

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	387	561	+ 45.0%	4,646	5,743	+ 23.6%
Closed Sales	401	524	+ 30.7%	4,419	5,147	+ 16.5%
Median Sales Price*	\$442,500	\$580,000	+ 31.1%	\$432,000	\$500,000	+ 15.7%
Inventory of Homes for Sale	2,069	885	- 57.2%	--	--	--
Months Supply of Inventory	5.2	1.9	- 63.5%	--	--	--
Cumulative Days on Market Until Sale	108	64	- 40.7%	108	102	- 5.6%
Percent of Original List Price Received*	92.5%	97.8%	+ 5.7%	93.9%	95.7%	+ 1.9%
New Listings	337	540	+ 60.2%	6,410	6,161	- 3.9%

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

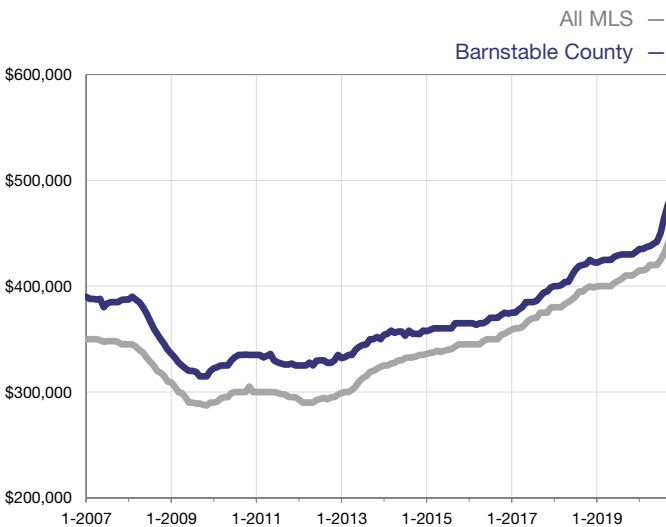
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	104	102	- 1.9%	1,182	1,417	+ 19.9%
Closed Sales	92	138	+ 50.0%	1,099	1,298	+ 18.1%
Median Sales Price*	\$283,750	\$399,950	+ 41.0%	\$285,000	\$334,850	+ 17.5%
Inventory of Homes for Sale	567	304	- 46.4%	--	--	--
Months Supply of Inventory	5.8	2.6	- 55.2%	--	--	--
Cumulative Days on Market Until Sale	79	75	- 5.1%	104	105	+ 1.0%
Percent of Original List Price Received*	94.9%	98.0%	+ 3.3%	94.4%	96.1%	+ 1.8%
New Listings	88	112	+ 27.3%	1,668	1,616	- 3.1%

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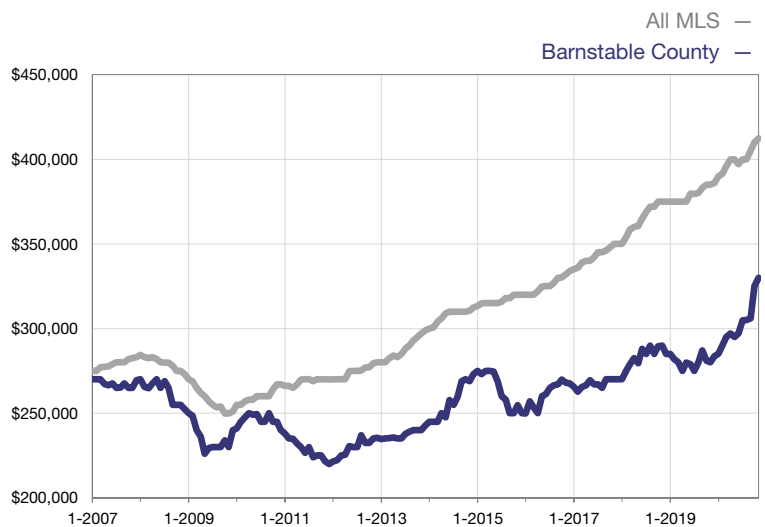
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	100	115	+ 15.0%	1,420	1,745	+ 22.9%
Closed Sales	140	191	+ 36.4%	1,354	1,604	+ 18.5%
Median Sales Price*	\$215,000	\$296,000	+ 37.7%	\$220,000	\$259,450	+ 17.9%
Inventory of Homes for Sale	864	362	- 58.1%	--	--	--
Months Supply of Inventory	7.1	2.5	- 64.8%	--	--	--
Cumulative Days on Market Until Sale	77	54	- 29.9%	85	85	0.0%
Percent of Original List Price Received*	91.9%	97.3%	+ 5.9%	92.2%	94.8%	+ 2.8%
New Listings	92	111	+ 20.7%	2,178	1,921	- 11.8%

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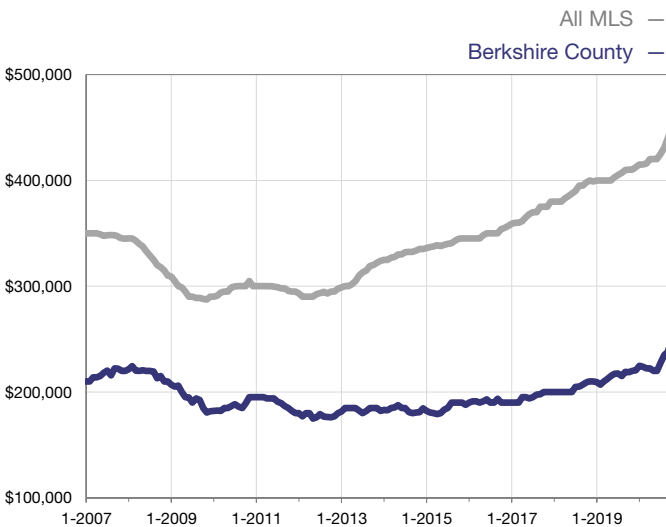
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	15	+ 114.3%	170	179	+ 5.3%
Closed Sales	14	12	- 14.3%	157	169	+ 7.6%
Median Sales Price*	\$225,950	\$247,450	+ 9.5%	\$199,500	\$299,000	+ 49.9%
Inventory of Homes for Sale	154	56	- 63.6%	--	--	--
Months Supply of Inventory	10.7	3.6	- 66.4%	--	--	--
Cumulative Days on Market Until Sale	128	86	- 32.8%	116	146	+ 25.9%
Percent of Original List Price Received*	91.8%	95.2%	+ 3.7%	92.4%	93.0%	+ 0.6%
New Listings	13	9	- 30.8%	263	198	- 24.7%

