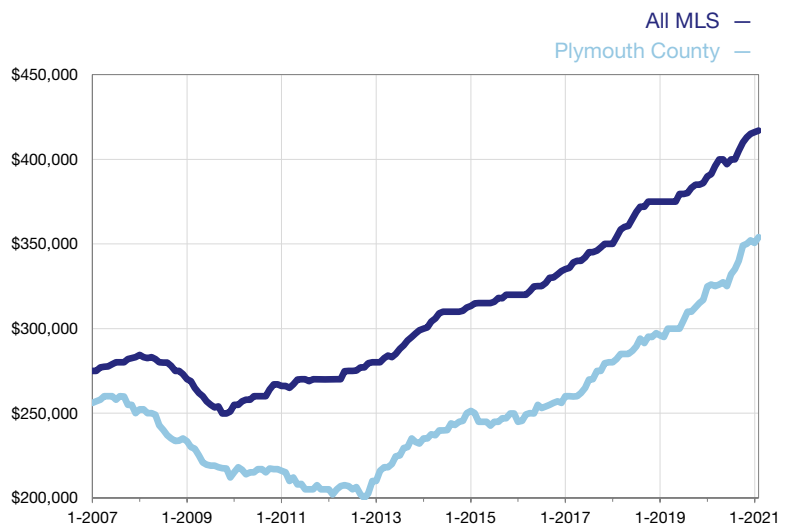
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2021

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Suffolk County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	75	91	+ 21.3%	139	161	+ 15.8%
Closed Sales	60	60	0.0%	126	162	+ 28.6%
Median Sales Price*	\$532,450	\$587,000	+ 10.2%	\$555,000	\$613,963	+ 10.6%
Inventory of Homes for Sale	146	98	- 32.9%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	57	45	- 21.1%	52	45	- 13.5%
Percent of Original List Price Received*	97.6%	97.6%	0.0%	97.1%	97.8%	+ 0.7%
New Listings	96	91	- 5.2%	180	162	- 10.0%

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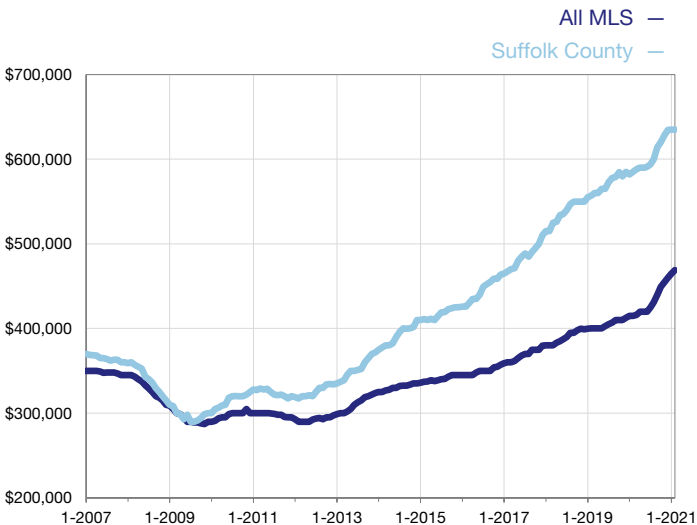
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	360	514	+ 42.8%	675	962	+ 42.5%
Closed Sales	266	276	+ 3.8%	580	620	+ 6.9%
Median Sales Price*	\$653,500	\$659,500	+ 0.9%	\$665,000	\$645,000	- 3.0%
Inventory of Homes for Sale	961	992	+ 3.2%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	68	77	+ 13.2%	65	69	+ 6.2%
Percent of Original List Price Received*	96.8%	95.2%	- 1.7%	96.5%	95.5%	- 1.0%
New Listings	520	565	+ 8.7%	992	1,153	+ 16.2%

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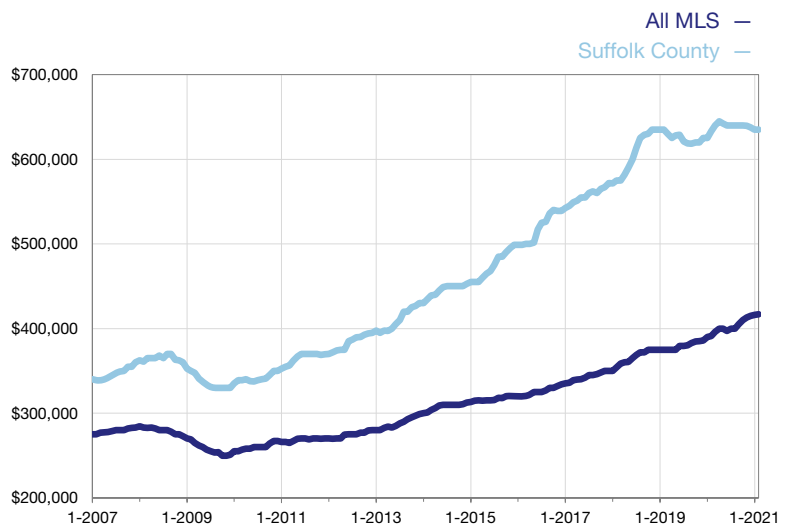
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	538	481	- 10.6%	1,059	929	- 12.3%
Closed Sales	409	388	- 5.1%	920	932	+ 1.3%
Median Sales Price*	\$278,000	\$331,250	+ 19.2%	\$290,000	\$347,250	+ 19.7%
Inventory of Homes for Sale	1,349	401	- 70.3%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	72	48	- 33.3%	70	42	- 40.0%
Percent of Original List Price Received*	96.5%	100.3%	+ 3.9%	96.1%	100.5%	+ 4.6%
New Listings	690	436	- 36.8%	1,268	888	- 30.0%

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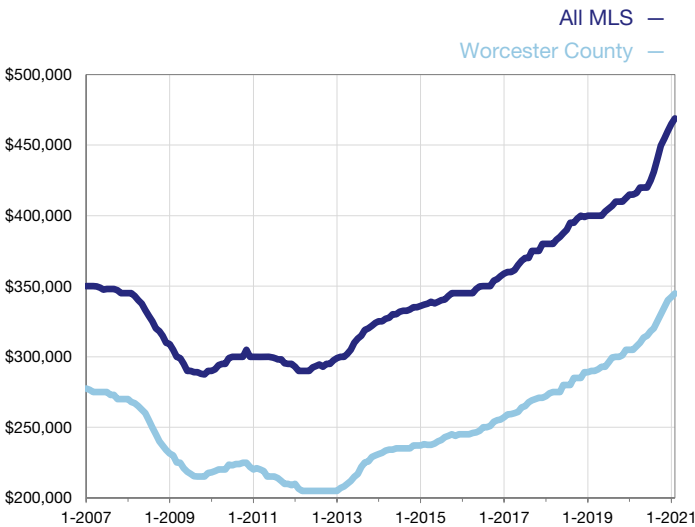
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	130	119	- 8.5%	262	257	- 1.9%
Closed Sales	109	114	+ 4.6%	206	207	+ 0.5%
Median Sales Price*	\$225,000	\$237,500	+ 5.6%	\$230,000	\$235,000	+ 2.2%
Inventory of Homes for Sale	244	103	- 57.8%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	75	48	- 36.0%	63	45	- 28.6%
Percent of Original List Price Received*	97.1%	99.2%	+ 2.2%	97.5%	99.7%	+ 2.3%
New Listings	147	115	- 21.8%	295	234	- 20.7%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

