

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 13.3%

+ 10.7%

- 40.8%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	717	484	- 32.5%	3,677	3,536	- 3.8%
Closed Sales	682	565	- 17.2%	2,965	3,100	+ 4.6%
Median Sales Price*	\$512,450	\$580,000	+ 13.2%	\$480,000	\$560,000	+ 16.7%
Inventory of Homes for Sale	875	527	- 39.8%	--	--	--
Months Supply of Inventory	1.8	1.0	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	50	26	- 48.2%	60	31	- 48.0%
Percent of Original List Price Received*	98.7%	104.9%	+ 6.3%	97.7%	103.4%	+ 5.9%
New Listings	776	620	- 20.1%	4,319	4,051	- 6.2%

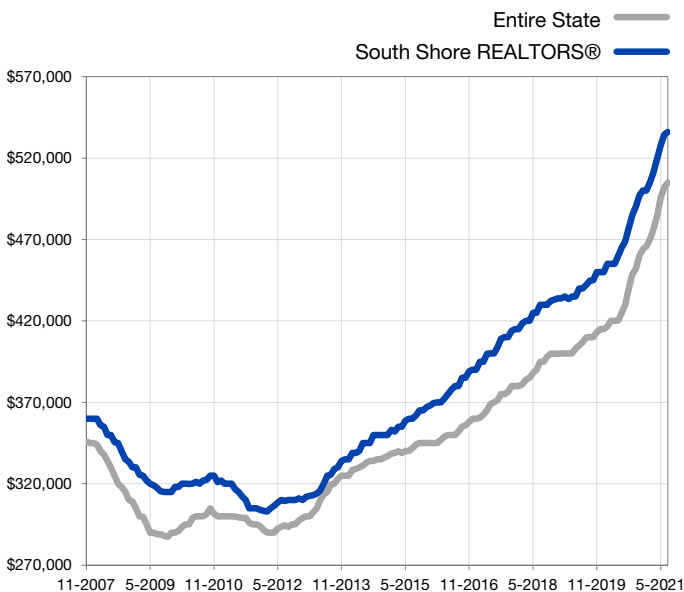
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	221	194	- 12.2%	1,095	1,281	+ 17.0%
Closed Sales	190	191	+ 0.5%	940	1,126	+ 19.8%
Median Sales Price*	\$382,500	\$385,000	+ 0.7%	\$369,950	\$396,000	+ 7.0%
Inventory of Homes for Sale	358	203	- 43.3%	--	--	--
Months Supply of Inventory	2.4	1.1	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	63	31	- 51.1%	64	43	- 32.6%
Percent of Original List Price Received*	99.5%	101.7%	+ 2.2%	98.4%	100.5%	+ 2.1%
New Listings	250	208	- 16.8%	1,402	1,507	+ 7.5%

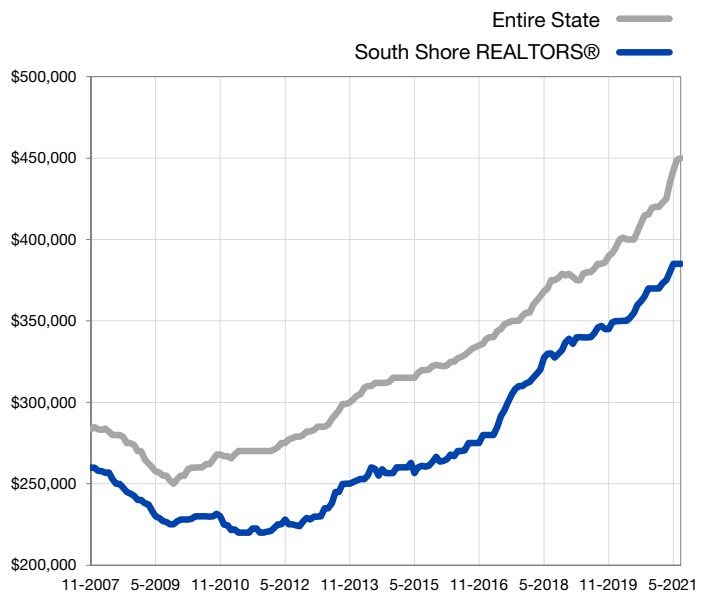
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 7.8%

+ 21.4%

- 44.2%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	553	449	- 18.8%	2,909	2,876	- 1.1%
Closed Sales	510	463	- 9.2%	2,407	2,546	+ 5.8%
Median Sales Price*	\$365,000	\$450,000	+ 23.3%	\$355,000	\$425,000	+ 19.7%
Inventory of Homes for Sale	794	446	- 43.8%	--	--	--
Months Supply of Inventory	2.1	1.1	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	51	22	- 56.1%	60	32	- 47.7%
Percent of Original List Price Received*	99.2%	104.5%	+ 5.3%	97.9%	103.2%	+ 5.3%
New Listings	628	558	- 11.1%	3,345	3,281	- 1.9%

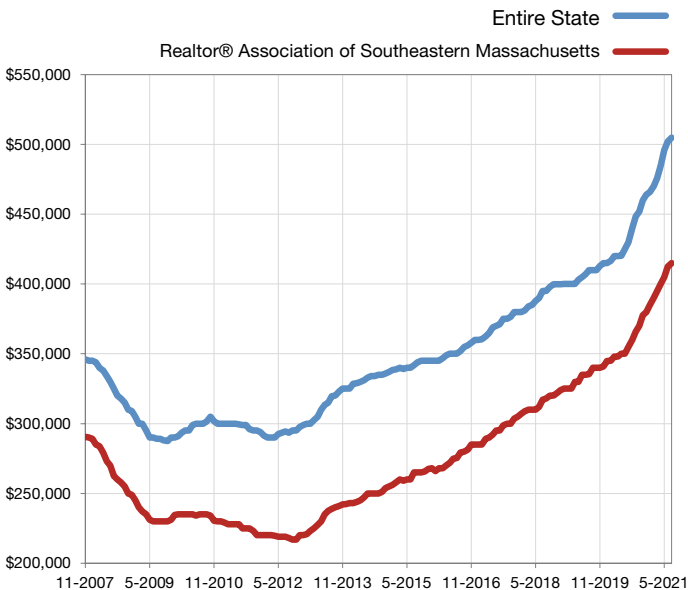
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	74	75	+ 1.4%	460	547	+ 18.9%
Closed Sales	82	83	+ 1.2%	422	509	+ 20.6%
Median Sales Price*	\$243,194	\$295,000	+ 21.3%	\$240,000	\$270,000	+ 12.5%
Inventory of Homes for Sale	132	71	- 46.2%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	46	20	- 55.9%	49	31	- 38.2%
Percent of Original List Price Received*	99.6%	103.1%	+ 3.5%	98.1%	102.0%	+ 4.0%
New Listings	98	92	- 6.1%	564	608	+ 7.8%

