

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	489	507	+ 3.7%	1,740	2,056	+ 18.2%
Closed Sales	296	412	+ 39.2%	1,522	1,778	+ 16.8%
Median Sales Price*	\$464,500	\$623,500	+ 34.2%	\$440,000	\$600,750	+ 36.5%
Inventory of Homes for Sale	1,829	527	- 71.2%	--	--	--
Months Supply of Inventory	4.8	1.1	- 77.1%	--	--	--
Cumulative Days on Market Until Sale	110	38	- 65.5%	115	63	- 45.2%
Percent of Original List Price Received*	95.3%	104.8%	+ 10.0%	93.8%	100.5%	+ 7.1%
New Listings	537	590	+ 9.9%	2,429	2,164	- 10.9%

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

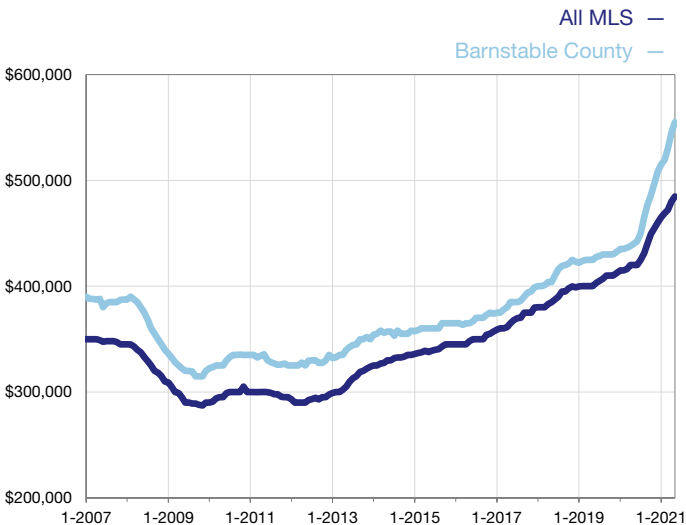
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	103	135	+ 31.1%	410	603	+ 47.1%
Closed Sales	73	109	+ 49.3%	394	500	+ 26.9%
Median Sales Price*	\$262,783	\$347,500	+ 32.2%	\$297,000	\$345,000	+ 16.2%
Inventory of Homes for Sale	562	174	- 69.0%	--	--	--
Months Supply of Inventory	5.7	1.3	- 77.2%	--	--	--
Cumulative Days on Market Until Sale	113	44	- 61.1%	104	76	- 26.9%
Percent of Original List Price Received*	95.1%	102.5%	+ 7.8%	95.7%	98.9%	+ 3.3%
New Listings	126	135	+ 7.1%	643	568	- 11.7%

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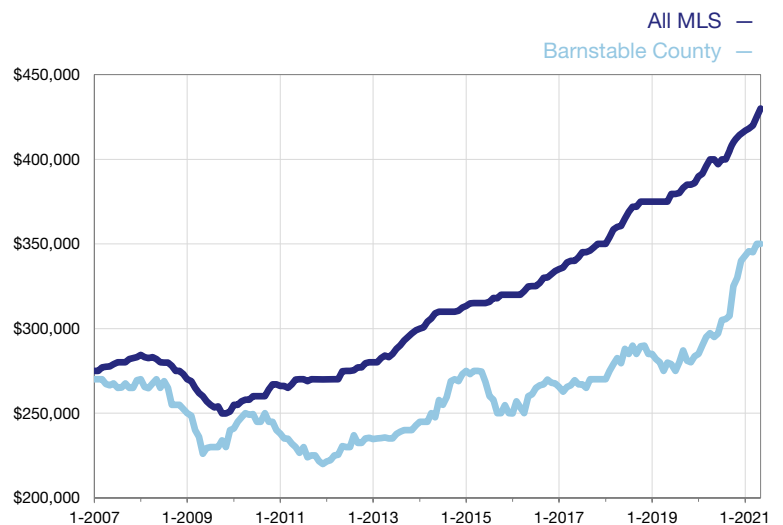
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	193	139	- 28.0%	538	611	+ 13.6%
Closed Sales	86	121	+ 40.7%	419	542	+ 29.4%
Median Sales Price*	\$198,500	\$285,000	+ 43.6%	\$210,000	\$285,000	+ 35.7%
Inventory of Homes for Sale	652	283	- 56.6%	--	--	--
Months Supply of Inventory	5.5	1.8	- 67.3%	--	--	--
Cumulative Days on Market Until Sale	119	48	- 59.7%	105	69	- 34.3%
Percent of Original List Price Received*	89.9%	98.9%	+ 10.0%	92.0%	95.8%	+ 4.1%
New Listings	244	200	- 18.0%	685	683	- 0.3%

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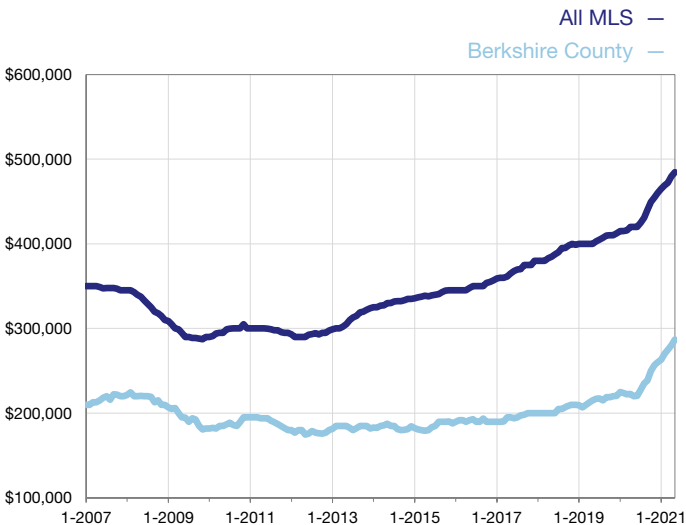
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	13	- 27.8%	48	86	+ 79.2%
Closed Sales	6	13	+ 116.7%	41	75	+ 82.9%
Median Sales Price*	\$176,750	\$382,500	+ 116.4%	\$325,000	\$270,000	- 16.9%
Inventory of Homes for Sale	140	41	- 70.7%	--	--	--
Months Supply of Inventory	9.9	2.3	- 76.8%	--	--	--
Cumulative Days on Market Until Sale	213	84	- 60.6%	167	104	- 37.7%
Percent of Original List Price Received*	88.6%	99.0%	+ 11.7%	91.1%	95.8%	+ 5.2%
New Listings	31	18	- 41.9%	93	73	- 21.5%

