

# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	686	<b>496</b>	- 27.7%	3,912	<b>3,389</b>	- 13.4%
Closed Sales	613	<b>430</b>	- 29.9%	3,325	<b>3,120</b>	- 6.2%
Median Sales Price*	\$539,000	<b>\$625,000</b>	+ 16.0%	\$475,000	<b>\$600,000</b>	+ 26.3%
Inventory of Homes for Sale	1,243	<b>669</b>	- 46.2%	--	--	--
Months Supply of Inventory	3.0	<b>1.5</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	105	<b>34</b>	- 67.6%	111	<b>48</b>	- 56.8%
Percent of Original List Price Received*	96.0%	<b>100.4%</b>	+ 4.6%	94.8%	<b>101.4%</b>	+ 7.0%
New Listings	618	<b>548</b>	- 11.3%	4,323	<b>3,820</b>	- 11.6%

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

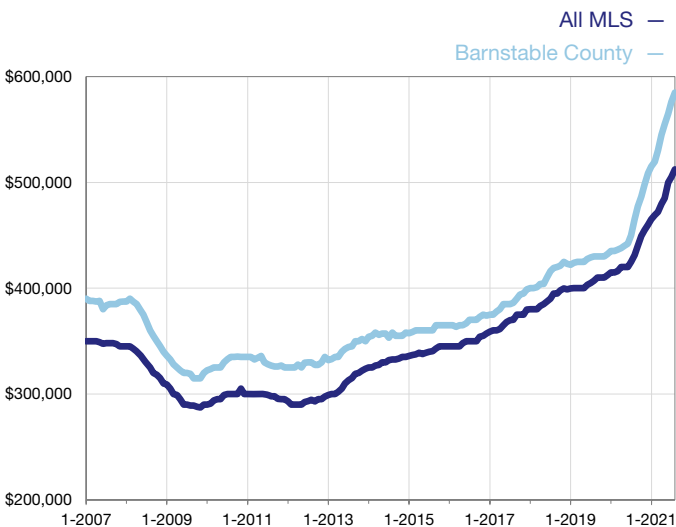
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	180	<b>139</b>	- 22.8%	934	<b>967</b>	+ 3.5%
Closed Sales	181	<b>95</b>	- 47.5%	813	<b>843</b>	+ 3.7%
Median Sales Price*	\$335,000	<b>\$360,000</b>	+ 7.5%	\$314,000	<b>\$355,000</b>	+ 13.1%
Inventory of Homes for Sale	415	<b>185</b>	- 55.4%	--	--	--
Months Supply of Inventory	3.9	<b>1.5</b>	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	111	<b>39</b>	- 64.9%	110	<b>64</b>	- 41.8%
Percent of Original List Price Received*	95.9%	<b>99.9%</b>	+ 4.2%	95.6%	<b>99.9%</b>	+ 4.5%
New Listings	170	<b>146</b>	- 14.1%	1,135	<b>987</b>	- 13.0%

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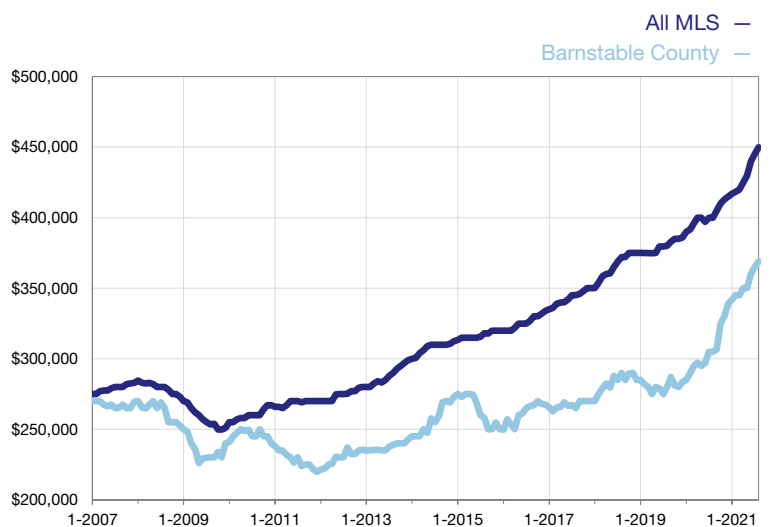
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Berkshire County

### Single-Family Properties

Key Metrics	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	- 38.6%	--	--	--
Cumulative Days on Market Until Sale	78	29	- 62.8%	93	51	- 45.2%
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%

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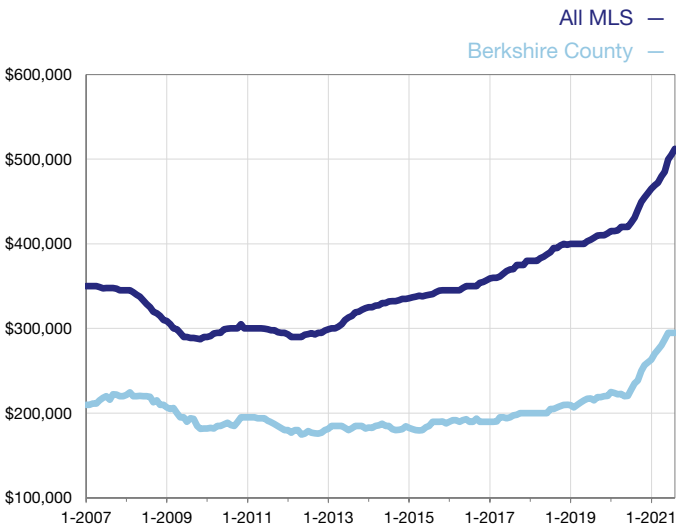
### Condominium Properties

Key Metrics	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	- 67.5%	--	--	--
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%

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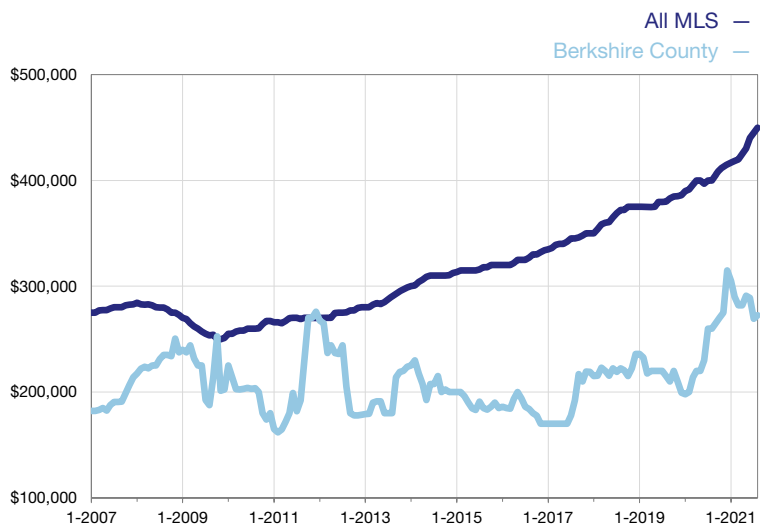
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Bristol County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	534	<b>456</b>	- 14.6%	3,410	<b>3,226</b>	- 5.4%
Closed Sales	484	<b>455</b>	- 6.0%	2,902	<b>2,941</b>	+ 1.3%
Median Sales Price*	\$380,000	<b>\$445,000</b>	+ 17.1%	\$355,000	<b>\$420,000</b>	+ 18.3%
Inventory of Homes for Sale	680	<b>468</b>	- 31.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.2</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	47	<b>29</b>	- 38.3%	59	<b>30</b>	- 49.2%
Percent of Original List Price Received*	99.7%	<b>103.3%</b>	+ 3.6%	98.2%	<b>103.2%</b>	+ 5.1%
New Listings	558	<b>512</b>	- 8.2%	3,788	<b>3,702</b>	- 2.3%

