

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	254	383	+ 50.8%	4,900	6,014	+ 22.7%
Closed Sales	405	563	+ 39.0%	4,824	5,718	+ 18.5%
Median Sales Price*	\$435,000	\$560,000	+ 28.7%	\$432,500	\$508,500	+ 17.6%
Inventory of Homes for Sale	1,697	609	- 64.1%	--	--	--
Months Supply of Inventory	4.2	1.3	- 69.0%	--	--	--
Cumulative Days on Market Until Sale	110	58	- 47.3%	108	98	- 9.3%
Percent of Original List Price Received*	92.9%	98.0%	+ 5.5%	93.8%	96.0%	+ 2.3%
New Listings	189	239	+ 26.5%	6,600	6,254	- 5.2%

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

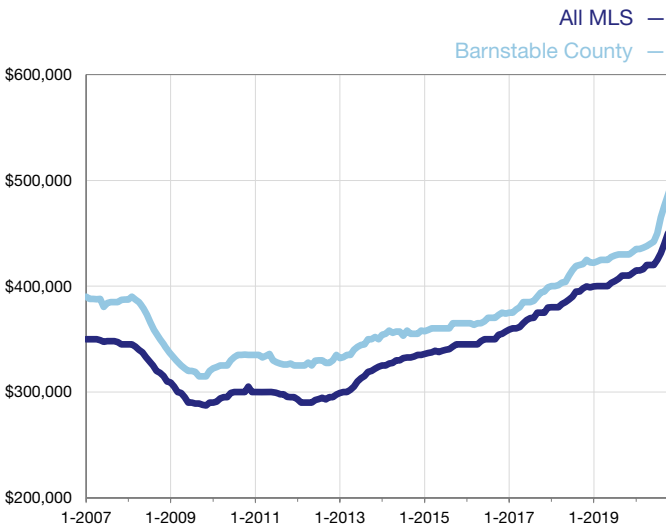
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	59	91	+ 54.2%	1,242	1,494	+ 20.3%
Closed Sales	102	138	+ 35.3%	1,201	1,436	+ 19.6%
Median Sales Price*	\$274,500	\$388,250	+ 41.4%	\$283,600	\$339,000	+ 19.5%
Inventory of Homes for Sale	469	260	- 44.6%	--	--	--
Months Supply of Inventory	4.7	2.2	- 53.2%	--	--	--
Cumulative Days on Market Until Sale	122	80	- 34.4%	106	102	- 3.8%
Percent of Original List Price Received*	93.5%	96.9%	+ 3.6%	94.3%	96.2%	+ 2.0%
New Listings	54	73	+ 35.2%	1,721	1,672	- 2.8%

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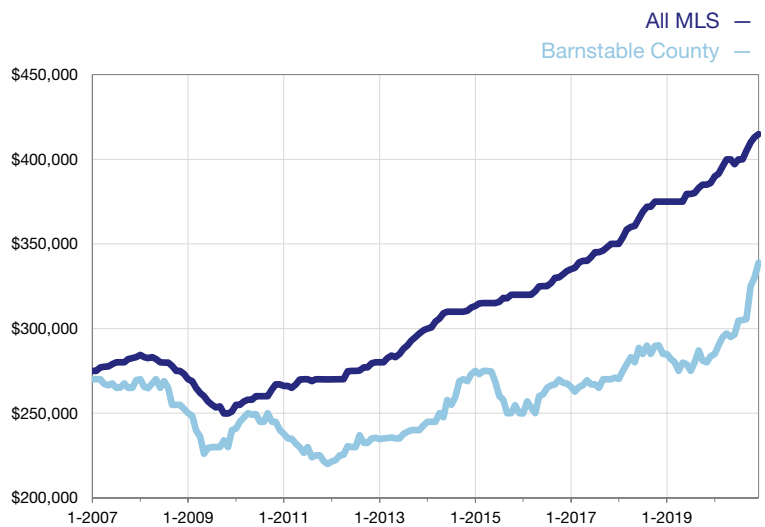
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	82	82	0.0%	1,502	1,837	+ 22.3%
Closed Sales	124	181	+ 46.0%	1,478	1,788	+ 21.0%
Median Sales Price*	\$230,000	\$280,000	+ 21.7%	\$220,400	\$260,000	+ 18.0%
Inventory of Homes for Sale	733	291	- 60.3%	--	--	--
Months Supply of Inventory	6.0	2.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	97	67	- 30.9%	86	83	- 3.5%
Percent of Original List Price Received*	91.1%	94.8%	+ 4.1%	92.1%	94.8%	+ 2.9%
New Listings	72	65	- 9.7%	2,253	1,989	- 11.7%

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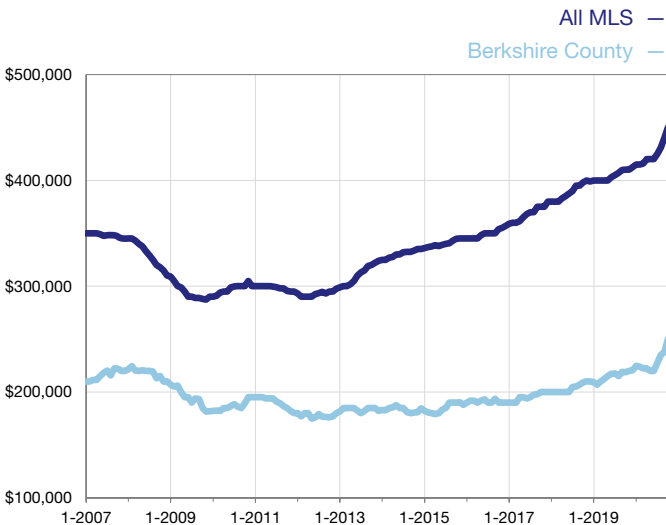
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	10	- 28.6%	184	188	+ 2.2%
Closed Sales	19	16	- 15.8%	176	185	+ 5.1%
Median Sales Price*	\$198,000	\$420,000	+ 112.1%	\$198,750	\$325,000	+ 63.5%
Inventory of Homes for Sale	130	51	- 60.8%	--	--	--
Months Supply of Inventory	8.9	3.3	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	181	108	- 40.3%	123	143	+ 16.3%
Percent of Original List Price Received*	89.4%	95.4%	+ 6.7%	92.1%	93.2%	+ 1.2%
New Listings	14	9	- 35.7%	275	211	- 23.3%