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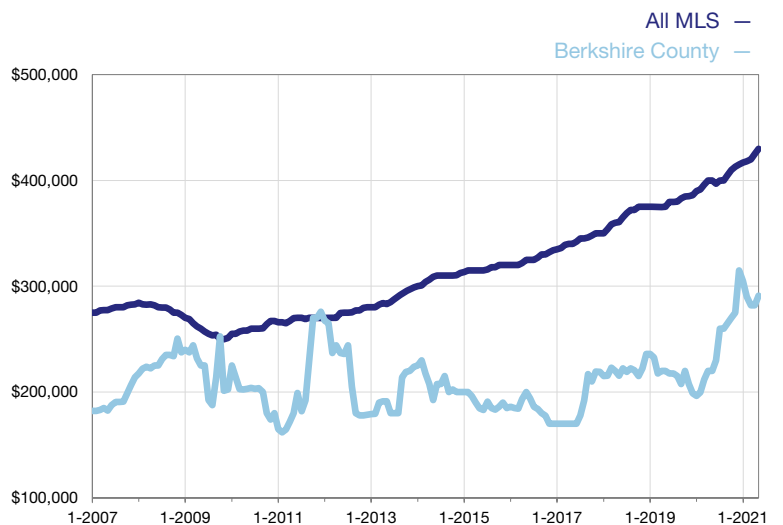
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	450	477	+ 6.0%	1,794	1,903	+ 6.1%
Closed Sales	318	357	+ 12.3%	1,521	1,564	+ 2.8%
Median Sales Price*	\$352,250	\$425,000	+ 20.7%	\$342,450	\$402,263	+ 17.5%
Inventory of Homes for Sale	819	302	- 63.1%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	53	30	- 43.4%	66	33	- 50.0%
Percent of Original List Price Received*	98.4%	104.0%	+ 5.7%	97.4%	102.6%	+ 5.3%
New Listings	468	496	+ 6.0%	2,084	2,045	- 1.9%

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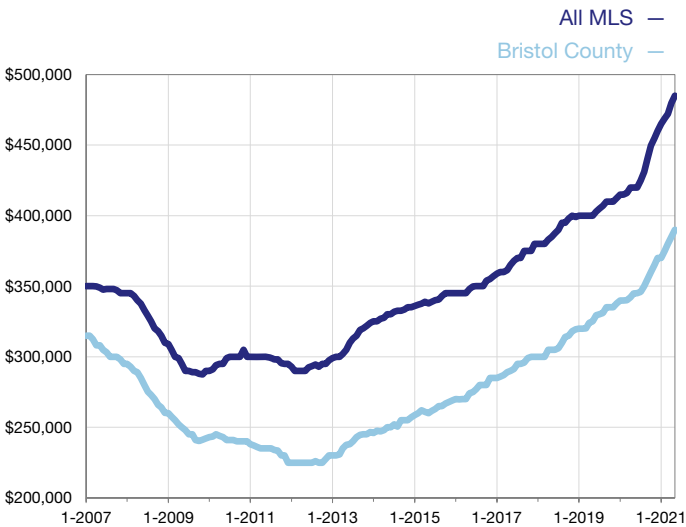
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	70	105	+ 50.0%	289	348	+ 20.4%
Closed Sales	65	68	+ 4.6%	264	298	+ 12.9%
Median Sales Price*	\$227,500	\$272,500	+ 19.8%	\$234,950	\$265,000	+ 12.8%
Inventory of Homes for Sale	126	46	- 63.5%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	34	22	- 35.3%	52	34	- 34.6%
Percent of Original List Price Received*	98.6%	103.1%	+ 4.6%	97.4%	100.6%	+ 3.3%
New Listings	79	105	+ 32.9%	354	365	+ 3.1%

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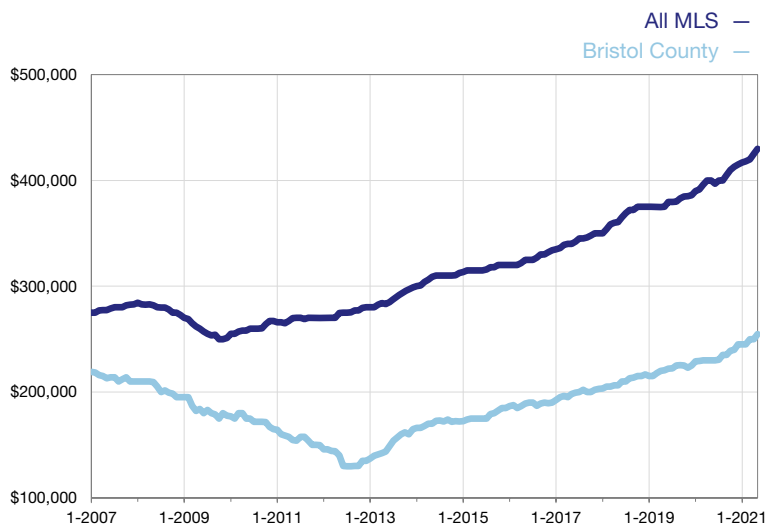
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	3	- 50.0%	22	25	+ 13.6%
Closed Sales	1	5	+ 400.0%	26	20	- 23.1%
Median Sales Price*	\$773,750	\$2,550,000	+ 229.6%	\$1,190,944	\$973,750	- 18.2%
Inventory of Homes for Sale	49	19	- 61.2%	--	--	--
Months Supply of Inventory	8.5	2.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	24	47	+ 95.8%	226	49	- 78.3%
Percent of Original List Price Received*	100.6%	97.1%	- 3.5%	92.4%	95.0%	+ 2.8%
New Listings	17	7	- 58.8%	44	37	- 15.9%