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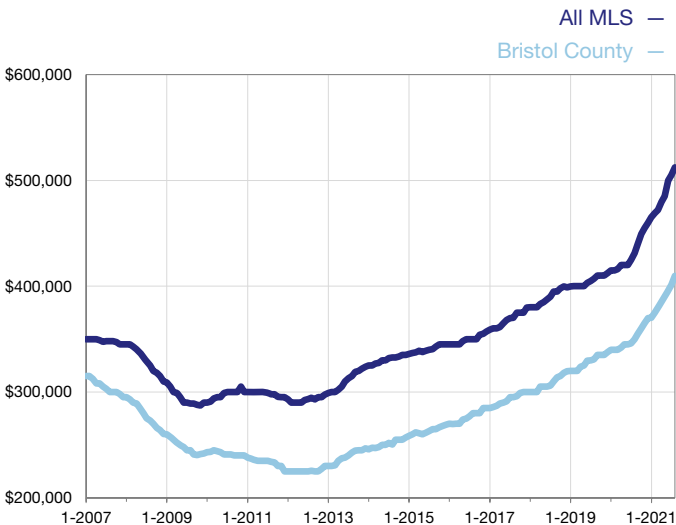
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	105	<b>81</b>	- 22.9%	560	<b>580</b>	+ 3.6%
Closed Sales	68	<b>66</b>	- 2.9%	488	<b>545</b>	+ 11.7%
Median Sales Price*	\$257,450	<b>\$260,000</b>	+ 1.0%	\$240,000	<b>\$267,000</b>	+ 11.3%
Inventory of Homes for Sale	121	<b>71</b>	- 41.3%	--	--	--
Months Supply of Inventory	1.8	<b>0.9</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>30</b>	- 26.8%	48	<b>29</b>	- 39.6%
Percent of Original List Price Received*	99.6%	<b>102.8%</b>	+ 3.2%	98.1%	<b>101.8%</b>	+ 3.8%
New Listings	108	<b>95</b>	- 12.0%	657	<b>651</b>	- 0.9%

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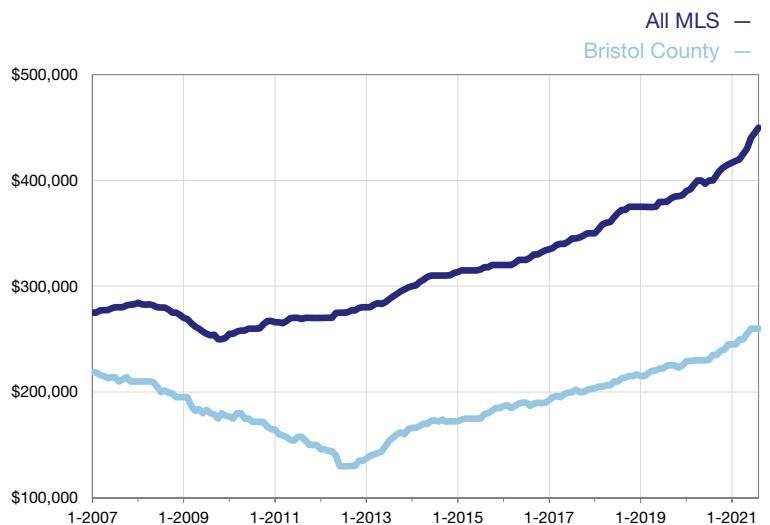
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Dukes County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	12	- 7.7%	57	50	- 12.3%
Closed Sales	8	4	- 50.0%	47	37	- 21.3%
Median Sales Price*	\$1,290,000	\$1,565,000	+ 21.3%	\$1,225,000	\$1,210,000	- 1.2%
Inventory of Homes for Sale	57	19	- 66.7%	--	--	--
Months Supply of Inventory	9.1	2.7	- 70.3%	--	--	--
Cumulative Days on Market Until Sale	103	106	+ 2.9%	184	60	- 67.4%
Percent of Original List Price Received*	93.5%	93.2%	- 0.3%	91.2%	97.4%	+ 6.8%
New Listings	15	8	- 46.7%	99	66	- 33.3%

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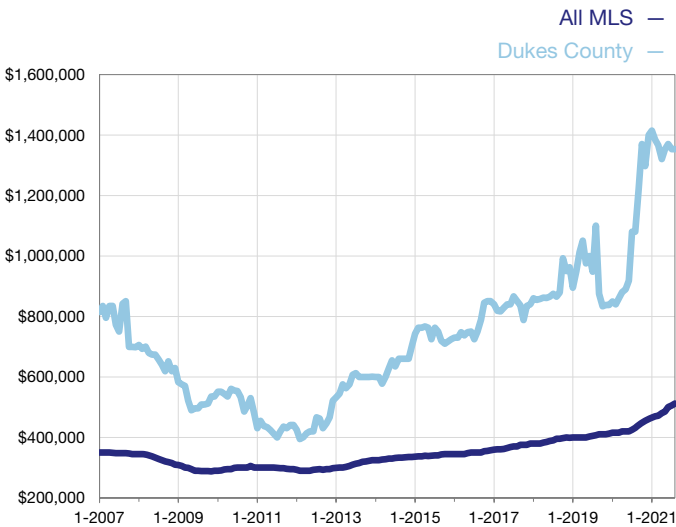
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	3	5	+ 66.7%
Closed Sales	0	0	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$80,000	\$702,500	+ 778.1%
Inventory of Homes for Sale	13	0	- 100.0%	--	--	--
Months Supply of Inventory	7.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	40	165	+ 312.5%
Percent of Original List Price Received*	0.0%	0.0%	--	90.3%	93.8%	+ 3.9%
New Listings	1	0	- 100.0%	14	7	- 50.0%