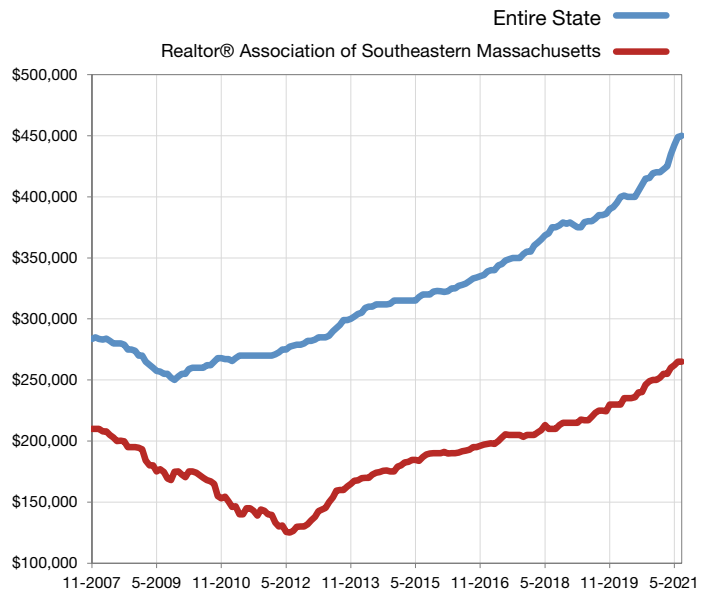
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 11.6%

+ 18.6%

- 39.0%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	644	579	- 10.1%	3,606	3,650	+ 1.2%
Closed Sales	676	588	- 13.0%	3,041	3,242	+ 6.6%
Median Sales Price*	\$255,750	\$305,000	+ 19.3%	\$239,000	\$279,000	+ 16.7%
Inventory of Homes for Sale	990	605	- 38.9%	--	--	--
Months Supply of Inventory	2.0	1.1	- 43.9%	--	--	--
Cumulative Days on Market Until Sale	48	28	- 41.8%	63	38	- 39.8%
Percent of Original List Price Received*	99.1%	104.3%	+ 5.3%	97.4%	102.3%	+ 5.1%
New Listings	715	696	- 2.7%	4,088	4,080	- 0.2%

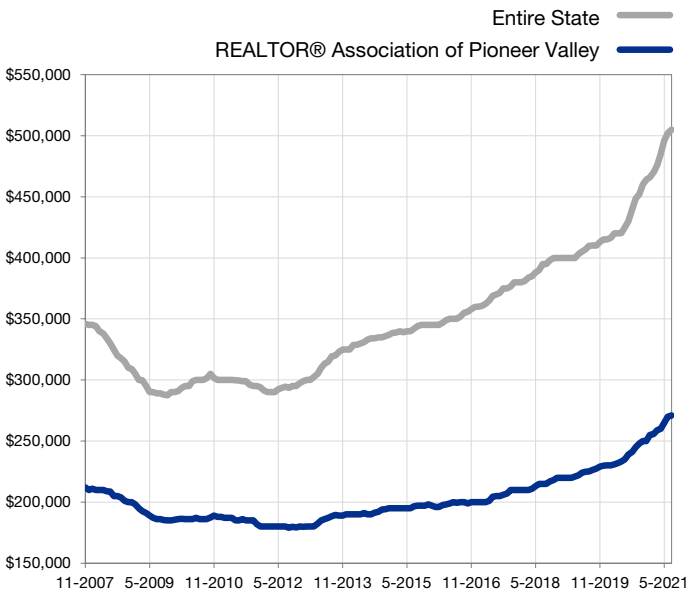
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	109	94	- 13.8%	482	576	+ 19.5%
Closed Sales	90	89	- 1.1%	402	478	+ 18.9%
Median Sales Price*	\$169,000	\$217,000	+ 28.4%	\$164,400	\$194,400	+ 18.2%
Inventory of Homes for Sale	135	81	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	65	39	- 39.9%	62	41	- 33.4%
Percent of Original List Price Received*	97.3%	102.1%	+ 4.8%	97.3%	100.8%	+ 3.6%
New Listings	85	99	+ 16.5%	521	610	+ 17.1%

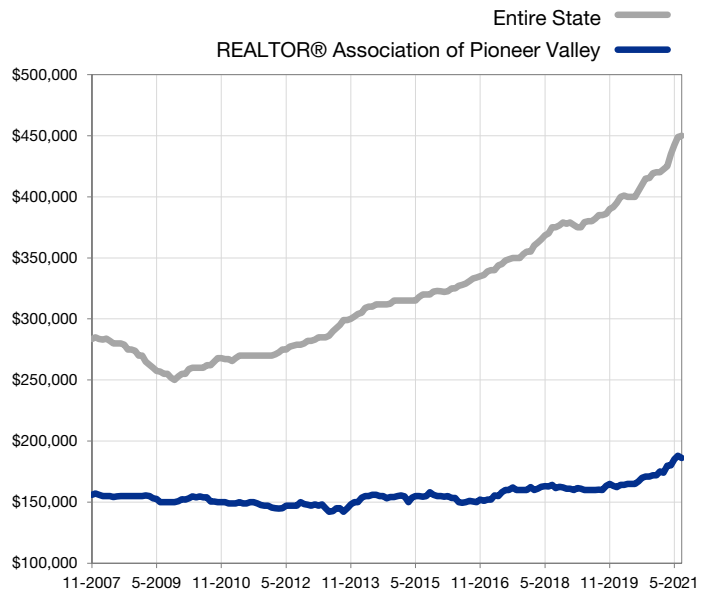
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 10.3%