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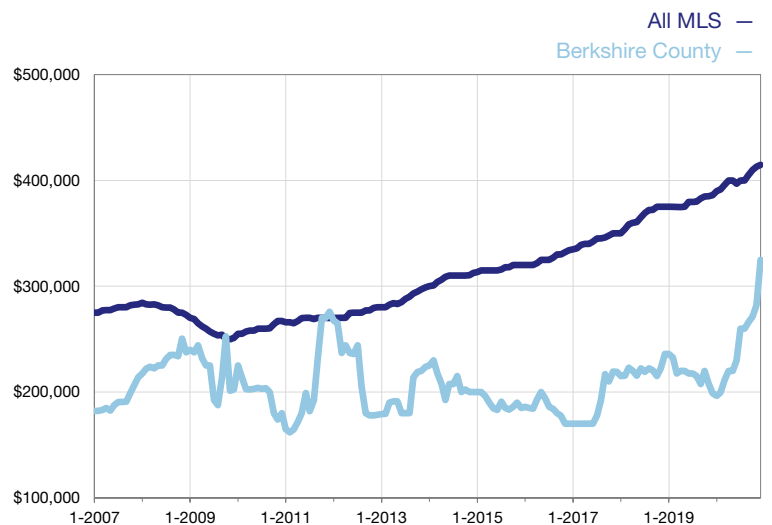
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	235	320	+ 36.2%	4,758	5,100	+ 7.2%
Closed Sales	425	483	+ 13.6%	4,720	4,817	+ 2.1%
Median Sales Price*	\$342,500	\$390,000	+ 13.9%	\$337,500	\$370,000	+ 9.6%
Inventory of Homes for Sale	990	327	- 67.0%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	61	36	- 41.0%	63	52	- 17.5%
Percent of Original List Price Received*	96.0%	100.3%	+ 4.5%	96.7%	99.1%	+ 2.5%
New Listings	239	259	+ 8.4%	5,974	5,502	- 7.9%

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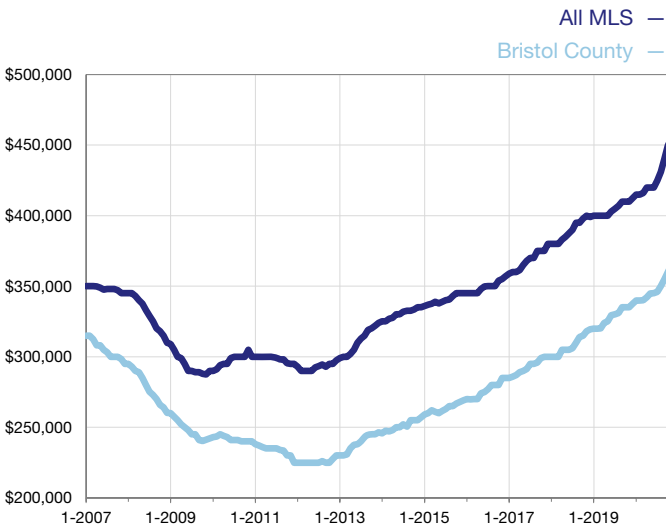
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	45	68	+ 51.1%	833	896	+ 7.6%
Closed Sales	88	92	+ 4.5%	812	852	+ 4.9%
Median Sales Price*	\$229,500	\$261,500	+ 13.9%	\$225,000	\$245,000	+ 8.9%
Inventory of Homes for Sale	118	50	- 57.6%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	45	39	- 13.3%	57	43	- 24.6%
Percent of Original List Price Received*	96.4%	100.0%	+ 3.7%	97.2%	99.0%	+ 1.9%
New Listings	33	45	+ 36.4%	1,002	973	- 2.9%

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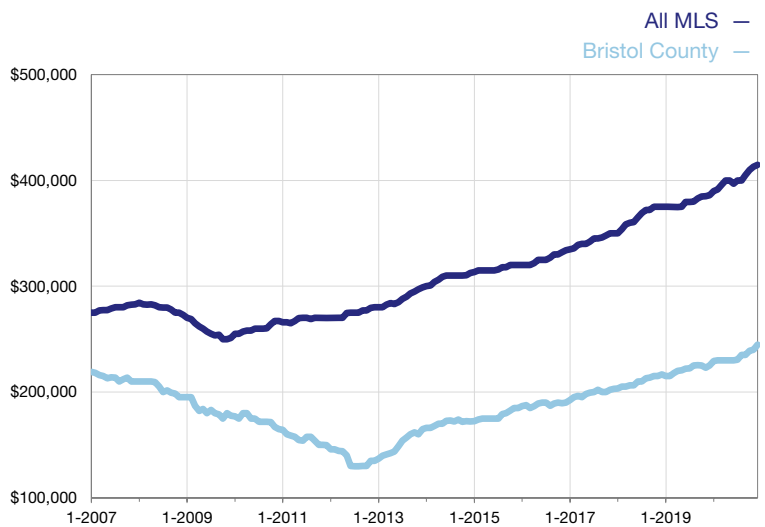
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	5	+ 66.7%	76	95	+ 25.0%
Closed Sales	11	12	+ 9.1%	72	93	+ 29.2%
Median Sales Price*	\$745,000	\$1,432,500	+ 92.3%	\$837,500	\$1,400,000	+ 67.2%
Inventory of Homes for Sale	47	22	- 53.2%	--	--	--
Months Supply of Inventory	7.8	2.8	- 64.1%	--	--	--
Cumulative Days on Market Until Sale	123	110	- 10.6%	176	156	- 11.4%
Percent of Original List Price Received*	92.6%	95.7%	+ 3.3%	93.0%	92.5%	- 0.5%
New Listings	2	2	0.0%	153	135	- 11.8%