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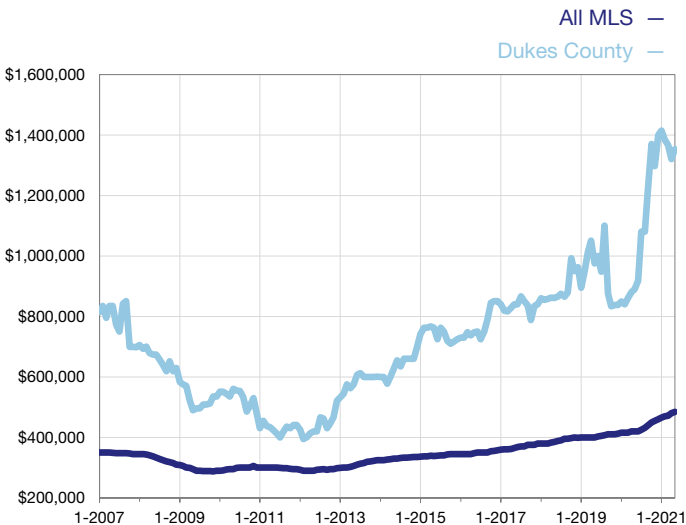
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	4	+ 300.0%
Median Sales Price*	\$65,000	\$0	- 100.0%	\$65,000	\$652,500	+ 903.8%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	10.4	3.1	- 70.2%	--	--	--
Cumulative Days on Market Until Sale	44	0	- 100.0%	44	171	+ 288.6%
Percent of Original List Price Received*	72.3%	0.0%	- 100.0%	72.3%	93.1%	+ 28.8%
New Listings	11	2	- 81.8%	12	7	- 41.7%

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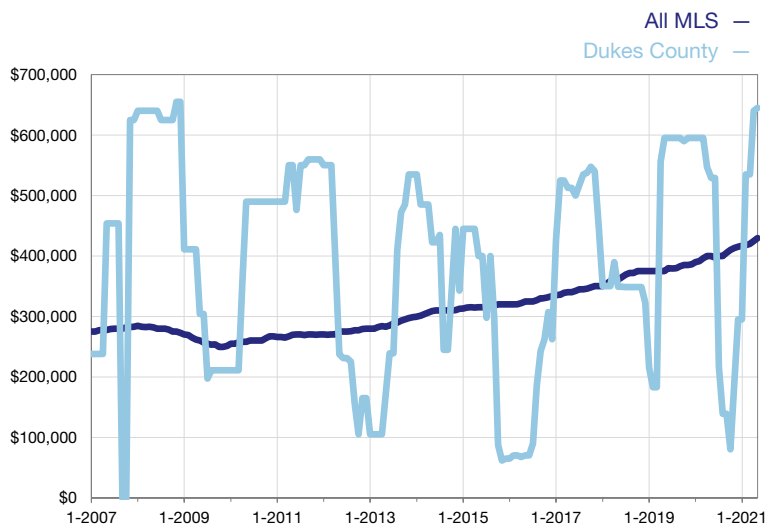
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	569	661	+ 16.2%	2,049	2,378	+ 16.1%
Closed Sales	408	479	+ 17.4%	1,725	1,836	+ 6.4%
Median Sales Price*	\$493,500	\$637,500	+ 29.2%	\$494,000	\$585,000	+ 18.4%
Inventory of Homes for Sale	824	318	- 61.4%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	39	29	- 25.6%	52	32	- 38.5%
Percent of Original List Price Received*	99.5%	106.3%	+ 6.8%	98.3%	104.1%	+ 5.9%
New Listings	673	662	- 1.6%	2,536	2,566	+ 1.2%

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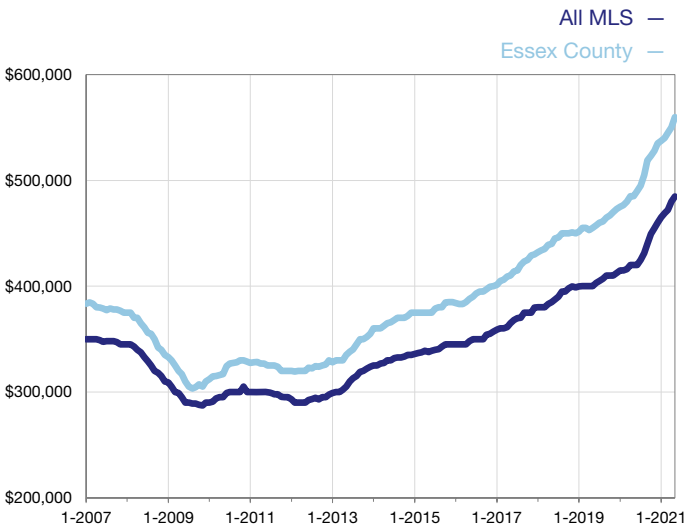
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	254	285	+ 12.2%	934	1,263	+ 35.2%
Closed Sales	141	239	+ 69.5%	810	1,008	+ 24.4%
Median Sales Price*	\$330,000	\$400,000	+ 21.2%	\$330,500	\$373,000	+ 12.9%
Inventory of Homes for Sale	399	167	- 58.1%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	53	36	- 32.1%
Percent of Original List Price Received*	99.3%	103.5%	+ 4.2%	99.0%	101.6%	+ 2.6%
New Listings	319	289	- 9.4%	1,171	1,365	+ 16.6%

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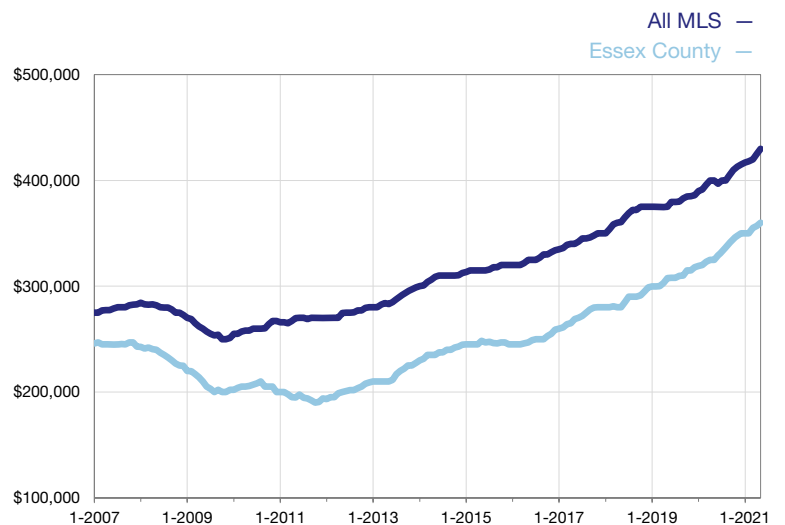
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	72	59	- 18.1%	215	221	+ 2.8%
Closed Sales	31	46	+ 48.4%	167	186	+ 11.4%
Median Sales Price*	\$263,000	\$268,000	+ 1.9%	\$210,000	\$265,000	+ 26.2%
Inventory of Homes for Sale	148	61	- 58.8%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	105	46	- 56.2%	87	49	- 43.7%
Percent of Original List Price Received*	94.9%	103.1%	+ 8.6%	92.6%	99.3%	+ 7.2%
New Listings	76	73	- 3.9%	254	238	- 6.3%

