

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 39.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 24.7%

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

- 69.5%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	85	118	+ 38.8%	258	336	+ 30.2%
Closed Sales	76	106	+ 39.5%	249	295	+ 18.5%
Median Sales Price*	\$205,000	\$244,000	+ 19.0%	\$215,000	\$263,950	+ 22.8%
Inventory of Homes for Sale	678	207	- 69.5%	--	--	--
Months Supply of Inventory	5.4	1.4	- 74.9%	--	--	--
Cumulative Days on Market Until Sale	101	74	- 26.5%	107	72	- 32.5%
Percent of Original List Price Received*	94.5%	95.5%	+ 1.0%	91.7%	94.4%	+ 2.9%
New Listings	146	154	+ 5.5%	349	303	- 13.2%

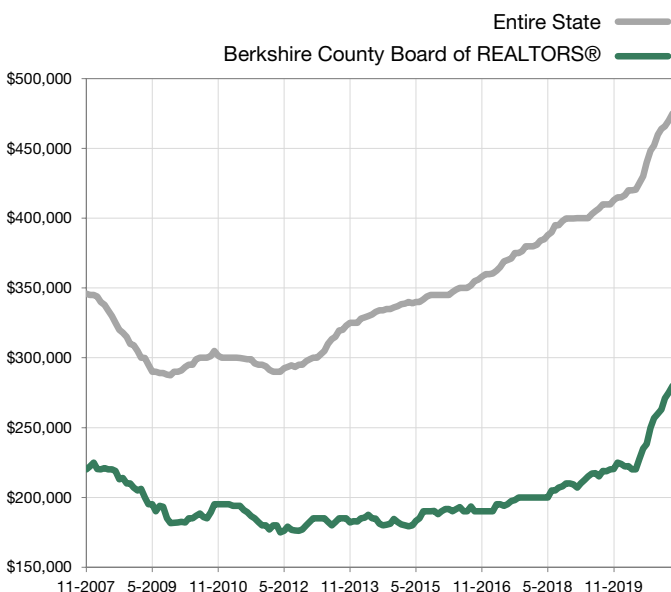
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	18	+ 157.1%	25	50	+ 100.0%
Closed Sales	11	15	+ 36.4%	25	40	+ 60.0%
Median Sales Price*	\$360,000	\$350,000	- 2.8%	\$355,000	\$252,000	- 29.0%
Inventory of Homes for Sale	129	39	- 69.8%	--	--	--
Months Supply of Inventory	8.5	2.4	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	149	118	- 20.7%	159	104	- 34.6%
Percent of Original List Price Received*	93.2%	94.9%	+ 1.8%	91.8%	94.3%	+ 2.8%
New Listings	14	15	+ 7.1%	53	34	- 35.8%

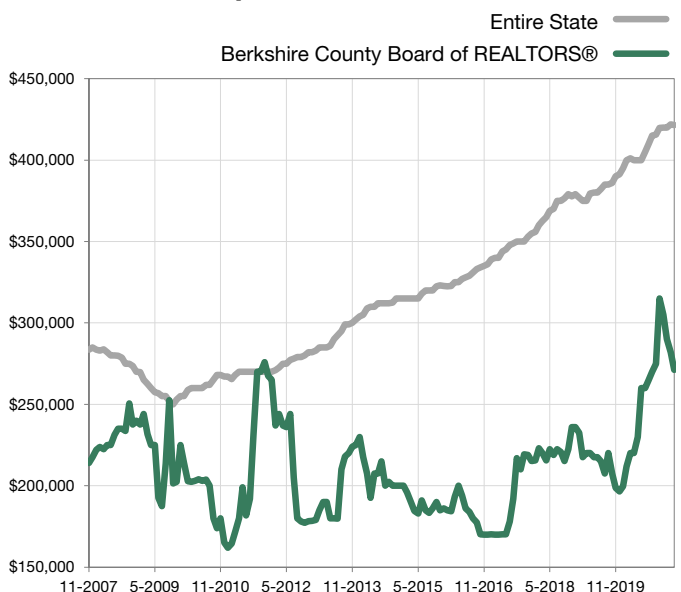
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 8.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 29.2%

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

- 75.6%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	385	502	+ 30.4%	1,121	1,259	+ 12.3%
Closed Sales	442	377	- 14.7%	1,018	1,089	+ 7.0%
Median Sales Price*	\$431,925	\$607,500	+ 40.6%	\$429,000	\$565,000	+ 31.7%
Inventory of Homes for Sale	2,076	462	- 77.7%	--	--	--
Months Supply of Inventory	4.6	0.9	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	119	79	- 33.9%	116	73	- 36.6%
Percent of Original List Price Received*	93.8%	99.1%	+ 5.6%	93.1%	98.4%	+ 5.6%
New Listings	619	528	- 14.7%	1,720	1,138	- 33.8%

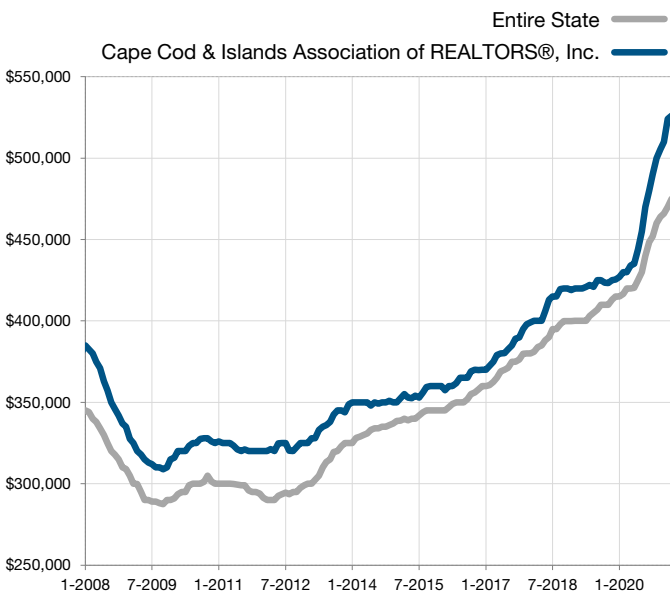
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	91	129	+ 41.8%	272	361	+ 32.7%
Closed Sales	103	123	+ 19.4%	259	294	+ 13.5%
Median Sales Price*	\$295,000	\$335,000	+ 13.6%	\$298,000	\$340,000	+ 14.1%
Inventory of Homes for Sale	569	184	- 67.7%	--	--	--
Months Supply of Inventory	5.0	1.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	98	87	- 11.4%	101	95	- 5.2%
Percent of Original List Price Received*	96.2%	97.1%	+ 0.8%	95.6%	97.2%	+ 1.6%
New Listings	143	133	- 7.0%	439	307	- 30.1%

