

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 29.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.9%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	235	145	- 38.3%	1,223	1,054	- 13.8%
Closed Sales	224	144	- 35.7%	980	965	- 1.5%
Median Sales Price*	\$280,000	\$287,500	+ 2.7%	\$240,000	\$299,900	+ 25.0%
Inventory of Homes for Sale	576	400	- 30.6%	--	--	--
Months Supply of Inventory	4.4	2.7	- 39.0%	--	--	--
Cumulative Days on Market Until Sale	78	29	- 62.3%	93	51	- 45.4%
Percent of Original List Price Received*	96.4%	98.9%	+ 2.6%	94.0%	98.0%	+ 4.3%
New Listings	260	204	- 21.5%	1,435	1,341	- 6.6%

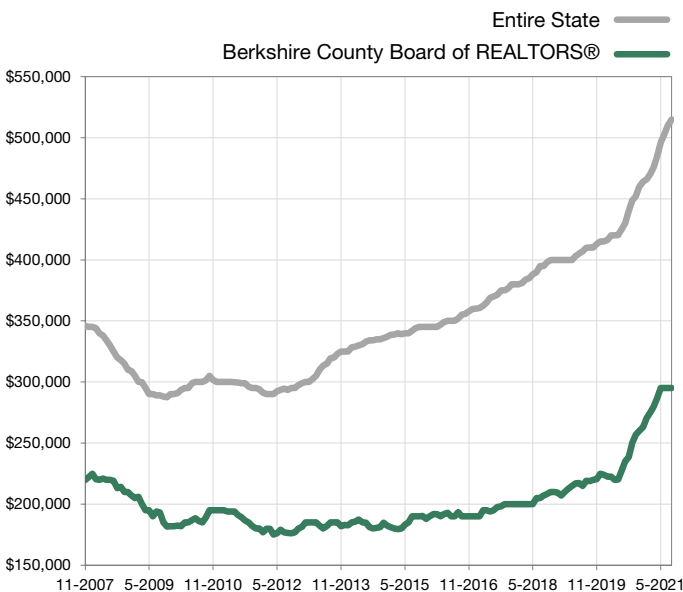
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	36	18	- 50.0%	123	153	+ 24.4%
Closed Sales	20	27	+ 35.0%	92	135	+ 46.7%
Median Sales Price*	\$259,450	\$277,000	+ 6.8%	\$332,500	\$268,500	- 19.2%
Inventory of Homes for Sale	115	50	- 56.5%	--	--	--
Months Supply of Inventory	8.0	2.6	- 67.1%	--	--	--
Cumulative Days on Market Until Sale	196	105	- 46.4%	153	88	- 42.5%
Percent of Original List Price Received*	93.6%	96.9%	+ 3.5%	92.7%	96.3%	+ 3.9%
New Listings	17	24	+ 41.2%	160	150	- 6.3%

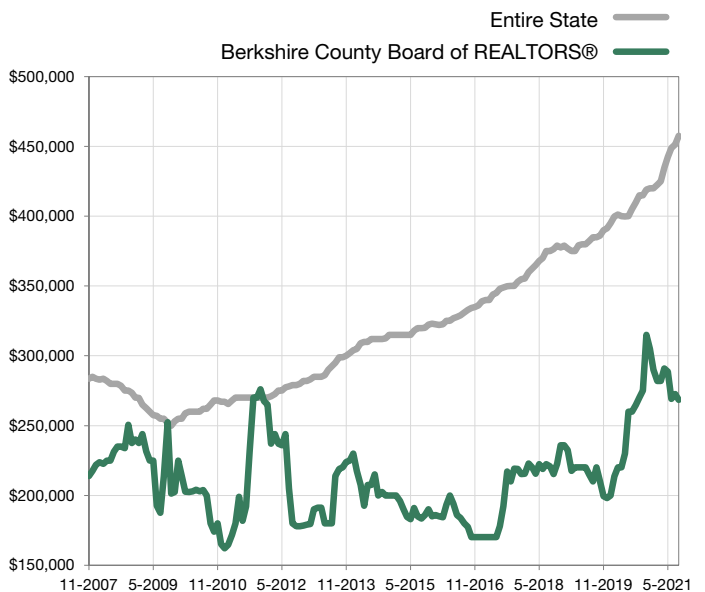
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 30.0%

+ 12.3%

- 49.1%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	771	562	- 27.1%	4,323	3,809	- 11.9%
Closed Sales	661	495	- 25.1%	3,650	3,499	- 4.1%
Median Sales Price*	\$525,000	\$585,000	+ 11.4%	\$469,000	\$585,000	+ 24.7%
Inventory of Homes for Sale	1,422	750	- 47.3%	--	--	--
Months Supply of Inventory	3.1	1.5	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	102	33	- 67.8%	109	48	- 56.2%
Percent of Original List Price Received*	95.9%	100.6%	+ 4.9%	94.8%	101.3%	+ 6.9%
New Listings	703	613	- 12.8%	4,854	4,301	- 11.4%

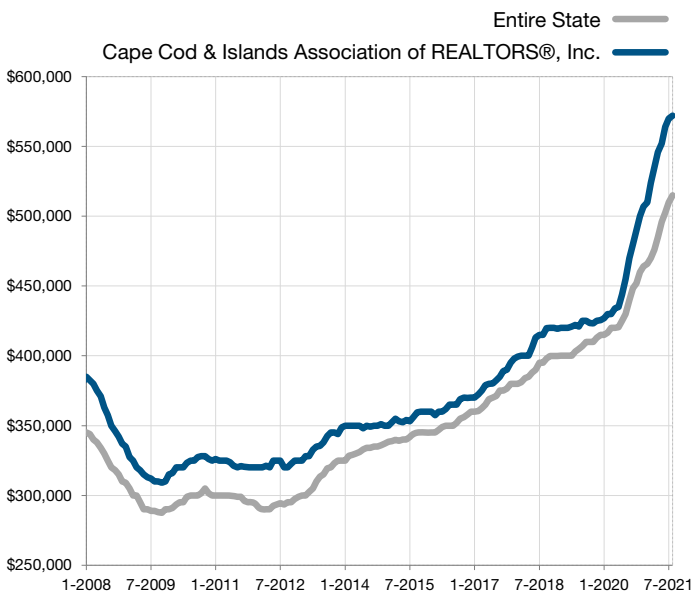
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	187	146	- 21.9%	984	1,014	+ 3.0%
Closed Sales	187	99	- 47.1%	851	877	+ 3.1%
Median Sales Price*	\$340,000	\$370,000	+ 8.8%	\$307,500	\$355,000	+ 15.4%
Inventory of Homes for Sale	433	194	- 55.2%	--	--	--
Months Supply of Inventory	3.9	1.5	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	113	39	- 65.3%	110	64	- 42.0%
Percent of Original List Price Received*	96.0%	99.8%	+ 4.0%	95.7%	99.9%	+ 4.3%
New Listings	176	152	- 13.6%	1,188	1,035	- 12.9%