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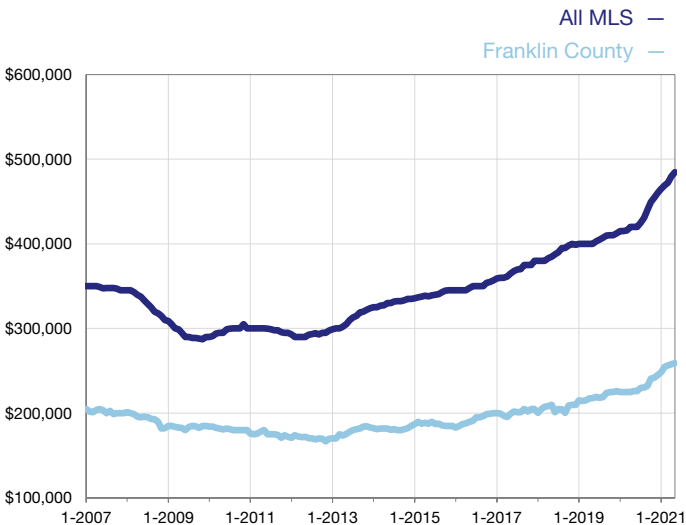
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	1	- 83.3%	15	9	- 40.0%
Closed Sales	3	3	0.0%	11	8	- 27.3%
Median Sales Price*	\$150,000	\$146,000	- 2.7%	\$165,500	\$182,500	+ 10.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.1	0.3	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	87	11	- 87.4%	106	35	- 67.0%
Percent of Original List Price Received*	94.3%	108.3%	+ 14.8%	94.2%	99.6%	+ 5.7%
New Listings	7	1	- 85.7%	18	8	- 55.6%

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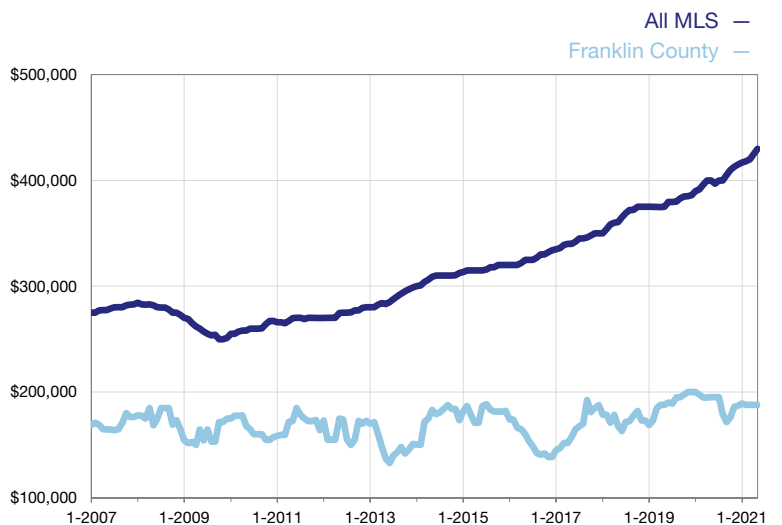
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	389	474	+ 21.9%	1,577	1,778	+ 12.7%
Closed Sales	314	298	- 5.1%	1,301	1,443	+ 10.9%
Median Sales Price*	\$224,000	\$260,000	+ 16.1%	\$215,000	\$250,000	+ 16.3%
Inventory of Homes for Sale	643	278	- 56.8%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	49	32	- 34.7%	62	39	- 37.1%
Percent of Original List Price Received*	99.3%	103.3%	+ 4.0%	97.1%	101.2%	+ 4.2%
New Listings	423	481	+ 13.7%	1,835	1,874	+ 2.1%

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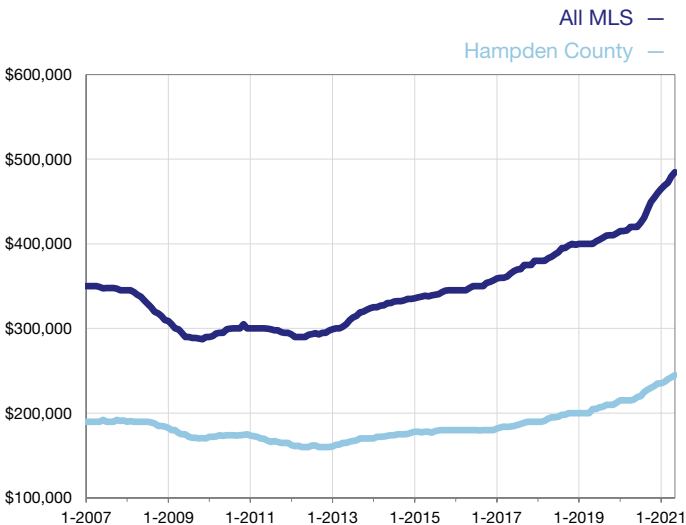
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	58	76	+ 31.0%	198	260	+ 31.3%
Closed Sales	30	40	+ 33.3%	159	205	+ 28.9%
Median Sales Price*	\$174,750	\$193,375	+ 10.7%	\$147,500	\$165,000	+ 11.9%
Inventory of Homes for Sale	92	30	- 67.4%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	70	36	- 48.6%	59	36	- 39.0%
Percent of Original List Price Received*	98.7%	102.4%	+ 3.7%	97.3%	100.3%	+ 3.1%
New Listings	41	67	+ 63.4%	223	257	+ 15.2%

