

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**+ 45.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 45.6%**

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

**- 59.1%**

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

### Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	193	139	- 28.0%	538	611	+ 13.6%
Closed Sales	86	121	+ 40.7%	419	542	+ 29.4%
Median Sales Price*	\$198,500	<b>\$285,000</b>	+ 43.6%	\$210,000	<b>\$285,000</b>	+ 35.7%
Inventory of Homes for Sale	652	283	- 56.6%	--	--	--
Months Supply of Inventory	5.5	1.8	- 67.5%	--	--	--
Cumulative Days on Market Until Sale	119	48	- 59.2%	105	69	- 34.3%
Percent of Original List Price Received*	89.9%	98.9%	+ 10.0%	92.0%	95.8%	+ 4.1%
New Listings	244	200	- 18.0%	685	683	- 0.3%

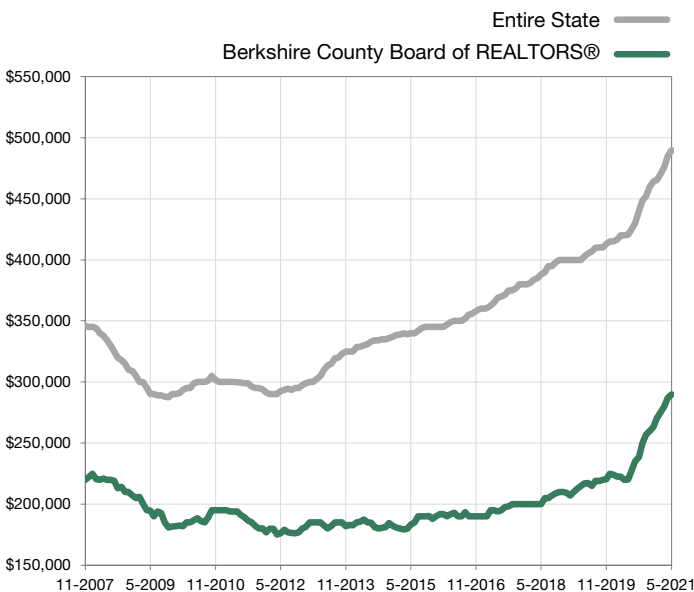
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	13	- 27.8%	48	86	+ 79.2%
Closed Sales	6	13	+ 116.7%	41	75	+ 82.9%
Median Sales Price*	\$176,750	<b>\$382,500</b>	+ 116.4%	\$325,000	<b>\$270,000</b>	- 16.9%
Inventory of Homes for Sale	140	41	- 70.7%	--	--	--
Months Supply of Inventory	9.9	2.3	- 77.2%	--	--	--
Cumulative Days on Market Until Sale	213	84	- 60.7%	167	104	- 37.9%
Percent of Original List Price Received*	88.6%	99.0%	+ 11.8%	91.1%	95.8%	+ 5.2%
New Listings	31	18	- 41.9%	93	73	- 21.5%

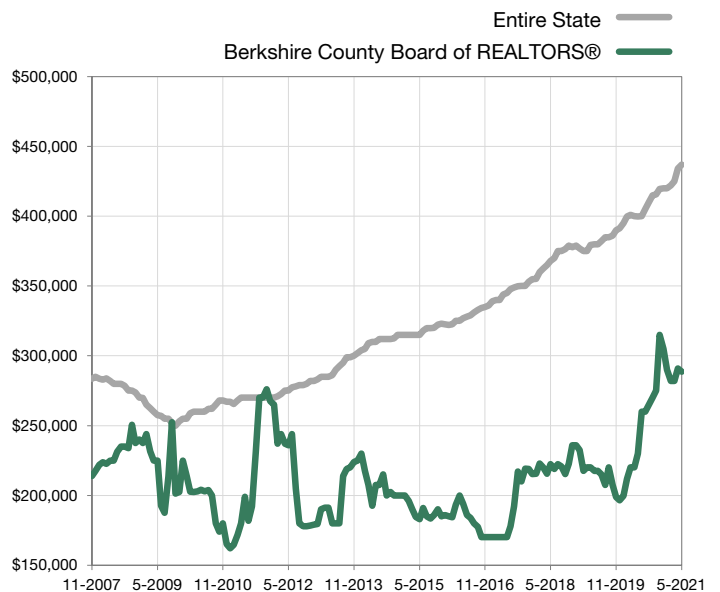
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**+ 41.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 35.7%**