+ 16.2%

- 35.2%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	424	348	- 17.9%	2,232	2,322	+ 4.0%
Closed Sales	423	376	- 11.1%	1,869	2,003	+ 7.2%
Median Sales Price*	\$539,000	\$615,000	+ 14.1%	\$505,000	\$599,900	+ 18.8%
Inventory of Homes for Sale	479	303	- 36.7%	--	--	--
Months Supply of Inventory	1.5	0.9	- 42.4%	--	--	--
Cumulative Days on Market Until Sale	33	22	- 34.4%	44	28	- 36.7%
Percent of Original List Price Received*	101.1%	106.5%	+ 5.4%	99.2%	105.3%	+ 6.1%
New Listings	453	431	- 4.9%	2,547	2,594	+ 1.8%

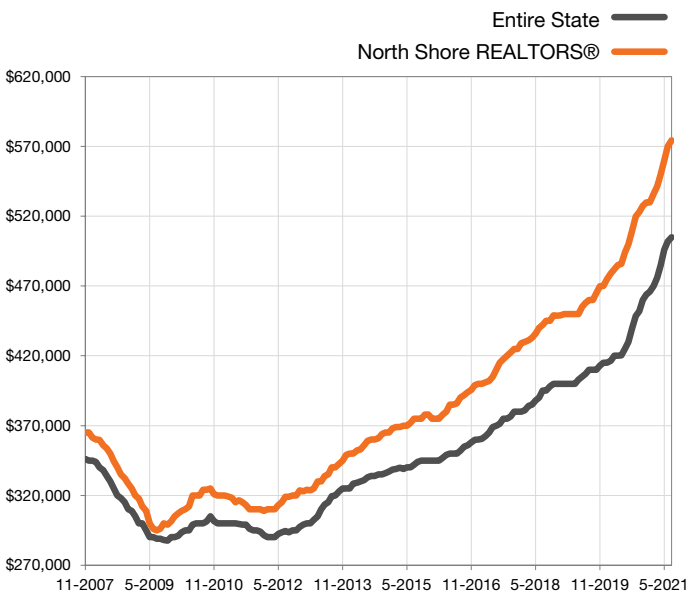
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	220	163	- 25.9%	1,029	1,135	+ 10.3%
Closed Sales	187	171	- 8.6%	873	1,026	+ 17.5%
Median Sales Price*	\$347,000	\$391,000	+ 12.7%	\$340,000	\$385,000	+ 13.2%
Inventory of Homes for Sale	232	158	- 31.9%	--	--	--
Months Supply of Inventory	1.6	0.9	- 42.0%	--	--	--
Cumulative Days on Market Until Sale	45	27	- 41.3%	52	33	- 36.7%
Percent of Original List Price Received*	100.0%	102.8%	+ 2.8%	99.4%	102.1%	+ 2.8%
New Listings	224	199	- 11.2%	1,181	1,277	+ 8.1%

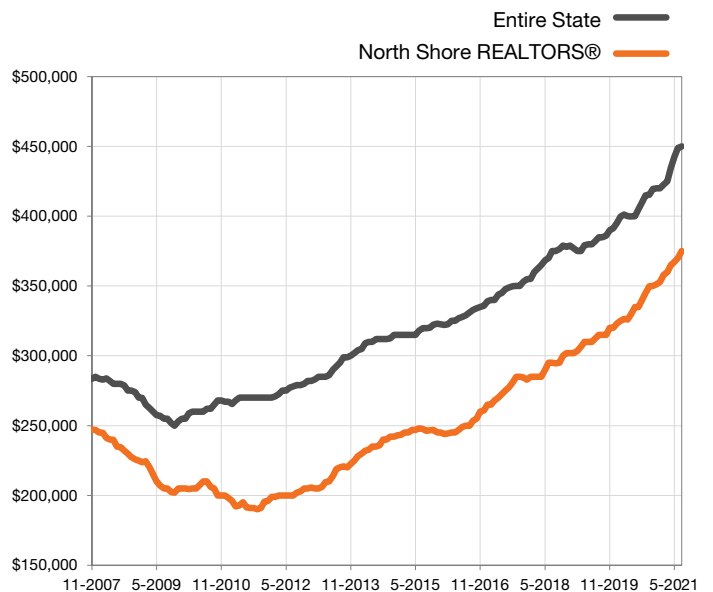
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 2.5%

+ 13.7%

- 32.3%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	420	372	- 11.4%	2,169	2,336	+ 7.7%
Closed Sales	423	407	- 3.8%	1,800	2,016	+ 12.0%
Median Sales Price*	\$500,000	\$585,800	+ 17.2%	\$475,500	\$555,000	+ 16.7%
Inventory of Homes for Sale	411	263	- 36.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.6%	--	--	--
Cumulative Days on Market Until Sale	31	19	- 39.6%	43	24	- 43.7%
Percent of Original List Price Received*	101.2%	106.4%	+ 5.2%	99.7%	105.9%	+ 6.2%
New Listings	440	451	+ 2.5%	2,508	2,614	+ 4.2%