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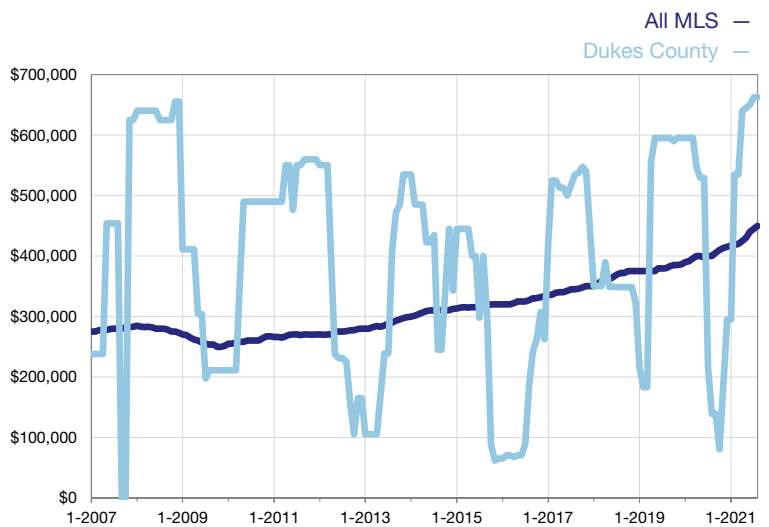
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Essex County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	658	<b>648</b>	- 1.5%	4,151	<b>4,185</b>	+ 0.8%
Closed Sales	672	<b>636</b>	- 5.4%	3,601	<b>3,761</b>	+ 4.4%
Median Sales Price*	\$575,000	<b>\$620,000</b>	+ 7.8%	\$525,000	<b>\$609,170</b>	+ 16.0%
Inventory of Homes for Sale	682	<b>436</b>	- 36.1%	--	--	--
Months Supply of Inventory	1.4	<b>0.8</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	41	<b>22</b>	- 46.3%	45	<b>27</b>	- 40.0%
Percent of Original List Price Received*	100.6%	<b>105.7%</b>	+ 5.1%	99.3%	<b>105.3%</b>	+ 6.0%
New Listings	683	<b>652</b>	- 4.5%	4,708	<b>4,671</b>	- 0.8%

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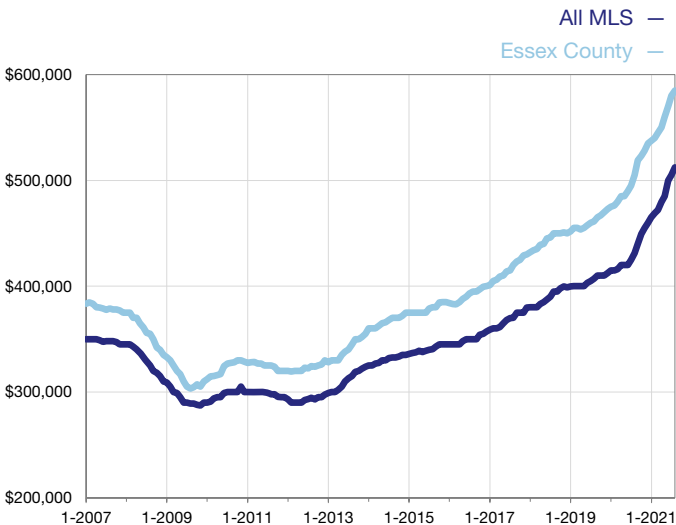
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	311	<b>250</b>	- 19.6%	1,898	<b>2,041</b>	+ 7.5%
Closed Sales	308	<b>262</b>	- 14.9%	1,647	<b>1,874</b>	+ 13.8%
Median Sales Price*	\$346,500	<b>\$400,000</b>	+ 15.4%	\$340,000	<b>\$380,000</b>	+ 11.8%
Inventory of Homes for Sale	347	<b>242</b>	- 30.3%	--	--	--
Months Supply of Inventory	1.6	<b>0.9</b>	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	44	<b>30</b>	- 31.8%	50	<b>32</b>	- 36.0%
Percent of Original List Price Received*	100.1%	<b>102.8%</b>	+ 2.7%	99.5%	<b>102.3%</b>	+ 2.8%
New Listings	322	<b>292</b>	- 9.3%	2,192	<b>2,317</b>	+ 5.7%

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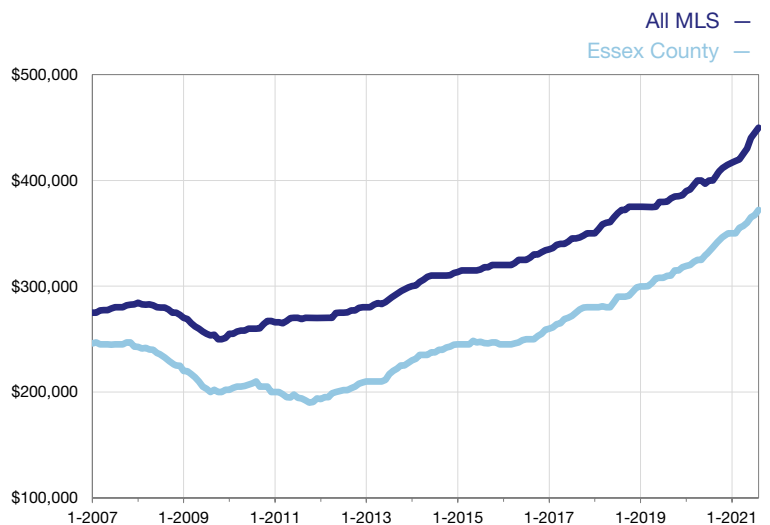
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Franklin County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	59	<b>69</b>	+ 16.9%	438	<b>417</b>	- 4.8%
Closed Sales	77	<b>60</b>	- 22.1%	380	<b>369</b>	- 2.9%
Median Sales Price*	\$249,000	<b>\$292,500</b>	+ 17.5%	\$231,250	<b>\$280,000</b>	+ 21.1%
Inventory of Homes for Sale	139	<b>89</b>	- 36.0%	--	--	--
Months Supply of Inventory	2.8	<b>1.7</b>	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	59	<b>35</b>	- 40.7%	80	<b>42</b>	- 47.5%
Percent of Original List Price Received*	97.3%	<b>102.4%</b>	+ 5.2%	95.0%	<b>101.9%</b>	+ 7.3%
New Listings	83	<b>81</b>	- 2.4%	500	<b>486</b>	- 2.8%