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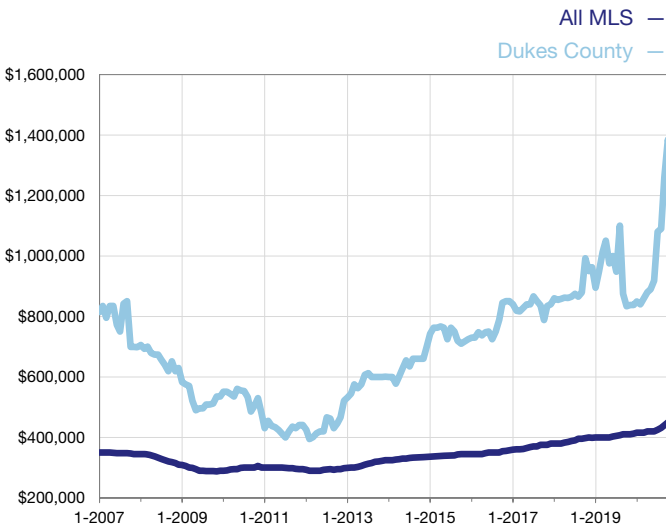
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	3	--	7	8	+ 14.3%
Closed Sales	0	1	--	8	5	- 37.5%
Median Sales Price*	\$0	\$670,000	--	\$595,000	\$295,000	- 50.4%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.0	5.6	+ 460.0%	--	--	--
Cumulative Days on Market Until Sale	0	147	--	223	83	- 62.8%
Percent of Original List Price Received*	0.0%	93.7%	--	95.2%	92.7%	- 2.6%
New Listings	0	0	--	10	15	+ 50.0%

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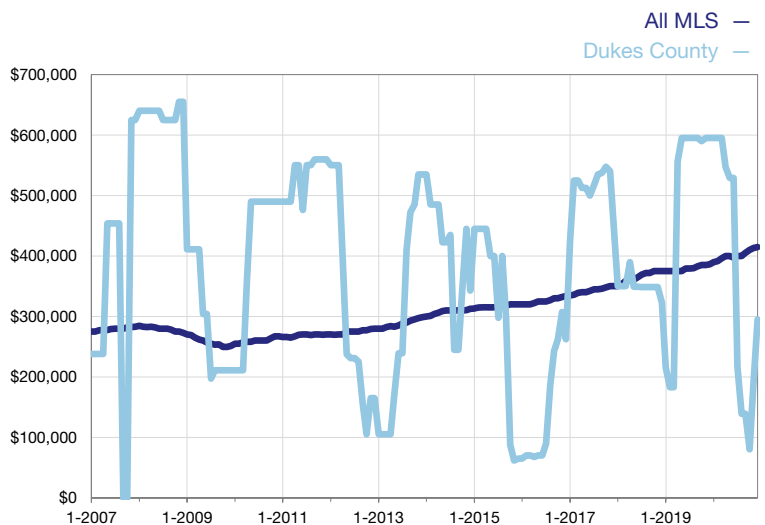
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	268	300	+ 11.9%	6,336	6,242	- 1.5%
Closed Sales	535	589	+ 10.1%	6,334	6,096	- 3.8%
Median Sales Price*	\$460,000	\$545,000	+ 18.5%	\$473,000	\$535,000	+ 13.1%
Inventory of Homes for Sale	743	256	- 65.5%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	55	32	- 41.8%	51	40	- 21.6%
Percent of Original List Price Received*	97.2%	101.4%	+ 4.3%	97.8%	100.4%	+ 2.7%
New Listings	186	257	+ 38.2%	7,652	6,806	- 11.1%

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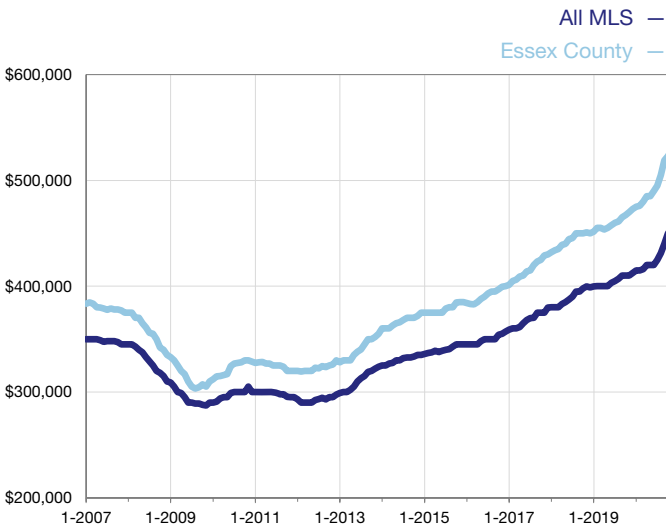
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	128	197	+ 53.9%	2,867	2,956	+ 3.1%
Closed Sales	251	291	+ 15.9%	2,860	2,827	- 1.2%
Median Sales Price*	\$327,000	\$350,000	+ 7.0%	\$318,000	\$349,900	+ 10.0%
Inventory of Homes for Sale	378	170	- 55.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	53	36	- 32.1%	49	45	- 8.2%
Percent of Original List Price Received*	97.4%	99.7%	+ 2.4%	98.5%	99.7%	+ 1.2%
New Listings	109	158	+ 45.0%	3,403	3,284	- 3.5%

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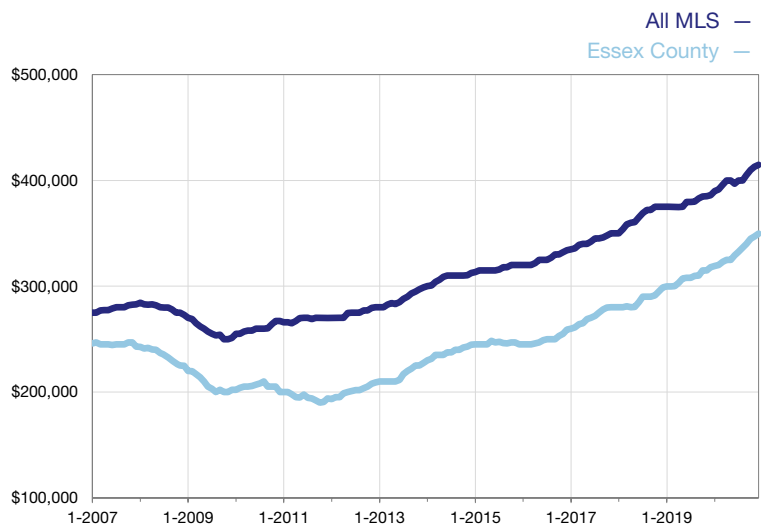
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	31	26	- 16.1%	607	671	+ 10.5%
Closed Sales	50	63	+ 26.0%	607	650	+ 7.1%
Median Sales Price*	\$226,000	\$250,000	+ 10.6%	\$226,500	\$245,000	+ 8.2%
Inventory of Homes for Sale	172	72	- 58.1%	--	--	--
Months Supply of Inventory	3.4	1.3	- 61.8%	--	--	--
Cumulative Days on Market Until Sale	77	54	- 29.9%	88	67	- 23.9%
Percent of Original List Price Received*	95.7%	97.2%	+ 1.6%	94.4%	96.2%	+ 1.9%
New Listings	19	23	+ 21.1%	788	726	- 7.9%