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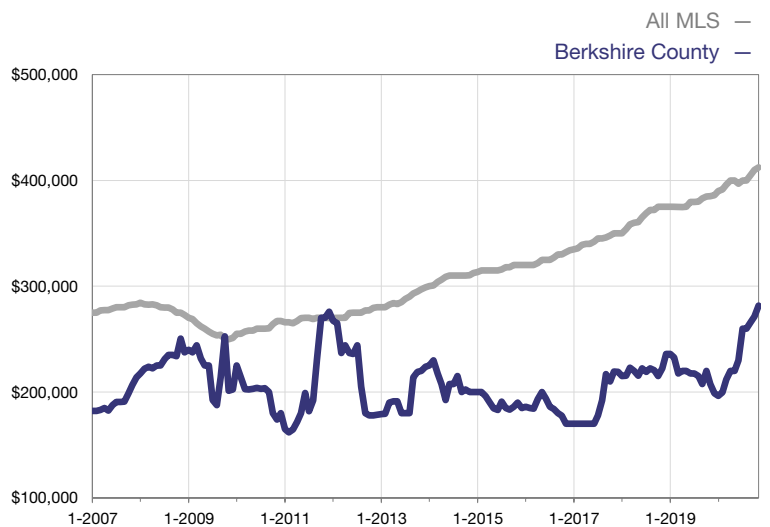
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	335	397	+ 18.5%	4,524	4,809	+ 6.3%
Closed Sales	393	441	+ 12.2%	4,295	4,325	+ 0.7%
Median Sales Price*	\$332,000	\$390,000	+ 17.5%	\$337,000	\$366,000	+ 8.6%
Inventory of Homes for Sale	1,175	430	- 63.4%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	61	38	- 37.7%	64	53	- 17.2%
Percent of Original List Price Received*	96.7%	100.9%	+ 4.3%	96.8%	99.0%	+ 2.3%
New Listings	347	366	+ 5.5%	5,734	5,249	- 8.5%

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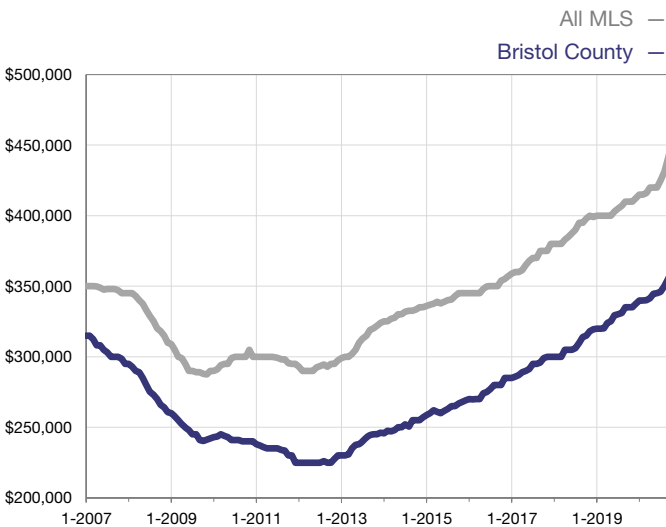
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	70	86	+ 22.9%	788	837	+ 6.2%
Closed Sales	66	80	+ 21.2%	724	758	+ 4.7%
Median Sales Price*	\$219,450	\$233,500	+ 6.4%	\$225,000	\$241,500	+ 7.3%
Inventory of Homes for Sale	154	77	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	49	30	- 38.8%	59	43	- 27.1%
Percent of Original List Price Received*	97.4%	101.2%	+ 3.9%	97.2%	98.9%	+ 1.7%
New Listings	71	67	- 5.6%	970	928	- 4.3%

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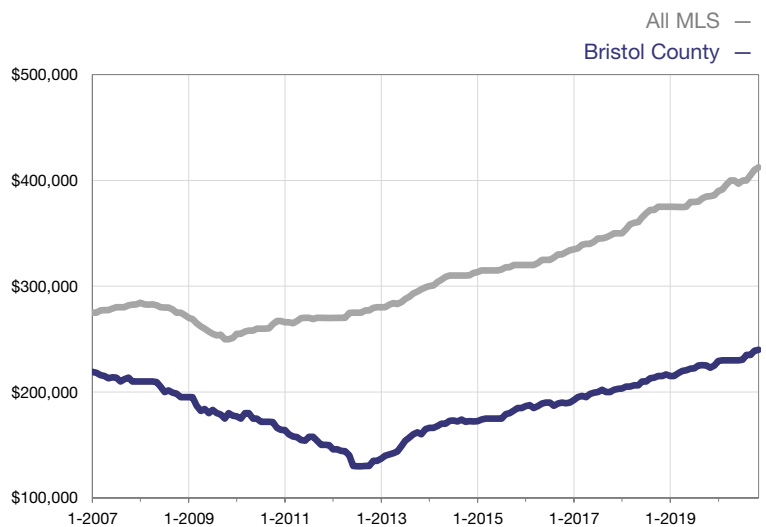
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	10	+ 11.1%	73	90	+ 23.3%
Closed Sales	3	7	+ 133.3%	61	80	+ 31.1%
Median Sales Price*	\$3,900,000	\$1,196,000	- 69.3%	\$840,000	\$1,400,000	+ 66.7%
Inventory of Homes for Sale	79	38	- 51.9%	--	--	--
Months Supply of Inventory	13.2	5.0	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	415	146	- 64.8%	186	164	- 11.8%
Percent of Original List Price Received*	94.6%	92.7%	- 2.0%	93.1%	92.0%	- 1.2%
New Listings	8	5	- 37.5%	151	133	- 11.9%

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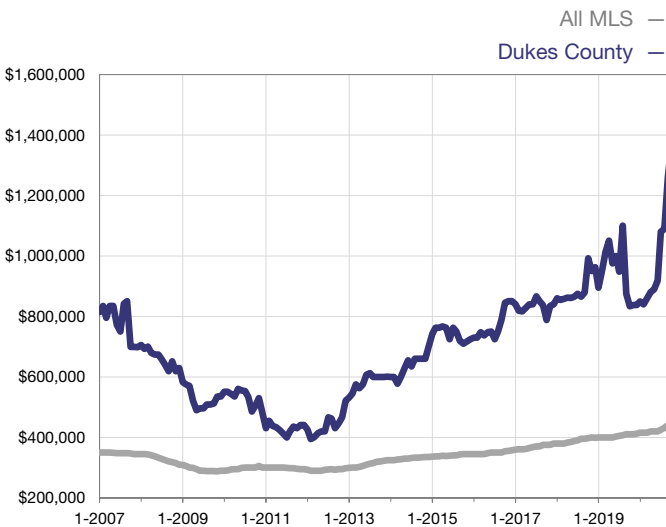
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	7	5	- 28.6%
Closed Sales	0	1	--	8	4	- 50.0%
Median Sales Price*	\$0	\$430,000	--	\$595,000	\$187,500	- 68.5%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	2.0	7.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	0	149	--	223	68	- 69.5%
Percent of Original List Price Received*	0.0%	98.9%	--	95.2%	92.5%	- 2.8%
New Listings	2	0	- 100.0%	10	15	+ 50.0%