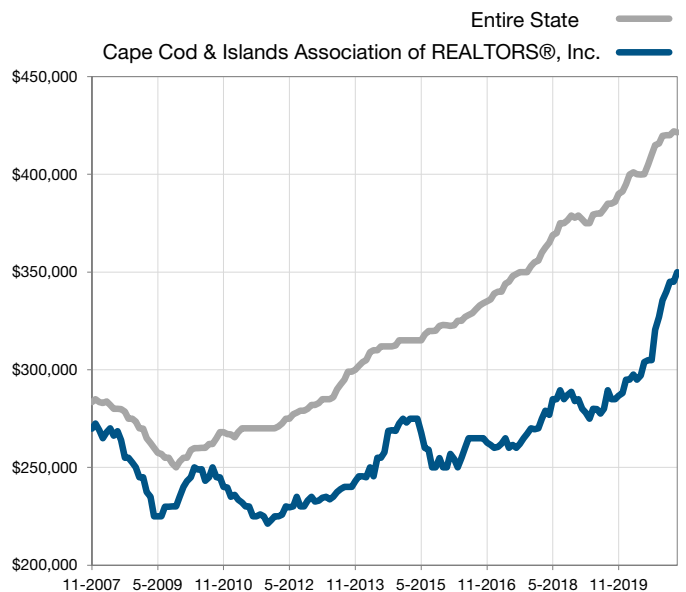
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,111	1,570	+ 41.3%	2,696	3,134	+ 16.2%
Closed Sales	762	795	+ 4.3%	2,085	2,282	+ 9.4%
Median Sales Price*	\$635,875	\$720,000	+ 13.2%	\$622,000	\$680,000	+ 9.3%
Inventory of Homes for Sale	1,925	733	- 61.9%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	57	43	- 24.6%	66	42	- 36.4%
Percent of Original List Price Received*	98.8%	102.6%	+ 3.8%	97.2%	100.7%	+ 3.6%
New Listings	1,553	1,646	+ 6.0%	3,671	3,347	- 8.8%

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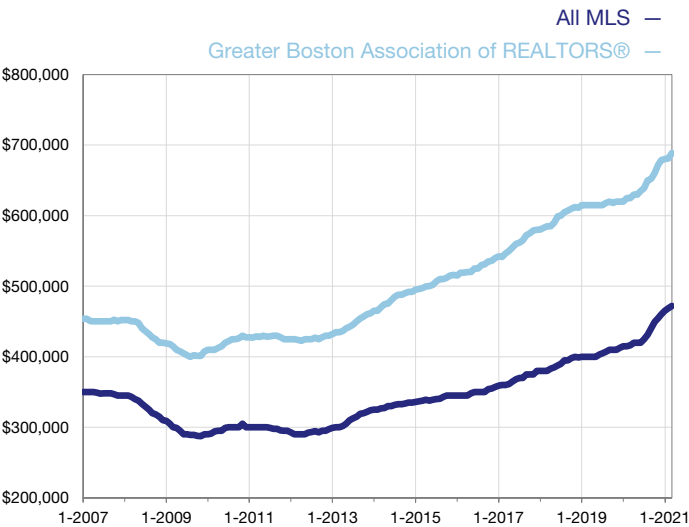
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	804	1,605	+ 99.6%	2,369	3,617	+ 52.7%
Closed Sales	784	1,065	+ 35.8%	2,076	2,471	+ 19.0%
Median Sales Price*	\$619,000	\$619,100	+ 0.0%	\$591,263	\$600,000	+ 1.5%
Inventory of Homes for Sale	1,904	1,636	- 14.1%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	60	61	+ 1.7%	64	62	- 3.1%
Percent of Original List Price Received*	99.3%	99.0%	- 0.3%	98.1%	97.8%	- 0.3%
New Listings	1,223	1,803	+ 47.4%	3,285	4,140	+ 26.0%

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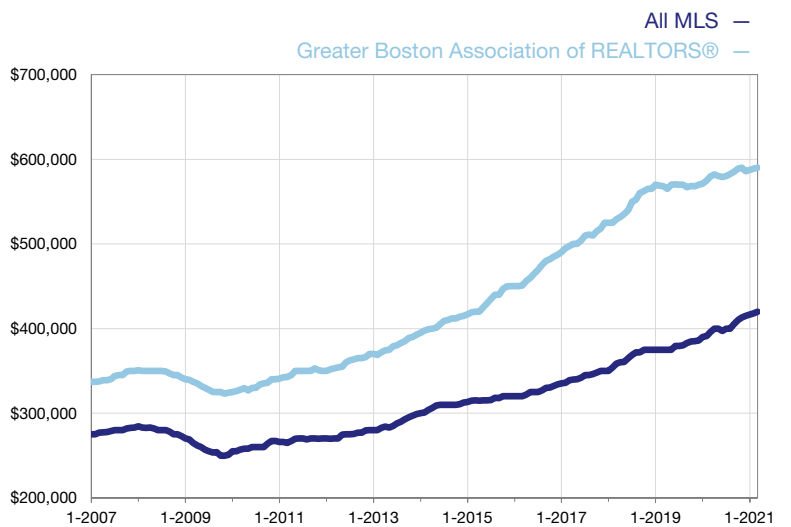
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 8.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.8%

