

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	441	678	+ 53.7%	3,817	4,618	+ 21.0%
Closed Sales	408	643	+ 57.6%	3,580	3,964	+ 10.7%
Median Sales Price*	\$443,950	\$550,000	+ 23.9%	\$430,000	\$487,500	+ 13.4%
Inventory of Homes for Sale	2,531	1,087	- 57.1%	--	--	--
Months Supply of Inventory	6.2	2.5	- 59.7%	--	--	--
Cumulative Days on Market Until Sale	103	98	- 4.9%	108	108	0.0%
Percent of Original List Price Received*	94.4%	96.7%	+ 2.4%	94.0%	95.1%	+ 1.2%
New Listings	626	705	+ 12.6%	5,552	5,040	- 9.2%

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

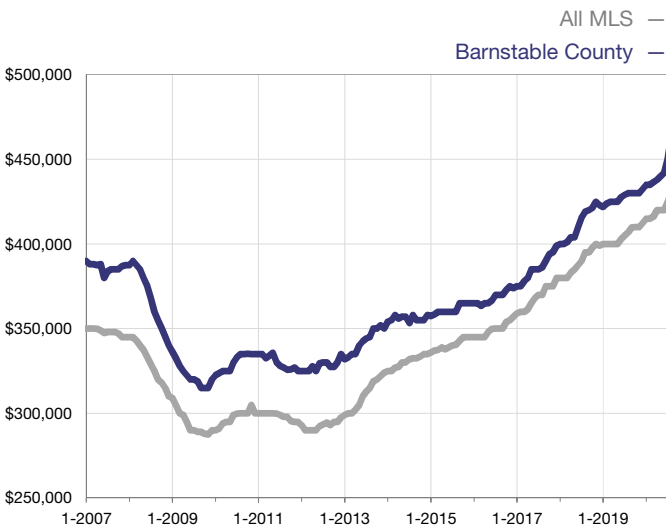
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	120	205	+ 70.8%	966	1,144	+ 18.4%
Closed Sales	135	182	+ 34.8%	869	989	+ 13.8%
Median Sales Price*	\$342,500	\$347,500	+ 1.5%	\$284,900	\$320,000	+ 12.3%
Inventory of Homes for Sale	651	352	- 45.9%	--	--	--
Months Supply of Inventory	6.6	3.2	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	111	92	- 17.1%	105	107	+ 1.9%
Percent of Original List Price Received*	94.6%	96.3%	+ 1.8%	94.5%	95.8%	+ 1.4%
New Listings	163	208	+ 27.6%	1,431	1,333	- 6.8%

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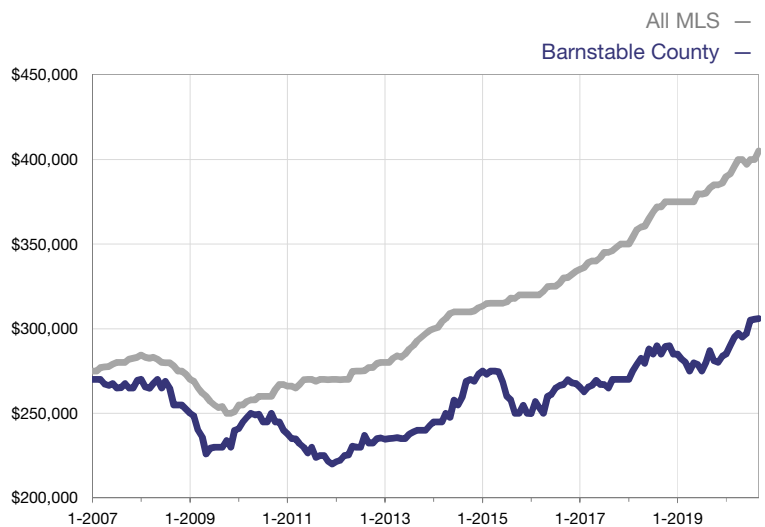
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – September 2020

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Berkshire County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	128	194	+ 51.6%	1,175	1,419	+ 20.8%
Closed Sales	168	190	+ 13.1%	1,064	1,168	+ 9.8%
Median Sales Price*	\$267,000	\$296,500	+ 11.0%	\$221,000	\$246,500	+ 11.5%
Inventory of Homes for Sale	1,050	491	- 53.2%	--	--	--
Months Supply of Inventory	8.6	3.7	- 57.0%	--	--	--
Cumulative Days on Market Until Sale	84	68	- 19.0%	88	89	+ 1.1%
Percent of Original List Price Received*	92.2%	96.0%	+ 4.1%	92.5%	94.3%	+ 1.9%
New Listings	195	216	+ 10.8%	1,919	1,640	- 14.5%

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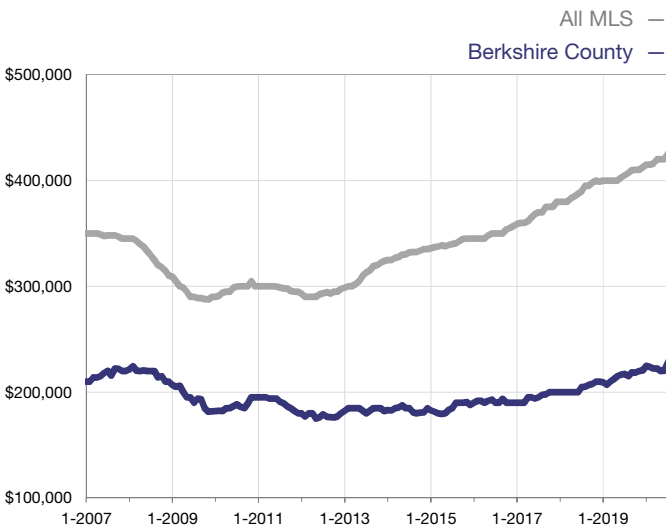
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	22	+ 15.8%	144	149	+ 3.5%
Closed Sales	19	26	+ 36.8%	115	119	+ 3.5%
Median Sales Price*	\$205,000	\$353,250	+ 72.3%	\$194,000	\$340,000	+ 75.3%
Inventory of Homes for Sale	166	72	- 56.6%	--	--	--
Months Supply of Inventory	12.9	4.8	- 62.8%	--	--	--
Cumulative Days on Market Until Sale	168	97	- 42.3%	119	140	+ 17.6%
Percent of Original List Price Received*	91.3%	93.1%	+ 2.0%	93.0%	92.8%	- 0.2%
New Listings	29	21	- 27.6%	233	173	- 25.8%