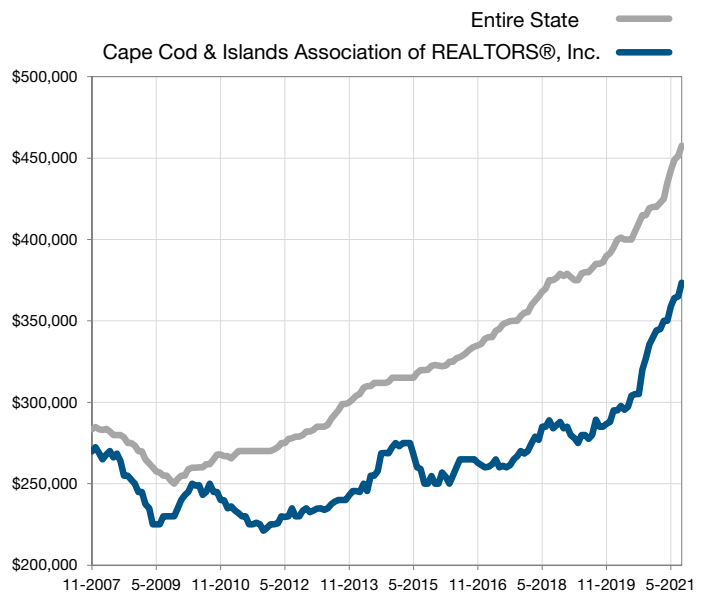
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,456	1,210	- 16.9%	9,412	10,325	+ 9.7%
Closed Sales	1,589	1,536	- 3.3%	8,220	9,628	+ 17.1%
Median Sales Price*	\$720,000	\$783,000	+ 8.7%	\$670,000	\$759,000	+ 13.3%
Inventory of Homes for Sale	1,766	1,087	- 38.4%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 37.8%	46	28	- 39.1%
Percent of Original List Price Received*	100.5%	104.2%	+ 3.7%	99.2%	104.4%	+ 5.2%
New Listings	1,513	1,235	- 18.4%	11,247	11,753	+ 4.5%

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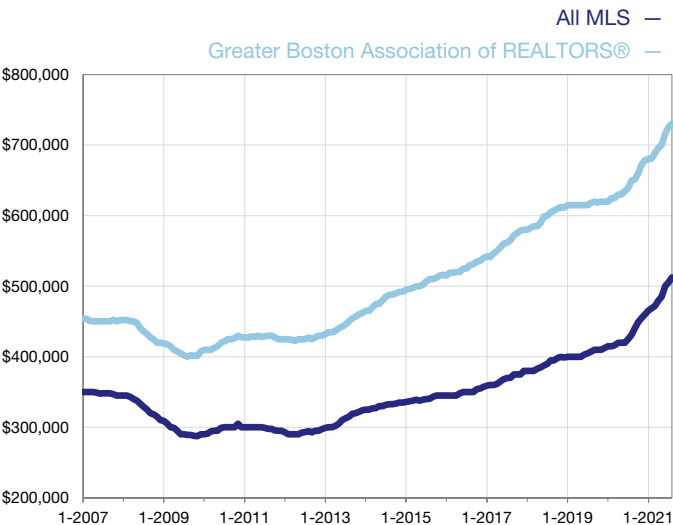
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	964	1,012	+ 5.0%	7,094	10,034	+ 41.4%
Closed Sales	1,146	1,274	+ 11.2%	6,532	9,544	+ 46.1%
Median Sales Price*	\$592,500	\$639,500	+ 7.9%	\$590,042	\$625,000	+ 5.9%
Inventory of Homes for Sale	2,847	1,651	- 42.0%	--	--	--
Months Supply of Inventory	3.4	1.5	- 55.9%	--	--	--
Cumulative Days on Market Until Sale	37	44	+ 18.9%	49	46	- 6.1%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	98.9%	100.0%	+ 1.1%
New Listings	1,391	1,066	- 23.4%	10,361	12,255	+ 18.3%

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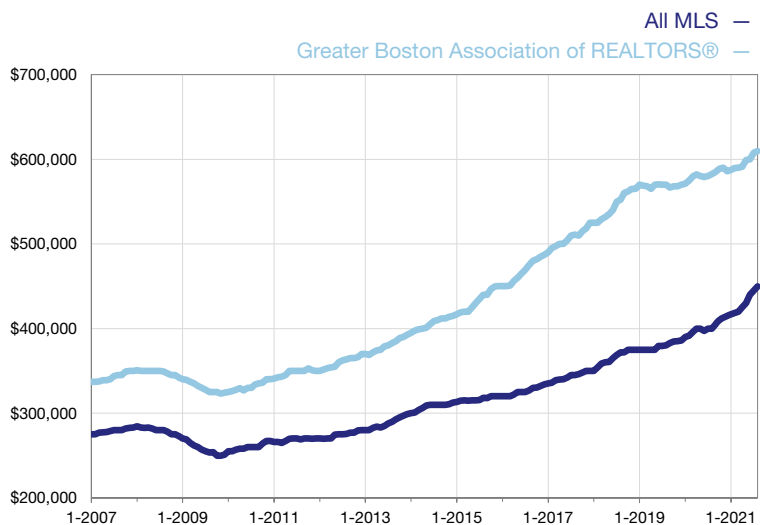
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 26.7%