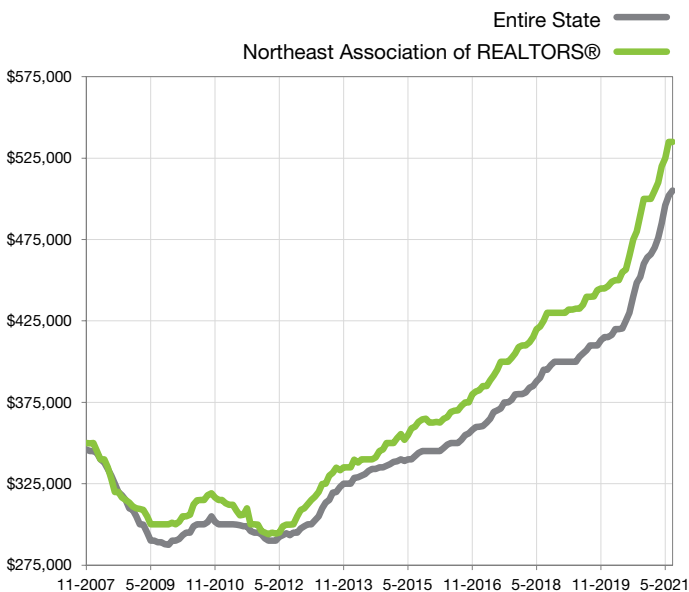
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	165	148	- 10.3%	857	986	+ 15.1%
Closed Sales	166	167	+ 0.6%	719	910	+ 26.6%
Median Sales Price*	\$284,500	\$320,000	+ 12.5%	\$290,000	\$305,000	+ 5.2%
Inventory of Homes for Sale	158	122	- 22.8%	--	--	--
Months Supply of Inventory	1.3	0.9	- 34.0%	--	--	--
Cumulative Days on Market Until Sale	41	23	- 44.8%	43	26	- 39.2%
Percent of Original List Price Received*	99.7%	104.9%	+ 5.2%	99.6%	103.3%	+ 3.7%
New Listings	156	163	+ 4.5%	988	1,101	+ 11.4%

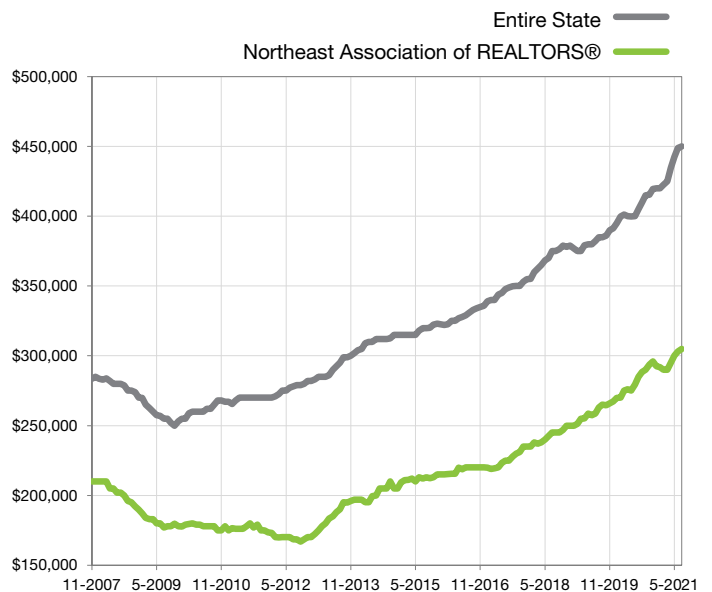
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 9.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 18.8%

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

- 34.9%

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

Single-Family Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	292	256	- 12.3%	1,773	1,708	- 3.7%
Closed Sales	315	279	- 11.4%	1,485	1,543	+ 3.9%
Median Sales Price*	\$335,000	\$401,000	+ 19.7%	\$310,775	\$370,000	+ 19.1%
Inventory of Homes for Sale	399	252	- 36.8%	--	--	--
Months Supply of Inventory	1.7	1.0	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	57	27	- 53.2%	59	32	- 45.0%
Percent of Original List Price Received*	98.9%	104.8%	+ 6.0%	98.0%	104.2%	+ 6.2%
New Listings	308	311	+ 1.0%	1,953	1,903	- 2.6%

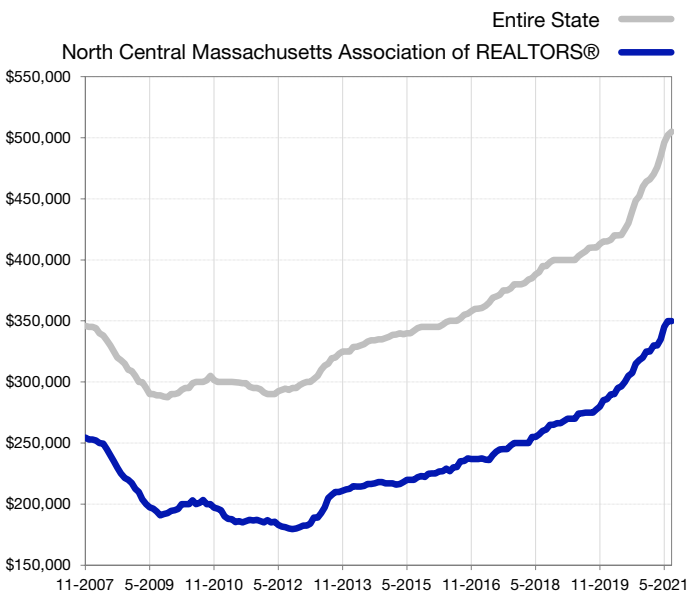
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	57	41	- 28.1%	251	284	+ 13.1%
Closed Sales	49	49	0.0%	217	249	+ 14.7%
Median Sales Price*	\$208,200	\$270,000	+ 29.7%	\$209,500	\$250,000	+ 19.3%
Inventory of Homes for Sale	59	46	- 22.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 32.8%	--	--	--
Cumulative Days on Market Until Sale	48	23	- 51.5%	57	29	- 49.8%
Percent of Original List Price Received*	99.4%	103.0%	+ 3.6%	98.9%	103.2%	+ 4.3%
New Listings	65	50	- 23.1%	297	321	+ 8.1%