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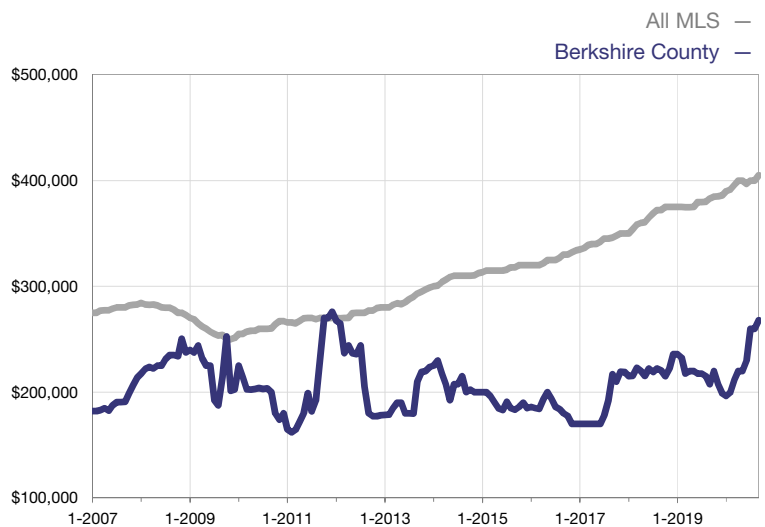
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – September 2020

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Bristol County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	399	489	+ 22.6%	3,739	3,933	+ 5.2%
Closed Sales	391	487	+ 24.6%	3,500	3,385	- 3.3%
Median Sales Price*	\$350,000	\$392,900	+ 12.3%	\$338,000	\$360,000	+ 6.5%
Inventory of Homes for Sale	1,321	541	- 59.0%	--	--	--
Months Supply of Inventory	3.4	1.4	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	61	45	- 26.2%	65	57	- 12.3%
Percent of Original List Price Received*	97.2%	100.4%	+ 3.3%	96.8%	98.5%	+ 1.8%
New Listings	611	549	- 10.1%	4,859	4,348	- 10.5%

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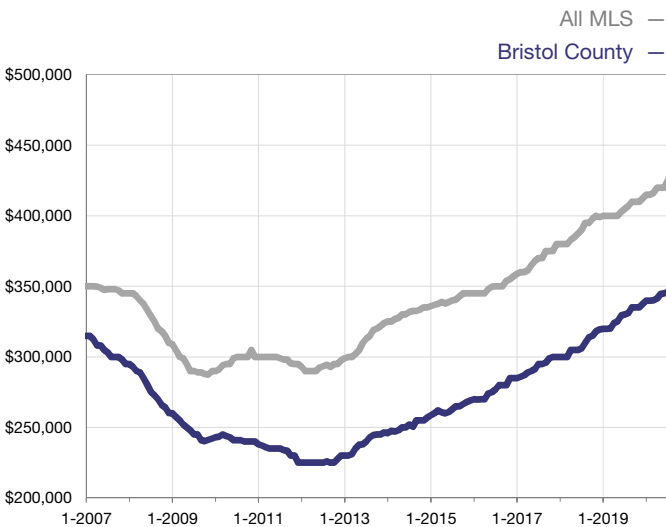
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	75	97	+ 29.3%	632	661	+ 4.6%
Closed Sales	70	96	+ 37.1%	571	582	+ 1.9%
Median Sales Price*	\$237,500	\$246,000	+ 3.6%	\$229,000	\$241,500	+ 5.5%
Inventory of Homes for Sale	180	91	- 49.4%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	79	36	- 54.4%	61	46	- 24.6%
Percent of Original List Price Received*	96.5%	99.8%	+ 3.4%	97.2%	98.4%	+ 1.2%
New Listings	105	98	- 6.7%	798	751	- 5.9%

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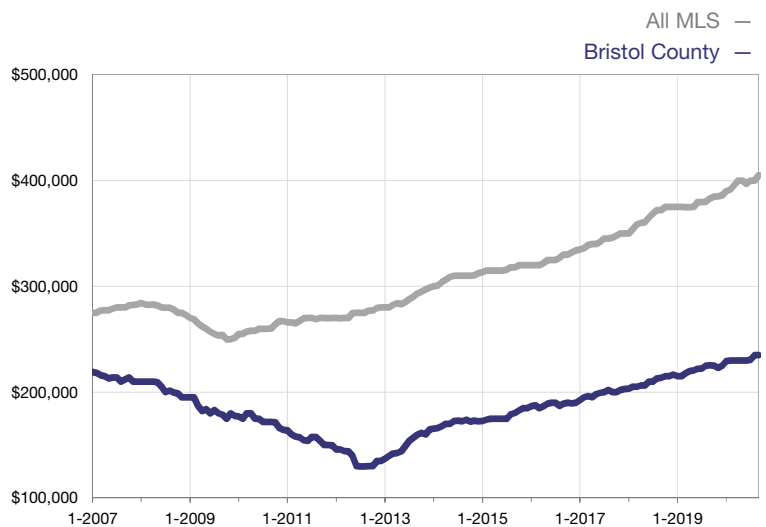
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	11	+ 450.0%	53	68	+ 28.3%
Closed Sales	6	18	+ 200.0%	50	64	+ 28.0%
Median Sales Price*	\$716,250	\$1,550,000	+ 116.4%	\$835,000	\$1,385,000	+ 65.9%
Inventory of Homes for Sale	99	53	- 46.5%	--	--	--
Months Supply of Inventory	12.2	7.4	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	76	153	+ 101.3%	176	178	+ 1.1%
Percent of Original List Price Received*	93.4%	92.7%	- 0.7%	92.7%	91.5%	- 1.3%
New Listings	15	17	+ 13.3%	134	116	- 13.4%

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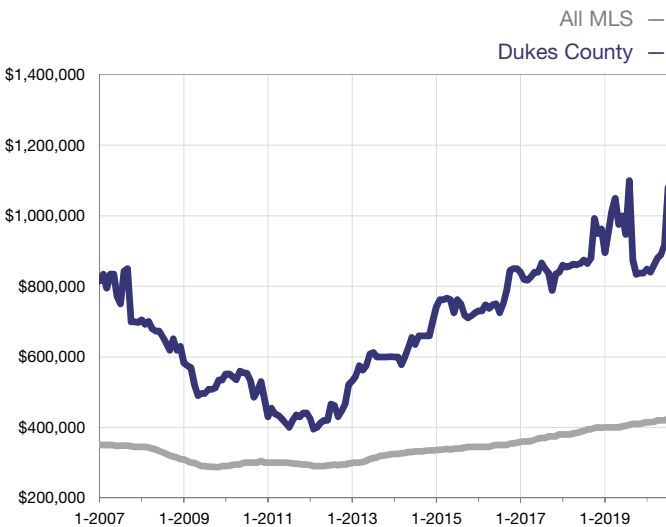
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	0	0	--	6	3	- 50.0%
Median Sales Price*	\$0	\$0	--	\$595,000	\$80,000	- 86.6%
Inventory of Homes for Sale	2	12	+ 500.0%	--	--	--
Months Supply of Inventory	1.3	7.2	+ 453.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	141	40	- 71.6%
Percent of Original List Price Received*	0.0%	0.0%	--	98.7%	90.3%	- 8.5%
New Listings	0	0	--	8	14	+ 75.0%