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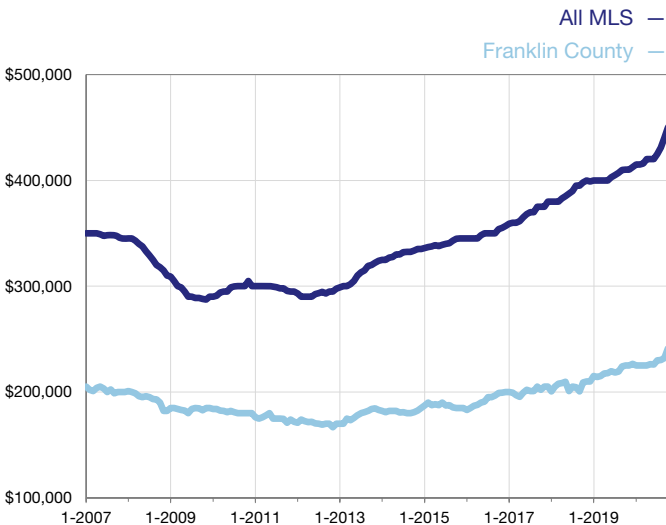
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	1	- 50.0%	41	37	- 9.8%
Closed Sales	1	3	+ 200.0%	40	38	- 5.0%
Median Sales Price*	\$132,000	\$140,000	+ 6.1%	\$200,000	\$186,000	- 7.0%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.3	0.9	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	59	29	- 50.8%	85	63	- 25.9%
Percent of Original List Price Received*	94.4%	101.3%	+ 7.3%	95.8%	98.0%	+ 2.3%
New Listings	1	1	0.0%	46	41	- 10.9%

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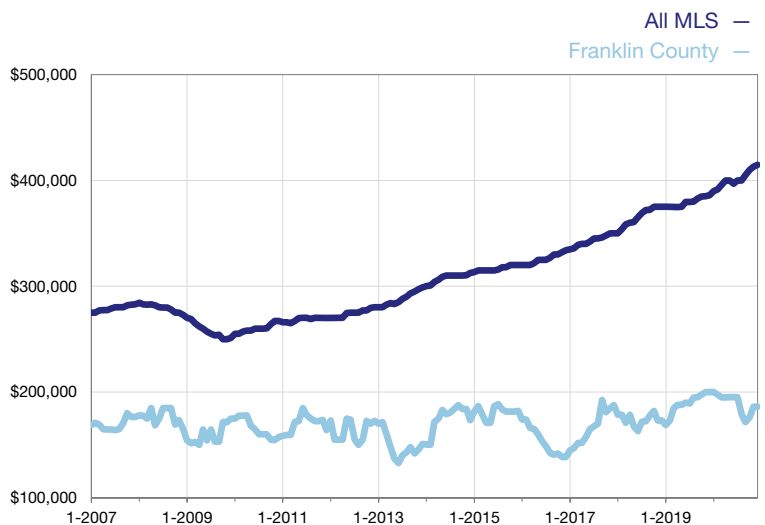
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	208	301	+ 44.7%	4,222	4,428	+ 4.9%
Closed Sales	350	462	+ 32.0%	4,229	4,209	- 0.5%
Median Sales Price*	\$217,000	\$242,000	+ 11.5%	\$212,500	\$235,000	+ 10.6%
Inventory of Homes for Sale	744	312	- 58.1%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	60	39	- 35.0%	60	46	- 23.3%
Percent of Original List Price Received*	95.7%	100.5%	+ 5.0%	96.7%	99.3%	+ 2.7%
New Listings	188	256	+ 36.2%	5,256	4,856	- 7.6%

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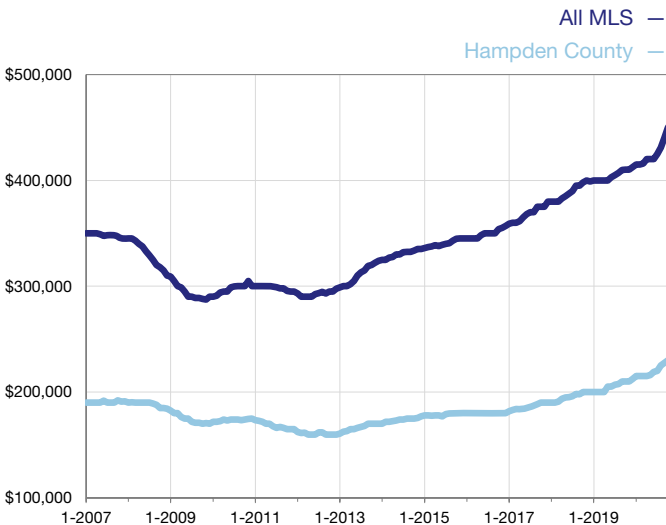
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	24	38	+ 58.3%	564	527	- 6.6%
Closed Sales	63	44	- 30.2%	581	499	- 14.1%
Median Sales Price*	\$130,000	\$168,950	+ 30.0%	\$142,250	\$160,000	+ 12.5%
Inventory of Homes for Sale	107	47	- 56.1%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	51	37	- 27.5%	66	54	- 18.2%
Percent of Original List Price Received*	96.0%	99.2%	+ 3.3%	96.5%	98.1%	+ 1.7%
New Listings	22	33	+ 50.0%	669	554	- 17.2%