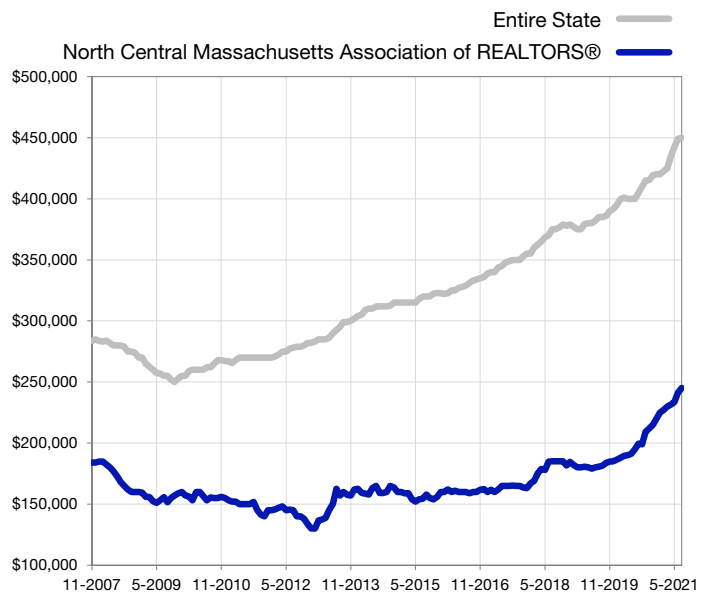
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 20.4%

+ 6.0%

- 46.1%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	97	58	- 40.2%	433	407	- 6.0%
Closed Sales	88	66	- 25.0%	356	359	+ 0.8%
Median Sales Price*	\$579,250	\$642,500	+ 10.9%	\$543,500	\$660,000	+ 21.4%
Inventory of Homes for Sale	110	69	- 37.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.6%	--	--	--
Cumulative Days on Market Until Sale	51	25	- 51.0%	57	33	- 42.7%
Percent of Original List Price Received*	97.6%	103.7%	+ 6.3%	97.3%	103.4%	+ 6.2%
New Listings	88	72	- 18.2%	526	477	- 9.3%

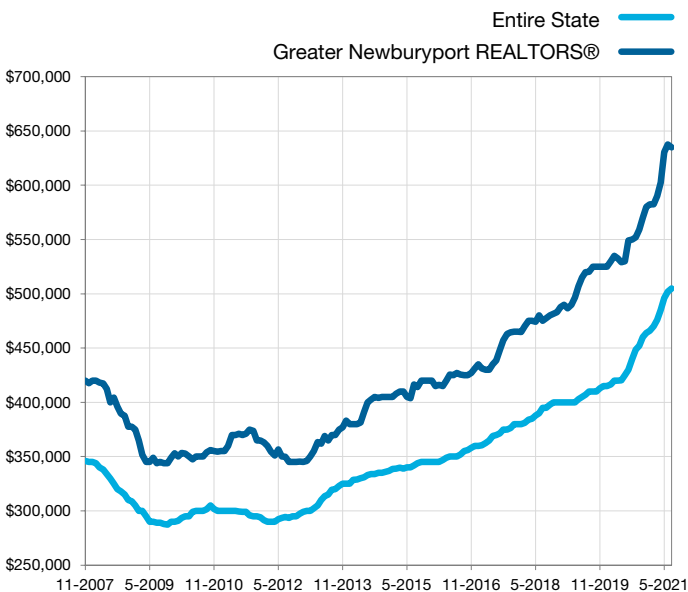
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	63	46	- 27.0%	260	309	+ 18.8%
Closed Sales	49	43	- 12.2%	209	257	+ 23.0%
Median Sales Price*	\$420,000	\$410,000	- 2.4%	\$389,900	\$425,000	+ 9.0%
Inventory of Homes for Sale	81	34	- 58.0%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.2%	--	--	--
Cumulative Days on Market Until Sale	48	29	- 39.7%	51	36	- 30.1%
Percent of Original List Price Received*	99.9%	104.3%	+ 4.4%	99.2%	102.2%	+ 3.0%
New Listings	62	52	- 16.1%	349	338	- 3.2%

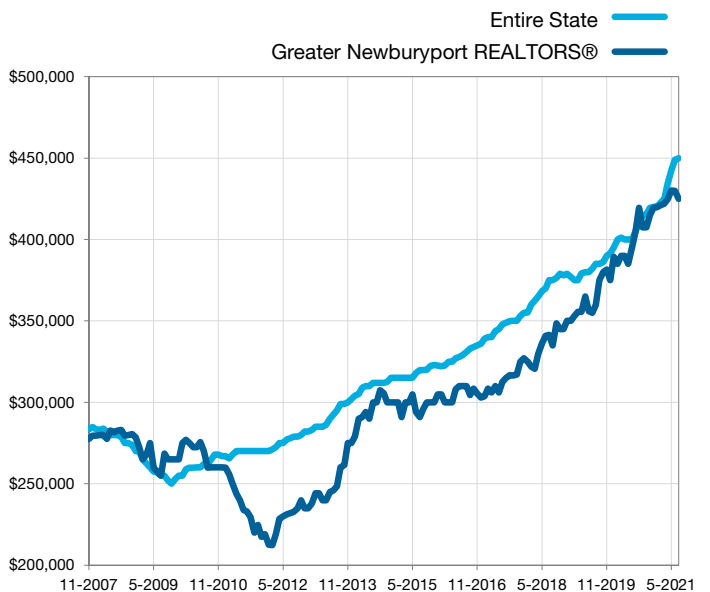
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

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South Shore REALTORS® Greater Fall River Region

- 20.1%

+ 16.9%

- 31.7%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	120	124	+ 3.3%	678	626	- 7.7%
Closed Sales	130	96	- 26.2%	588	554	- 5.8%
Median Sales Price*	\$332,500	\$402,500	+ 21.1%	\$324,900	\$374,500	+ 15.3%
Inventory of Homes for Sale	171	114	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.3	- 33.1%	--	--	--
Cumulative Days on Market Until Sale	55	22	- 58.8%	68	32	- 53.0%
Percent of Original List Price Received*	99.2%	104.3%	+ 5.2%	97.4%	102.2%	+ 5.0%
New Listings	126	147	+ 16.7%	740	716	- 3.2%