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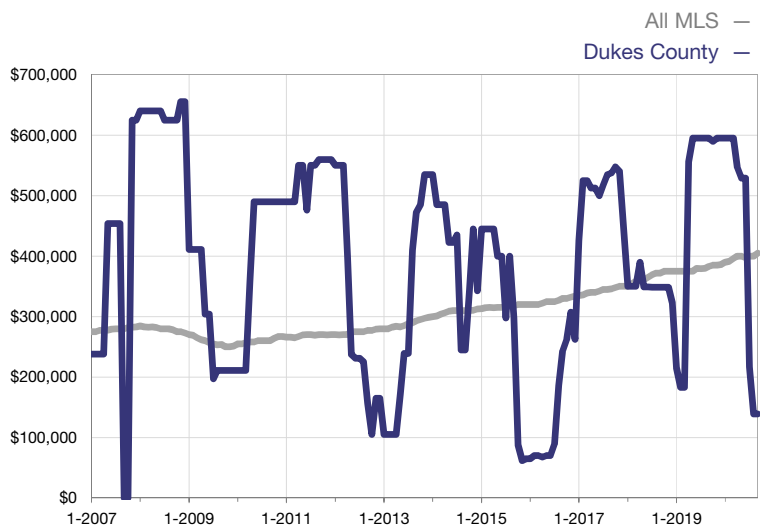
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	547	657	+ 20.1%	5,078	4,831	- 4.9%
Closed Sales	544	645	+ 18.6%	4,737	4,244	- 10.4%
Median Sales Price*	\$470,000	\$565,000	+ 20.2%	\$475,000	\$530,000	+ 11.6%
Inventory of Homes for Sale	1,296	590	- 54.5%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	49	35	- 28.6%	51	44	- 13.7%
Percent of Original List Price Received*	97.8%	101.6%	+ 3.9%	97.9%	99.6%	+ 1.7%
New Listings	771	737	- 4.4%	6,407	5,453	- 14.9%

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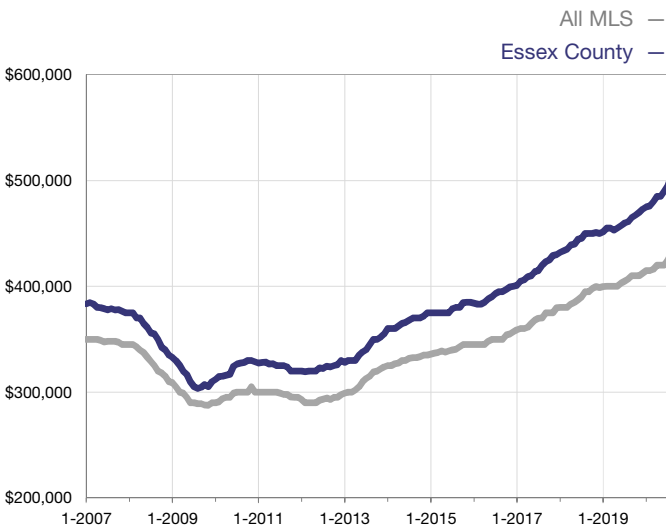
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	246	323	+ 31.3%	2,271	2,226	- 2.0%
Closed Sales	260	314	+ 20.8%	2,135	1,961	- 8.1%
Median Sales Price*	\$337,500	\$389,950	+ 15.5%	\$314,900	\$347,000	+ 10.2%
Inventory of Homes for Sale	562	327	- 41.8%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	50	40	- 20.0%	49	48	- 2.0%
Percent of Original List Price Received*	99.0%	100.4%	+ 1.4%	98.7%	99.6%	+ 0.9%
New Listings	349	389	+ 11.5%	2,791	2,575	- 7.7%

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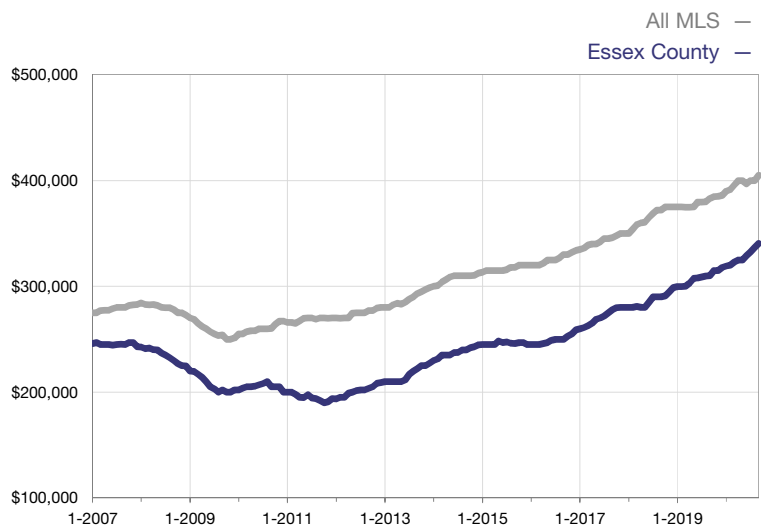
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	54	74	+ 37.0%	492	516	+ 4.9%
Closed Sales	55	66	+ 20.0%	454	447	- 1.5%
Median Sales Price*	\$230,000	\$243,500	+ 5.9%	\$225,000	\$236,000	+ 4.9%
Inventory of Homes for Sale	233	108	- 53.6%	--	--	--
Months Supply of Inventory	4.7	2.2	- 53.2%	--	--	--
Cumulative Days on Market Until Sale	86	60	- 30.2%	89	77	- 13.5%
Percent of Original List Price Received*	94.6%	98.0%	+ 3.6%	94.3%	95.4%	+ 1.2%
New Listings	72	68	- 5.6%	660	569	- 13.8%