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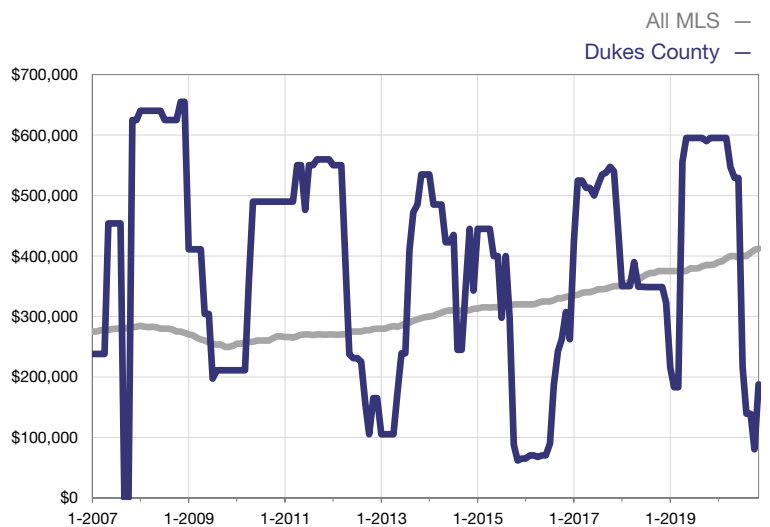
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	422	508	+ 20.4%	6,066	5,978	- 1.5%
Closed Sales	499	622	+ 24.6%	5,799	5,502	- 5.1%
Median Sales Price*	\$469,900	\$540,000	+ 14.9%	\$475,000	\$532,250	+ 12.1%
Inventory of Homes for Sale	1,025	364	- 64.5%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	47	29	- 38.3%	50	41	- 18.0%
Percent of Original List Price Received*	98.0%	102.2%	+ 4.3%	97.9%	100.3%	+ 2.5%
New Listings	368	402	+ 9.2%	7,463	6,556	- 12.2%

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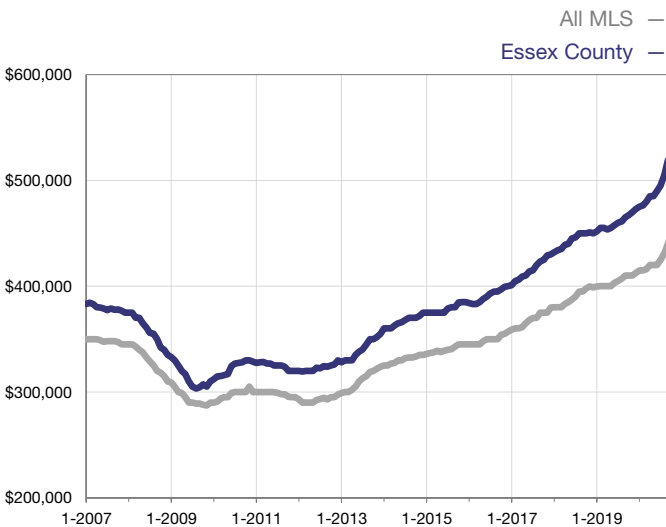
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	205	222	+ 8.3%	2,741	2,771	+ 1.1%
Closed Sales	229	270	+ 17.9%	2,608	2,534	- 2.8%
Median Sales Price*	\$325,000	\$365,000	+ 12.3%	\$315,000	\$349,900	+ 11.1%
Inventory of Homes for Sale	477	259	- 45.7%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 25.5%	49	46	- 6.1%
Percent of Original List Price Received*	98.3%	100.0%	+ 1.7%	98.6%	99.7%	+ 1.1%
New Listings	216	202	- 6.5%	3,298	3,125	- 5.2%

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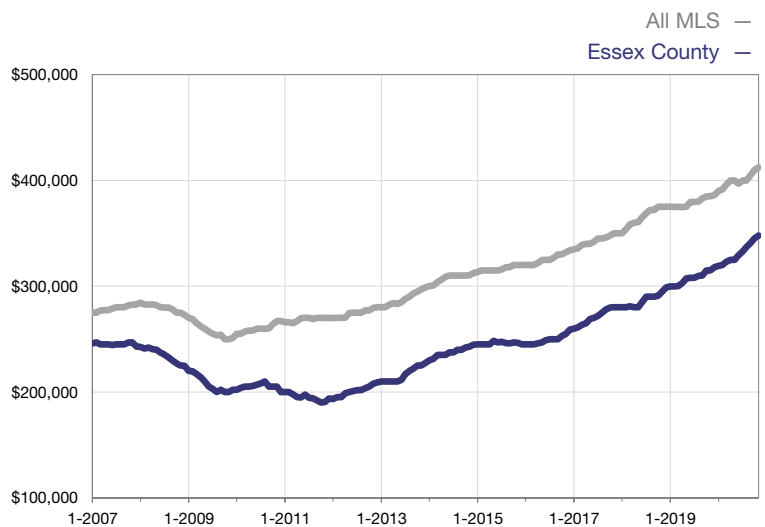
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	41	63	+ 53.7%	576	655	+ 13.7%
Closed Sales	45	62	+ 37.8%	557	587	+ 5.4%
Median Sales Price*	\$248,950	\$249,500	+ 0.2%	\$226,750	\$243,000	+ 7.2%
Inventory of Homes for Sale	222	81	- 63.5%	--	--	--
Months Supply of Inventory	4.5	1.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	108	43	- 60.2%	89	69	- 22.5%
Percent of Original List Price Received*	95.4%	99.1%	+ 3.9%	94.3%	96.1%	+ 1.9%
New Listings	41	53	+ 29.3%	772	706	- 8.5%