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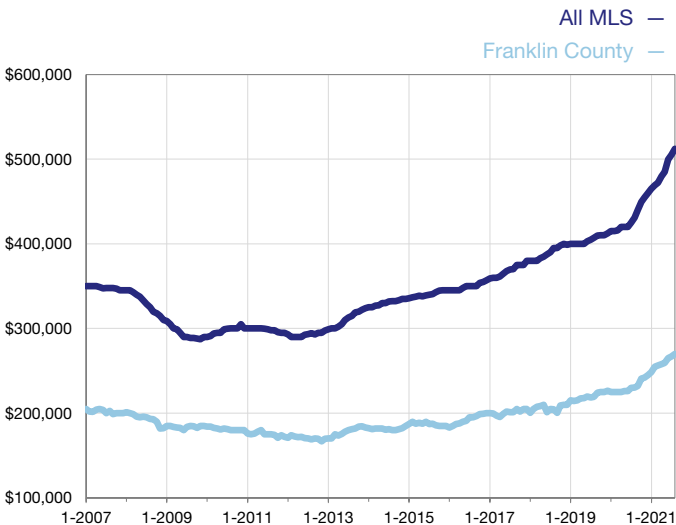
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	<b>5</b>	--	26	<b>20</b>	- 23.1%
Closed Sales	4	<b>4</b>	0.0%	24	<b>14</b>	- 41.7%
Median Sales Price*	\$167,450	<b>\$165,000</b>	- 1.5%	\$171,500	<b>\$182,500</b>	+ 6.4%
Inventory of Homes for Sale	7	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	2.3	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>15</b>	- 34.8%	84	<b>30</b>	- 64.3%
Percent of Original List Price Received*	101.2%	<b>104.6%</b>	+ 3.4%	96.4%	<b>101.9%</b>	+ 5.7%
New Listings	5	<b>4</b>	- 20.0%	32	<b>18</b>	- 43.8%

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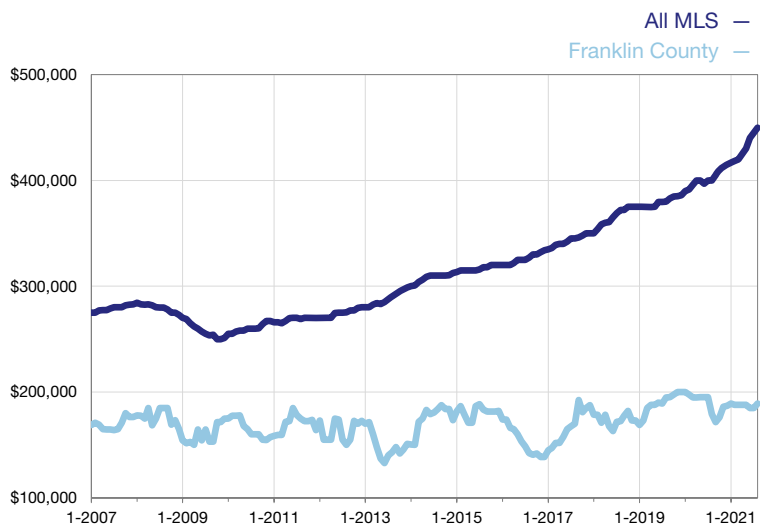
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampden County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	438	<b>467</b>	+ 6.6%	2,911	<b>3,014</b>	+ 3.5%
Closed Sales	428	<b>410</b>	- 4.2%	2,518	<b>2,699</b>	+ 7.2%
Median Sales Price*	\$245,000	<b>\$275,000</b>	+ 12.2%	\$228,000	<b>\$262,500</b>	+ 15.1%
Inventory of Homes for Sale	557	<b>403</b>	- 27.6%	--	--	--
Months Supply of Inventory	1.7	<b>1.1</b>	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	42	<b>25</b>	- 40.5%	53	<b>33</b>	- 37.7%
Percent of Original List Price Received*	99.9%	<b>104.2%</b>	+ 4.3%	98.3%	<b>102.7%</b>	+ 4.5%
New Listings	455	<b>497</b>	+ 9.2%	3,258	<b>3,362</b>	+ 3.2%

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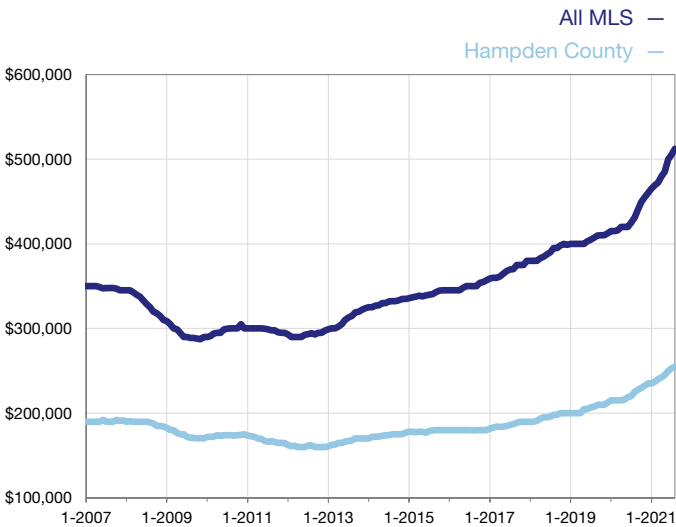
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	51	<b>68</b>	+ 33.3%	365	<b>417</b>	+ 14.2%
Closed Sales	52	<b>66</b>	+ 26.9%	322	<b>373</b>	+ 15.8%
Median Sales Price*	\$175,450	<b>\$177,450</b>	+ 1.1%	\$153,000	<b>\$173,000</b>	+ 13.1%
Inventory of Homes for Sale	67	<b>72</b>	+ 7.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.6</b>	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	79	<b>36</b>	- 54.4%	61	<b>33</b>	- 45.9%
Percent of Original List Price Received*	98.6%	<b>102.0%</b>	+ 3.4%	97.4%	<b>101.3%</b>	+ 4.0%
New Listings	54	<b>93</b>	+ 72.2%	380	<b>466</b>	+ 22.6%

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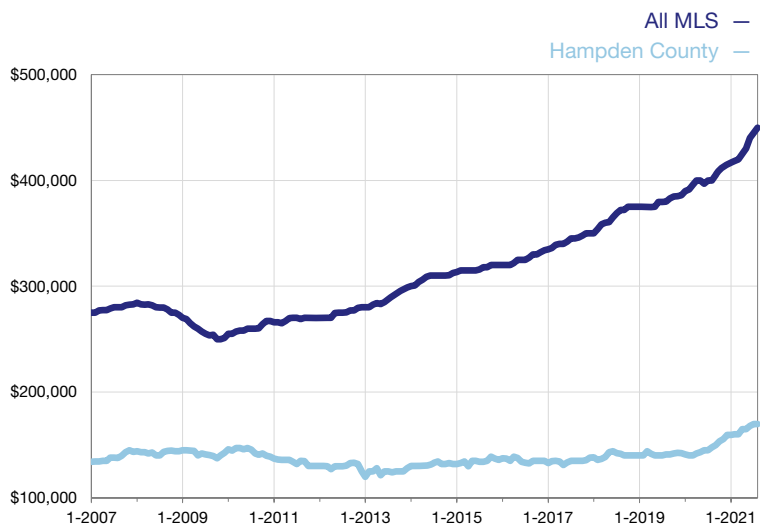
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampshire County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	115	<b>140</b>	+ 21.7%	881	<b>877</b>	- 0.5%
Closed Sales	118	<b>125</b>	+ 5.9%	770	<b>793</b>	+ 3.0%
Median Sales Price*	\$327,500	<b>\$375,000</b>	+ 14.5%	\$312,154	<b>\$372,000</b>	+ 19.2%
Inventory of Homes for Sale	257	<b>147</b>	- 42.8%	--	--	--
Months Supply of Inventory	2.5	<b>1.4</b>	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	56	<b>34</b>	- 39.3%	71	<b>44</b>	- 38.0%
Percent of Original List Price Received*	99.2%	<b>102.5%</b>	+ 3.3%	97.1%	<b>102.3%</b>	+ 5.4%
New Listings	142	<b>148</b>	+ 4.2%	1,022	<b>980</b>	- 4.1%