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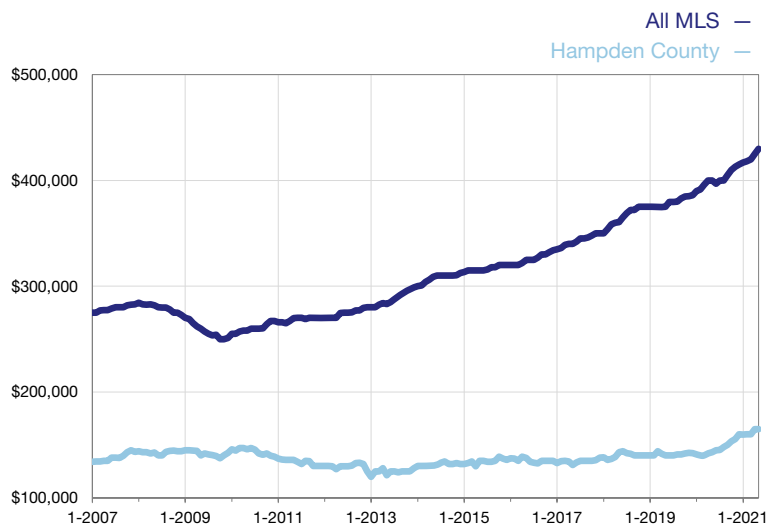
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Hampshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	128	121	- 5.5%	477	491	+ 2.9%
Closed Sales	97	98	+ 1.0%	393	411	+ 4.6%
Median Sales Price*	\$305,000	\$364,000	+ 19.3%	\$295,000	\$340,800	+ 15.5%
Inventory of Homes for Sale	286	119	- 58.4%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	82	40	- 51.2%	87	57	- 34.5%
Percent of Original List Price Received*	96.8%	103.6%	+ 7.0%	95.8%	100.7%	+ 5.1%
New Listings	156	131	- 16.0%	584	522	- 10.6%

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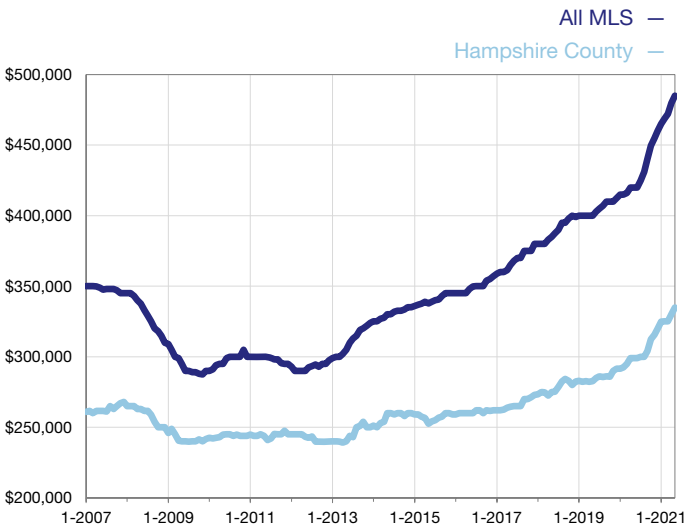
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	38	+ 153.3%	78	138	+ 76.9%
Closed Sales	16	23	+ 43.8%	70	100	+ 42.9%
Median Sales Price*	\$168,500	\$224,000	+ 32.9%	\$219,250	\$228,000	+ 4.0%
Inventory of Homes for Sale	72	41	- 43.1%	--	--	--
Months Supply of Inventory	3.4	1.8	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	25	60	+ 140.0%	63	60	- 4.8%
Percent of Original List Price Received*	100.0%	102.4%	+ 2.4%	97.7%	99.5%	+ 1.8%
New Listings	28	32	+ 14.3%	104	148	+ 42.3%

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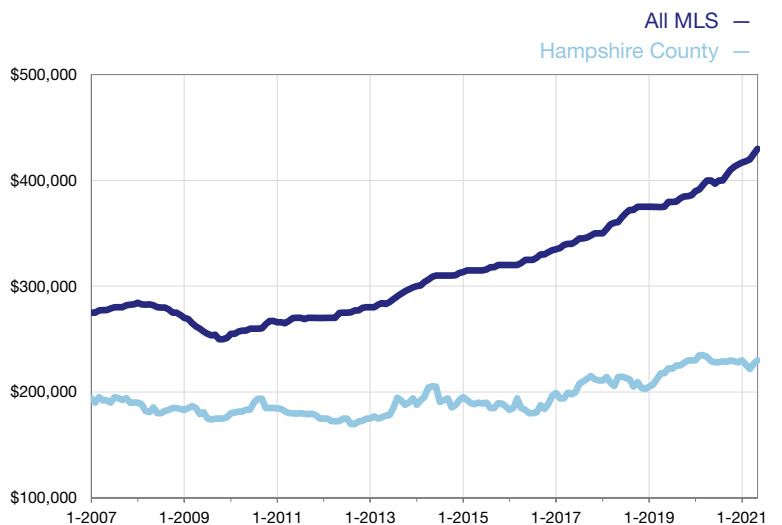
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2021

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Middlesex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,040	1,408	+ 35.4%	3,780	4,962	+ 31.3%
Closed Sales	741	953	+ 28.6%	3,097	3,563	+ 15.0%
Median Sales Price*	\$618,000	\$707,000	+ 14.4%	\$605,000	\$670,000	+ 10.7%
Inventory of Homes for Sale	1,518	531	- 65.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	38	21	- 44.7%	54	33	- 38.9%
Percent of Original List Price Received*	99.4%	107.0%	+ 7.6%	98.5%	103.8%	+ 5.4%
New Listings	1,252	1,270	+ 1.4%	4,813	5,299	+ 10.1%

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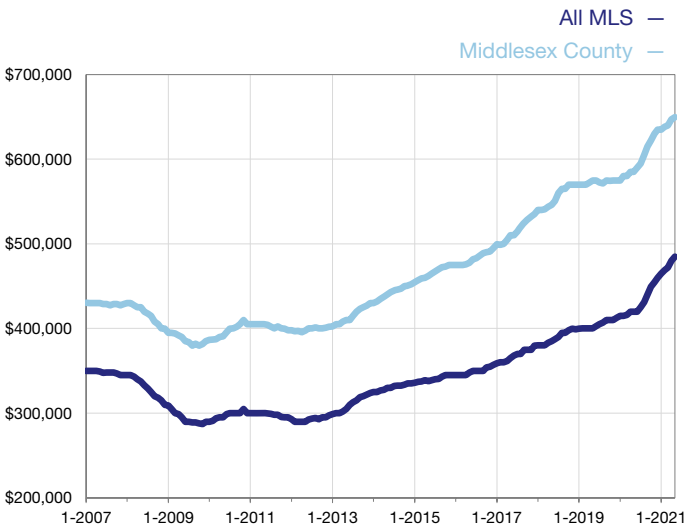
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	429	730	+ 70.2%	1,964	3,122	+ 59.0%
Closed Sales	328	669	+ 104.0%	1,746	2,558	+ 46.5%
Median Sales Price*	\$502,500	\$545,000	+ 8.5%	\$520,000	\$529,500	+ 1.8%
Inventory of Homes for Sale	869	480	- 44.8%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	52	42	- 19.2%
Percent of Original List Price Received*	99.5%	103.1%	+ 3.6%	99.3%	100.8%	+ 1.5%
New Listings	583	703	+ 20.6%	2,571	3,386	+ 31.7%