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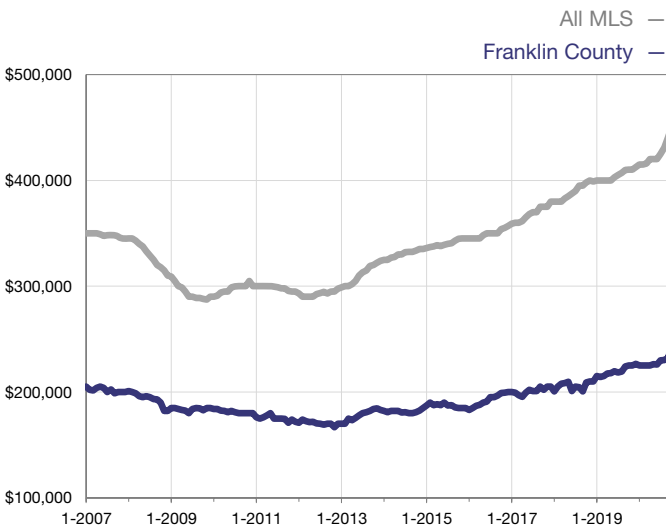
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	2	0.0%	39	36	- 7.7%
Closed Sales	3	3	0.0%	39	35	- 10.3%
Median Sales Price*	\$112,000	\$204,000	+ 82.1%	\$200,000	\$187,000	- 6.5%
Inventory of Homes for Sale	14	3	- 78.6%	--	--	--
Months Supply of Inventory	4.0	1.0	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	85	66	- 22.4%
Percent of Original List Price Received*	94.5%	99.5%	+ 5.3%	95.9%	97.7%	+ 1.9%
New Listings	3	3	0.0%	45	40	- 11.1%

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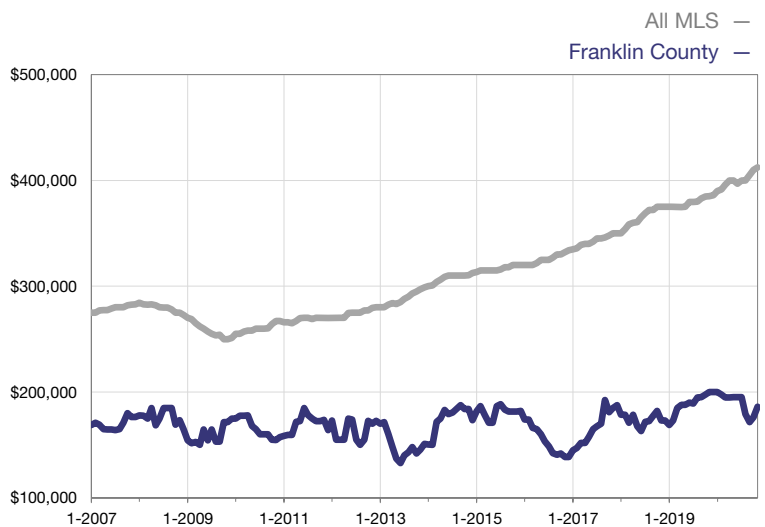
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Hampden County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	307	398	+ 29.6%	4,014	4,172	+ 3.9%
Closed Sales	358	380	+ 6.1%	3,879	3,740	- 3.6%
Median Sales Price*	\$218,500	\$242,500	+ 11.0%	\$212,000	\$234,900	+ 10.8%
Inventory of Homes for Sale	933	373	- 60.0%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	61	32	- 47.5%	59	47	- 20.3%
Percent of Original List Price Received*	95.9%	101.3%	+ 5.6%	96.8%	99.1%	+ 2.4%
New Listings	304	326	+ 7.2%	5,068	4,602	- 9.2%

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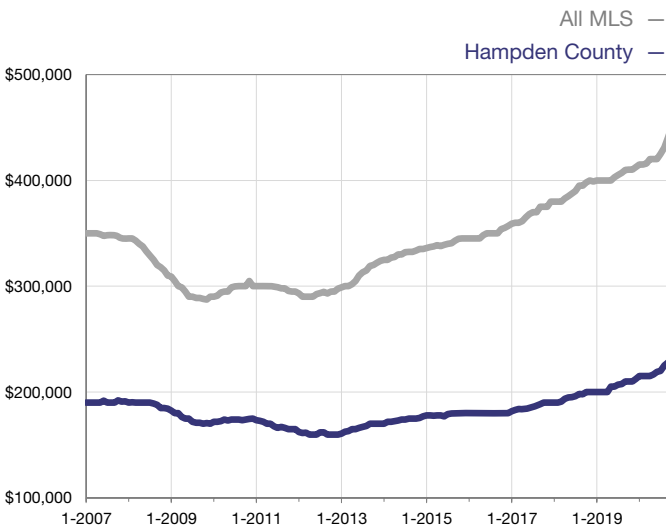
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	47	39	- 17.0%	540	494	- 8.5%
Closed Sales	32	34	+ 6.3%	518	455	- 12.2%
Median Sales Price*	\$135,500	\$165,900	+ 22.4%	\$144,000	\$158,000	+ 9.7%
Inventory of Homes for Sale	121	56	- 53.7%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	63	46	- 27.0%	68	55	- 19.1%
Percent of Original List Price Received*	98.3%	97.9%	- 0.4%	96.6%	98.0%	+ 1.4%
New Listings	58	39	- 32.8%	647	521	- 19.5%

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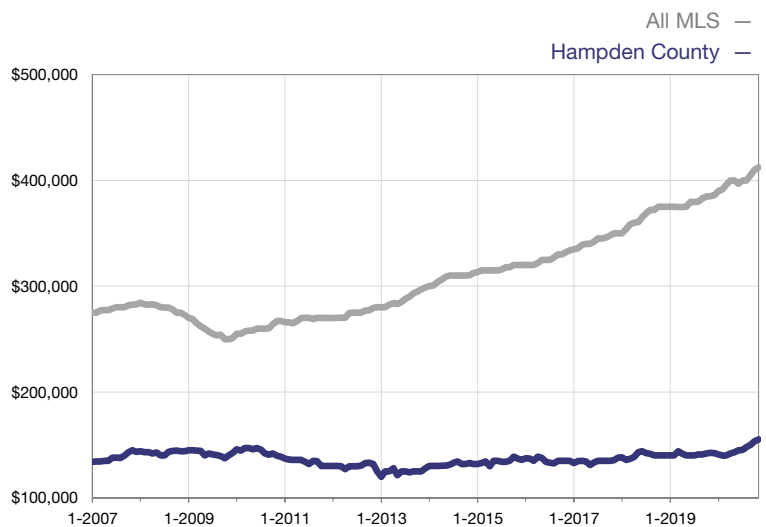
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	73	89	+ 21.9%	1,223	1,242	+ 1.6%
Closed Sales	87	109	+ 25.3%	1,148	1,145	- 0.3%
Median Sales Price*	\$300,000	\$353,000	+ 17.7%	\$291,500	\$319,950	+ 9.8%
Inventory of Homes for Sale	381	182	- 52.2%	--	--	--
Months Supply of Inventory	3.6	1.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	83	56	- 32.5%	77	64	- 16.9%
Percent of Original List Price Received*	94.5%	97.9%	+ 3.6%	95.7%	97.5%	+ 1.9%
New Listings	82	96	+ 17.1%	1,613	1,386	- 14.1%