+ 1.9%

- 48.2%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	71	67	- 5.6%	504	471	- 6.5%
Closed Sales	92	67	- 27.2%	448	428	- 4.5%
Median Sales Price*	\$662,500	\$648,500	- 2.1%	\$559,000	\$655,750	+ 17.3%
Inventory of Homes for Sale	104	59	- 43.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 42.2%	--	--	--
Cumulative Days on Market Until Sale	50	24	- 51.7%	55	31	- 43.8%
Percent of Original List Price Received*	99.9%	104.3%	+ 4.4%	97.9%	103.6%	+ 5.8%
New Listings	79	70	- 11.4%	605	546	- 9.8%

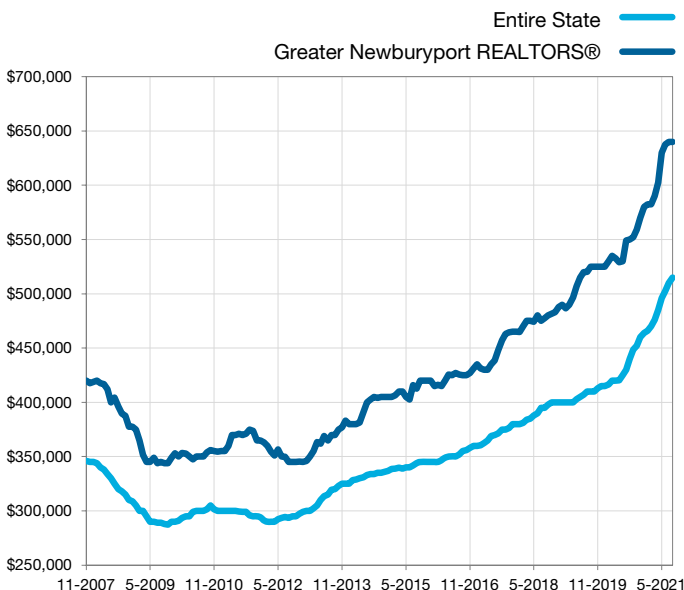
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	55	32	- 41.8%	315	341	+ 8.3%
Closed Sales	54	40	- 25.9%	263	299	+ 13.7%
Median Sales Price*	\$452,000	\$538,500	+ 19.1%	\$400,000	\$435,000	+ 8.7%
Inventory of Homes for Sale	64	28	- 56.3%	--	--	--
Months Supply of Inventory	1.9	0.7	- 62.6%	--	--	--
Cumulative Days on Market Until Sale	41	39	- 2.8%	49	36	- 26.0%
Percent of Original List Price Received*	98.9%	101.9%	+ 3.0%	99.2%	102.2%	+ 3.0%
New Listings	46	31	- 32.6%	395	371	- 6.1%

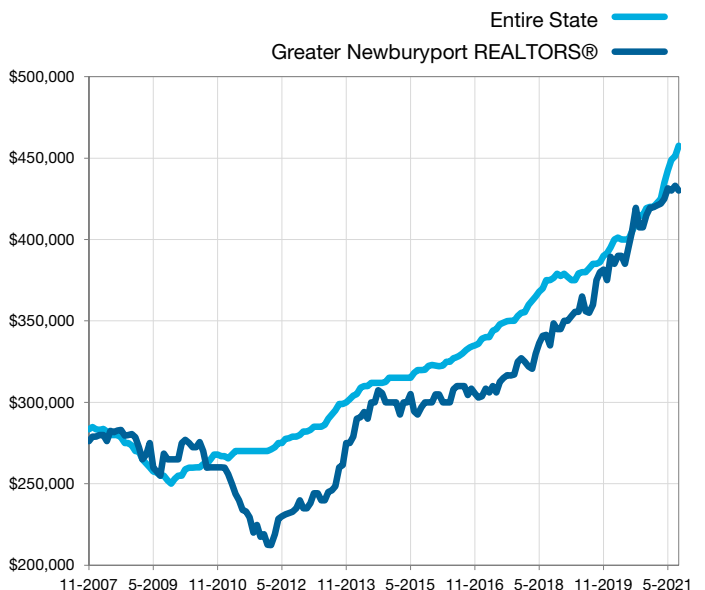
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 0.8%

+ 17.2%

- 32.1%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	309	319	+ 3.2%	2,082	2,010	- 3.5%
Closed Sales	314	314	0.0%	1,799	1,859	+ 3.3%
Median Sales Price*	\$339,025	\$387,397	+ 14.3%	\$317,000	\$375,000	+ 18.3%
Inventory of Homes for Sale	384	257	- 33.1%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.3%	--	--	--
Cumulative Days on Market Until Sale	44	27	- 38.8%	56	31	- 44.1%
Percent of Original List Price Received*	100.7%	104.9%	+ 4.2%	98.5%	104.3%	+ 5.9%
New Listings	338	349	+ 3.3%	2,291	2,252	- 1.7%

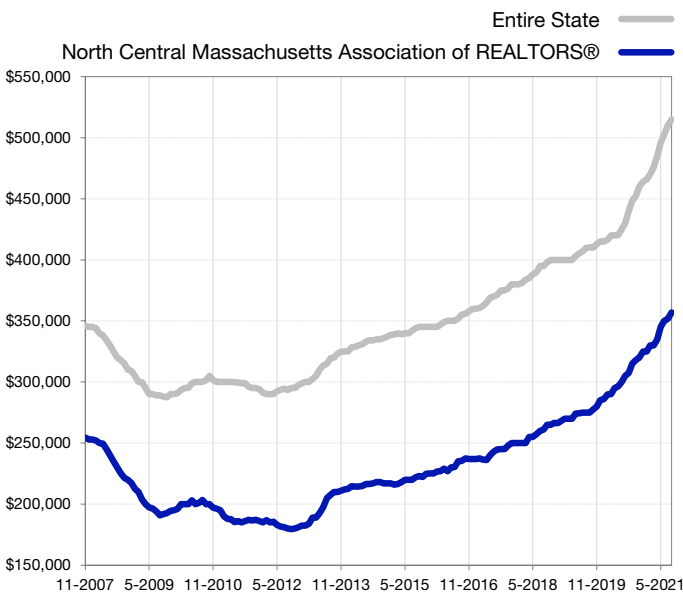
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	56	53	- 5.4%	307	332	+ 8.1%
Closed Sales	48	45	- 6.3%	265	294	+ 10.9%
Median Sales Price*	\$228,000	\$275,000	+ 20.6%	\$212,200	\$250,000	+ 17.8%
Inventory of Homes for Sale	46	35	- 23.9%	--	--	--
Months Supply of Inventory	1.3	0.9	- 33.0%	--	--	--
Cumulative Days on Market Until Sale	62	20	- 67.4%	58	27	- 52.8%
Percent of Original List Price Received*	100.2%	103.5%	+ 3.4%	99.2%	103.2%	+ 4.1%
New Listings	47	43	- 8.5%	344	364	+ 5.8%