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

- 63.7%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	52	74	+ 42.3%	124	152	+ 22.6%
Closed Sales	44	38	- 13.6%	112	117	+ 4.5%
Median Sales Price*	\$557,000	\$532,500	- 4.4%	\$541,000	\$600,000	+ 10.9%
Inventory of Homes for Sale	118	36	- 69.5%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	67	42	- 37.4%	68	43	- 36.6%
Percent of Original List Price Received*	97.4%	102.9%	+ 5.7%	96.1%	101.1%	+ 5.2%
New Listings	86	84	- 2.3%	188	162	- 13.8%

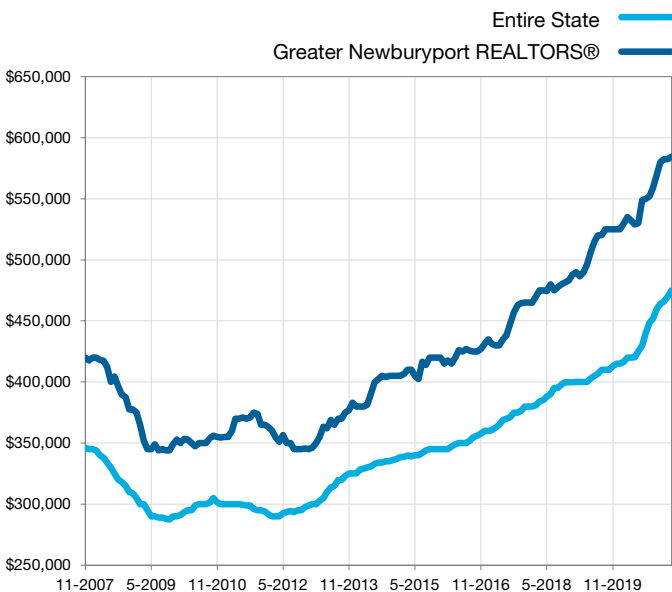
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	37	+ 42.3%	81	114	+ 40.7%
Closed Sales	31	31	0.0%	71	95	+ 33.8%
Median Sales Price*	\$360,000	\$449,000	+ 24.7%	\$360,000	\$421,000	+ 16.9%
Inventory of Homes for Sale	61	29	- 52.5%	--	--	--
Months Supply of Inventory	1.8	0.7	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	60	35	- 42.0%	62	44	- 29.8%
Percent of Original List Price Received*	100.6%	103.9%	+ 3.3%	98.7%	100.2%	+ 1.5%
New Listings	30	47	+ 56.7%	112	121	+ 8.0%

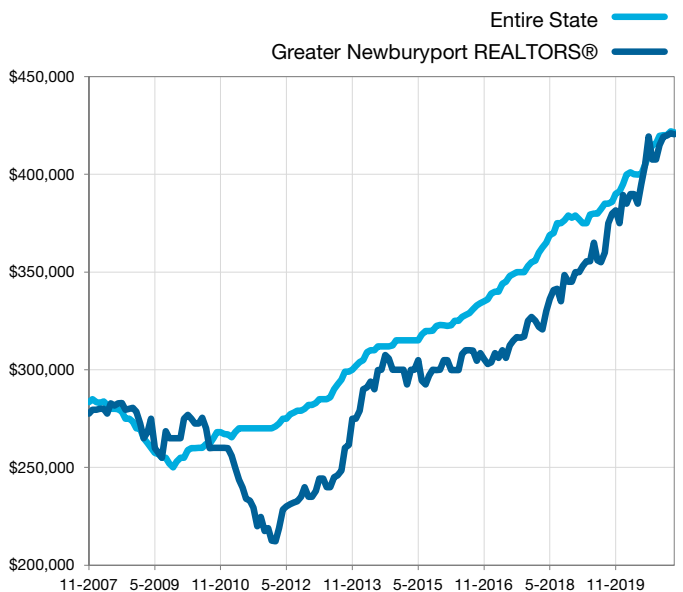
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 4.7%

+ 20.2%

- 71.3%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	246	275	+ 11.8%	623	611	- 1.9%
Closed Sales	185	172	- 7.0%	477	521	+ 9.2%
Median Sales Price*	\$300,000	\$358,500	+ 19.5%	\$285,000	\$340,000	+ 19.3%
Inventory of Homes for Sale	536	142	- 73.5%	--	--	--
Months Supply of Inventory	2.3	0.6	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	70	46	- 34.0%	73	43	- 40.8%
Percent of Original List Price Received*	96.7%	102.8%	+ 6.3%	96.2%	101.9%	+ 5.9%
New Listings	320	282	- 11.9%	752	597	- 20.6%

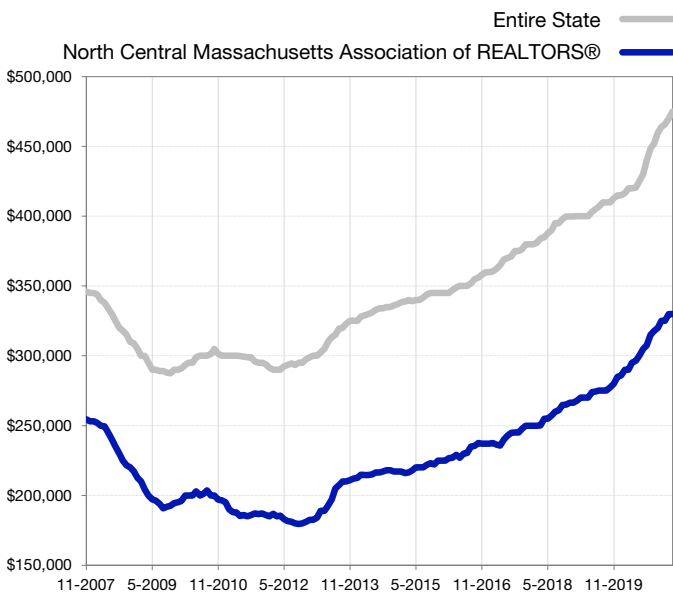
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	43	+ 79.2%	83	100	+ 20.5%
Closed Sales	27	30	+ 11.1%	78	90	+ 15.4%
Median Sales Price*	\$197,000	\$240,000	+ 21.8%	\$197,000	\$247,450	+ 25.6%
Inventory of Homes for Sale	70	32	- 54.3%	--	--	--
Months Supply of Inventory	2.0	0.8	- 57.8%	--	--	--
Cumulative Days on Market Until Sale	58	26	- 55.1%	64	38	- 40.5%
Percent of Original List Price Received*	97.6%	102.5%	+ 5.1%	98.2%	100.6%	+ 2.4%
New Listings	52	51	- 1.9%	114	106	- 7.0%