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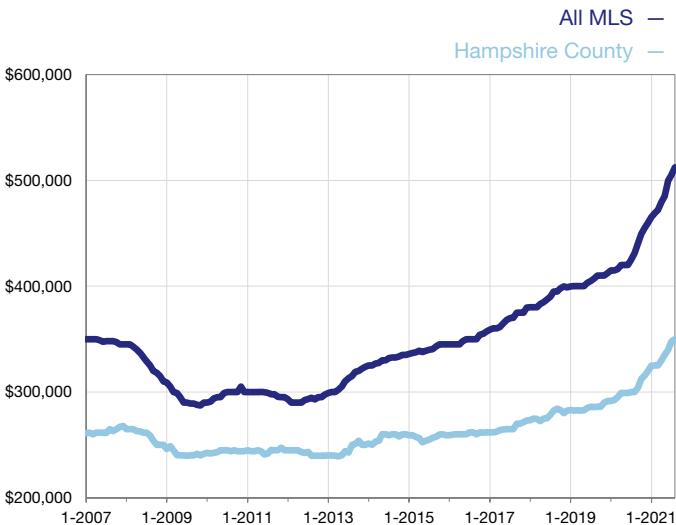
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	<b>46</b>	+ 109.1%	164	<b>252</b>	+ 53.7%
Closed Sales	35	<b>45</b>	+ 28.6%	147	<b>208</b>	+ 41.5%
Median Sales Price*	\$237,000	<b>\$275,000</b>	+ 16.0%	\$230,000	<b>\$244,950</b>	+ 6.5%
Inventory of Homes for Sale	66	<b>28</b>	- 57.6%	--	--	--
Months Supply of Inventory	3.4	<b>1.1</b>	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	51	<b>65</b>	+ 27.5%	65	<b>59</b>	- 9.2%
Percent of Original List Price Received*	98.1%	<b>101.2%</b>	+ 3.2%	97.9%	<b>100.4%</b>	+ 2.6%
New Listings	35	<b>35</b>	0.0%	204	<b>262</b>	+ 28.4%

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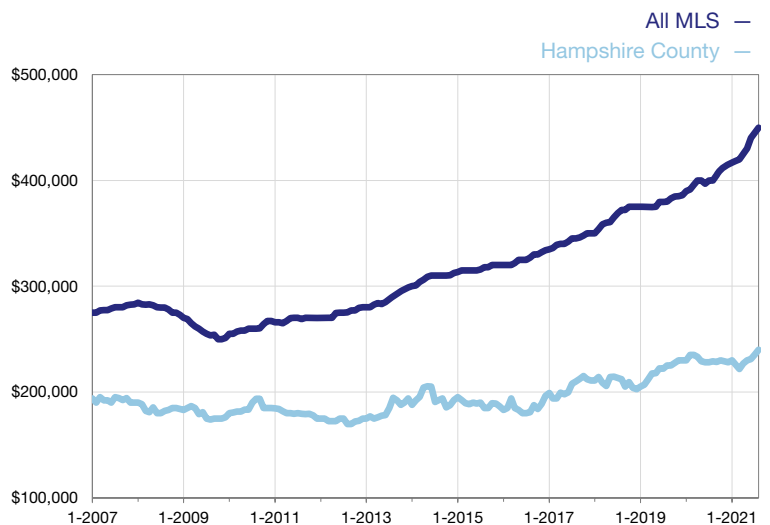
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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## Middlesex County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,196	<b>1,075</b>	- 10.1%	7,596	<b>8,269</b>	+ 8.9%
Closed Sales	1,291	<b>1,271</b>	- 1.5%	6,629	<b>7,578</b>	+ 14.3%
Median Sales Price*	\$660,000	<b>\$735,000</b>	+ 11.4%	\$630,000	<b>\$712,500</b>	+ 13.1%
Inventory of Homes for Sale	1,239	<b>791</b>	- 36.2%	--	--	--
Months Supply of Inventory	1.5	<b>0.8</b>	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	36	<b>22</b>	- 38.9%	45	<b>26</b>	- 42.2%
Percent of Original List Price Received*	101.0%	<b>105.3%</b>	+ 4.3%	99.6%	<b>105.2%</b>	+ 5.6%
New Listings	1,223	<b>1,089</b>	- 11.0%	8,830	<b>9,263</b>	+ 4.9%

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

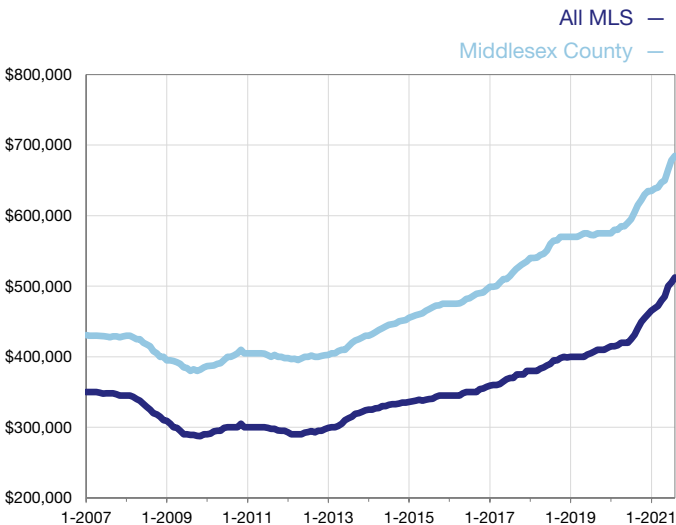
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	560	<b>561</b>	+ 0.2%	3,831	<b>4,879</b>	+ 27.4%
Closed Sales	583	<b>623</b>	+ 6.9%	3,372	<b>4,651</b>	+ 37.9%
Median Sales Price*	\$512,000	<b>\$560,000</b>	+ 9.4%	\$512,000	<b>\$540,000</b>	+ 5.5%
Inventory of Homes for Sale	920	<b>559</b>	- 39.2%	--	--	--
Months Supply of Inventory	2.1	<b>1.0</b>	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	35	<b>31</b>	- 11.4%	45	<b>35</b>	- 22.2%
Percent of Original List Price Received*	99.9%	<b>101.6%</b>	+ 1.7%	99.5%	<b>101.8%</b>	+ 2.3%
New Listings	638	<b>550</b>	- 13.8%	4,788	<b>5,549</b>	+ 15.9%