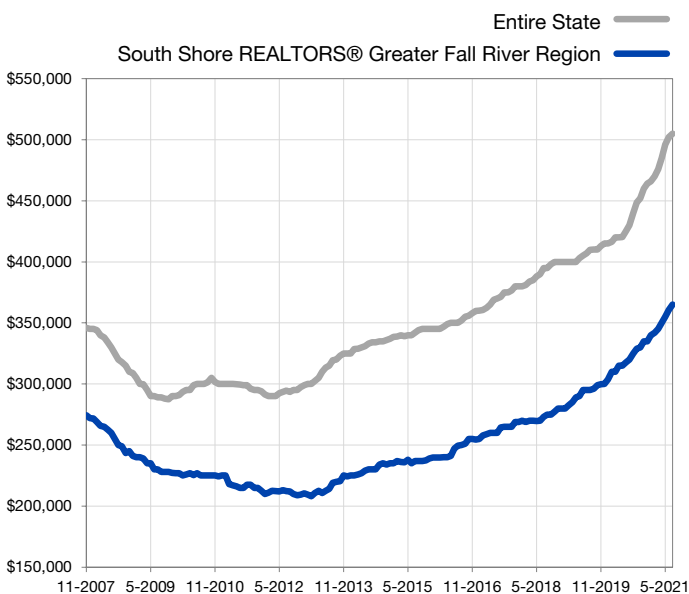
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	15	+ 7.1%	60	84	+ 40.0%
Closed Sales	9	15	+ 66.7%	54	79	+ 46.3%
Median Sales Price*	\$220,000	\$285,000	+ 29.5%	\$172,550	\$223,000	+ 29.2%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	3.1	1.9	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	61	34	- 43.3%	40	33	- 16.6%
Percent of Original List Price Received*	98.6%	100.8%	+ 2.2%	96.3%	99.4%	+ 3.3%
New Listings	17	23	+ 35.3%	91	96	+ 5.5%

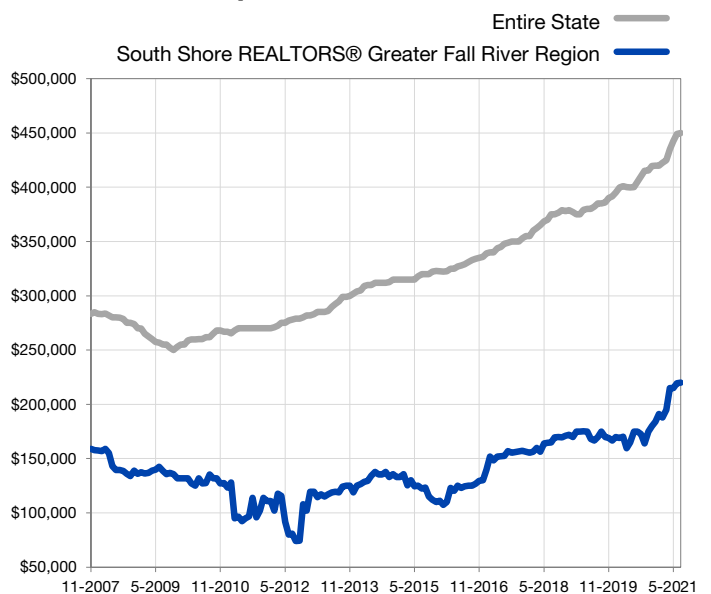
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 5.1%

+ 13.4%

- 33.7%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	687	591	- 14.0%	3,780	3,805	+ 0.7%
Closed Sales	715	646	- 9.7%	3,211	3,297	+ 2.7%
Median Sales Price*	\$369,935	\$425,000	+ 14.9%	\$340,000	\$400,000	+ 17.6%
Inventory of Homes for Sale	887	592	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.1	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	42	22	- 48.1%	54	29	- 46.1%
Percent of Original List Price Received*	99.3%	105.0%	+ 5.7%	98.2%	103.9%	+ 5.8%
New Listings	725	736	+ 1.5%	4,340	4,391	+ 1.2%

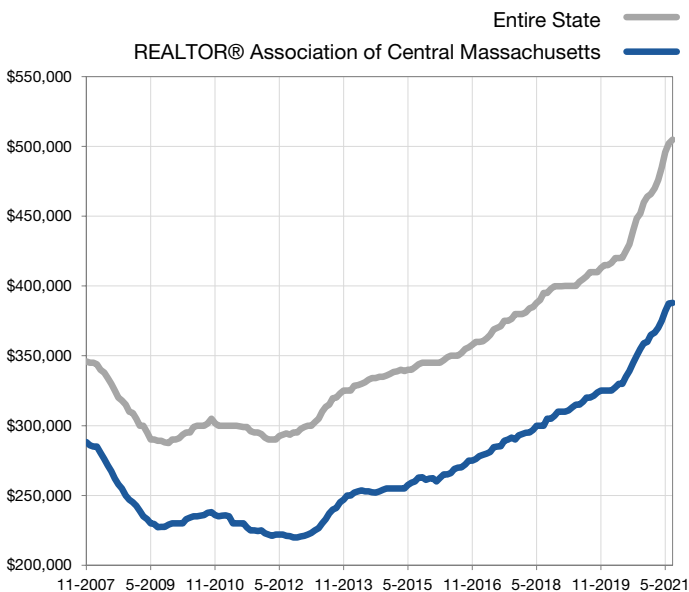
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	162	142	- 12.3%	901	1,079	+ 19.8%
Closed Sales	150	175	+ 16.7%	748	913	+ 22.1%
Median Sales Price*	\$252,500	\$290,000	+ 14.9%	\$250,000	\$293,682	+ 17.5%
Inventory of Homes for Sale	233	151	- 35.2%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	45	25	- 43.7%	54	31	- 43.7%
Percent of Original List Price Received*	98.0%	104.4%	+ 6.5%	98.6%	102.6%	+ 4.1%
New Listings	158	176	+ 11.4%	1,037	1,169	+ 12.7%