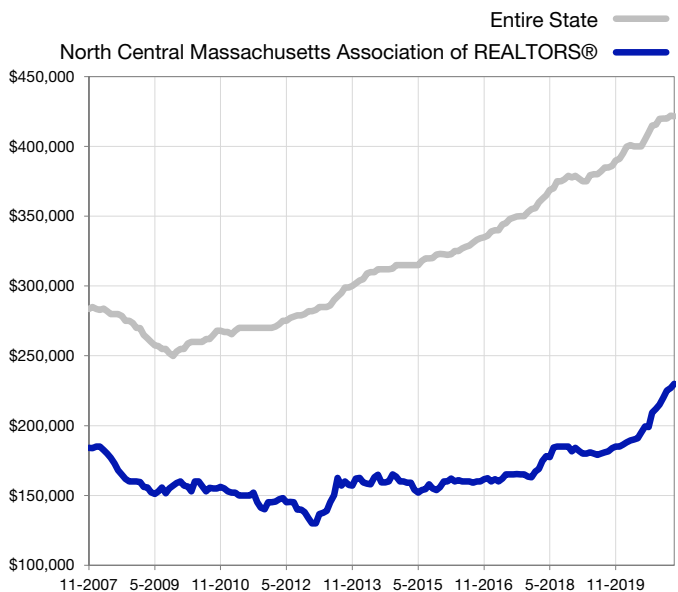
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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North Shore REALTORS®

- 9.3%

+ 12.0%

- 57.7%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	287	370	+ 28.9%	754	765	+ 1.5%
Closed Sales	244	200	- 18.0%	645	600	- 7.0%
Median Sales Price*	\$479,000	\$555,600	+ 16.0%	\$489,000	\$551,150	+ 12.7%
Inventory of Homes for Sale	488	195	- 60.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	55	38	- 31.1%	58	37	- 36.7%
Percent of Original List Price Received*	98.6%	103.6%	+ 5.0%	97.4%	102.5%	+ 5.3%
New Listings	384	405	+ 5.5%	918	818	- 10.9%

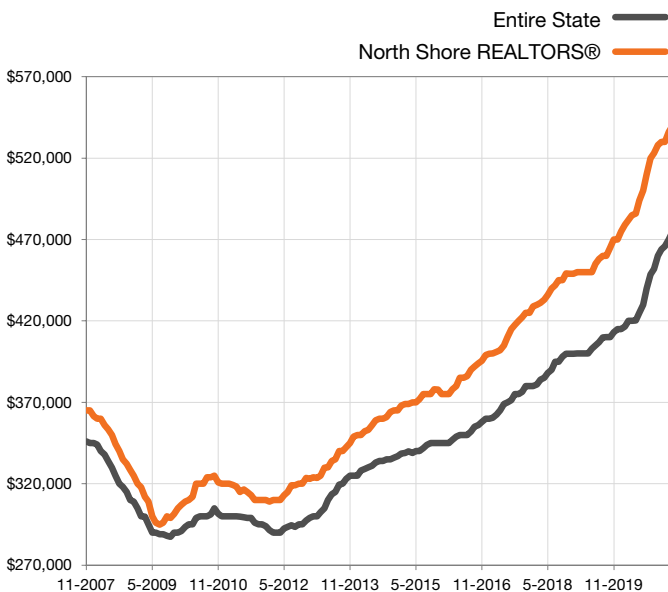
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	119	197	+ 65.5%	373	444	+ 19.0%
Closed Sales	122	132	+ 8.2%	342	360	+ 5.3%
Median Sales Price*	\$344,950	\$399,950	+ 15.9%	\$333,000	\$376,250	+ 13.0%
Inventory of Homes for Sale	231	109	- 52.8%	--	--	--
Months Supply of Inventory	1.4	0.7	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	43	37	- 14.0%	59	43	- 26.5%
Percent of Original List Price Received*	99.8%	101.3%	+ 1.5%	98.5%	99.9%	+ 1.5%
New Listings	160	202	+ 26.3%	444	468	+ 5.4%

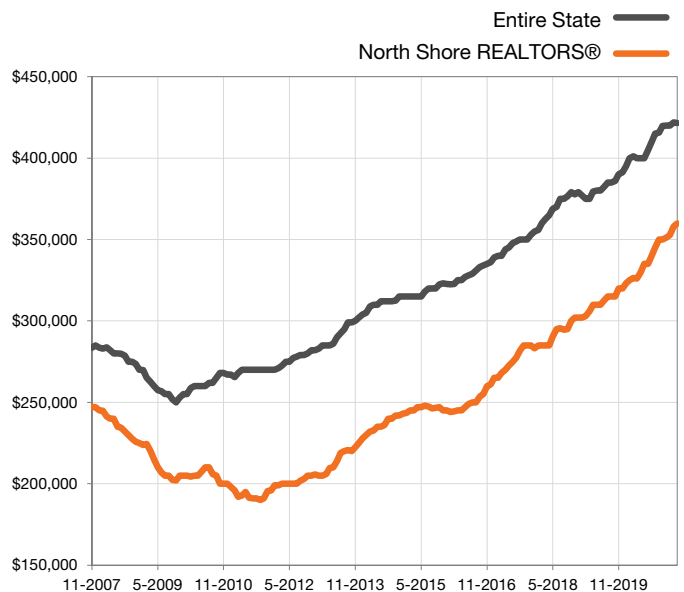
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 1.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.2%