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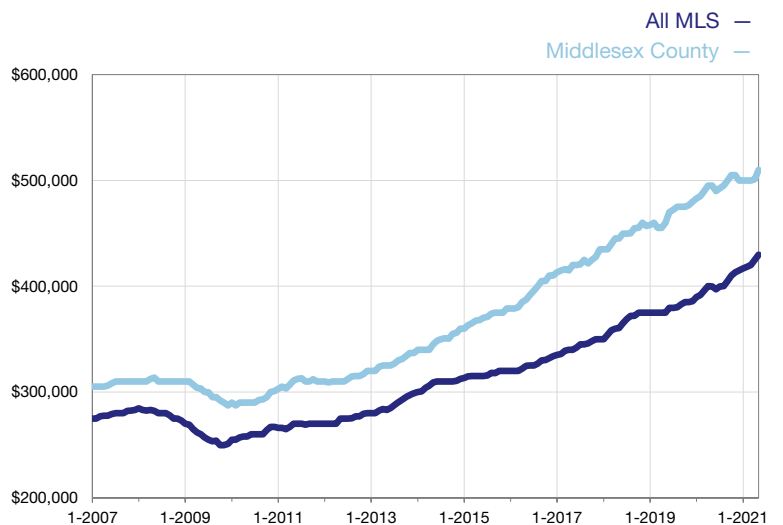
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	7	12	+ 71.4%
Closed Sales	0	6	--	9	20	+ 122.2%
Median Sales Price*	\$0	\$2,575,000	--	\$1,950,000	\$3,272,500	+ 67.8%
Inventory of Homes for Sale	40	13	- 67.5%	--	--	--
Months Supply of Inventory	9.4	1.9	- 79.8%	--	--	--
Cumulative Days on Market Until Sale	0	94	--	64	152	+ 137.5%
Percent of Original List Price Received*	0.0%	94.8%	--	88.7%	92.5%	+ 4.3%
New Listings	14	6	- 57.1%	37	15	- 59.5%

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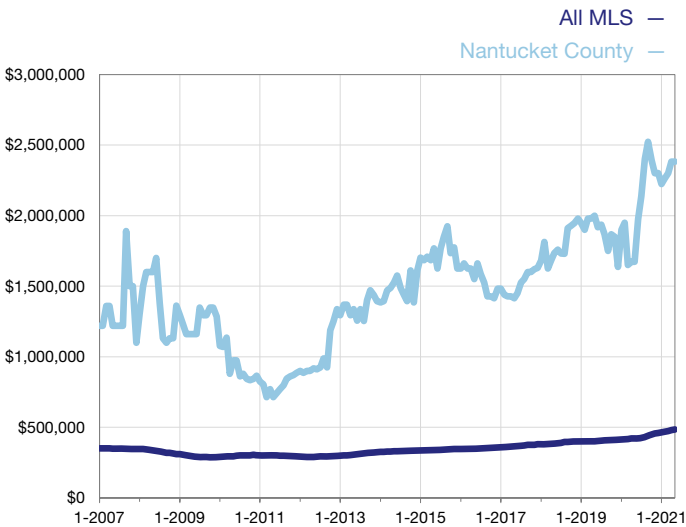
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$740,000	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	94	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.3%	--
New Listings	0	0	--	1	2	+ 100.0%

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

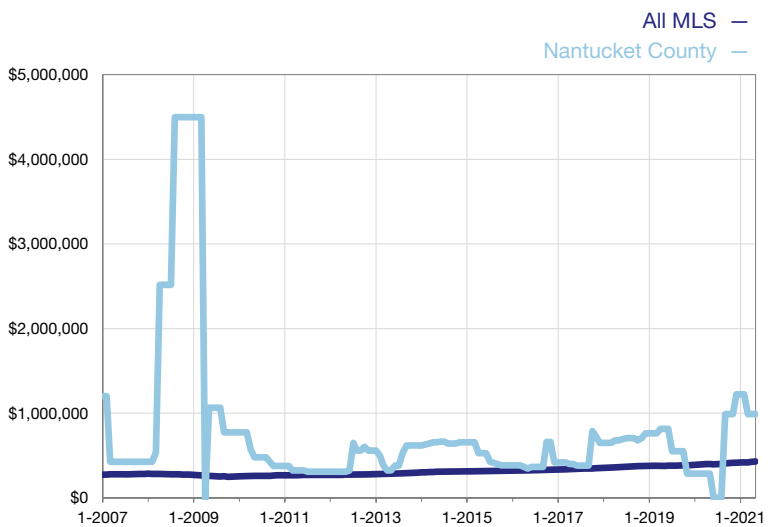
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	573	789	+ 37.7%	2,144	2,827	+ 31.9%
Closed Sales	391	502	+ 28.4%	1,759	1,980	+ 12.6%
Median Sales Price*	\$555,000	\$675,000	+ 21.6%	\$539,000	\$630,000	+ 16.9%
Inventory of Homes for Sale	977	375	- 61.6%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	40	24	- 40.0%	56	34	- 39.3%
Percent of Original List Price Received*	98.5%	105.2%	+ 6.8%	97.8%	102.6%	+ 4.9%
New Listings	726	754	+ 3.9%	2,826	3,097	+ 9.6%