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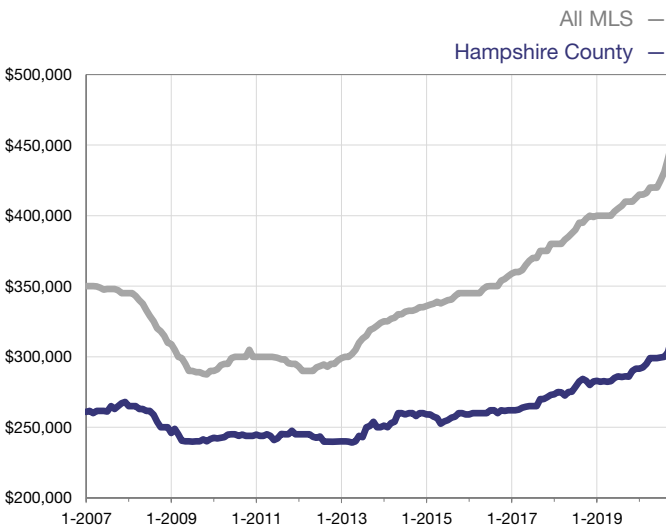
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	19	+ 46.2%	259	244	- 5.8%
Closed Sales	21	23	+ 9.5%	252	215	- 14.7%
Median Sales Price*	\$223,000	\$182,500	- 18.2%	\$231,650	\$230,000	- 0.7%
Inventory of Homes for Sale	69	42	- 39.1%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	65	58	- 10.8%
Percent of Original List Price Received*	98.7%	97.7%	- 1.0%	97.9%	97.9%	0.0%
New Listings	9	11	+ 22.2%	293	277	- 5.5%

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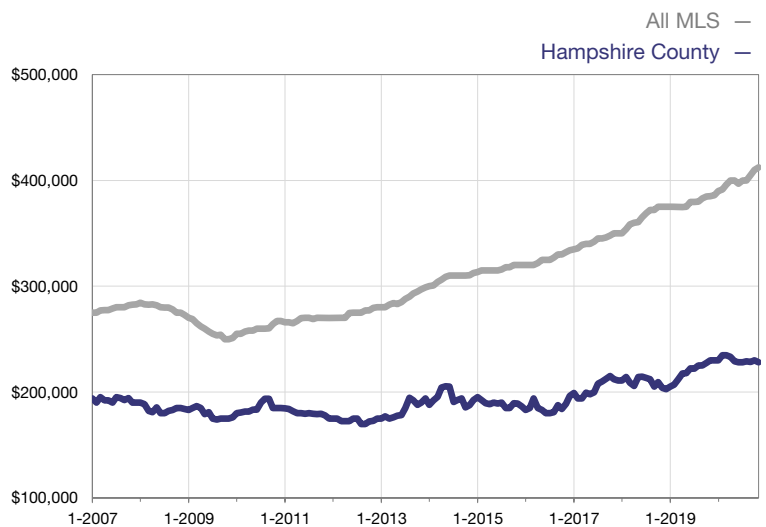
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Local Market Update – November 2020

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Middlesex County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	783	900	+ 14.9%	10,648	10,871	+ 2.1%
Closed Sales	890	1,012	+ 13.7%	10,148	9,905	- 2.4%
Median Sales Price*	\$559,000	\$640,000	+ 14.5%	\$575,000	\$635,000	+ 10.4%
Inventory of Homes for Sale	1,715	771	- 55.0%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	46	31	- 32.6%	47	40	- 14.9%
Percent of Original List Price Received*	97.9%	101.6%	+ 3.8%	98.6%	100.2%	+ 1.6%
New Listings	567	717	+ 26.5%	13,307	12,264	- 7.8%

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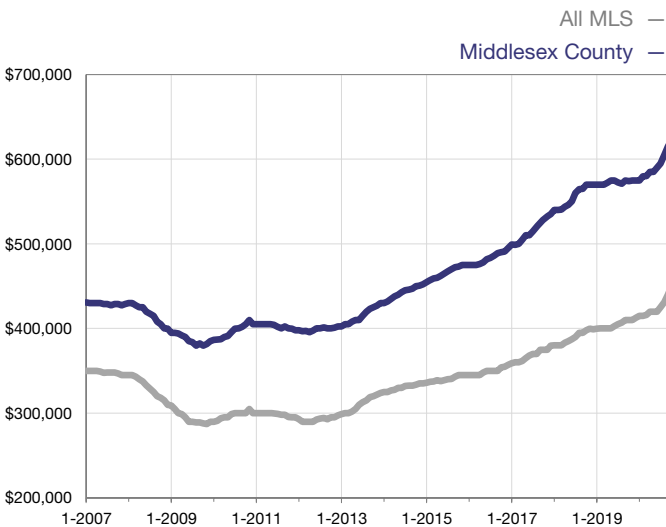
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	376	491	+ 30.6%	5,574	5,480	- 1.7%
Closed Sales	466	489	+ 4.9%	5,243	4,985	- 4.9%
Median Sales Price*	\$500,000	\$476,000	- 4.8%	\$480,000	\$505,000	+ 5.2%
Inventory of Homes for Sale	890	824	- 7.4%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	47	36	- 23.4%	42	43	+ 2.4%
Percent of Original List Price Received*	98.8%	99.5%	+ 0.7%	99.5%	99.5%	0.0%
New Listings	320	458	+ 43.1%	6,897	6,881	- 0.2%