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

- 70.0%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	288	395	+ 37.2%	703	813	+ 15.6%
Closed Sales	195	194	- 0.5%	576	578	+ 0.3%
Median Sales Price*	\$450,000	\$515,813	+ 14.6%	\$438,950	\$499,950	+ 13.9%
Inventory of Homes for Sale	443	99	- 77.7%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	51	33	- 35.4%	59	33	- 44.4%
Percent of Original List Price Received*	99.6%	105.3%	+ 5.7%	97.7%	102.9%	+ 5.3%
New Listings	369	375	+ 1.6%	879	815	- 7.3%

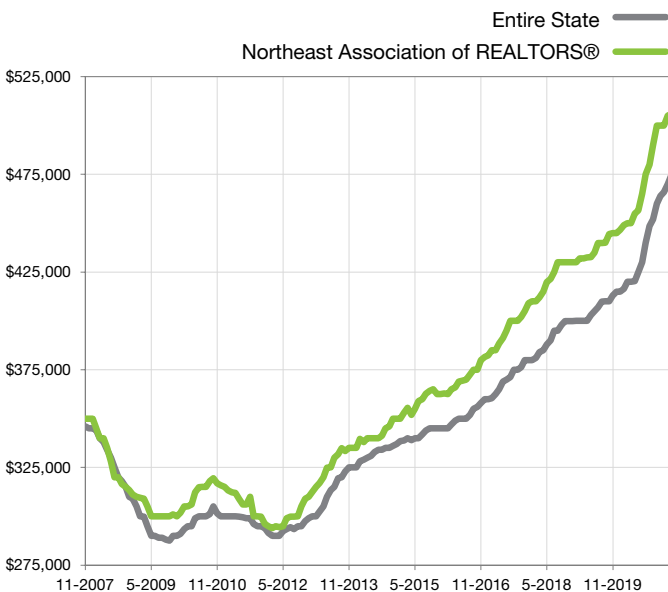
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	119	162	+ 36.1%	304	369	+ 21.4%
Closed Sales	102	108	+ 5.9%	242	293	+ 21.1%
Median Sales Price*	\$298,950	\$285,000	- 4.7%	\$290,200	\$275,000	- 5.2%
Inventory of Homes for Sale	186	90	- 51.6%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.7%	--	--	--
Cumulative Days on Market Until Sale	44	29	- 35.5%	51	33	- 35.4%
Percent of Original List Price Received*	99.8%	103.1%	+ 3.2%	98.8%	101.1%	+ 2.3%
New Listings	164	162	- 1.2%	390	400	+ 2.6%

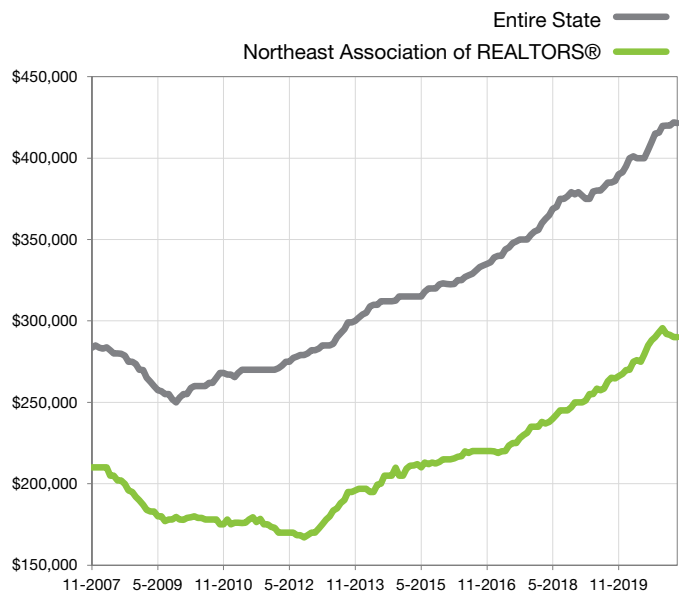
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 7.1%

+ 16.1%

- 69.2%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	543	580	+ 6.8%	1,330	1,255	- 5.6%
Closed Sales	393	353	- 10.2%	1,115	1,051	- 5.7%
Median Sales Price*	\$325,000	\$376,000	+ 15.7%	\$312,000	\$365,000	+ 17.0%
Inventory of Homes for Sale	1,013	292	- 71.2%	--	--	--
Months Supply of Inventory	1.9	0.5	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	72	34	- 53.3%	69	39	- 42.9%
Percent of Original List Price Received*	97.2%	102.9%	+ 5.8%	96.6%	101.0%	+ 4.6%
New Listings	709	617	- 13.0%	1,669	1,291	- 22.6%

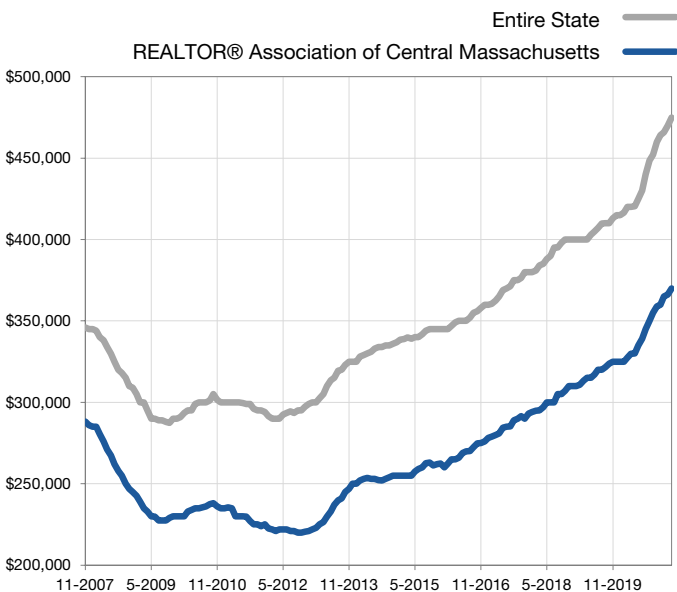
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	113	174	+ 54.0%	350	413	+ 18.0%
Closed Sales	111	115	+ 3.6%	289	299	+ 3.5%
Median Sales Price*	\$246,000	\$298,750	+ 21.4%	\$245,000	\$251,000	+ 2.4%
Inventory of Homes for Sale	247	96	- 61.1%	--	--	--
Months Supply of Inventory	2.0	0.7	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	65	32	- 51.1%	63	40	- 37.0%
Percent of Original List Price Received*	99.4%	101.1%	+ 1.7%	98.1%	100.2%	+ 2.1%
New Listings	150	185	+ 23.3%	416	405	- 2.6%