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	540	<b>557</b>	+ 3.1%	1,941	<b>2,285</b>	+ 17.7%
Closed Sales	324	<b>460</b>	+ 42.0%	1,687	<b>1,974</b>	+ 17.0%
Median Sales Price*	\$450,000	<b>\$609,422</b>	+ 35.4%	\$435,000	<b>\$588,500</b>	+ 35.3%
Inventory of Homes for Sale	1,997	<b>589</b>	- 70.5%	--	--	--
Months Supply of Inventory	4.7	<b>1.1</b>	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	109	<b>39</b>	- 64.1%	114	<b>62</b>	- 45.4%
Percent of Original List Price Received*	95.3%	<b>104.2%</b>	+ 9.4%	94.0%	<b>100.4%</b>	+ 6.9%
New Listings	606	<b>656</b>	+ 8.3%	2,697	<b>2,414</b>	- 10.5%

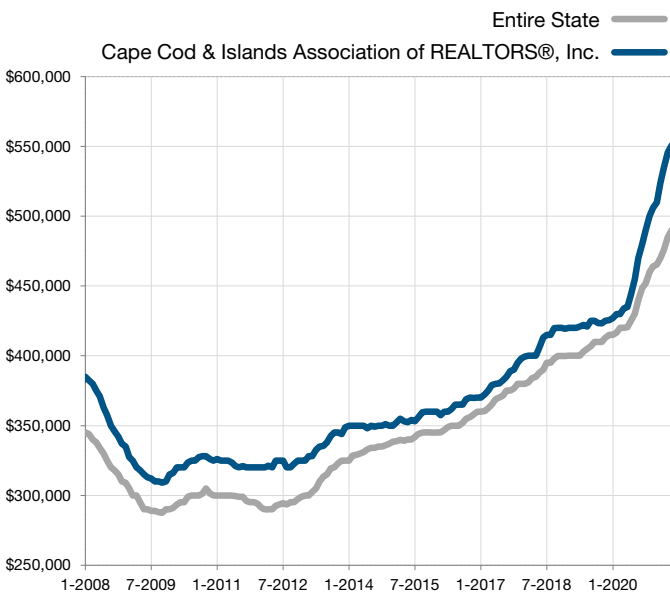
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	108	<b>143</b>	+ 32.4%	435	<b>634</b>	+ 45.7%
Closed Sales	80	<b>111</b>	+ 38.8%	418	<b>520</b>	+ 24.4%
Median Sales Price*	\$270,000	<b>\$347,500</b>	+ 28.7%	\$295,000	<b>\$345,000</b>	+ 16.9%
Inventory of Homes for Sale	589	<b>186</b>	- 68.4%	--	--	--
Months Supply of Inventory	5.6	<b>1.4</b>	- 75.1%	--	--	--
Cumulative Days on Market Until Sale	107	<b>43</b>	- 59.4%	104	<b>76</b>	- 26.8%
Percent of Original List Price Received*	95.2%	<b>102.5%</b>	+ 7.7%	95.8%	<b>98.8%</b>	+ 3.2%
New Listings	145	<b>143</b>	- 1.4%	674	<b>598</b>	- 11.3%