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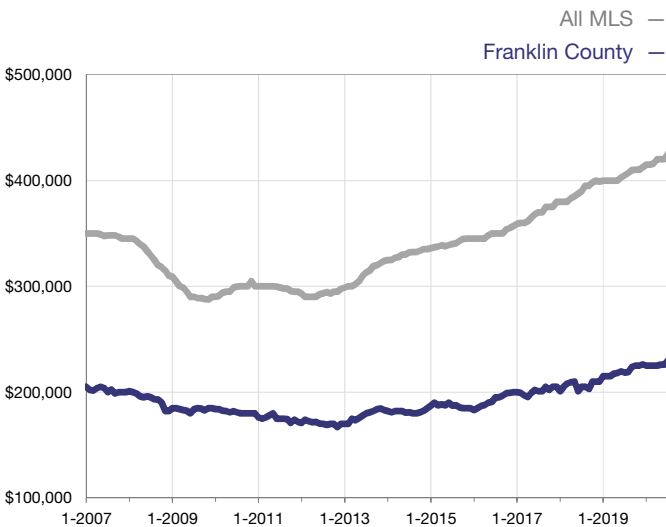
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	6	+ 20.0%	35	32	- 8.6%
Closed Sales	4	2	- 50.0%	32	26	- 18.8%
Median Sales Price*	\$271,750	\$272,700	+ 0.3%	\$206,750	\$179,000	- 13.4%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	42	30	- 28.6%	96	79	- 17.7%
Percent of Original List Price Received*	97.4%	100.1%	+ 2.8%	95.8%	96.7%	+ 0.9%
New Listings	4	4	0.0%	37	36	- 2.7%

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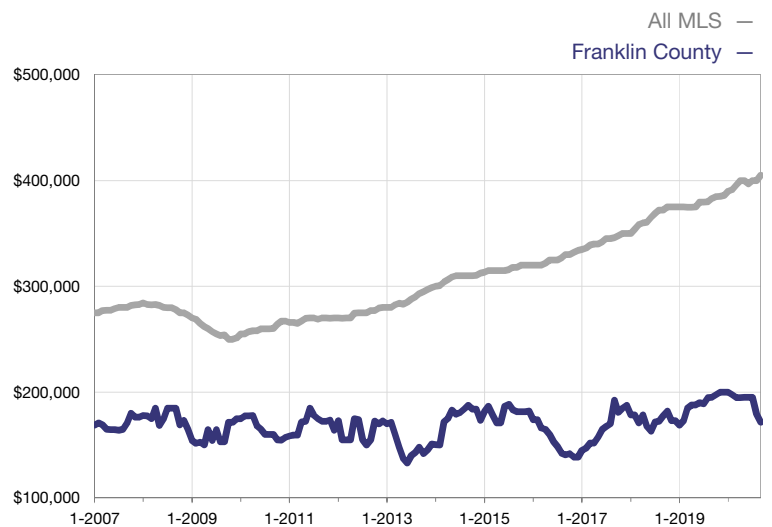
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Hampden County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	375	450	+ 20.0%	3,362	3,382	+ 0.6%
Closed Sales	375	402	+ 7.2%	3,130	2,917	- 6.8%
Median Sales Price*	\$215,000	\$249,450	+ 16.0%	\$210,000	\$230,000	+ 9.5%
Inventory of Homes for Sale	1,075	497	- 53.8%	--	--	--
Months Supply of Inventory	3.1	1.5	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	52	33	- 36.5%	61	50	- 18.0%
Percent of Original List Price Received*	97.8%	100.3%	+ 2.6%	96.9%	98.6%	+ 1.8%
New Listings	501	523	+ 4.4%	4,307	3,785	- 12.1%

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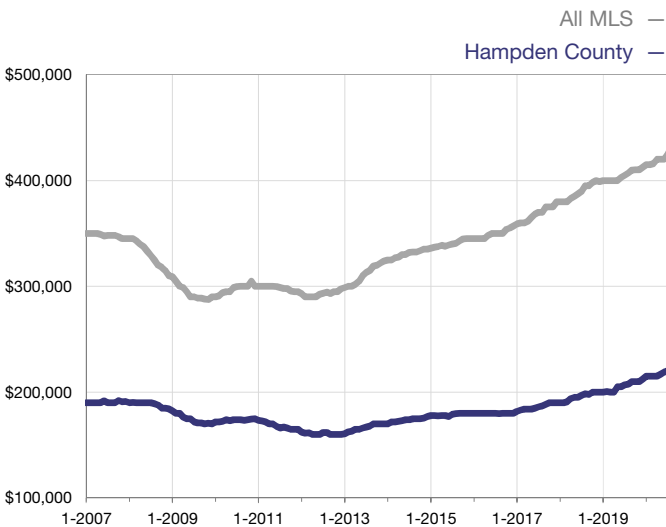
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	40	46	+ 15.0%	443	413	- 6.8%
Closed Sales	55	54	- 1.8%	436	375	- 14.0%
Median Sales Price*	\$142,500	\$163,950	+ 15.1%	\$144,000	\$155,000	+ 7.6%
Inventory of Homes for Sale	122	69	- 43.4%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	64	43	- 32.8%	70	59	- 15.7%
Percent of Original List Price Received*	97.1%	99.5%	+ 2.5%	96.3%	97.8%	+ 1.6%
New Listings	46	58	+ 26.1%	520	438	- 15.8%

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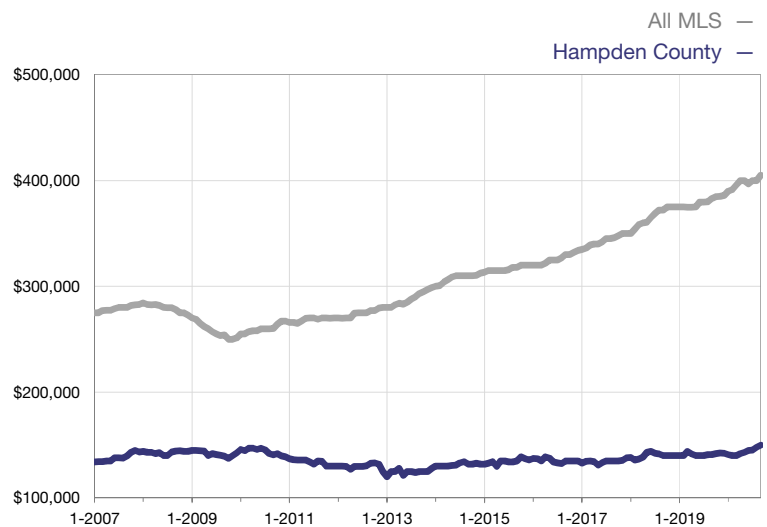
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	120	136	+ 13.3%	1,047	1,030	- 1.6%
Closed Sales	120	135	+ 12.5%	929	907	- 2.4%
Median Sales Price*	\$307,917	\$335,000	+ 8.8%	\$297,000	\$315,000	+ 6.1%
Inventory of Homes for Sale	421	225	- 46.6%	--	--	--
Months Supply of Inventory	4.1	2.2	- 46.3%	--	--	--
Cumulative Days on Market Until Sale	57	44	- 22.8%	79	67	- 15.2%
Percent of Original List Price Received*	95.6%	98.6%	+ 3.1%	95.8%	97.3%	+ 1.6%
New Listings	138	149	+ 8.0%	1,388	1,177	- 15.2%