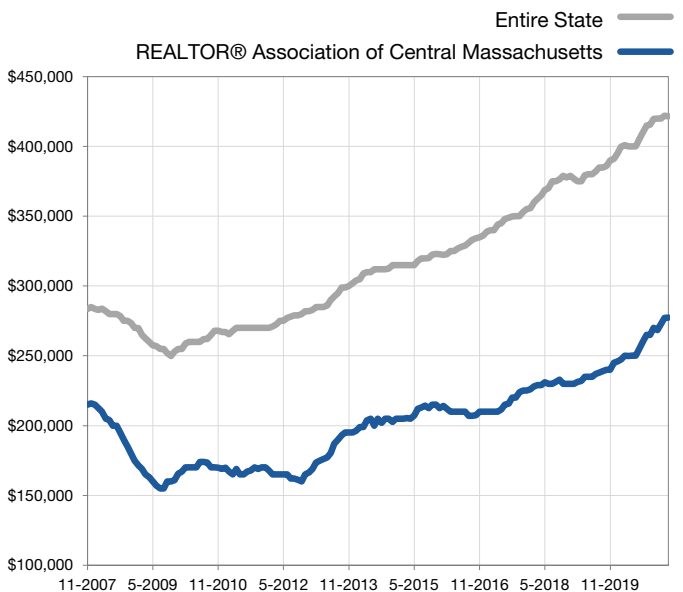
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 6.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 15.1%

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

- 68.2%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	491	540	+ 10.0%	1,280	1,335	+ 4.3%
Closed Sales	401	415	+ 3.5%	1,046	1,174	+ 12.2%
Median Sales Price*	\$224,700	\$262,250	+ 16.7%	\$220,000	\$259,900	+ 18.1%
Inventory of Homes for Sale	1,152	363	- 68.5%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.3%	--	--	--
Cumulative Days on Market Until Sale	80	47	- 41.0%	78	49	- 37.4%
Percent of Original List Price Received*	95.4%	100.4%	+ 5.3%	95.0%	99.5%	+ 4.7%
New Listings	620	524	- 15.5%	1,563	1,268	- 18.9%

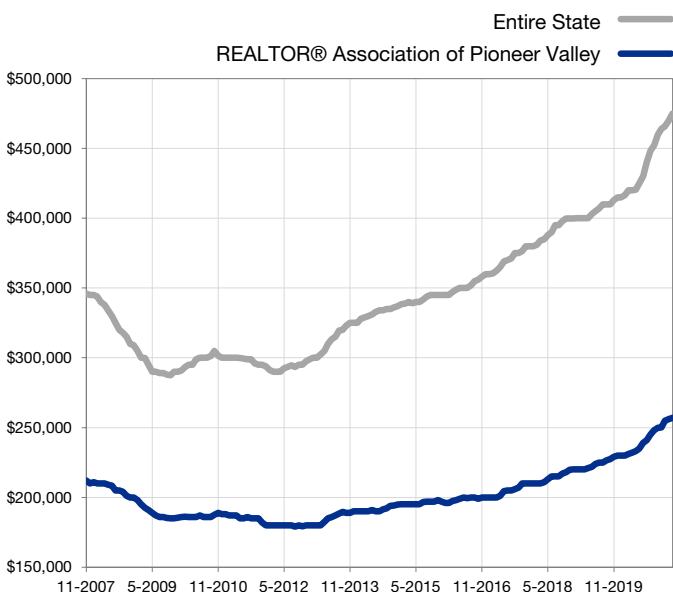
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	59	98	+ 66.1%	167	227	+ 35.9%
Closed Sales	41	56	+ 36.6%	125	168	+ 34.4%
Median Sales Price*	\$194,500	\$174,950	- 10.1%	\$155,000	\$173,500	+ 11.9%
Inventory of Homes for Sale	205	69	- 66.3%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.3%	--	--	--
Cumulative Days on Market Until Sale	85	38	- 55.0%	66	44	- 32.5%
Percent of Original List Price Received*	95.7%	99.7%	+ 4.2%	95.8%	98.6%	+ 2.9%
New Listings	76	86	+ 13.2%	224	223	- 0.4%

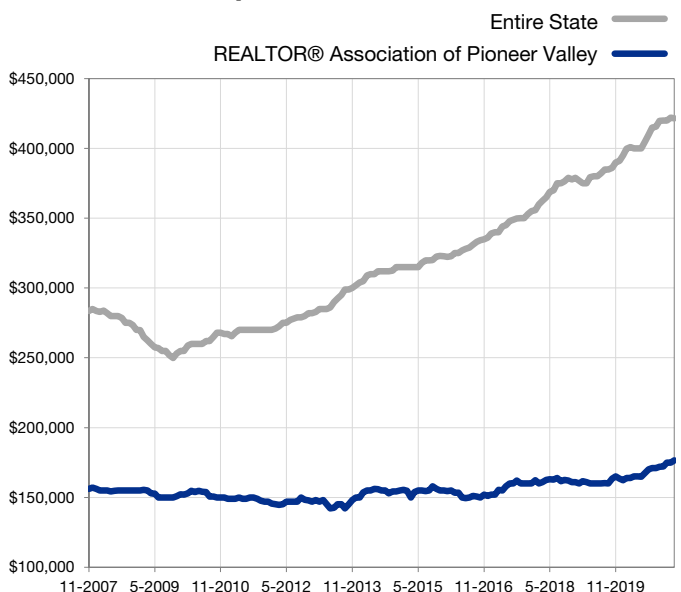
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 6.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 20.0%