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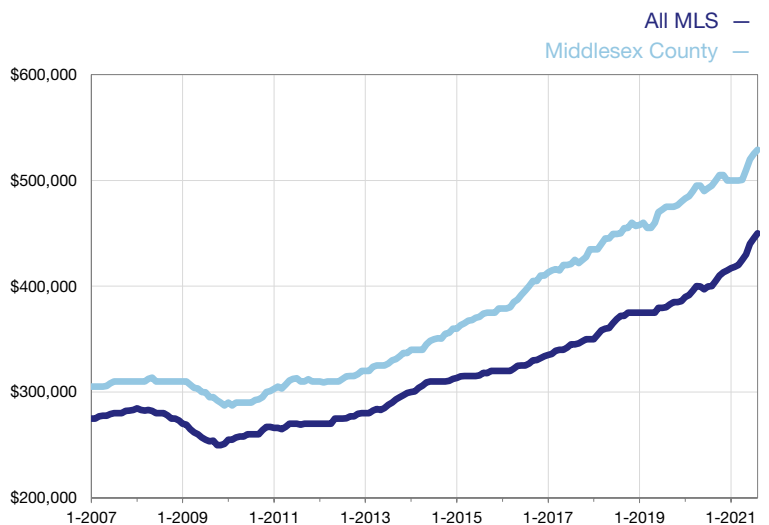
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	5	- 66.7%	40	28	- 30.0%
Closed Sales	4	2	- 50.0%	25	28	+ 12.0%
Median Sales Price*	\$3,425,000	<b>\$1,820,000</b>	- 46.9%	\$2,600,000	<b>\$3,125,000</b>	+ 20.2%
Inventory of Homes for Sale	51	15	- 70.6%	--	--	--
Months Supply of Inventory	11.7	2.4	- 79.5%	--	--	--
Cumulative Days on Market Until Sale	117	34	- 70.9%	102	128	+ 25.5%
Percent of Original List Price Received*	95.9%	92.5%	- 3.5%	92.0%	93.3%	+ 1.4%
New Listings	16	9	- 43.8%	91	37	- 59.3%

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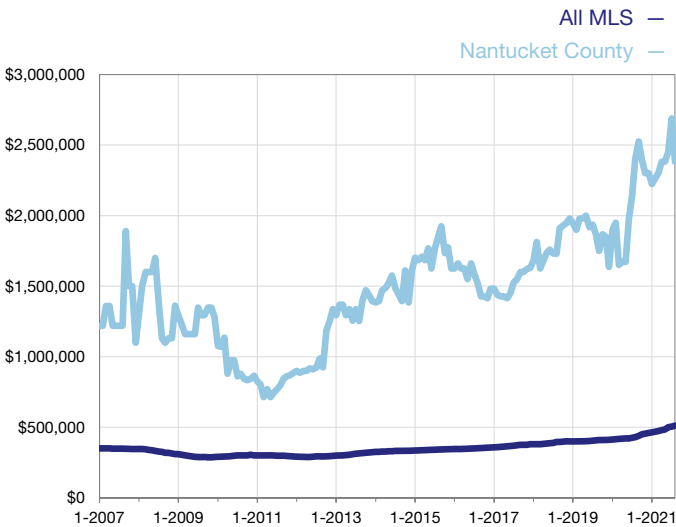
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	<b>\$852,000</b>	--	\$0	<b>\$796,000</b>	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	0	141	--	0	118	--
Percent of Original List Price Received*	0.0%	87.4%	--	0.0%	90.8%	--
New Listings	0	0	--	4	4	0.0%

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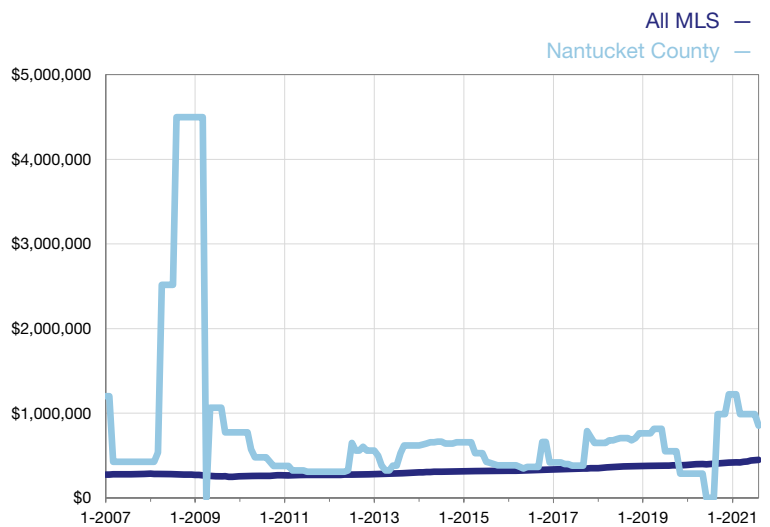
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	652	<b>557</b>	- 14.6%	4,269	<b>4,561</b>	+ 6.8%
Closed Sales	731	<b>666</b>	- 8.9%	3,717	<b>4,216</b>	+ 13.4%
Median Sales Price*	\$615,000	<b>\$655,000</b>	+ 6.5%	\$565,000	<b>\$655,000</b>	+ 15.9%
Inventory of Homes for Sale	806	<b>452</b>	- 43.9%	--	--	--
Months Supply of Inventory	1.7	<b>0.8</b>	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	39	<b>23</b>	- 41.0%	47	<b>27</b>	- 42.6%
Percent of Original List Price Received*	99.9%	<b>103.1%</b>	+ 3.2%	98.6%	<b>103.7%</b>	+ 5.2%
New Listings	677	<b>521</b>	- 23.0%	5,069	<b>5,150</b>	+ 1.6%