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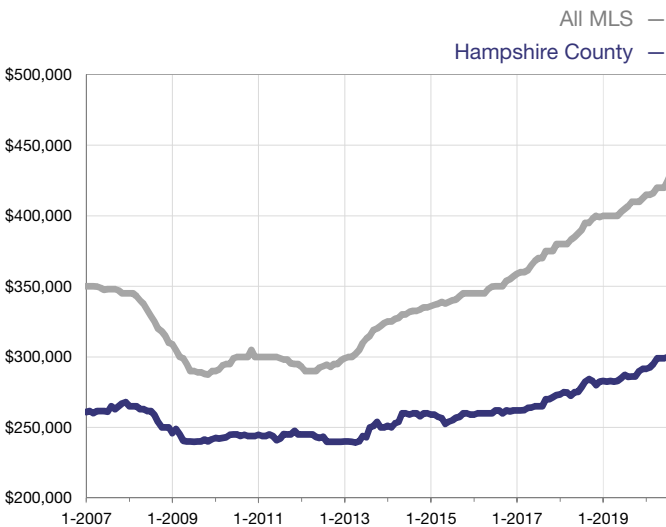
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	22	27	+ 22.7%	220	191	- 13.2%
Closed Sales	23	23	0.0%	210	170	- 19.0%
Median Sales Price*	\$230,000	\$232,000	+ 0.9%	\$237,000	\$230,000	- 3.0%
Inventory of Homes for Sale	69	50	- 27.5%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	45	44	- 2.2%	70	62	- 11.4%
Percent of Original List Price Received*	100.1%	98.5%	- 1.6%	97.8%	98.0%	+ 0.2%
New Listings	24	22	- 8.3%	250	227	- 9.2%

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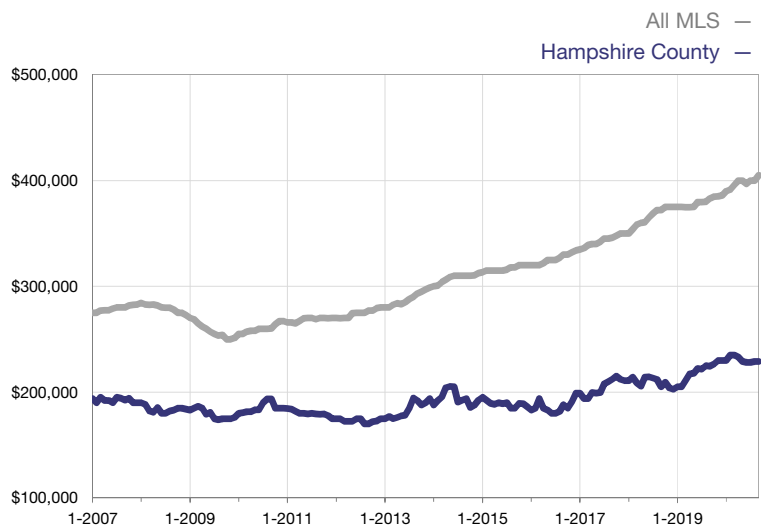
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Middlesex County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	896	1,218	+ 35.9%	8,847	8,849	+ 0.0%
Closed Sales	891	1,119	+ 25.6%	8,410	7,748	- 7.9%
Median Sales Price*	\$569,900	\$650,000	+ 14.1%	\$580,000	\$635,000	+ 9.5%
Inventory of Homes for Sale	2,344	1,160	- 50.5%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	47	33	- 29.8%	47	43	- 8.5%
Percent of Original List Price Received*	98.1%	101.2%	+ 3.2%	98.7%	99.8%	+ 1.1%
New Listings	1,496	1,430	- 4.4%	11,536	10,268	- 11.0%

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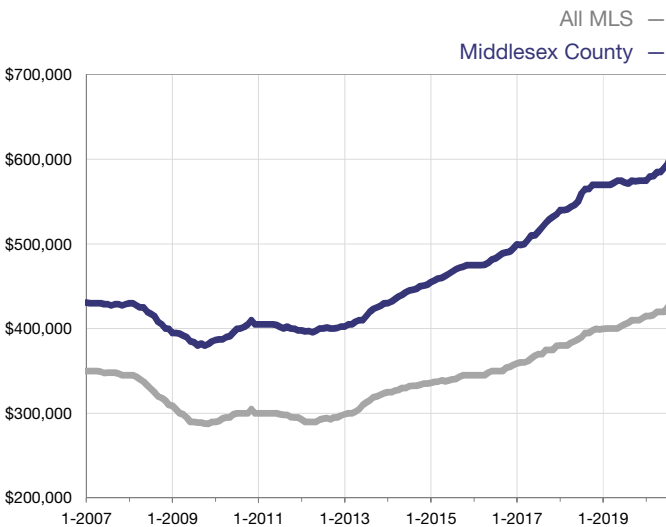
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	484	584	+ 20.7%	4,683	4,423	- 5.6%
Closed Sales	430	581	+ 35.1%	4,298	3,943	- 8.3%
Median Sales Price*	\$453,500	\$520,000	+ 14.7%	\$480,000	\$512,000	+ 6.7%
Inventory of Homes for Sale	1,106	968	- 12.5%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	43	39	- 9.3%	42	44	+ 4.8%
Percent of Original List Price Received*	99.3%	99.2%	- 0.1%	99.7%	99.5%	- 0.2%
New Listings	831	849	+ 2.2%	5,956	5,635	- 5.4%