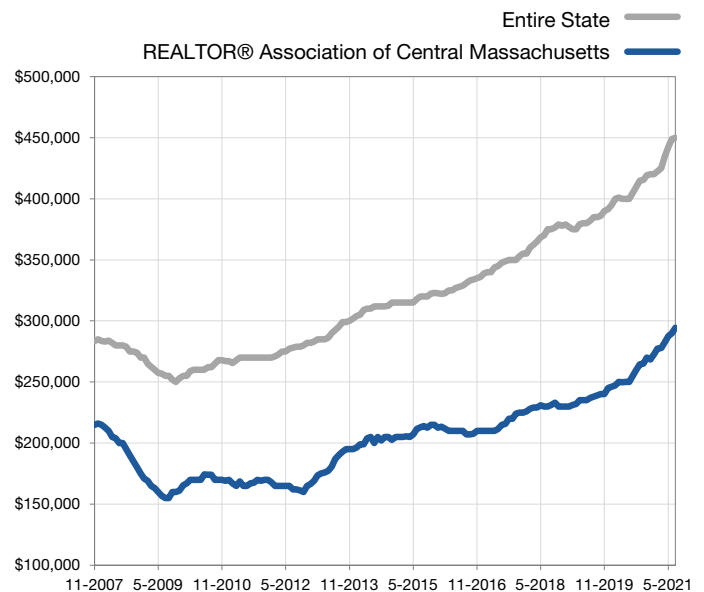
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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 – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 33.6%

+ 17.0%

- 52.8%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	779	514	- 34.0%	3,546	3,276	- 7.6%
Closed Sales	744	472	- 36.6%	2,989	2,995	+ 0.2%
Median Sales Price*	\$490,000	\$576,768	+ 17.7%	\$450,550	\$585,000	+ 29.8%
Inventory of Homes for Sale	1,594	783	- 50.9%	--	--	--
Months Supply of Inventory	3.6	1.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	108	27	- 75.1%	111	50	- 54.7%
Percent of Original List Price Received*	95.4%	103.2%	+ 8.2%	94.6%	101.5%	+ 7.3%
New Listings	728	661	- 9.2%	4,152	3,728	- 10.2%

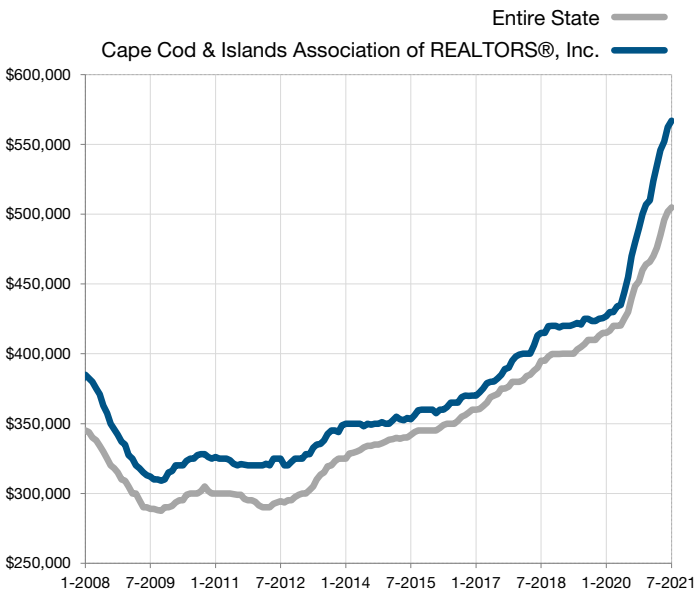
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	203	130	- 36.0%	799	883	+ 10.5%
Closed Sales	137	113	- 17.5%	664	779	+ 17.3%
Median Sales Price*	\$334,000	\$365,000	+ 9.3%	\$303,250	\$355,000	+ 17.1%
Inventory of Homes for Sale	492	202	- 58.9%	--	--	--
Months Supply of Inventory	4.6	1.5	- 67.7%	--	--	--
Cumulative Days on Market Until Sale	110	62	- 43.7%	110	67	- 38.6%
Percent of Original List Price Received*	95.4%	100.3%	+ 5.1%	95.6%	99.8%	+ 4.4%
New Listings	170	169	- 0.6%	1,010	892	- 11.7%

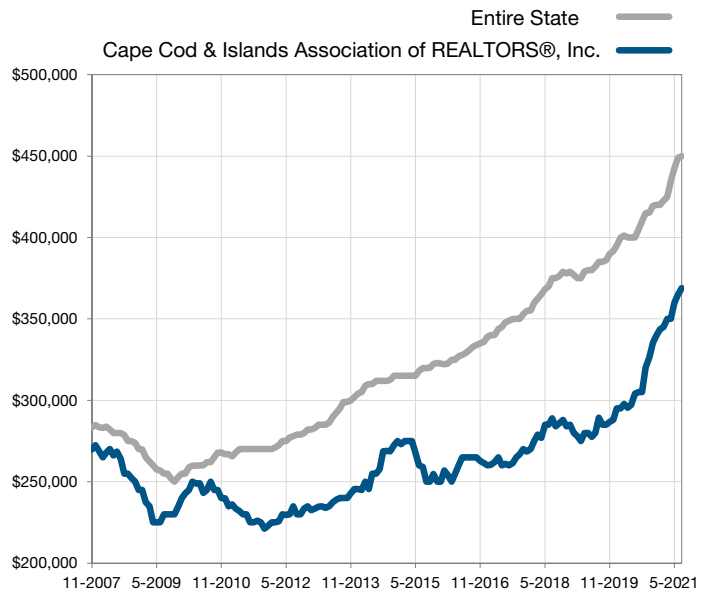
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 27.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.8%

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

- 42.9%

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

Single-Family Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	217	154	- 29.0%	988	907	- 8.2%
Closed Sales	199	138	- 30.7%	756	819	+ 8.3%
Median Sales Price*	\$303,750	\$301,200	- 0.8%	\$230,000	\$300,000	+ 30.4%
Inventory of Homes for Sale	592	372	- 37.2%	--	--	--
Months Supply of Inventory	4.7	2.4	- 49.2%	--	--	--
Cumulative Days on Market Until Sale	85	24	- 72.2%	97	55	- 43.8%
Percent of Original List Price Received*	95.7%	101.5%	+ 6.0%	93.3%	97.9%	+ 4.9%
New Listings	249	209	- 16.1%	1,173	1,136	- 3.2%