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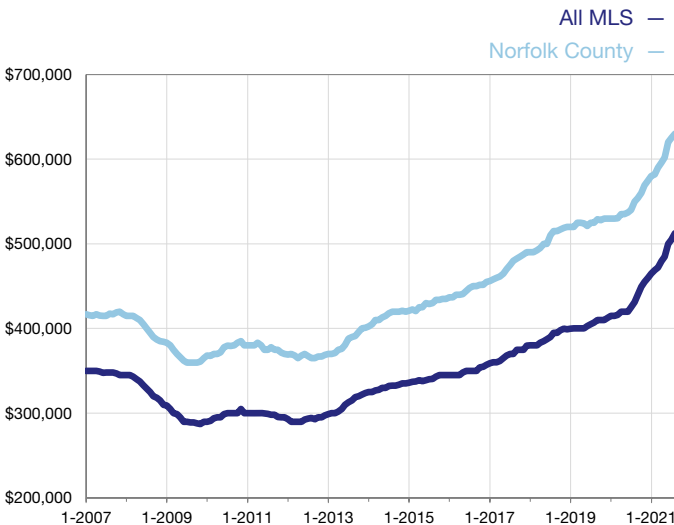
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	237	<b>226</b>	- 4.6%	1,538	<b>2,124</b>	+ 38.1%
Closed Sales	263	<b>266</b>	+ 1.1%	1,445	<b>1,932</b>	+ 33.7%
Median Sales Price*	\$450,000	<b>\$508,500</b>	+ 13.0%	\$440,000	<b>\$491,000</b>	+ 11.6%
Inventory of Homes for Sale	510	<b>289</b>	- 43.3%	--	--	--
Months Supply of Inventory	2.7	<b>1.2</b>	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	48	<b>33</b>	- 31.3%	54	<b>43</b>	- 20.4%
Percent of Original List Price Received*	98.8%	<b>100.6%</b>	+ 1.8%	98.9%	<b>100.3%</b>	+ 1.4%
New Listings	291	<b>235</b>	- 19.2%	2,087	<b>2,524</b>	+ 20.9%

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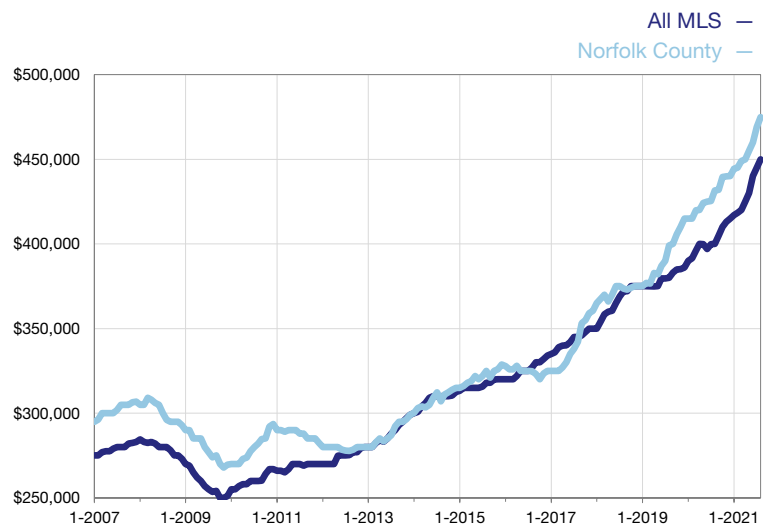
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	682	610	- 10.6%	4,442	4,129	- 7.0%
Closed Sales	708	568	- 19.8%	3,727	3,715	- 0.3%
Median Sales Price*	\$450,000	\$530,500	+ 17.9%	\$435,000	\$505,500	+ 16.2%
Inventory of Homes for Sale	865	504	- 41.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	45	25	- 44.4%	62	32	- 48.4%
Percent of Original List Price Received*	99.3%	103.5%	+ 4.2%	97.7%	103.3%	+ 5.7%
New Listings	660	609	- 7.7%	5,041	4,663	- 7.5%

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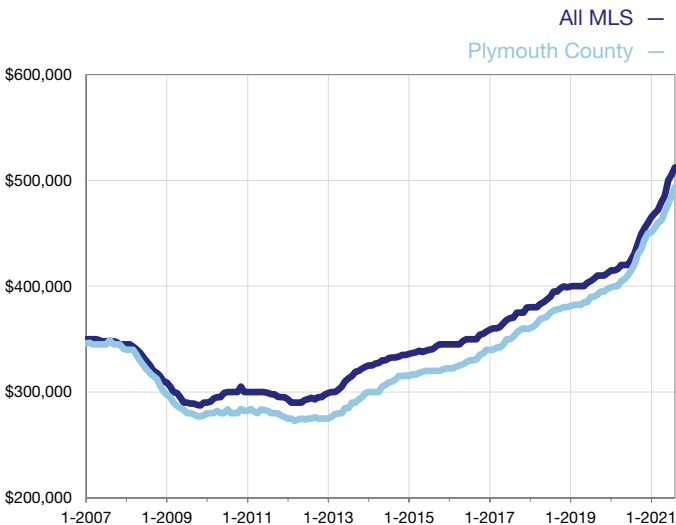
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	171	150	- 12.3%	941	980	+ 4.1%
Closed Sales	128	125	- 2.3%	757	873	+ 15.3%
Median Sales Price*	\$363,750	\$416,260	+ 14.4%	\$343,000	\$375,000	+ 9.3%
Inventory of Homes for Sale	235	125	- 46.8%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	62	30	- 51.6%	68	40	- 41.2%
Percent of Original List Price Received*	99.9%	102.4%	+ 2.5%	98.9%	101.5%	+ 2.6%
New Listings	174	155	- 10.9%	1,155	1,111	- 3.8%

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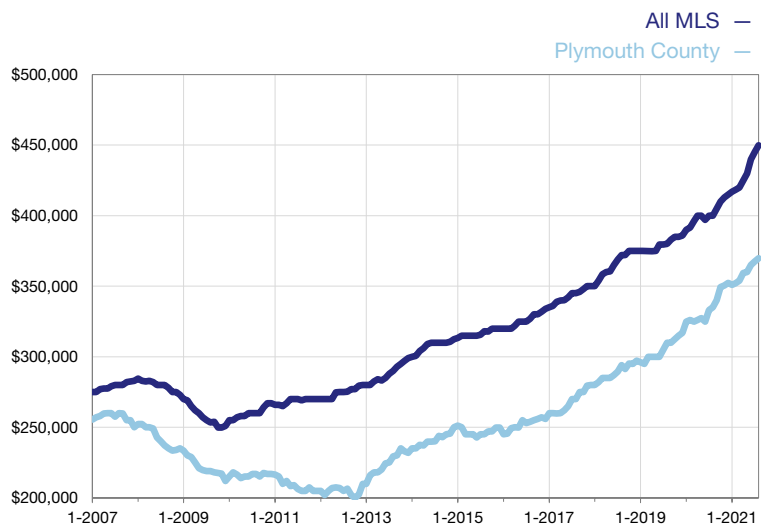
### Median Sales Price – Single-Family Properties

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®

## Suffolk County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	119	<b>114</b>	- 4.2%	761	<b>967</b>	+ 27.1%
Closed Sales	118	<b>137</b>	+ 16.1%	670	<b>909</b>	+ 35.7%
Median Sales Price*	\$645,250	<b>\$746,000</b>	+ 15.6%	\$625,500	<b>\$714,000</b>	+ 14.1%
Inventory of Homes for Sale	232	<b>178</b>	- 23.3%	--	--	--
Months Supply of Inventory	2.5	<b>1.5</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	<b>30</b>	+ 3.4%	36	<b>34</b>	- 5.6%
Percent of Original List Price Received*	100.8%	<b>102.0%</b>	+ 1.2%	99.7%	<b>101.8%</b>	+ 2.1%
New Listings	137	<b>129</b>	- 5.8%	1,019	<b>1,208</b>	+ 18.5%