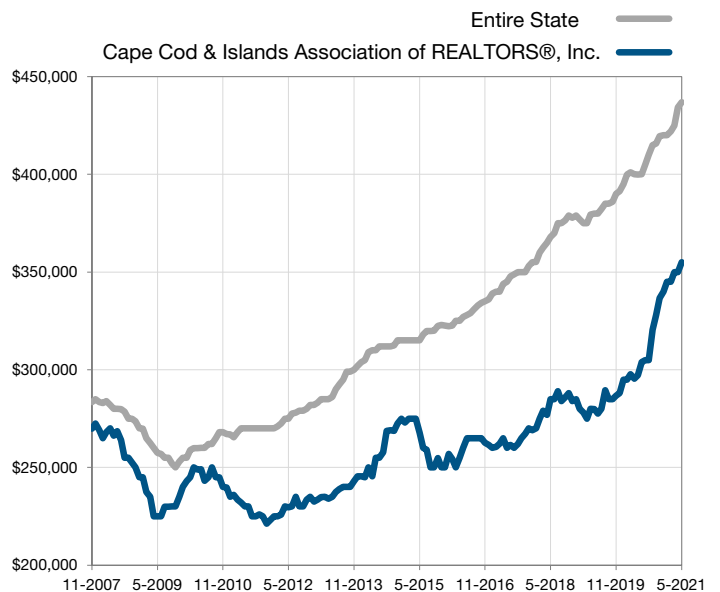
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,284	<b>1,831</b>	+ 42.6%	4,715	<b>6,417</b>	+ 36.1%
Closed Sales	897	<b>1,187</b>	+ 32.3%	3,879	<b>4,509</b>	+ 16.2%
Median Sales Price*	\$670,000	<b>\$760,000</b>	+ 13.4%	\$640,000	<b>\$720,000</b>	+ 12.5%
Inventory of Homes for Sale	2,079	<b>835</b>	- 59.8%	--	--	--
Months Supply of Inventory	1.9	<b>0.7</b>	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	38	<b>23</b>	- 39.5%	55	<b>35</b>	- 36.4%
Percent of Original List Price Received*	99.1%	<b>106.2%</b>	+ 7.2%	98.3%	<b>103.0%</b>	+ 4.8%
New Listings	1,610	<b>1,688</b>	+ 4.8%	6,196	<b>6,995</b>	+ 12.9%

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

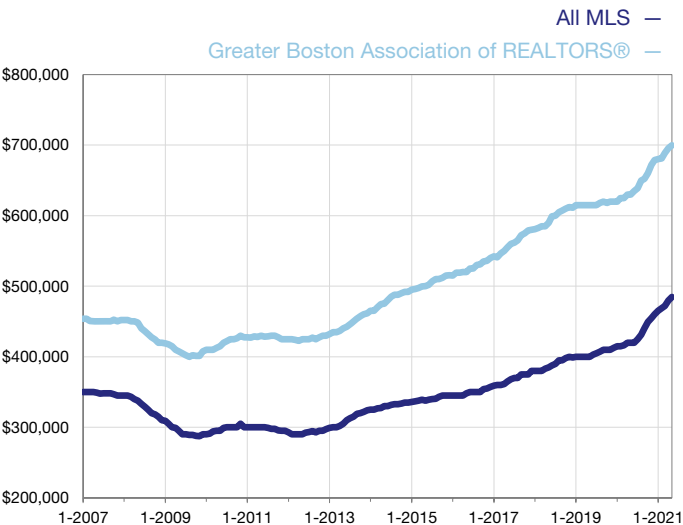
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	848	<b>1,548</b>	+ 82.5%	3,742	<b>6,654</b>	+ 77.8%
Closed Sales	616	<b>1,407</b>	+ 128.4%	3,453	<b>5,170</b>	+ 49.7%
Median Sales Price*	\$576,927	<b>\$637,500</b>	+ 10.5%	\$591,435	<b>\$615,000</b>	+ 4.0%
Inventory of Homes for Sale	2,188	<b>1,780</b>	- 18.6%	--	--	--
Months Supply of Inventory	2.5	<b>1.7</b>	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	43	<b>38</b>	- 11.6%	57	<b>53</b>	- 7.0%
Percent of Original List Price Received*	99.0%	<b>101.1%</b>	+ 2.1%	98.6%	<b>99.2%</b>	+ 0.6%
New Listings	1,287	<b>1,643</b>	+ 27.7%	5,378	<b>7,868</b>	+ 46.3%