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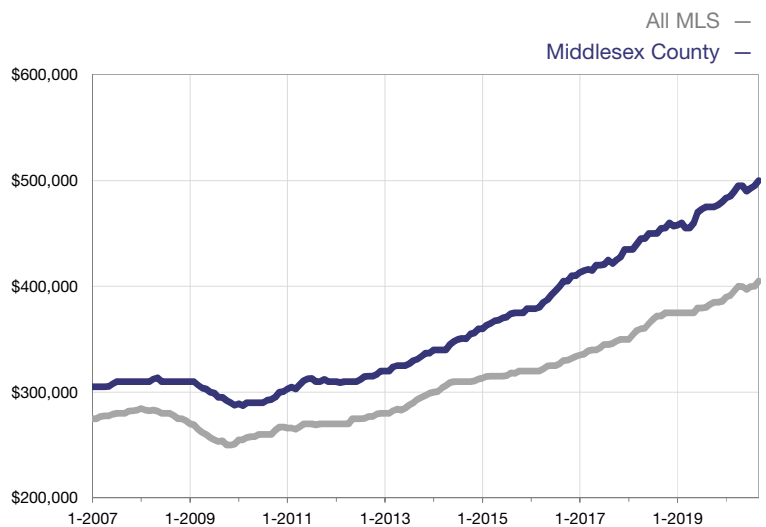
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	13	+ 1,200.0%	40	53	+ 32.5%
Closed Sales	7	14	+ 100.0%	35	39	+ 11.4%
Median Sales Price*	\$2,000,000	\$2,600,000	+ 30.0%	\$1,550,000	\$2,600,000	+ 67.7%
Inventory of Homes for Sale	53	35	- 34.0%	--	--	--
Months Supply of Inventory	10.4	7.0	- 32.7%	--	--	--
Cumulative Days on Market Until Sale	217	73	- 66.4%	124	91	- 26.6%
Percent of Original List Price Received*	93.5%	94.0%	+ 0.5%	93.3%	92.7%	- 0.6%
New Listings	5	7	+ 40.0%	89	95	+ 6.7%

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

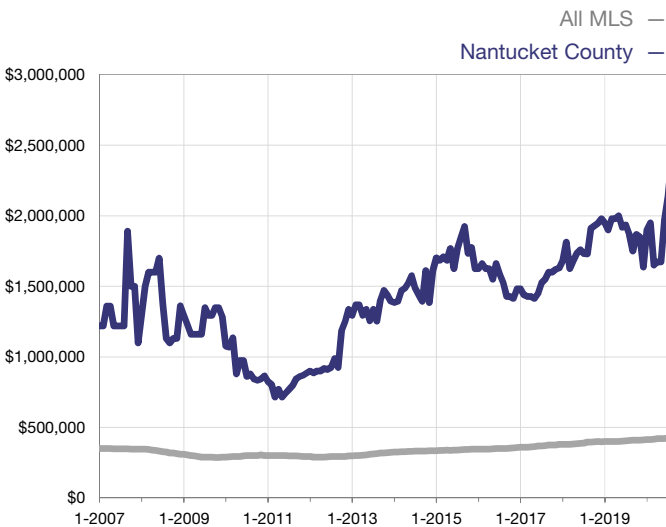
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	2	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$987,500	--	\$285,000	\$987,500	+ 246.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	68	--	82	68	- 17.1%
Percent of Original List Price Received*	0.0%	96.9%	--	90.5%	96.9%	+ 7.1%
New Listings	0	0	--	2	4	+ 100.0%

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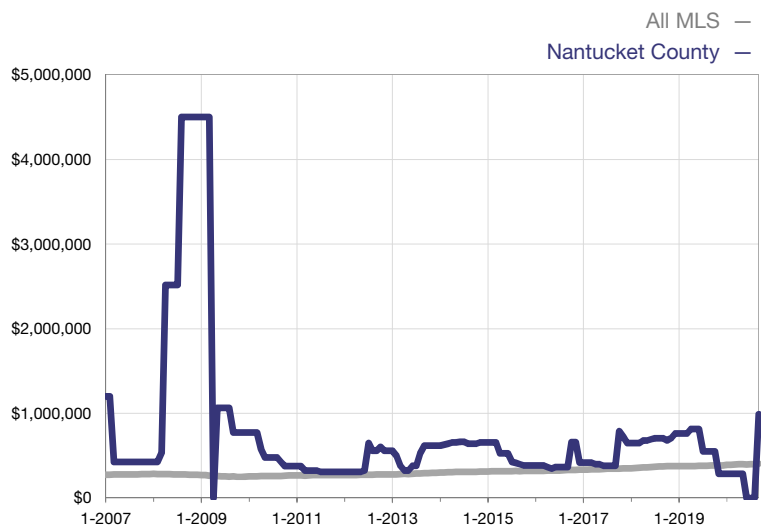
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – September 2020

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Norfolk County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	496	632	+ 27.4%	4,833	4,914	+ 1.7%
Closed Sales	487	635	+ 30.4%	4,544	4,352	- 4.2%
Median Sales Price*	\$523,000	\$580,000	+ 10.9%	\$536,000	\$570,000	+ 6.3%
Inventory of Homes for Sale	1,357	757	- 44.2%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 25.5%	51	46	- 9.8%
Percent of Original List Price Received*	97.1%	100.4%	+ 3.4%	97.9%	98.9%	+ 1.0%
New Listings	757	758	+ 0.1%	6,451	5,844	- 9.4%

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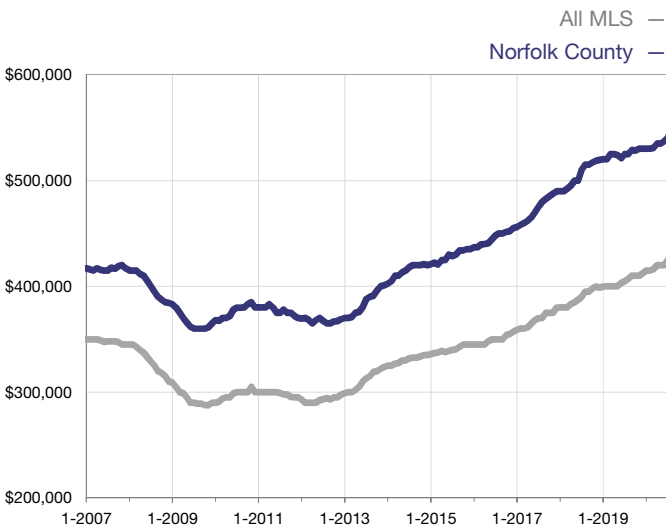
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	214	249	+ 16.4%	2,043	1,794	- 12.2%
Closed Sales	224	217	- 3.1%	1,842	1,659	- 9.9%
Median Sales Price*	\$415,000	\$415,000	0.0%	\$414,900	\$439,000	+ 5.8%
Inventory of Homes for Sale	596	475	- 20.3%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	55	40	- 27.3%	48	52	+ 8.3%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	99.0%	99.0%	0.0%
New Listings	316	336	+ 6.3%	2,719	2,405	- 11.5%