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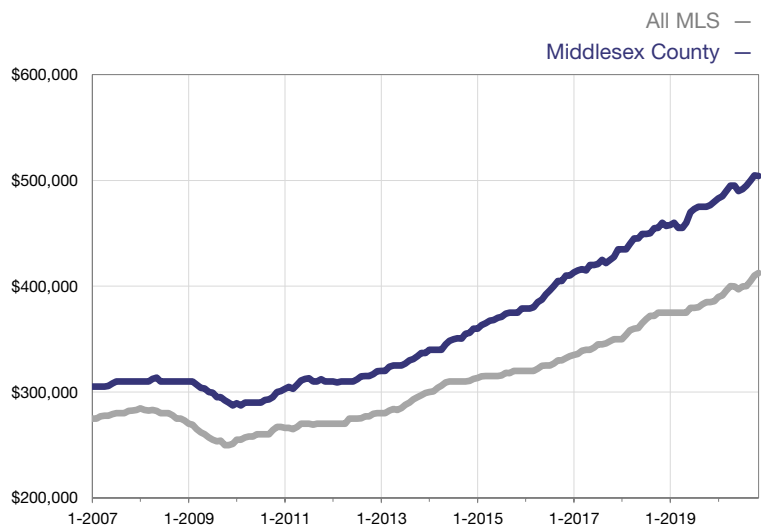
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	9	+ 125.0%	49	69	+ 40.8%
Closed Sales	5	7	+ 40.0%	46	58	+ 26.1%
Median Sales Price*	\$2,395,000	\$1,450,000	- 39.5%	\$1,700,000	\$2,350,000	+ 38.2%
Inventory of Homes for Sale	50	31	- 38.0%	--	--	--
Months Supply of Inventory	11.0	5.4	- 50.9%	--	--	--
Cumulative Days on Market Until Sale	192	98	- 49.0%	125	83	- 33.6%
Percent of Original List Price Received*	93.4%	93.2%	- 0.2%	93.1%	93.1%	0.0%
New Listings	6	5	- 16.7%	104	113	+ 8.7%

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

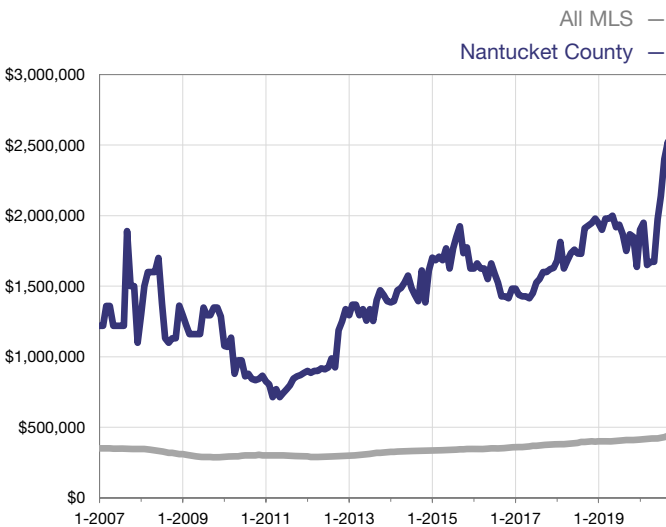
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$285,000	\$987,500	+ 246.5%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	82	68	- 17.1%
Percent of Original List Price Received*	0.0%	0.0%	--	90.5%	96.9%	+ 7.1%
New Listings	0	1	--	2	6	+ 200.0%

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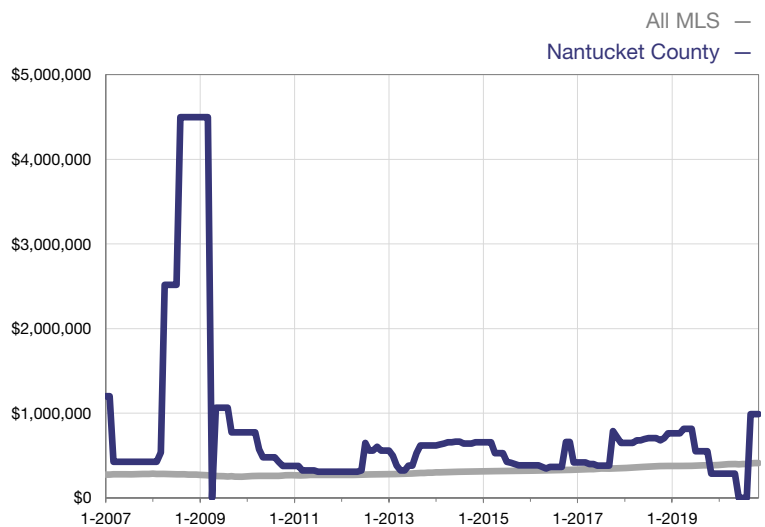
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Norfolk County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	428	507	+ 18.5%	5,803	6,084	+ 4.8%
Closed Sales	429	537	+ 25.2%	5,491	5,557	+ 1.2%
Median Sales Price*	\$515,000	\$612,000	+ 18.8%	\$530,000	\$575,000	+ 8.5%
Inventory of Homes for Sale	1,084	499	- 54.0%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	55	33	- 40.0%	51	44	- 13.7%
Percent of Original List Price Received*	96.7%	101.1%	+ 4.6%	97.7%	99.3%	+ 1.6%
New Listings	350	414	+ 18.3%	7,492	6,988	- 6.7%

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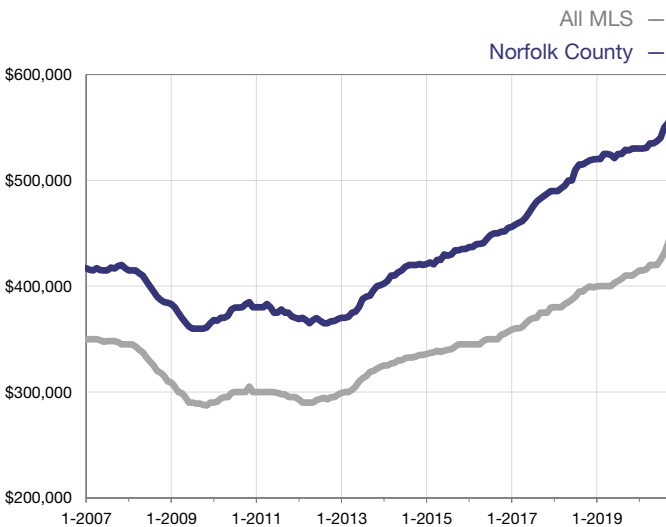
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	175	190	+ 8.6%	2,431	2,253	- 7.3%
Closed Sales	192	205	+ 6.8%	2,239	2,144	- 4.2%
Median Sales Price*	\$421,000	\$431,273	+ 2.4%	\$415,000	\$440,000	+ 6.0%
Inventory of Homes for Sale	490	432	- 11.8%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	52	56	+ 7.7%	49	52	+ 6.1%
Percent of Original List Price Received*	98.5%	99.1%	+ 0.6%	99.0%	99.0%	0.0%
New Listings	159	201	+ 26.4%	3,160	2,958	- 6.4%