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

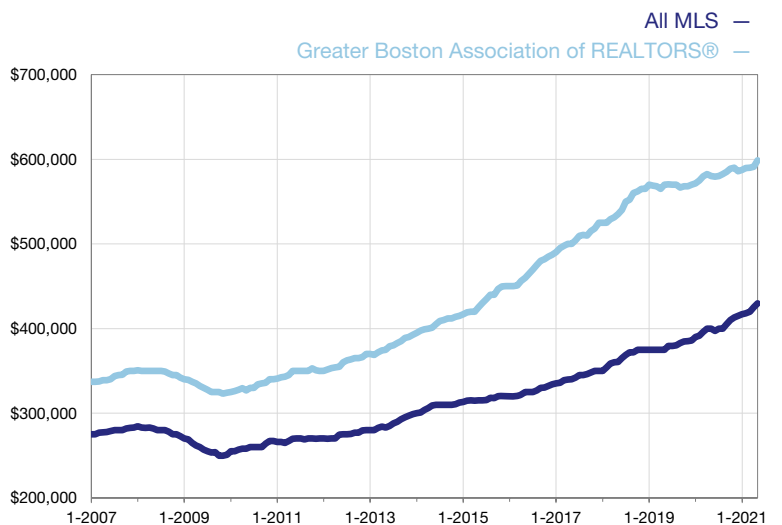
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**+ 35.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 16.5%**

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

**- 61.5%**

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

### Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	83	73	- 12.0%	252	274	+ 8.7%
Closed Sales	52	66	+ 26.9%	202	219	+ 8.4%
Median Sales Price*	\$521,500	<b>\$694,000</b>	+ 33.1%	\$540,000	<b>\$650,000</b>	+ 20.4%
Inventory of Homes for Sale	131	51	- 61.1%	--	--	--
Months Supply of Inventory	2.1	0.8	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	40	35	- 13.1%	57	37	- 35.6%
Percent of Original List Price Received*	99.3%	104.5%	+ 5.3%	97.4%	102.6%	+ 5.4%
New Listings	75	82	+ 9.3%	342	312	- 8.8%

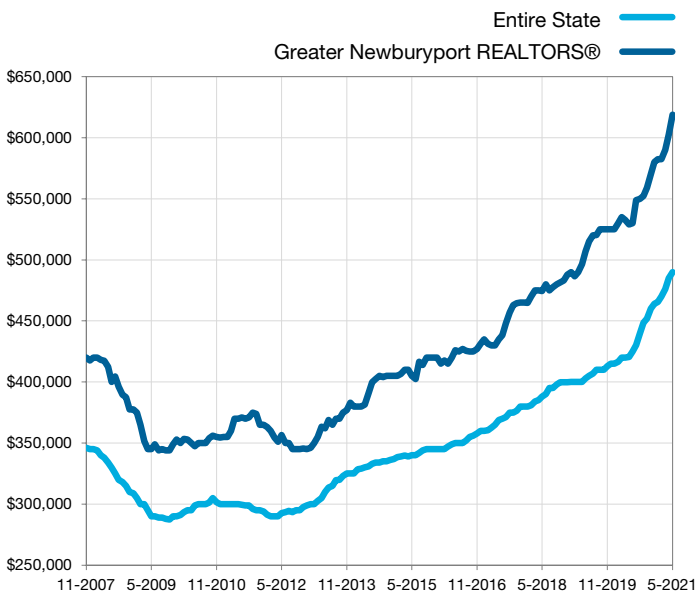
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	44	40	- 9.1%	148	218	+ 47.3%
Closed Sales	22	34	+ 54.5%	120	171	+ 42.5%
Median Sales Price*	\$404,050	<b>\$437,500</b>	+ 8.3%	\$390,700	<b>\$429,900</b>	+ 10.0%
Inventory of Homes for Sale	77	29	- 62.3%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 22.3%	54	40	- 26.3%
Percent of Original List Price Received*	99.8%	105.7%	+ 5.9%	99.0%	101.8%	+ 2.8%
New Listings	66	48	- 27.3%	212	233	+ 9.9%