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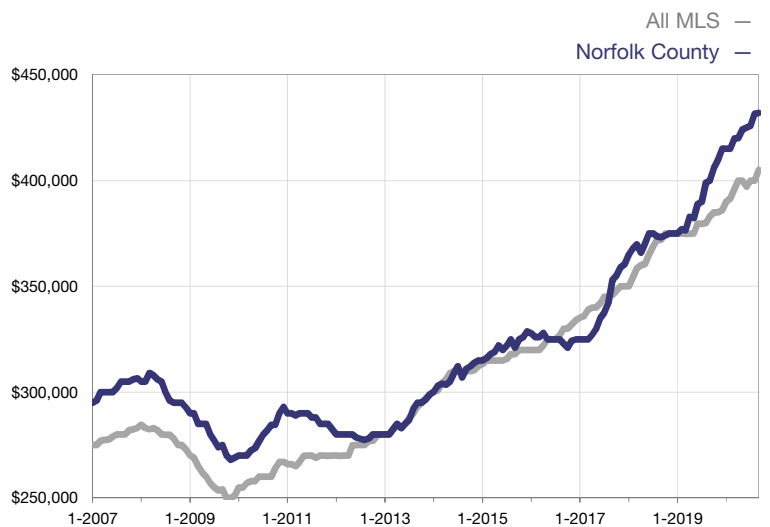
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – September 2020

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Plymouth County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	558	666	+ 19.4%	4,944	5,152	+ 4.2%
Closed Sales	530	695	+ 31.1%	4,549	4,422	- 2.8%
Median Sales Price*	\$399,000	\$475,000	+ 19.0%	\$399,000	\$443,000	+ 11.0%
Inventory of Homes for Sale	1,791	669	- 62.6%	--	--	--
Months Supply of Inventory	3.5	1.3	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	58	46	- 20.7%	63	59	- 6.3%
Percent of Original List Price Received*	96.5%	99.7%	+ 3.3%	97.1%	98.1%	+ 1.0%
New Listings	779	708	- 9.1%	6,733	5,758	- 14.5%

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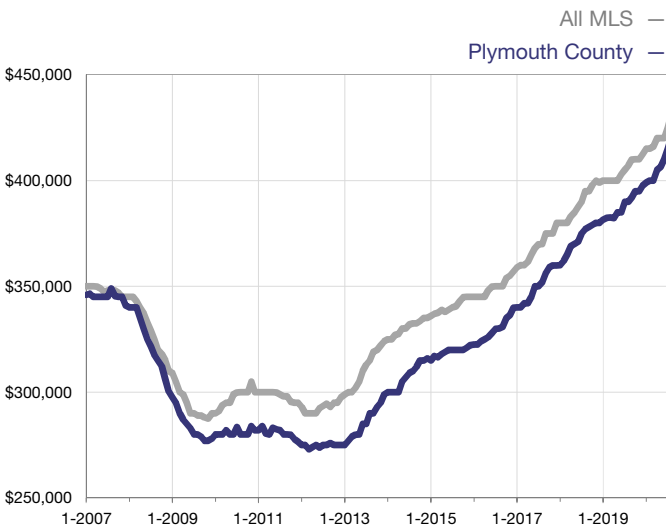
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	121	136	+ 12.4%	1,052	1,080	+ 2.7%
Closed Sales	86	148	+ 72.1%	1,011	903	- 10.7%
Median Sales Price*	\$314,000	\$353,500	+ 12.6%	\$315,000	\$349,000	+ 10.8%
Inventory of Homes for Sale	346	194	- 43.9%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--
Cumulative Days on Market Until Sale	58	53	- 8.6%	65	66	+ 1.5%
Percent of Original List Price Received*	98.0%	100.9%	+ 3.0%	98.2%	99.2%	+ 1.0%
New Listings	163	151	- 7.4%	1,388	1,300	- 6.3%

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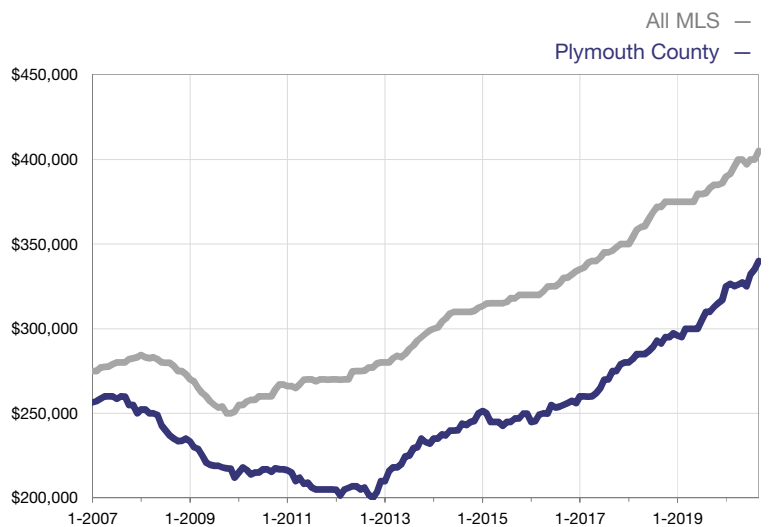
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – September 2020

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Suffolk County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	109	139	+ 27.5%	1,007	910	- 9.6%
Closed Sales	90	131	+ 45.6%	934	800	- 14.3%
Median Sales Price*	\$545,000	\$650,000	+ 19.3%	\$590,000	\$630,000	+ 6.8%
Inventory of Homes for Sale	236	242	+ 2.5%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	40	33	- 17.5%	43	36	- 16.3%
Percent of Original List Price Received*	97.7%	100.2%	+ 2.6%	98.7%	99.8%	+ 1.1%
New Listings	190	211	+ 11.1%	1,291	1,234	- 4.4%