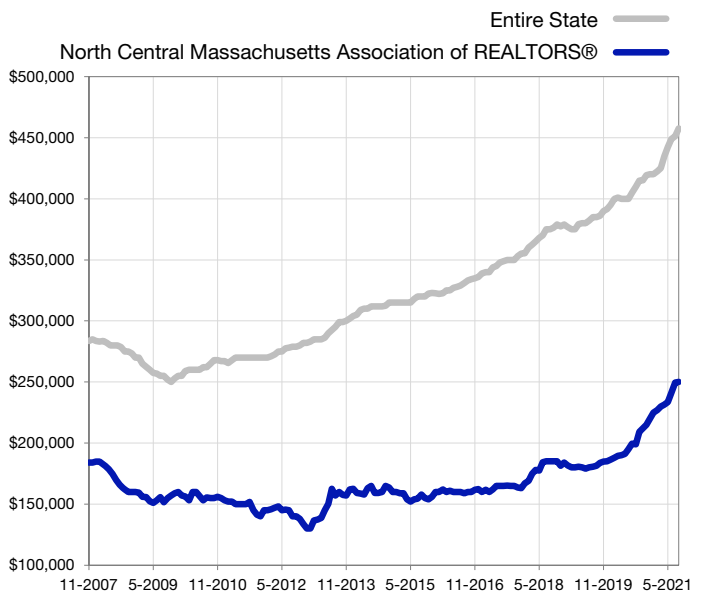
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 7.5%

+ 12.8%

- 32.0%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	437	440	+ 0.7%	2,668	2,736	+ 2.5%
Closed Sales	424	418	- 1.4%	2,292	2,426	+ 5.8%
Median Sales Price*	\$553,500	\$602,750	+ 8.9%	\$519,000	\$600,000	+ 15.6%
Inventory of Homes for Sale	435	285	- 34.5%	--	--	--
Months Supply of Inventory	1.4	0.8	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	40	24	- 40.8%	43	27	- 37.4%
Percent of Original List Price Received*	100.7%	105.6%	+ 4.8%	99.5%	105.3%	+ 5.9%
New Listings	445	436	- 2.0%	2,990	3,033	+ 1.4%

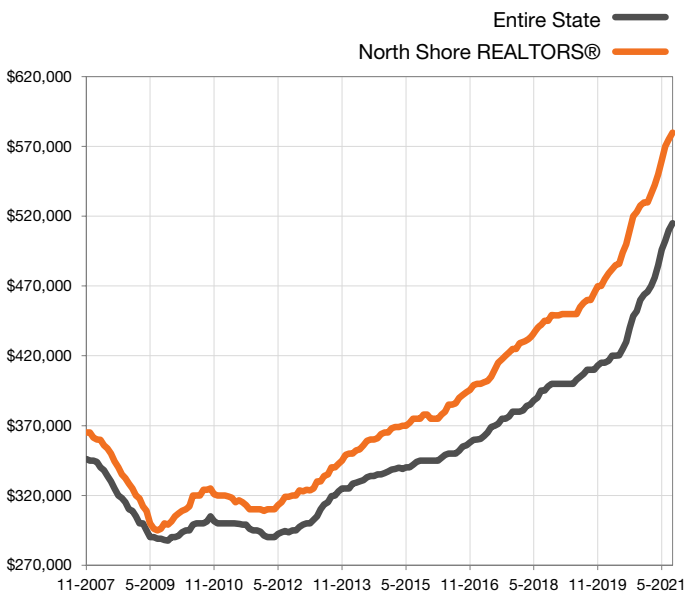
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	216	175	- 19.0%	1,246	1,303	+ 4.6%
Closed Sales	206	165	- 19.9%	1,080	1,193	+ 10.5%
Median Sales Price*	\$344,750	\$390,000	+ 13.1%	\$340,000	\$385,000	+ 13.2%
Inventory of Homes for Sale	221	161	- 27.1%	--	--	--
Months Supply of Inventory	1.5	1.0	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	43	26	- 39.2%	50	32	- 36.5%
Percent of Original List Price Received*	100.6%	103.3%	+ 2.7%	99.6%	102.2%	+ 2.7%
New Listings	224	205	- 8.5%	1,406	1,484	+ 5.5%

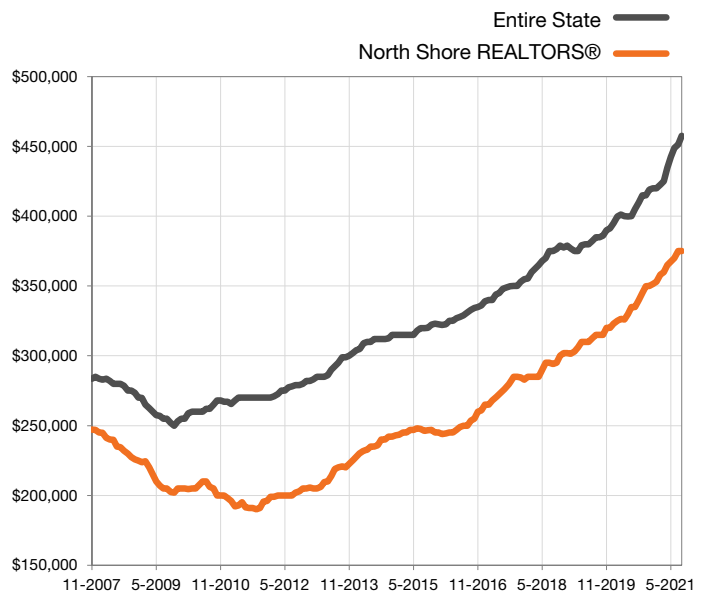
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 2.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.5%