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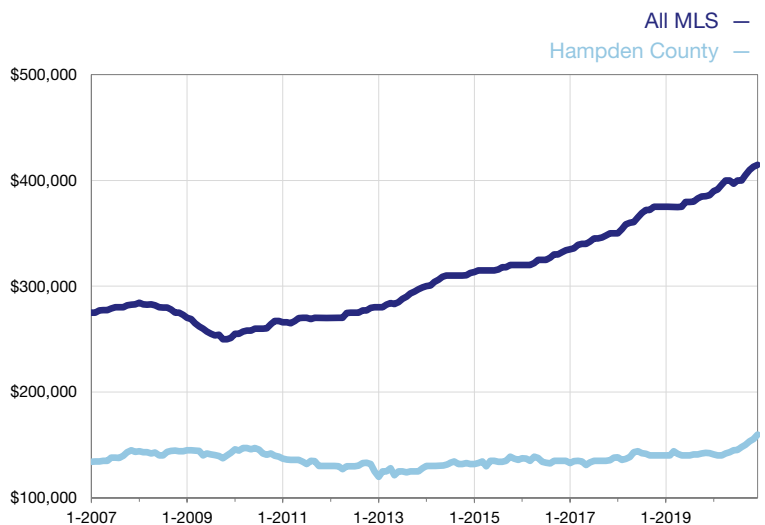
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	62	100	+ 61.3%	1,285	1,336	+ 4.0%
Closed Sales	103	124	+ 20.4%	1,251	1,269	+ 1.4%
Median Sales Price*	\$290,000	\$316,250	+ 9.1%	\$291,500	\$319,900	+ 9.7%
Inventory of Homes for Sale	314	133	- 57.6%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	81	51	- 37.0%	77	63	- 18.2%
Percent of Original List Price Received*	95.7%	99.1%	+ 3.6%	95.7%	97.7%	+ 2.1%
New Listings	60	70	+ 16.7%	1,674	1,455	- 13.1%

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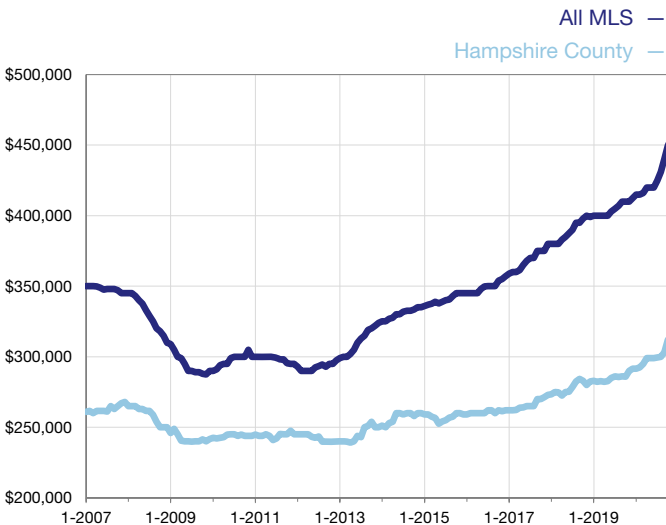
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	14	+ 16.7%	271	256	- 5.5%
Closed Sales	22	24	+ 9.1%	274	240	- 12.4%
Median Sales Price*	\$214,950	\$179,950	- 16.3%	\$230,000	\$227,000	- 1.3%
Inventory of Homes for Sale	64	41	- 35.9%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	53	53	0.0%	64	57	- 10.9%
Percent of Original List Price Received*	98.8%	97.2%	- 1.6%	98.0%	97.8%	- 0.2%
New Listings	17	21	+ 23.5%	310	298	- 3.9%

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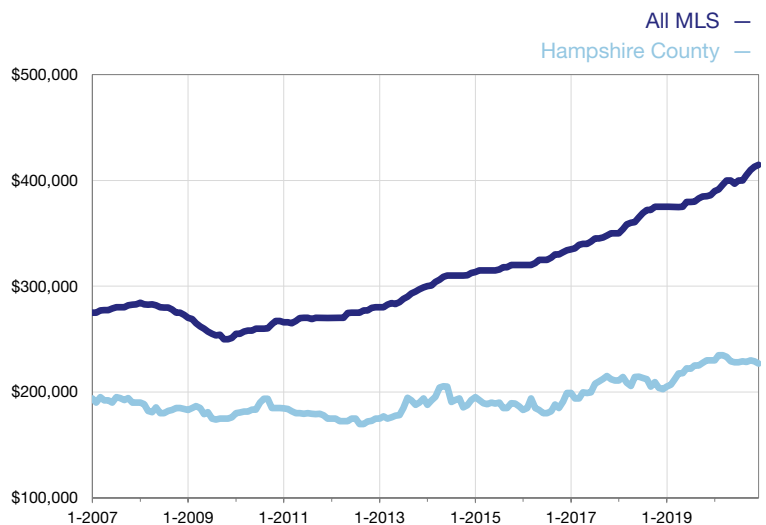
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2020

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Middlesex County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	465	592	+ 27.3%	11,108	11,415	+ 2.8%
Closed Sales	938	1,139	+ 21.4%	11,087	11,057	- 0.3%
Median Sales Price*	\$562,750	\$625,000	+ 11.1%	\$575,000	\$635,000	+ 10.4%
Inventory of Homes for Sale	1,161	490	- 57.8%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	57	34	- 40.4%	48	40	- 16.7%
Percent of Original List Price Received*	96.4%	100.7%	+ 4.5%	98.4%	100.2%	+ 1.8%
New Listings	302	443	+ 46.7%	13,606	12,701	- 6.7%

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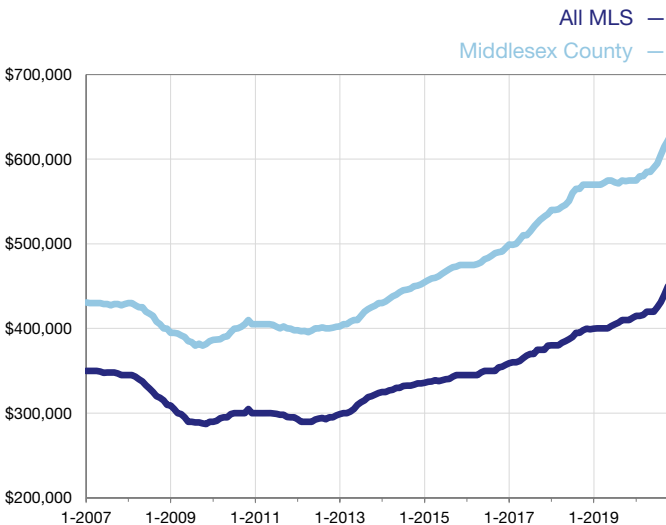
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	256	399	+ 55.9%	5,829	5,857	+ 0.5%
Closed Sales	478	602	+ 25.9%	5,721	5,604	- 2.0%
Median Sales Price*	\$484,000	\$483,963	- 0.0%	\$480,000	\$500,000	+ 4.2%
Inventory of Homes for Sale	642	533	- 17.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	52	40	- 23.1%	43	42	- 2.3%
Percent of Original List Price Received*	97.6%	98.9%	+ 1.3%	99.4%	99.5%	+ 0.1%
New Listings	173	287	+ 65.9%	7,072	7,163	+ 1.3%