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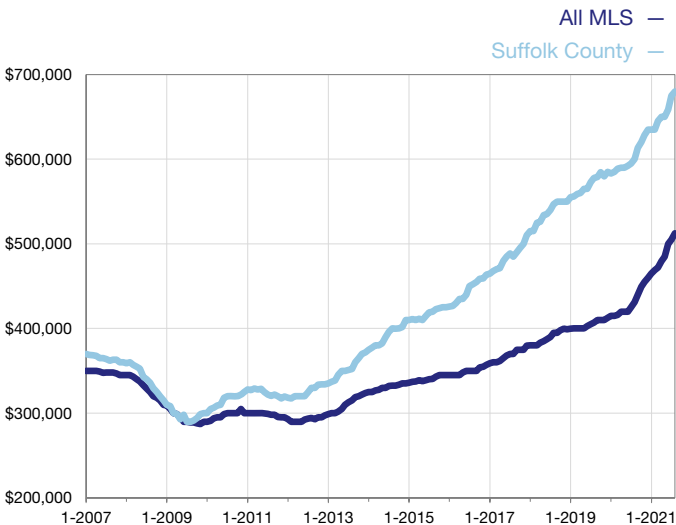
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	370	<b>454</b>	+ 22.7%	3,047	<b>4,654</b>	+ 52.7%
Closed Sales	511	<b>613</b>	+ 20.0%	2,887	<b>4,444</b>	+ 53.9%
Median Sales Price*	\$610,000	<b>\$650,000</b>	+ 6.6%	\$642,000	<b>\$665,000</b>	+ 3.6%
Inventory of Homes for Sale	1,694	<b>973</b>	- 42.6%	--	--	--
Months Supply of Inventory	4.7	<b>1.9</b>	- 59.6%	--	--	--
Cumulative Days on Market Until Sale	35	<b>56</b>	+ 60.0%	50	<b>54</b>	+ 8.0%
Percent of Original List Price Received*	98.8%	<b>98.9%</b>	+ 0.1%	98.2%	<b>98.6%</b>	+ 0.4%
New Listings	701	<b>508</b>	- 27.5%	5,089	<b>6,016</b>	+ 18.2%

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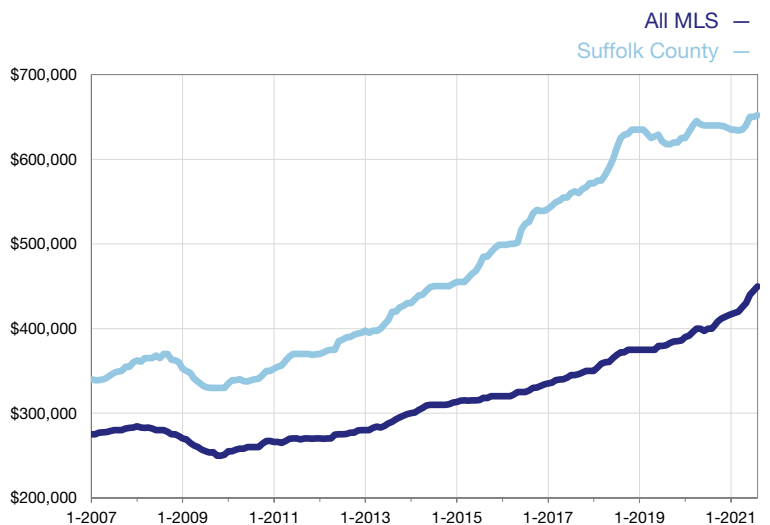
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	921	<b>876</b>	- 4.9%	5,912	<b>5,750</b>	- 2.7%
Closed Sales	904	<b>855</b>	- 5.4%	5,122	<b>5,218</b>	+ 1.9%
Median Sales Price*	\$361,000	<b>\$406,000</b>	+ 12.5%	\$329,000	<b>\$385,000</b>	+ 17.0%
Inventory of Homes for Sale	1,107	<b>758</b>	- 31.5%	--	--	--
Months Supply of Inventory	1.6	<b>1.1</b>	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	43	<b>24</b>	- 44.2%	53	<b>29</b>	- 45.3%
Percent of Original List Price Received*	100.0%	<b>104.0%</b>	+ 4.0%	98.5%	<b>103.9%</b>	+ 5.5%
New Listings	967	<b>943</b>	- 2.5%	6,661	<b>6,565</b>	- 1.4%

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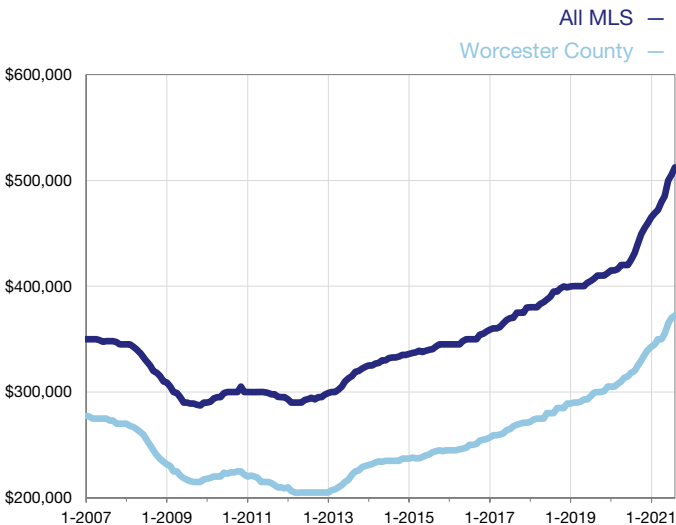
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	188	<b>197</b>	+ 4.8%	1,210	<b>1,377</b>	+ 13.8%
Closed Sales	180	<b>167</b>	- 7.2%	1,043	<b>1,183</b>	+ 13.4%
Median Sales Price*	\$257,750	<b>\$282,000</b>	+ 9.4%	\$242,500	<b>\$275,000</b>	+ 13.4%
Inventory of Homes for Sale	228	<b>138</b>	- 39.5%	--	--	--
Months Supply of Inventory	1.7	<b>0.9</b>	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	45	<b>24</b>	- 46.7%	53	<b>29</b>	- 45.3%
Percent of Original List Price Received*	99.8%	<b>103.8%</b>	+ 4.0%	98.8%	<b>103.0%</b>	+ 4.3%
New Listings	190	<b>173</b>	- 8.9%	1,362	<b>1,474</b>	+ 8.2%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