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

- 68.2%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	341	460	+ 34.9%	1,046	1,058	+ 1.1%
Closed Sales	347	298	- 14.1%	881	874	- 0.8%
Median Sales Price*	\$340,000	\$410,000	+ 20.6%	\$335,550	\$405,000	+ 20.7%
Inventory of Homes for Sale	944	283	- 70.0%	--	--	--
Months Supply of Inventory	2.3	0.7	- 70.4%	--	--	--
Cumulative Days on Market Until Sale	74	36	- 50.7%	70	37	- 46.2%
Percent of Original List Price Received*	97.7%	101.9%	+ 4.3%	97.0%	101.4%	+ 4.5%
New Listings	493	481	- 2.4%	1,282	1,100	- 14.2%

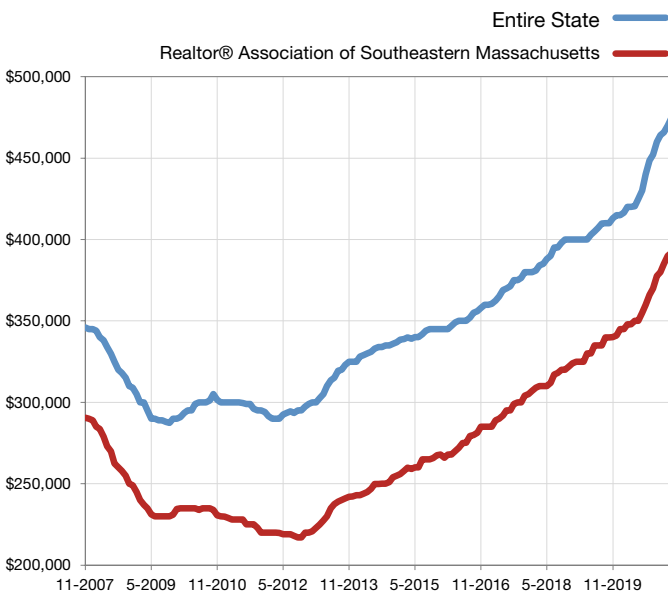
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	62	81	+ 30.6%	166	197	+ 18.7%
Closed Sales	48	70	+ 45.8%	155	192	+ 23.9%
Median Sales Price*	\$256,600	\$278,500	+ 8.5%	\$240,000	\$262,500	+ 9.4%
Inventory of Homes for Sale	133	60	- 54.9%	--	--	--
Months Supply of Inventory	1.9	0.8	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	58	29	- 49.7%	64	37	- 42.2%
Percent of Original List Price Received*	97.8%	101.0%	+ 3.3%	96.9%	100.0%	+ 3.2%
New Listings	89	89	0.0%	220	215	- 2.3%

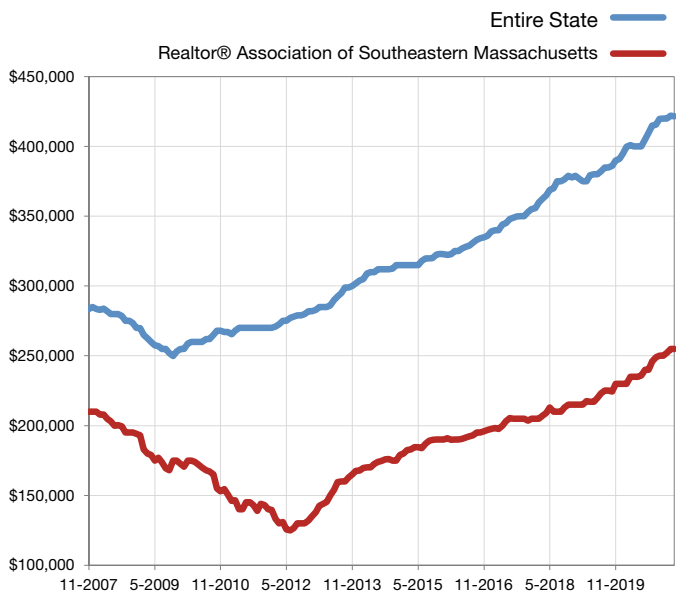
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 20.6%

+ 5.6%

- 74.5%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	79	85	+ 7.6%	249	235	- 5.6%
Closed Sales	97	75	- 22.7%	235	221	- 6.0%
Median Sales Price*	\$320,900	\$350,000	+ 9.1%	\$318,250	\$344,000	+ 8.1%
Inventory of Homes for Sale	250	64	- 74.4%	--	--	--
Months Supply of Inventory	2.7	0.7	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	76	30	- 60.7%	80	34	- 57.3%
Percent of Original List Price Received*	96.7%	101.9%	+ 5.3%	95.9%	101.3%	+ 5.6%
New Listings	124	96	- 22.6%	313	237	- 24.3%

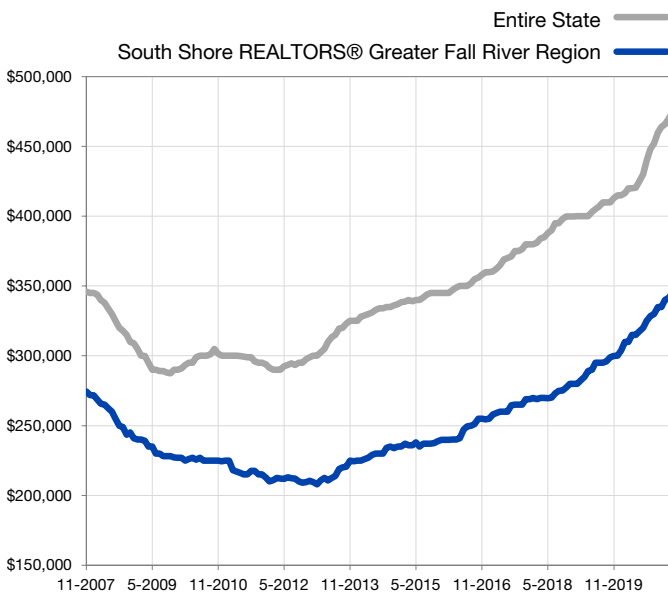
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	19	29	+ 52.6%
Closed Sales	10	10	0.0%	28	30	+ 7.1%
Median Sales Price*	\$187,050	\$187,500	+ 0.2%	\$179,500	\$209,000	+ 16.4%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--
Months Supply of Inventory	3.7	0.9	- 74.8%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 67.9%	24	43	+ 75.7%
Percent of Original List Price Received*	99.1%	97.7%	- 1.4%	97.3%	95.6%	- 1.7%
New Listings	16	10	- 37.5%	43	24	- 44.2%