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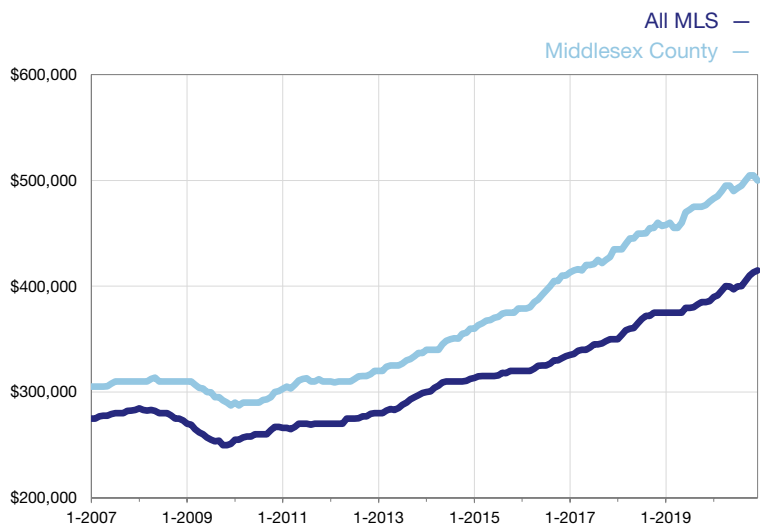
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2020

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Nantucket County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	5	+ 400.0%	50	74	+ 48.0%
Closed Sales	5	14	+ 180.0%	51	72	+ 41.2%
Median Sales Price*	\$1,425,000	\$2,125,000	+ 49.1%	\$1,637,500	\$2,300,000	+ 40.5%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	5.6	3.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	109	80	- 26.6%	124	83	- 33.1%
Percent of Original List Price Received*	90.1%	92.4%	+ 2.6%	92.8%	93.0%	+ 0.2%
New Listings	3	3	0.0%	107	116	+ 8.4%

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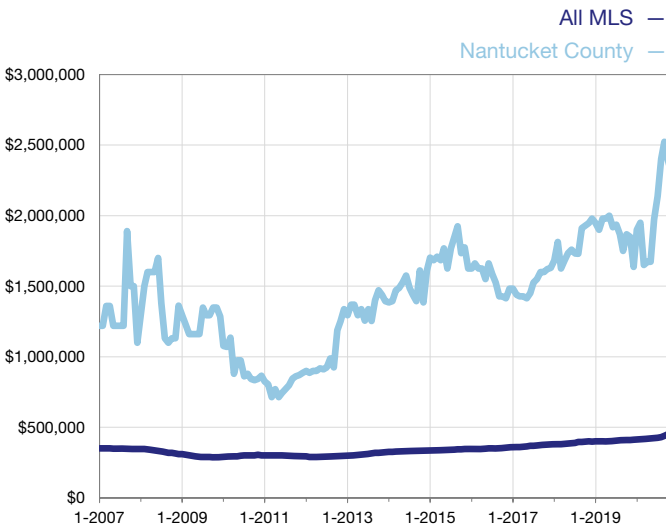
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$1,350,000	--	\$285,000	\$1,225,000	+ 329.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	0	24	--	82	53	- 35.4%
Percent of Original List Price Received*	0.0%	100.0%	--	90.5%	98.0%	+ 8.3%
New Listings	0	0	--	2	6	+ 200.0%

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

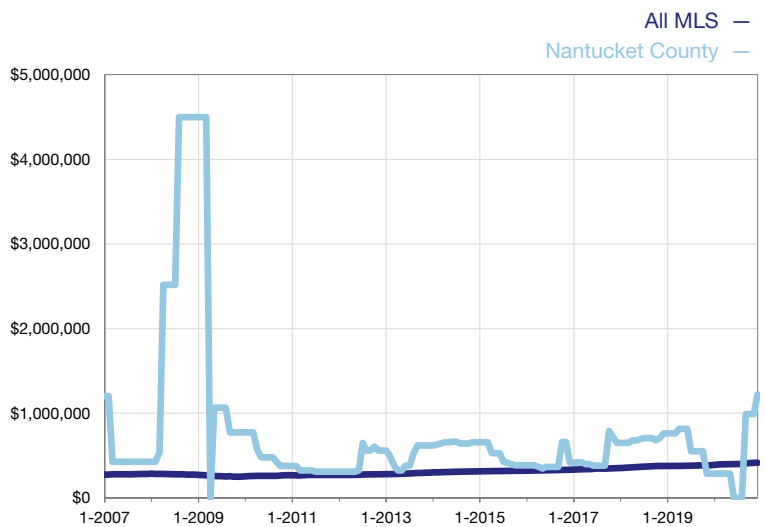
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	260	336	+ 29.2%	6,063	6,390	+ 5.4%
Closed Sales	558	636	+ 14.0%	6,049	6,206	+ 2.6%
Median Sales Price*	\$520,000	\$585,000	+ 12.5%	\$530,000	\$575,000	+ 8.5%
Inventory of Homes for Sale	770	305	- 60.4%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	57	34	- 40.4%	52	43	- 17.3%
Percent of Original List Price Received*	96.2%	100.2%	+ 4.2%	97.6%	99.4%	+ 1.8%
New Listings	178	245	+ 37.6%	7,665	7,223	- 5.8%