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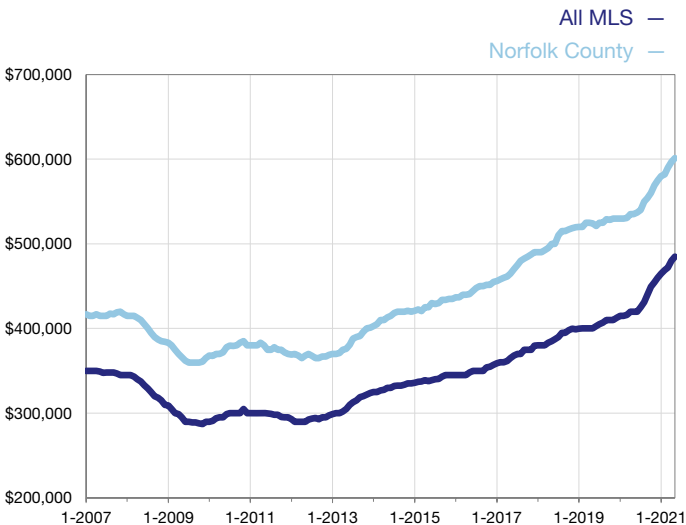
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	170	329	+ 93.5%	763	1,383	+ 81.3%
Closed Sales	117	253	+ 116.2%	757	995	+ 31.4%
Median Sales Price*	\$439,900	\$480,000	+ 9.1%	\$429,900	\$475,000	+ 10.5%
Inventory of Homes for Sale	475	318	- 33.1%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	59	52	- 11.9%
Percent of Original List Price Received*	100.0%	102.0%	+ 2.0%	99.0%	99.7%	+ 0.7%
New Listings	252	335	+ 32.9%	1,082	1,629	+ 50.6%

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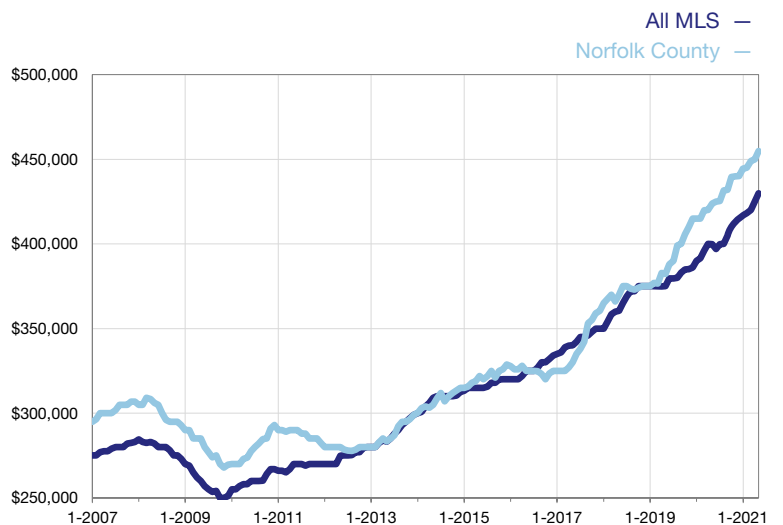
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2021

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Plymouth County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	618	615	- 0.5%	2,216	2,479	+ 11.9%
Closed Sales	393	492	+ 25.2%	1,827	1,959	+ 7.2%
Median Sales Price*	\$430,000	\$530,000	+ 23.3%	\$419,000	\$484,928	+ 15.7%
Inventory of Homes for Sale	1,149	358	- 68.8%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	61	32	- 47.5%	71	37	- 47.9%
Percent of Original List Price Received*	97.5%	103.7%	+ 6.4%	97.0%	102.3%	+ 5.5%
New Listings	715	633	- 11.5%	2,778	2,658	- 4.3%

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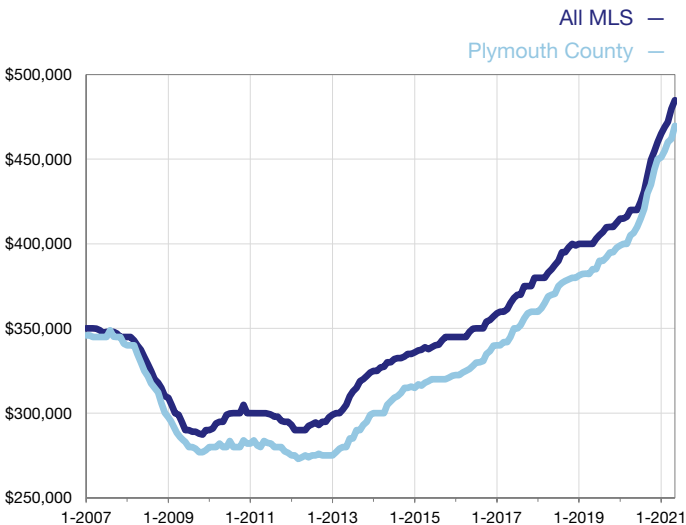
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	112	140	+ 25.0%	467	608	+ 30.2%
Closed Sales	65	103	+ 58.5%	388	495	+ 27.6%
Median Sales Price*	\$325,000	\$358,000	+ 10.2%	\$334,950	\$358,000	+ 6.9%
Inventory of Homes for Sale	311	117	- 62.4%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--
Cumulative Days on Market Until Sale	57	35	- 38.6%	66	43	- 34.8%
Percent of Original List Price Received*	98.8%	101.4%	+ 2.6%	98.6%	100.6%	+ 2.0%
New Listings	162	131	- 19.1%	666	672	+ 0.9%

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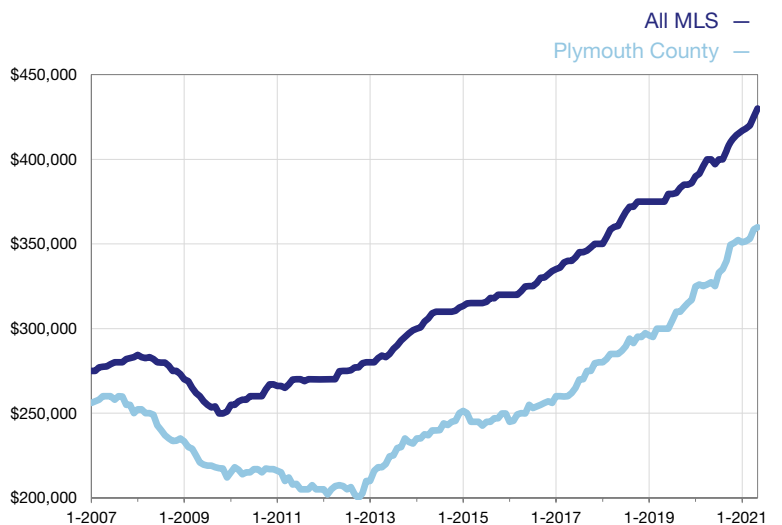
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2021