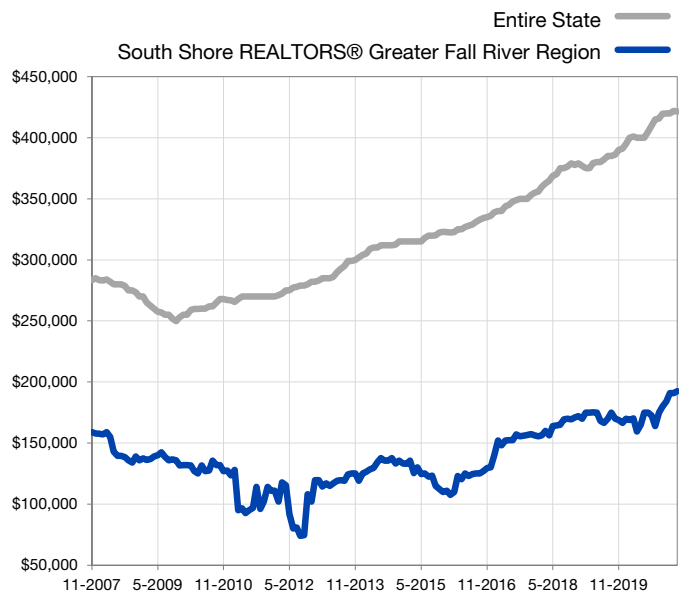
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 1.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 14.0%

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

- 65.3%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	477	599	+ 25.6%	1,212	1,302	+ 7.4%
Closed Sales	390	364	- 6.7%	1,007	993	- 1.4%
Median Sales Price*	\$461,500	\$538,245	+ 16.6%	\$459,950	\$520,000	+ 13.1%
Inventory of Homes for Sale	1,008	281	- 72.1%	--	--	--
Months Supply of Inventory	2.0	0.5	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	70	34	- 51.0%	74	39	- 46.8%
Percent of Original List Price Received*	97.6%	102.4%	+ 4.9%	96.5%	100.9%	+ 4.5%
New Listings	614	616	+ 0.3%	1,592	1,341	- 15.8%

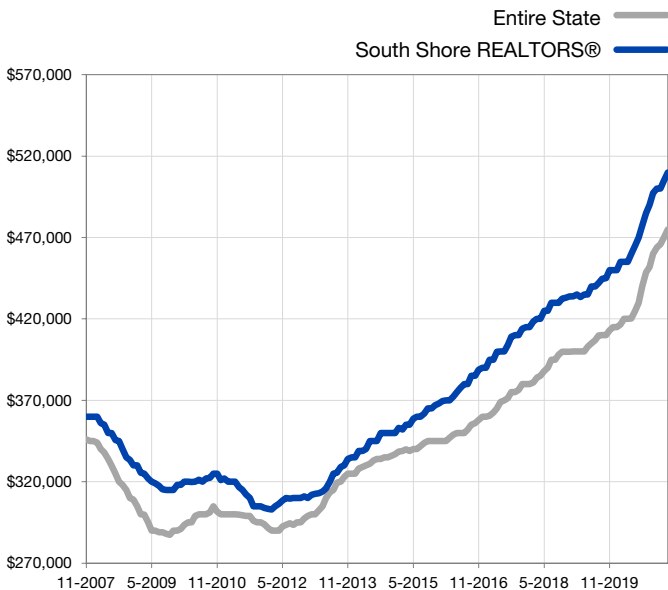
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	138	237	+ 71.7%	435	515	+ 18.4%
Closed Sales	133	167	+ 25.6%	369	383	+ 3.8%
Median Sales Price*	\$365,000	\$383,000	+ 4.9%	\$365,000	\$373,000	+ 2.2%
Inventory of Homes for Sale	349	190	- 45.6%	--	--	--
Months Supply of Inventory	2.1	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	55	51	- 7.4%	65	50	- 23.5%
Percent of Original List Price Received*	98.8%	99.7%	+ 0.9%	97.7%	98.9%	+ 1.2%
New Listings	182	267	+ 46.7%	566	606	+ 7.1%

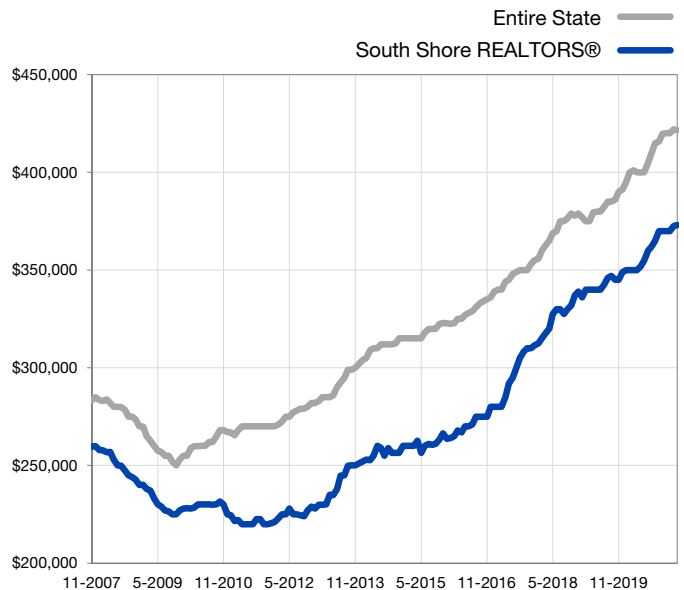
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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