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

- 32.1%

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

Single-Family Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	422	411	- 2.6%	2,591	2,730	+ 5.4%
Closed Sales	453	430	- 5.1%	2,253	2,453	+ 8.9%
Median Sales Price*	\$551,430	\$604,000	+ 9.5%	\$490,000	\$565,000	+ 15.3%
Inventory of Homes for Sale	364	240	- 34.1%	--	--	--
Months Supply of Inventory	1.2	0.7	- 40.8%	--	--	--
Cumulative Days on Market Until Sale	34	18	- 46.9%	41	23	- 43.8%
Percent of Original List Price Received*	101.1%	106.0%	+ 4.9%	100.0%	105.9%	+ 5.9%
New Listings	416	411	- 1.2%	2,925	3,026	+ 3.5%

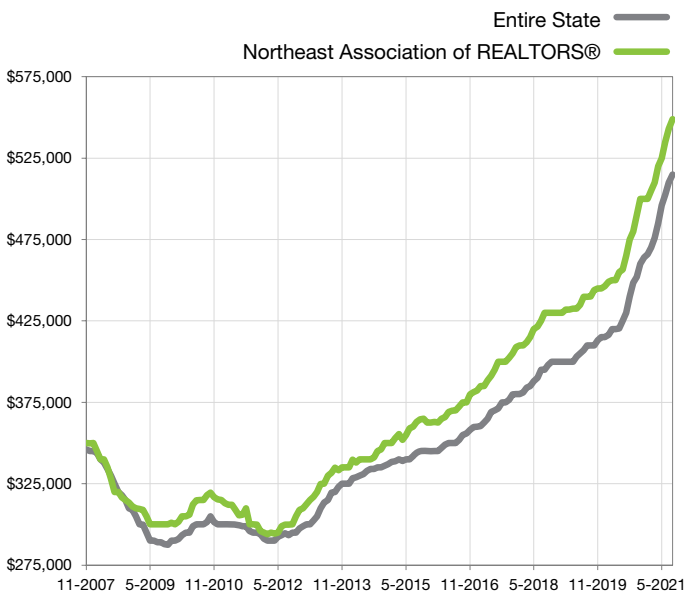
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	132	169	+ 28.0%	989	1,147	+ 16.0%
Closed Sales	152	161	+ 5.9%	871	1,073	+ 23.2%
Median Sales Price*	\$310,000	\$325,000	+ 4.8%	\$291,500	\$310,000	+ 6.3%
Inventory of Homes for Sale	168	121	- 28.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 39.0%	--	--	--
Cumulative Days on Market Until Sale	40	27	- 31.2%	43	27	- 37.9%
Percent of Original List Price Received*	99.8%	102.4%	+ 2.5%	99.6%	103.1%	+ 3.5%
New Listings	158	174	+ 10.1%	1,146	1,277	+ 11.4%

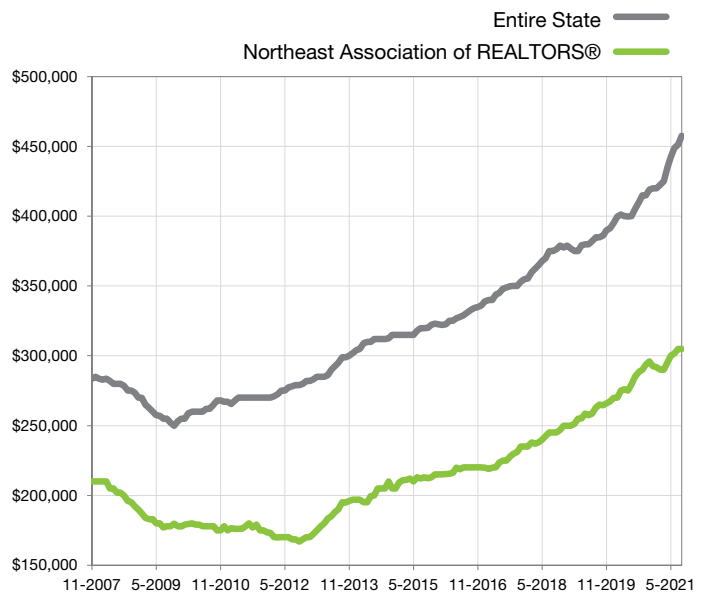
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 6.1%

+ 13.9%

- 33.1%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	704	673	- 4.4%	4,483	4,433	- 1.1%
Closed Sales	693	649	- 6.3%	3,904	3,958	+ 1.4%
Median Sales Price*	\$387,000	\$430,000	+ 11.1%	\$347,000	\$405,000	+ 16.7%
Inventory of Homes for Sale	830	582	- 29.9%	--	--	--
Months Supply of Inventory	1.6	1.1	- 33.8%	--	--	--
Cumulative Days on Market Until Sale	43	23	- 45.0%	52	28	- 45.4%
Percent of Original List Price Received*	99.8%	103.8%	+ 3.9%	98.5%	103.9%	+ 5.5%
New Listings	736	709	- 3.7%	5,076	5,097	+ 0.4%

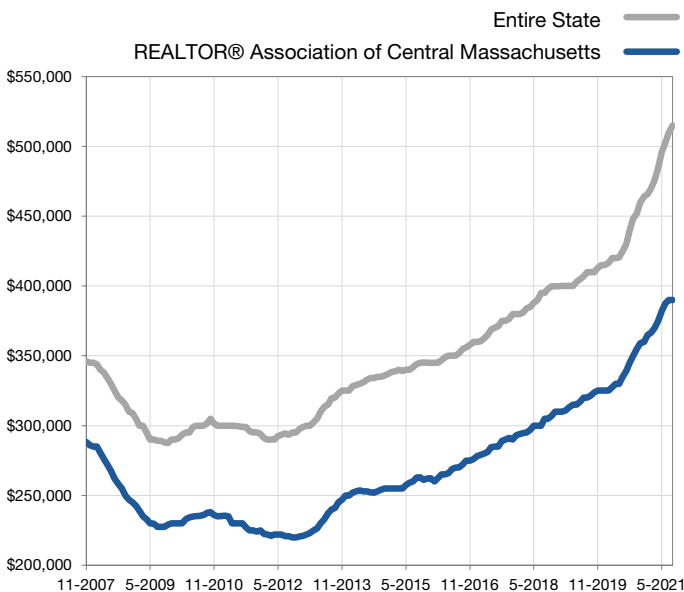
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	163	166	+ 1.8%	1,065	1,240	+ 16.4%
Closed Sales	165	157	- 4.8%	913	1,072	+ 17.4%
Median Sales Price*	\$278,000	\$320,000	+ 15.1%	\$257,000	\$298,125	+ 16.0%
Inventory of Homes for Sale	222	122	- 45.0%	--	--	--
Months Supply of Inventory	1.9	0.9	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	44	24	- 44.3%	52	30	- 43.4%
Percent of Original List Price Received*	99.6%	103.9%	+ 4.4%	98.7%	102.8%	+ 4.1%
New Listings	173	151	- 12.7%	1,210	1,321	+ 9.2%