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Suffolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	124	186	+ 50.0%	387	597	+ 54.3%
Closed Sales	74	116	+ 56.8%	331	457	+ 38.1%
Median Sales Price*	\$620,000	\$762,500	+ 23.0%	\$600,000	\$665,000	+ 10.8%
Inventory of Homes for Sale	178	143	- 19.7%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	34	34	0.0%	43	42	- 2.3%
Percent of Original List Price Received*	98.8%	103.2%	+ 4.5%	98.5%	100.9%	+ 2.4%
New Listings	151	191	+ 26.5%	525	700	+ 33.3%

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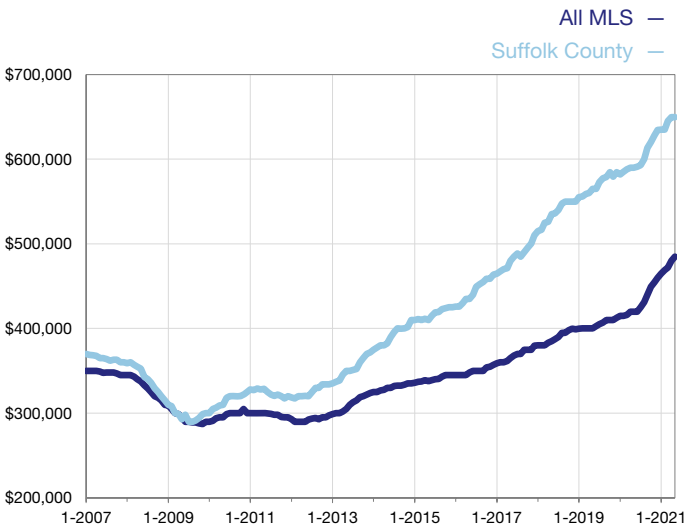
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	412	708	+ 71.8%	1,669	3,114	+ 86.6%
Closed Sales	271	671	+ 147.6%	1,543	2,406	+ 55.9%
Median Sales Price*	\$610,000	\$700,000	+ 14.8%	\$660,000	\$661,000	+ 0.2%
Inventory of Homes for Sale	1,158	1,152	- 0.5%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	46	45	- 2.2%	59	60	+ 1.7%
Percent of Original List Price Received*	98.3%	99.4%	+ 1.1%	97.8%	97.8%	0.0%
New Listings	684	824	+ 20.5%	2,595	3,941	+ 51.9%

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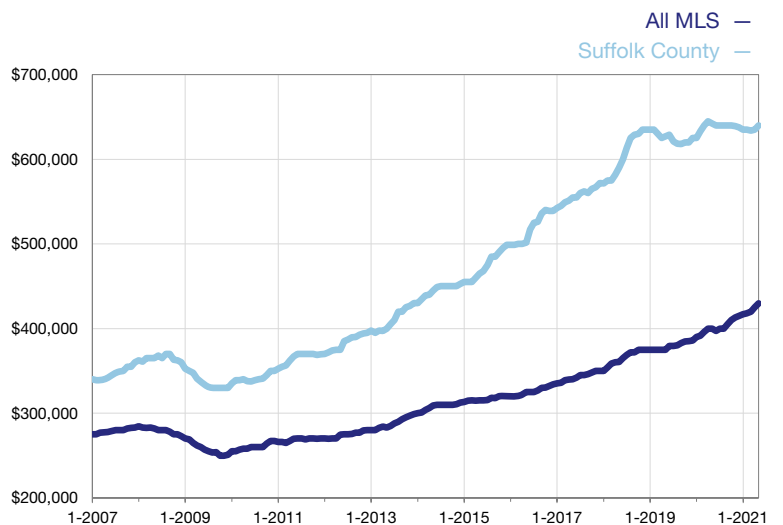
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2021

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Worcester County

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	781	897	+ 14.9%	3,091	3,313	+ 7.2%
Closed Sales	609	650	+ 6.7%	2,597	2,607	+ 0.4%
Median Sales Price*	\$343,500	\$391,000	+ 13.8%	\$313,500	\$367,000	+ 17.1%
Inventory of Homes for Sale	1,405	498	- 64.6%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	50	23	- 54.0%	62	35	- 43.5%
Percent of Original List Price Received*	98.8%	105.0%	+ 6.3%	97.6%	102.9%	+ 5.4%
New Listings	911	868	- 4.7%	3,750	3,552	- 5.3%

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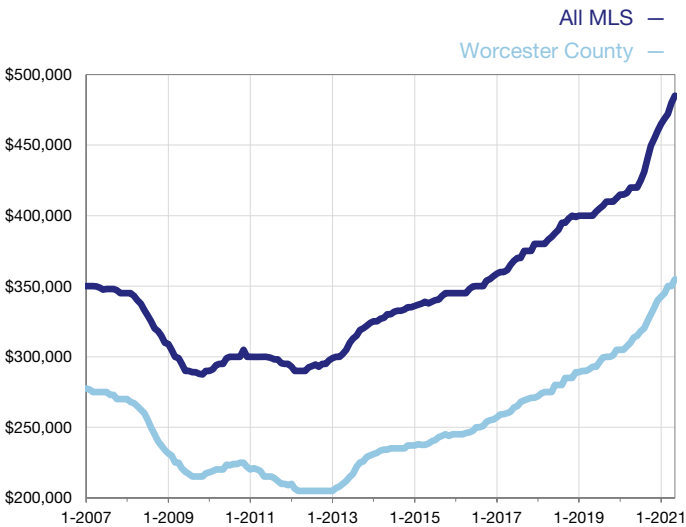
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	146	218	+ 49.3%	637	848	+ 33.1%
Closed Sales	115	147	+ 27.8%	543	609	+ 12.2%
Median Sales Price*	\$243,000	\$299,900	+ 23.4%	\$236,000	\$262,500	+ 11.2%
Inventory of Homes for Sale	305	104	- 65.9%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	46	29	- 37.0%	60	35	- 41.7%
Percent of Original List Price Received*	99.0%	103.8%	+ 4.8%	98.5%	101.9%	+ 3.5%
New Listings	187	191	+ 2.1%	788	868	+ 10.2%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