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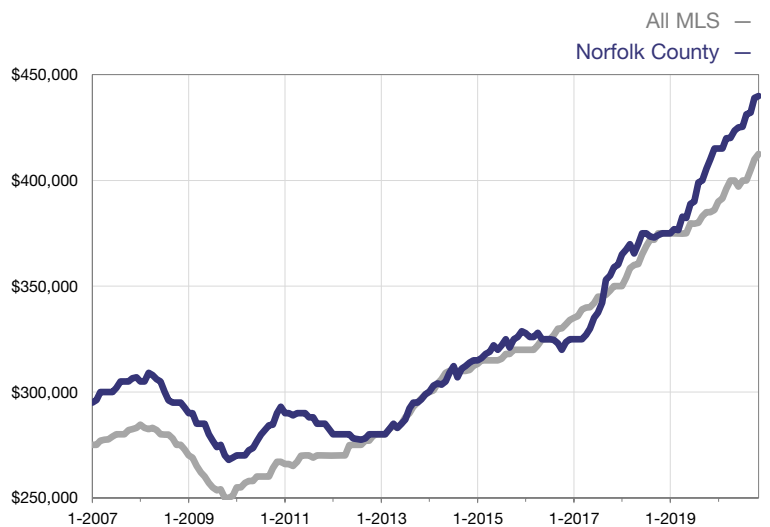
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Plymouth County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	434	519	+ 19.6%	5,911	6,251	+ 5.8%
Closed Sales	544	539	- 0.9%	5,653	5,638	- 0.3%
Median Sales Price*	\$390,000	\$465,000	+ 19.2%	\$397,200	\$449,000	+ 13.0%
Inventory of Homes for Sale	1,505	512	- 66.0%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	65	35	- 46.2%	63	55	- 12.7%
Percent of Original List Price Received*	96.1%	100.7%	+ 4.8%	96.9%	98.5%	+ 1.7%
New Listings	453	460	+ 1.5%	7,861	6,878	- 12.5%

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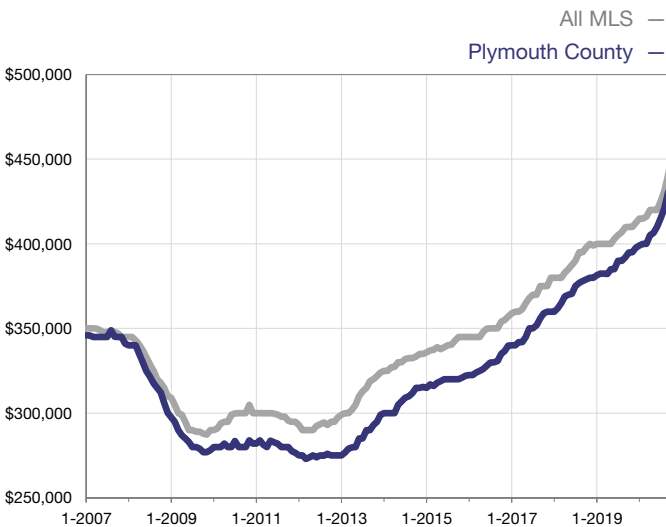
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	90	109	+ 21.1%	1,243	1,323	+ 6.4%
Closed Sales	95	120	+ 26.3%	1,230	1,196	- 2.8%
Median Sales Price*	\$315,000	\$375,000	+ 19.0%	\$315,001	\$354,000	+ 12.4%
Inventory of Homes for Sale	298	153	- 48.7%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	61	71	+ 16.4%	64	64	0.0%
Percent of Original List Price Received*	97.2%	100.7%	+ 3.6%	98.1%	99.4%	+ 1.3%
New Listings	87	104	+ 19.5%	1,608	1,567	- 2.5%

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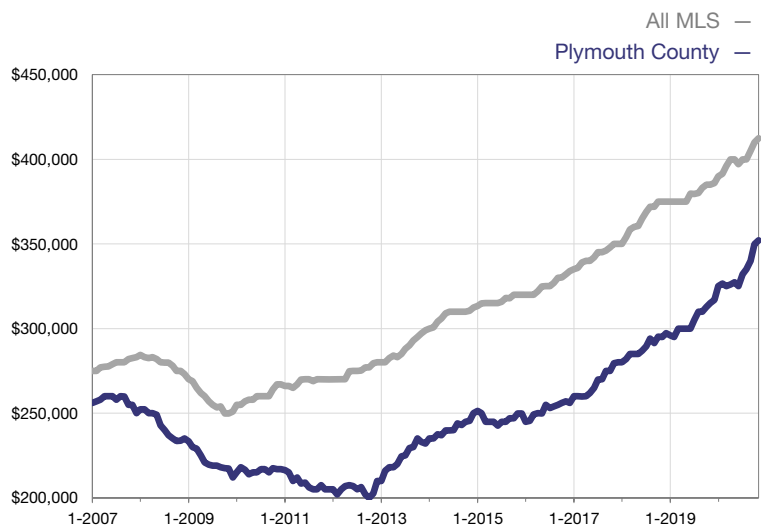
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Suffolk County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	86	115	+ 33.7%	1,230	1,184	- 3.7%
Closed Sales	115	111	- 3.5%	1,152	1,039	- 9.8%
Median Sales Price*	\$530,000	\$617,500	+ 16.5%	\$585,000	\$633,000	+ 8.2%
Inventory of Homes for Sale	185	188	+ 1.6%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	37	35	- 5.4%	42	35	- 16.7%
Percent of Original List Price Received*	98.7%	99.4%	+ 0.7%	98.7%	99.8%	+ 1.1%
New Listings	73	129	+ 76.7%	1,530	1,548	+ 1.2%