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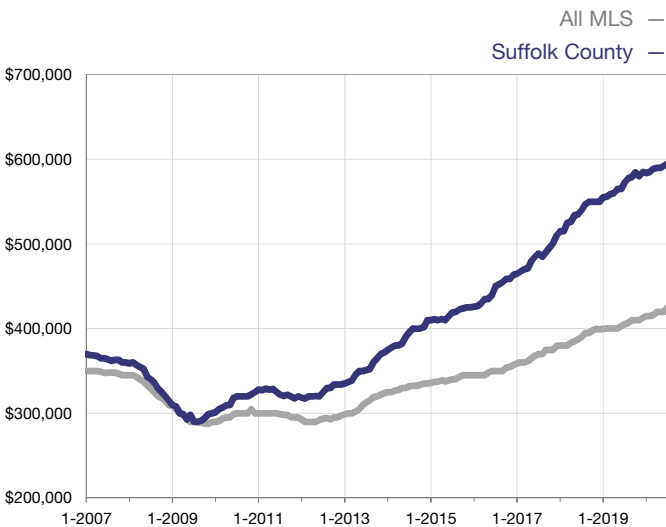
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	401	406	+ 1.2%	3,917	3,481	- 11.1%
Closed Sales	342	392	+ 14.6%	3,645	3,272	- 10.2%
Median Sales Price*	\$635,000	\$635,000	0.0%	\$620,000	\$640,000	+ 3.2%
Inventory of Homes for Sale	1,382	1,930	+ 39.7%	--	--	--
Months Supply of Inventory	3.6	5.3	+ 47.2%	--	--	--
Cumulative Days on Market Until Sale	50	41	- 18.0%	49	49	0.0%
Percent of Original List Price Received*	97.4%	97.7%	+ 0.3%	98.2%	98.1%	- 0.1%
New Listings	864	1,099	+ 27.2%	5,730	6,195	+ 8.1%

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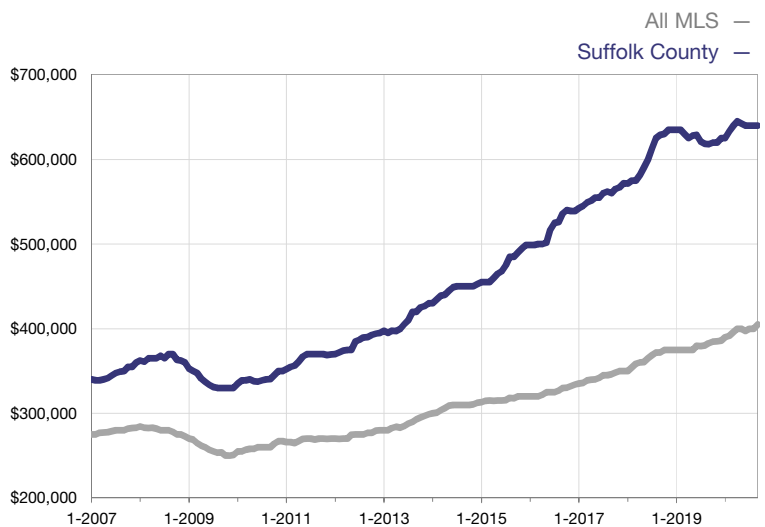
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – September 2020

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Worcester County

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	745	914	+ 22.7%	6,580	6,854	+ 4.2%
Closed Sales	723	808	+ 11.8%	6,080	5,921	- 2.6%
Median Sales Price*	\$307,500	\$366,000	+ 19.0%	\$303,200	\$333,500	+ 10.0%
Inventory of Homes for Sale	2,205	928	- 57.9%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	51	41	- 19.6%	58	52	- 10.3%
Percent of Original List Price Received*	97.5%	100.9%	+ 3.5%	97.5%	98.8%	+ 1.3%
New Listings	1,042	1,030	- 1.2%	8,702	7,693	- 11.6%

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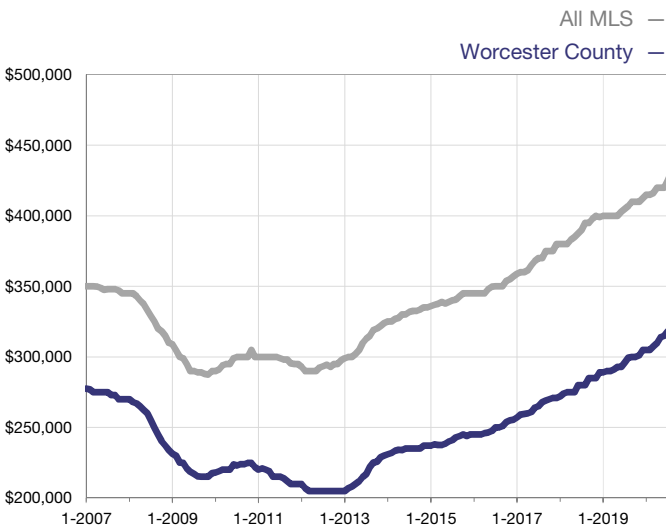
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	158	180	+ 13.9%	1,360	1,399	+ 2.9%
Closed Sales	170	171	+ 0.6%	1,257	1,213	- 3.5%
Median Sales Price*	\$215,000	\$263,000	+ 22.3%	\$225,000	\$245,000	+ 8.9%
Inventory of Homes for Sale	379	188	- 50.4%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	44	47	+ 6.8%	53	52	- 1.9%
Percent of Original List Price Received*	98.7%	100.6%	+ 1.9%	98.7%	99.0%	+ 0.3%
New Listings	194	198	+ 2.1%	1,690	1,559	- 7.8%

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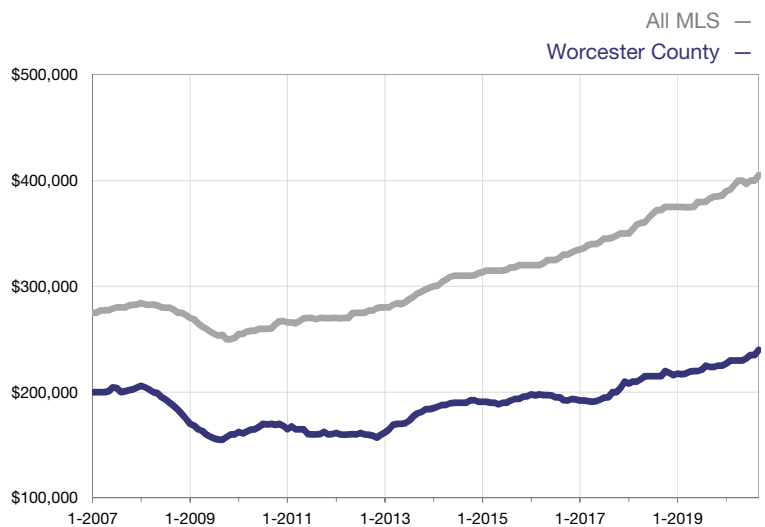
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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