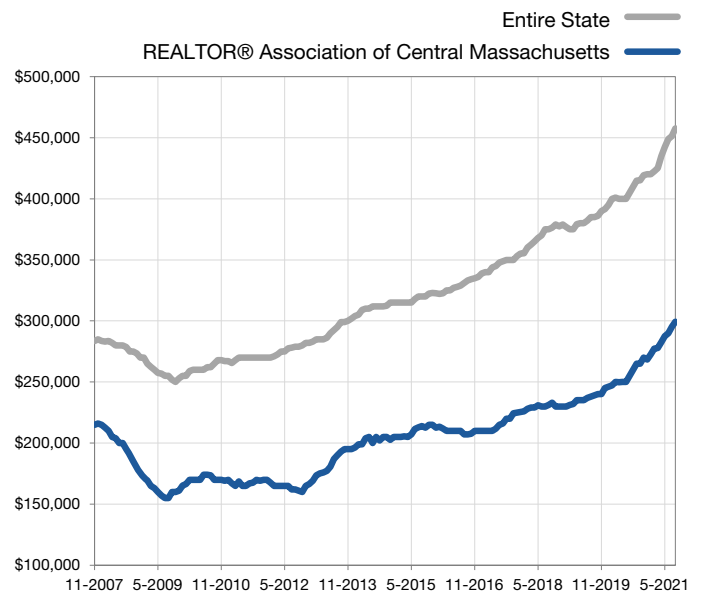
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 0.7%

+ 12.5%

- 33.3%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	616	669	+ 8.6%	4,222	4,274	+ 1.2%
Closed Sales	618	590	- 4.5%	3,659	3,840	+ 4.9%
Median Sales Price*	\$255,650	\$295,000	+ 15.4%	\$242,000	\$280,000	+ 15.7%
Inventory of Homes for Sale	961	634	- 34.0%	--	--	--
Months Supply of Inventory	2.0	1.2	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	48	28	- 41.2%	60	36	- 39.7%
Percent of Original List Price Received*	99.4%	103.7%	+ 4.3%	97.7%	102.5%	+ 4.9%
New Listings	682	714	+ 4.7%	4,770	4,784	+ 0.3%

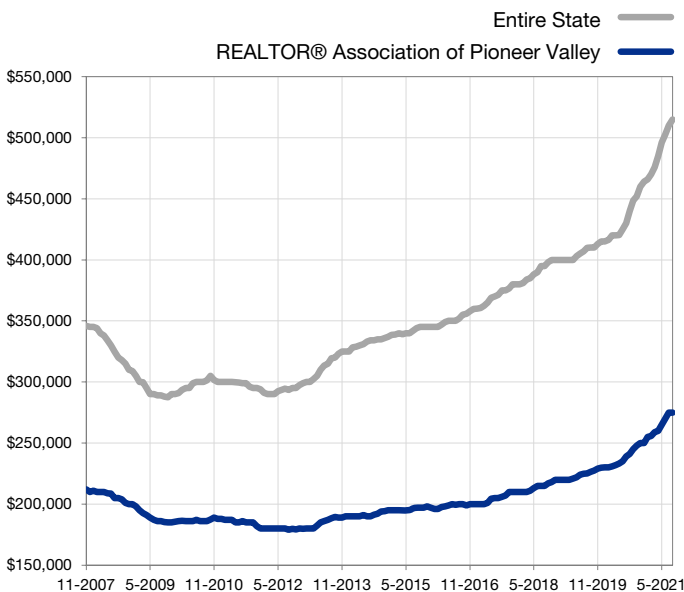
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	73	119	+ 63.0%	555	686	+ 23.6%
Closed Sales	91	114	+ 25.3%	493	592	+ 20.1%
Median Sales Price*	\$215,000	\$197,500	- 8.1%	\$169,000	\$195,000	+ 15.4%
Inventory of Homes for Sale	139	100	- 28.1%	--	--	--
Months Supply of Inventory	2.1	1.4	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	67	47	- 29.8%	63	42	- 32.6%
Percent of Original List Price Received*	98.5%	101.8%	+ 3.3%	97.5%	101.0%	+ 3.5%
New Listings	93	132	+ 41.9%	614	743	+ 21.0%

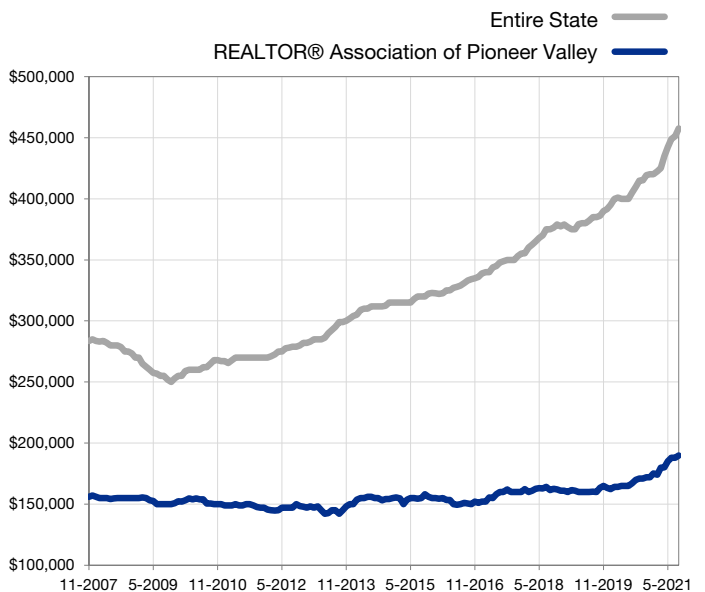
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 8.6%