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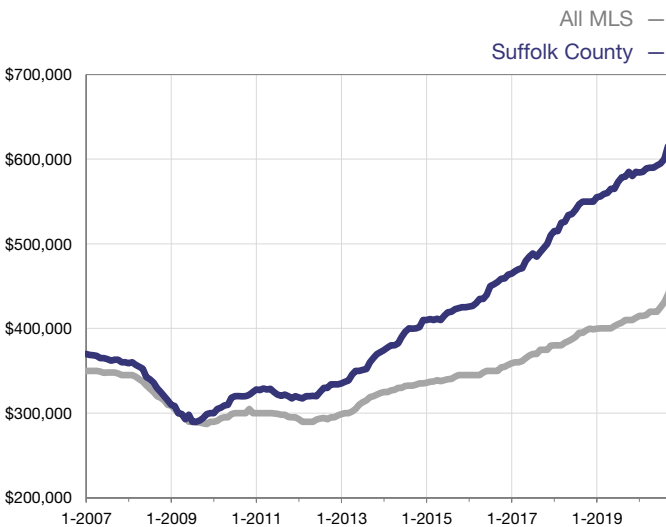
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	365	387	+ 6.0%	4,718	4,301	- 8.8%
Closed Sales	331	361	+ 9.1%	4,335	4,002	- 7.7%
Median Sales Price*	\$615,000	\$610,000	- 0.8%	\$623,500	\$637,250	+ 2.2%
Inventory of Homes for Sale	1,144	1,591	+ 39.1%	--	--	--
Months Supply of Inventory	3.0	4.3	+ 43.3%	--	--	--
Cumulative Days on Market Until Sale	48	46	- 4.2%	49	48	- 2.0%
Percent of Original List Price Received*	97.1%	97.0%	- 0.1%	98.0%	98.0%	0.0%
New Listings	311	419	+ 34.7%	6,671	7,390	+ 10.8%

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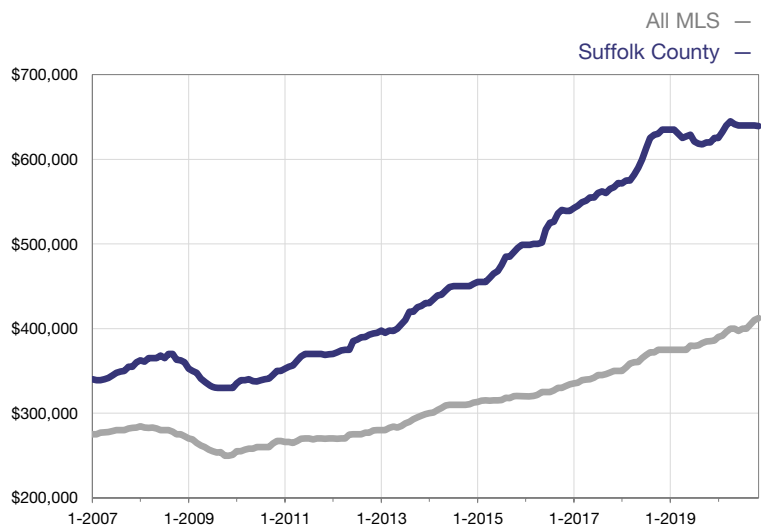
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Worcester County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	581	708	+ 21.9%	7,900	8,370	+ 5.9%
Closed Sales	686	773	+ 12.7%	7,613	7,611	- 0.0%
Median Sales Price*	\$300,500	\$350,000	+ 16.5%	\$303,800	\$339,275	+ 11.7%
Inventory of Homes for Sale	1,870	690	- 63.1%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--
Cumulative Days on Market Until Sale	59	33	- 44.1%	58	48	- 17.2%
Percent of Original List Price Received*	96.6%	100.8%	+ 4.3%	97.4%	99.3%	+ 2.0%
New Listings	604	599	- 0.8%	10,217	9,225	- 9.7%

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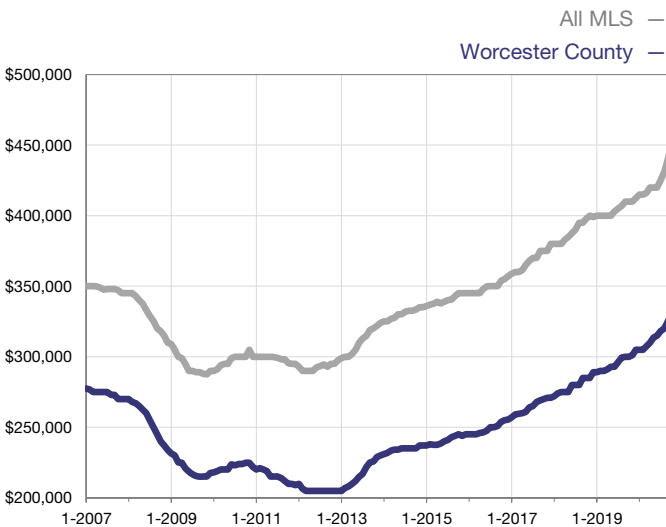
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	107	128	+ 19.6%	1,621	1,702	+ 5.0%
Closed Sales	145	157	+ 8.3%	1,569	1,554	- 1.0%
Median Sales Price*	\$235,000	\$261,000	+ 11.1%	\$226,000	\$250,000	+ 10.6%
Inventory of Homes for Sale	332	152	- 54.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	55	31	- 43.6%	53	49	- 7.5%
Percent of Original List Price Received*	98.8%	100.0%	+ 1.2%	98.7%	99.3%	+ 0.6%
New Listings	120	121	+ 0.8%	1,988	1,860	- 6.4%

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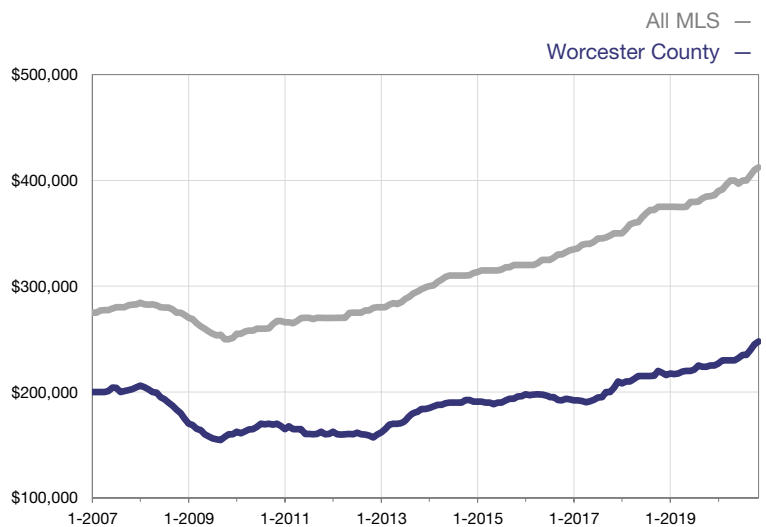
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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