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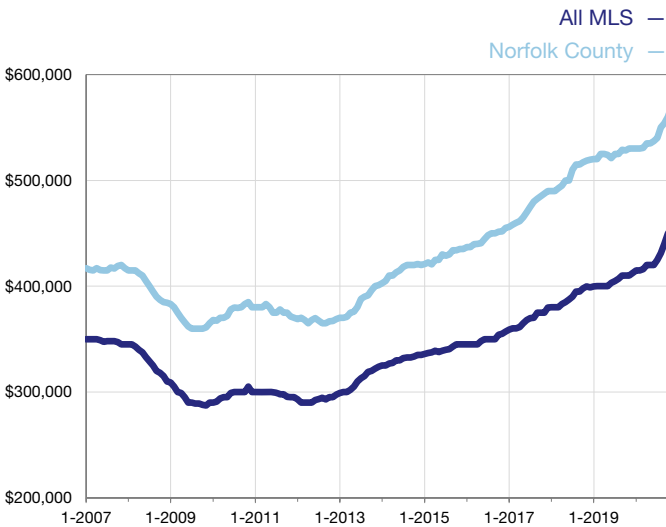
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	129	174	+ 34.9%	2,560	2,420	- 5.5%
Closed Sales	222	253	+ 14.0%	2,461	2,399	- 2.5%
Median Sales Price*	\$425,000	\$440,000	+ 3.5%	\$415,000	\$440,000	+ 6.0%
Inventory of Homes for Sale	373	307	- 17.7%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	57	49	- 14.0%	50	52	+ 4.0%
Percent of Original List Price Received*	98.8%	98.1%	- 0.7%	99.0%	98.9%	- 0.1%
New Listings	99	128	+ 29.3%	3,263	3,094	- 5.2%

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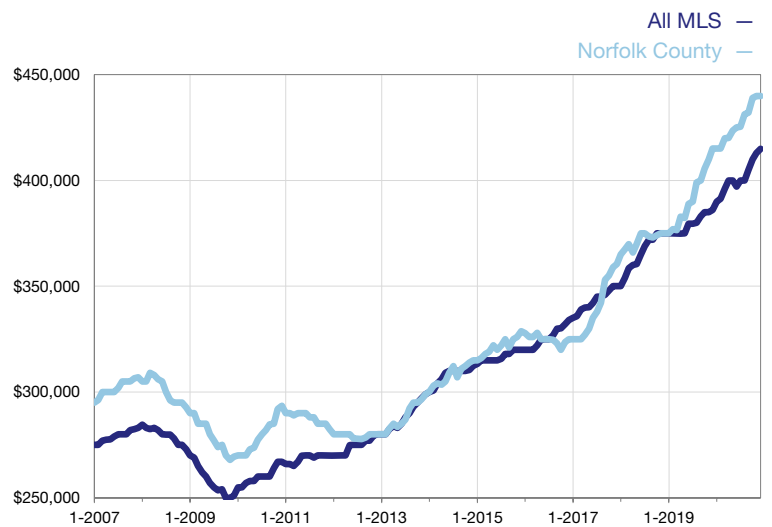
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2020

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Plymouth County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	284	347	+ 22.2%	6,193	6,567	+ 6.0%
Closed Sales	502	620	+ 23.5%	6,155	6,266	+ 1.8%
Median Sales Price*	\$399,900	\$479,000	+ 19.8%	\$397,700	\$450,000	+ 13.2%
Inventory of Homes for Sale	1,174	358	- 69.5%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	68	41	- 39.7%	63	54	- 14.3%
Percent of Original List Price Received*	96.3%	99.9%	+ 3.7%	96.9%	98.7%	+ 1.9%
New Listings	220	273	+ 24.1%	8,085	7,139	- 11.7%

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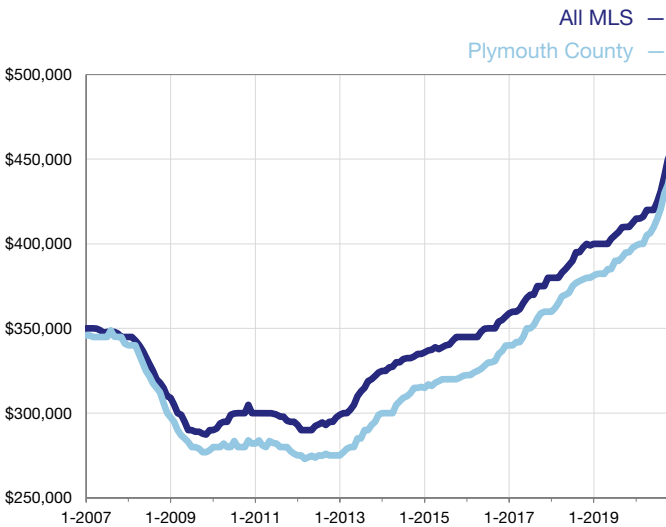
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	56	97	+ 73.2%	1,299	1,416	+ 9.0%
Closed Sales	106	125	+ 17.9%	1,337	1,329	- 0.6%
Median Sales Price*	\$338,960	\$349,900	+ 3.2%	\$317,000	\$351,000	+ 10.7%
Inventory of Homes for Sale	243	114	- 53.1%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	63	57	- 9.5%	64	63	- 1.6%
Percent of Original List Price Received*	98.7%	99.6%	+ 0.9%	98.1%	99.4%	+ 1.3%
New Listings	69	78	+ 13.0%	1,674	1,644	- 1.8%

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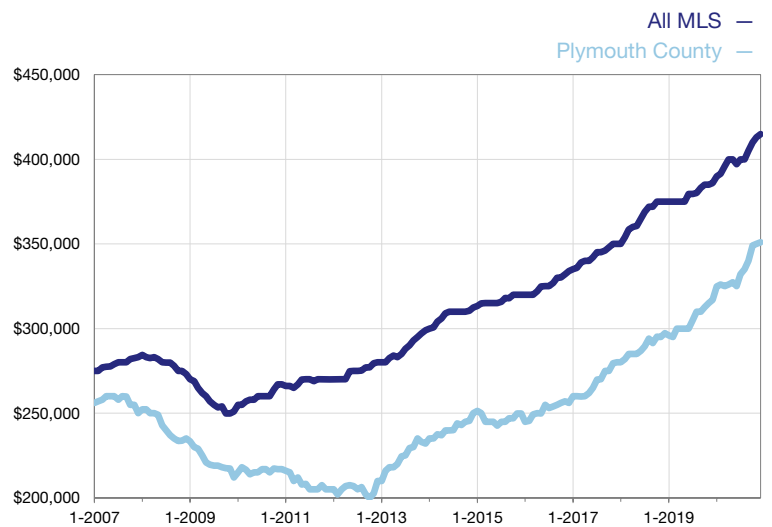
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	52	87	+ 67.3%	1,280	1,267	- 1.0%
Closed Sales	123	147	+ 19.5%	1,275	1,189	- 6.7%
Median Sales Price*	\$575,000	\$630,000	+ 9.6%	\$585,000	\$634,700	+ 8.5%
Inventory of Homes for Sale	137	138	+ 0.7%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	42	35	- 16.7%	42	35	- 16.7%
Percent of Original List Price Received*	97.3%	98.6%	+ 1.3%	98.6%	99.6%	+ 1.0%
New Listings	51	67	+ 31.4%	1,579	1,615	+ 2.3%