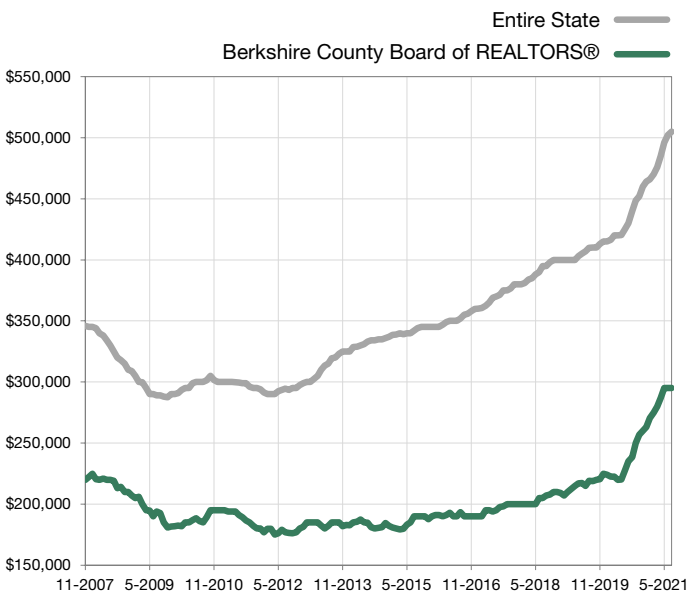
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	21	0.0%	87	134	+ 54.0%
Closed Sales	18	20	+ 11.1%	72	107	+ 48.6%
Median Sales Price*	\$363,500	\$186,850	- 48.6%	\$340,000	\$265,000	- 22.1%
Inventory of Homes for Sale	137	44	- 67.9%	--	--	--
Months Supply of Inventory	9.2	2.4	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	87	31	- 64.7%	140	84	- 40.0%
Percent of Original List Price Received*	93.7%	96.6%	+ 3.2%	92.4%	96.1%	+ 4.0%
New Listings	34	27	- 20.6%	145	125	- 13.8%

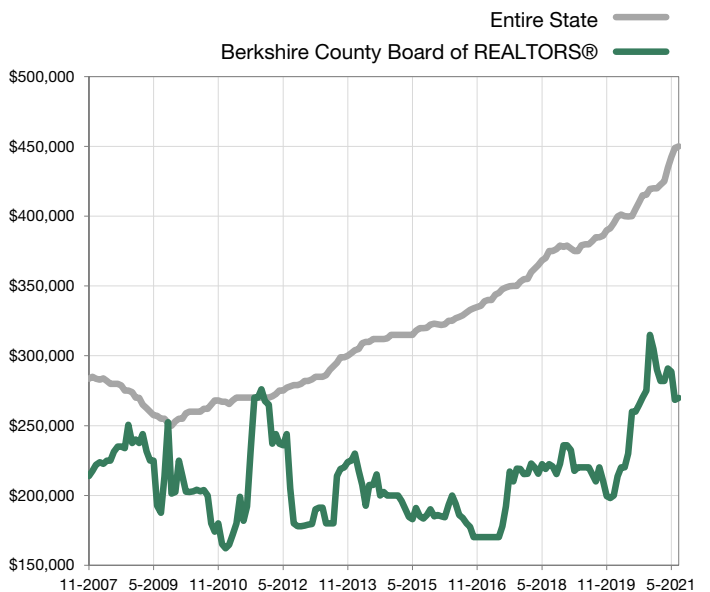
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,498	1,196	- 20.2%	7,957	9,172	+ 15.3%
Closed Sales	1,572	1,666	+ 6.0%	6,632	8,065	+ 21.6%
Median Sales Price*	\$700,000	\$783,500	+ 11.9%	\$660,000	\$751,000	+ 13.8%
Inventory of Homes for Sale	1,950	1,198	- 38.6%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	48	29	- 39.6%
Percent of Original List Price Received*	100.2%	105.6%	+ 5.4%	98.9%	104.4%	+ 5.6%
New Listings	1,698	1,456	- 14.3%	9,737	10,527	+ 8.1%

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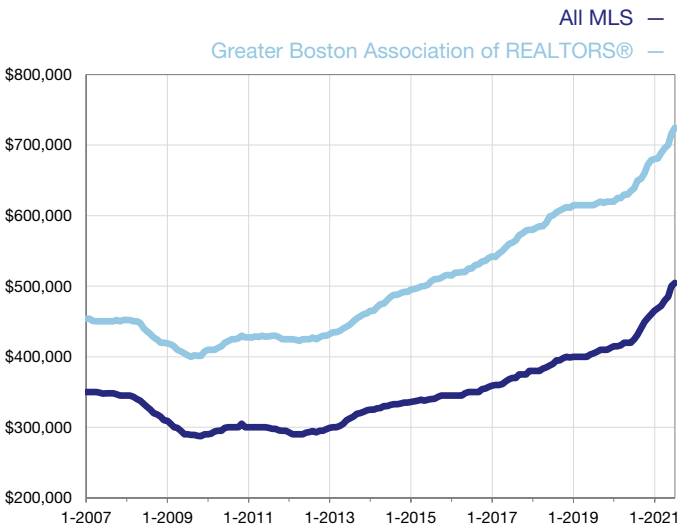
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,114	1,060	- 4.8%	6,132	9,086	+ 48.2%
Closed Sales	1,138	1,413	+ 24.2%	5,386	8,230	+ 52.8%
Median Sales Price*	\$591,250	\$640,000	+ 8.2%	\$590,000	\$625,000	+ 5.9%
Inventory of Homes for Sale	2,797	1,933	- 30.9%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	42	32	- 23.8%	51	46	- 9.8%
Percent of Original List Price Received*	99.2%	101.1%	+ 1.9%	98.8%	100.0%	+ 1.2%
New Listings	1,731	1,361	- 21.4%	8,970	11,186	+ 24.7%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