+ 17.3%

- 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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	562	500	- 11.0%	3,472	3,333	- 4.0%
Closed Sales	496	441	- 11.1%	2,903	2,998	+ 3.3%
Median Sales Price*	\$385,000	\$451,750	+ 17.3%	\$360,000	\$430,000	+ 19.4%
Inventory of Homes for Sale	708	448	- 36.7%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	47	26	- 43.6%	58	31	- 47.0%
Percent of Original List Price Received*	99.7%	103.3%	+ 3.6%	98.3%	103.2%	+ 5.0%
New Listings	564	528	- 6.4%	3,909	3,793	- 3.0%

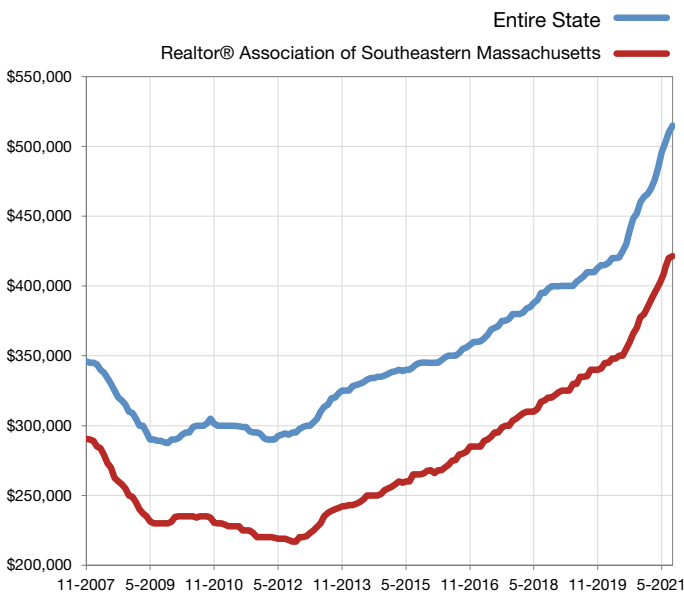
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	111	72	- 35.1%	571	611	+ 7.0%
Closed Sales	61	68	+ 11.5%	483	578	+ 19.7%
Median Sales Price*	\$275,000	\$265,500	- 3.5%	\$249,000	\$268,250	+ 7.7%
Inventory of Homes for Sale	115	85	- 26.1%	--	--	--
Months Supply of Inventory	1.8	1.1	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	42	32	- 24.0%	49	31	- 36.6%
Percent of Original List Price Received*	99.7%	103.3%	+ 3.7%	98.3%	102.2%	+ 3.9%
New Listings	110	99	- 10.0%	674	705	+ 4.6%

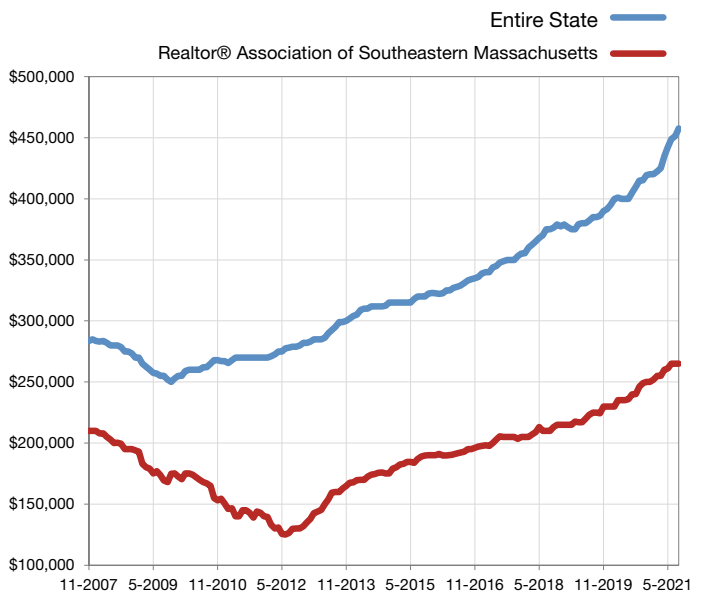
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 7.3%

+ 19.5%

- 21.9%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	109	102	- 6.4%	787	722	- 8.3%
Closed Sales	110	106	- 3.6%	698	663	- 5.0%
Median Sales Price*	\$339,000	\$390,000	+ 15.0%	\$325,000	\$375,900	+ 15.7%
Inventory of Homes for Sale	163	138	- 15.3%	--	--	--
Months Supply of Inventory	1.8	1.5	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	53	35	- 32.7%	66	33	- 50.5%
Percent of Original List Price Received*	98.7%	103.4%	+ 4.8%	97.6%	102.4%	+ 4.9%
New Listings	109	133	+ 22.0%	849	850	+ 0.1%

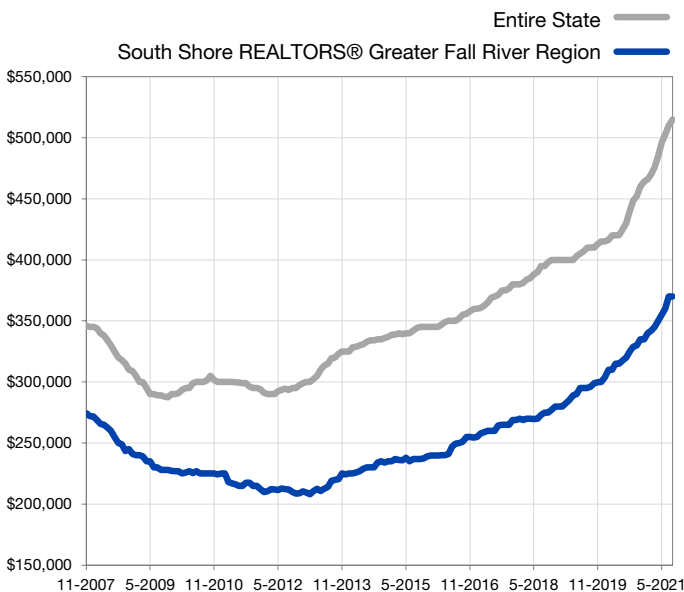
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	20	+ 81.8%	71	101	+ 42.3%
Closed Sales	13	8	- 38.5%	67	89	+ 32.8%
Median Sales Price*	\$196,100	\$205,000	+ 4.5%	\$175,000	\$222,000	+ 26.9%
Inventory of Homes for Sale	33	15	- 54.5%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.5%	--	--	--
Cumulative Days on Market Until Sale	41	17	- 57.3%	40	32	- 21.4%
Percent of Original List Price Received*	97.0%	100.1%	+ 3.2%	96.4%	99.7%	+ 3.4%
New Listings	16	13	- 18.8%	107	109	+ 1.9%