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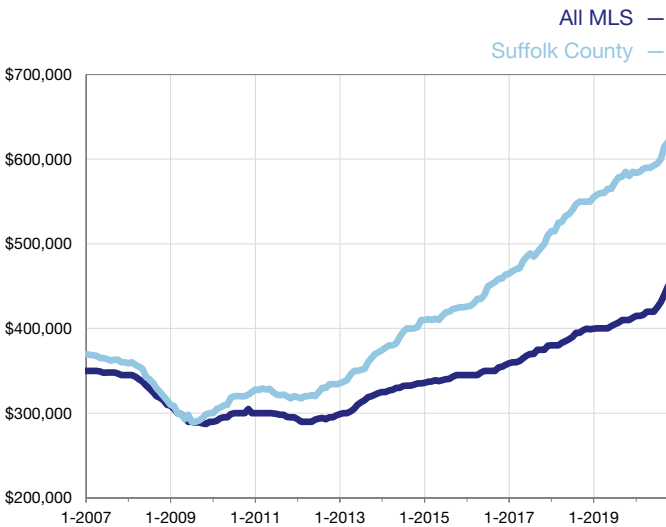
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	224	317	+ 41.5%	4,942	4,599	- 6.9%
Closed Sales	397	422	+ 6.3%	4,734	4,436	- 6.3%
Median Sales Price*	\$655,000	\$640,000	- 2.3%	\$625,000	\$638,500	+ 2.2%
Inventory of Homes for Sale	867	1,096	+ 26.4%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	57	58	+ 1.8%	50	49	- 2.0%
Percent of Original List Price Received*	96.5%	95.6%	- 0.9%	97.9%	97.7%	- 0.2%
New Listings	195	273	+ 40.0%	6,869	7,662	+ 11.5%

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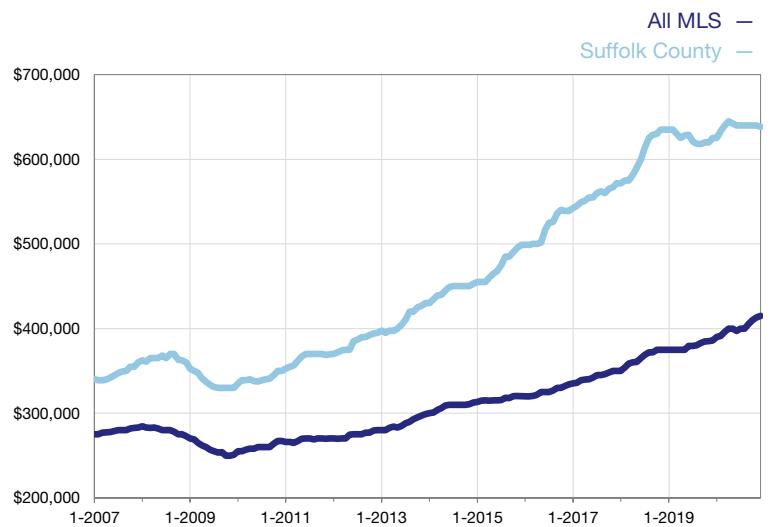
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2020

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Worcester County

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	404	512	+ 26.7%	8,303	8,829	+ 6.3%
Closed Sales	684	824	+ 20.5%	8,298	8,446	+ 1.8%
Median Sales Price*	\$310,000	\$345,500	+ 11.5%	\$305,000	\$340,000	+ 11.5%
Inventory of Homes for Sale	1,459	508	- 65.2%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	60	35	- 41.7%	58	47	- 19.0%
Percent of Original List Price Received*	96.6%	100.9%	+ 4.5%	97.4%	99.5%	+ 2.2%
New Listings	318	403	+ 26.7%	10,533	9,619	- 8.7%

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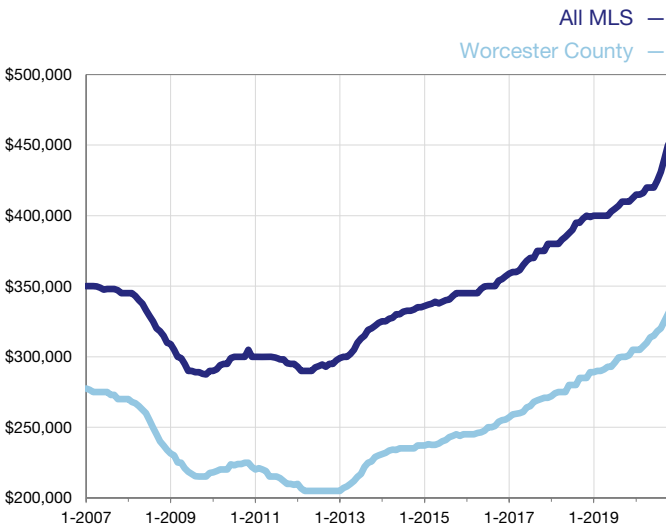
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	88	113	+ 28.4%	1,709	1,800	+ 5.3%
Closed Sales	131	177	+ 35.1%	1,700	1,735	+ 2.1%
Median Sales Price*	\$220,000	\$265,000	+ 20.5%	\$225,000	\$250,000	+ 11.1%
Inventory of Homes for Sale	266	139	- 47.7%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	46	40	- 13.0%	52	49	- 5.8%
Percent of Original List Price Received*	97.3%	99.8%	+ 2.6%	98.6%	99.4%	+ 0.8%
New Listings	72	107	+ 48.6%	2,060	1,974	- 4.2%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