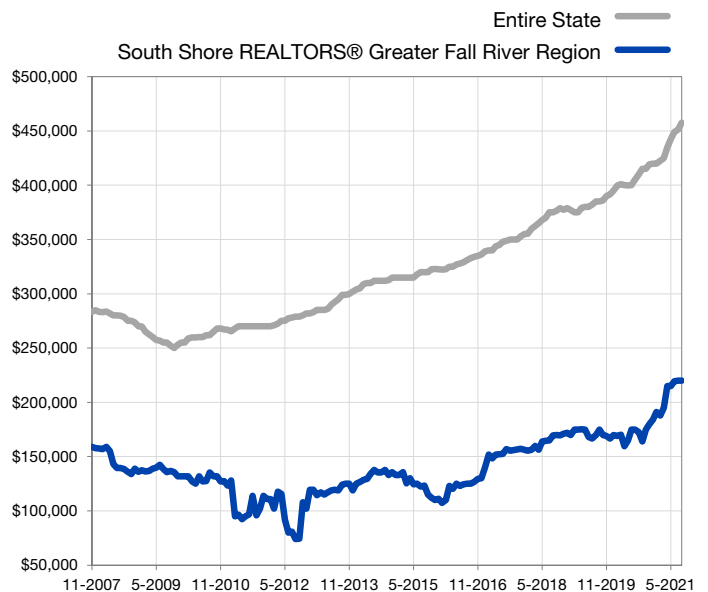
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 13.6%

+ 12.5%

- 44.0%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	648	578	- 10.8%	4,322	4,077	- 5.7%
Closed Sales	713	579	- 18.8%	3,678	3,687	+ 0.2%
Median Sales Price*	\$514,511	\$590,000	+ 14.7%	\$484,665	\$567,950	+ 17.2%
Inventory of Homes for Sale	810	467	- 42.3%	--	--	--
Months Supply of Inventory	1.7	0.9	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	41	26	- 37.2%	57	30	- 46.1%
Percent of Original List Price Received*	99.9%	103.5%	+ 3.6%	98.1%	103.4%	+ 5.5%
New Listings	663	555	- 16.3%	4,983	4,601	- 7.7%

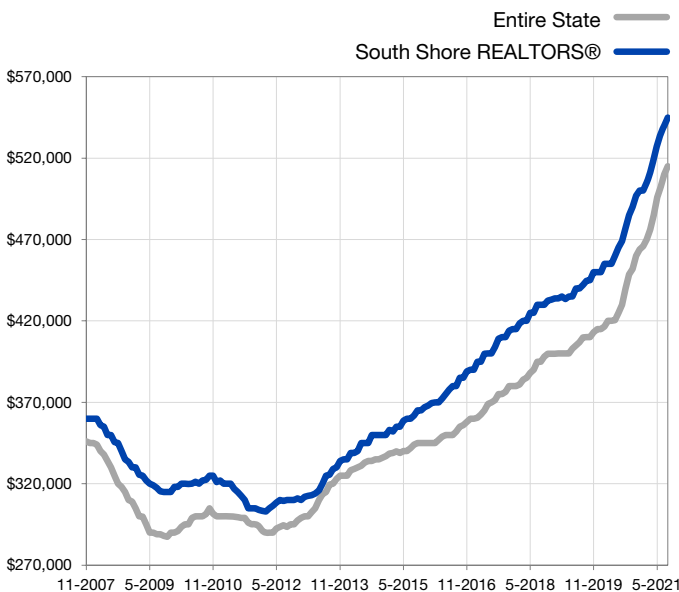
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	228	217	- 4.8%	1,323	1,495	+ 13.0%
Closed Sales	190	201	+ 5.8%	1,130	1,337	+ 18.3%
Median Sales Price*	\$387,450	\$401,000	+ 3.5%	\$370,000	\$399,000	+ 7.8%
Inventory of Homes for Sale	337	175	- 48.1%	--	--	--
Months Supply of Inventory	2.3	1.0	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	50	31	- 38.4%	61	41	- 33.1%
Percent of Original List Price Received*	99.6%	101.8%	+ 2.2%	98.6%	100.7%	+ 2.1%
New Listings	256	221	- 13.7%	1,655	1,731	+ 4.6%

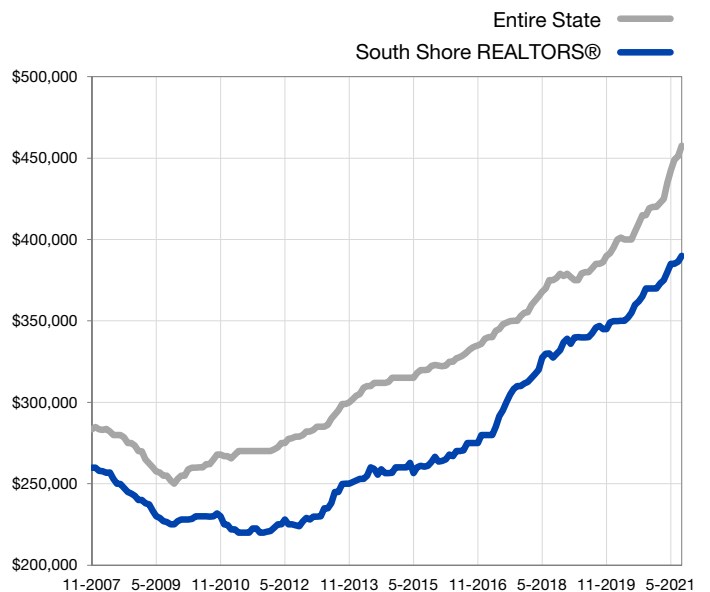
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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