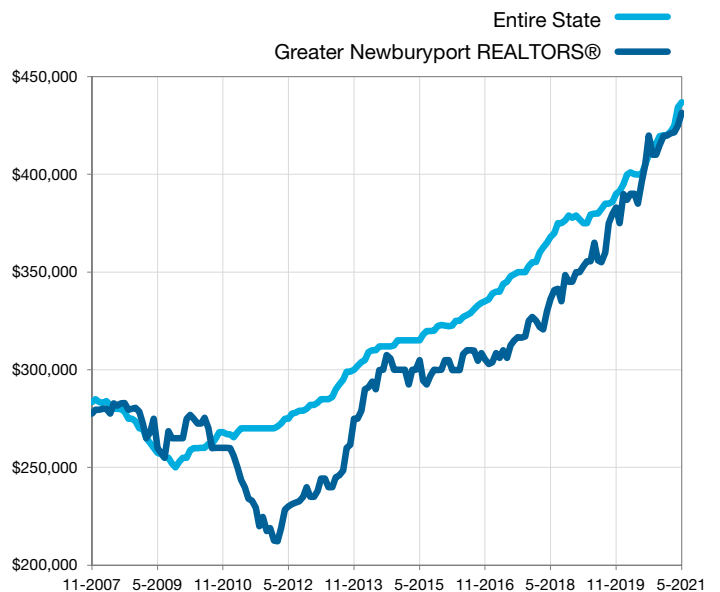
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**+ 10.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 7.9%**

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

**- 65.1%**

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

### Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	277	288	+ 4.0%	1,116	1,146	+ 2.7%
Closed Sales	236	245	+ 3.8%	892	961	+ 7.7%
Median Sales Price*	\$345,000	<b>\$380,000</b>	+ 10.1%	\$300,949	<b>\$355,000</b>	+ 18.0%
Inventory of Homes for Sale	522	174	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.4%	--	--	--
Cumulative Days on Market Until Sale	55	22	- 59.7%	65	36	- 44.9%
Percent of Original List Price Received*	98.3%	105.6%	+ 7.4%	97.1%	103.4%	+ 6.4%
New Listings	310	287	- 7.4%	1,318	1,203	- 8.7%

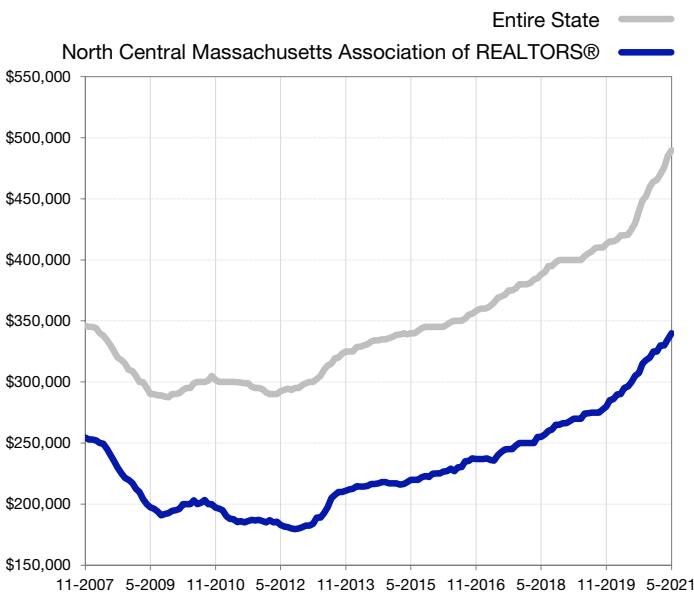
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	45	52	+ 15.6%	151	192	+ 27.2%
Closed Sales	26	45	+ 73.1%	128	158	+ 23.4%
Median Sales Price*	\$232,450	<b>\$251,000</b>	+ 8.0%	\$210,000	<b>\$248,950</b>	+ 18.5%
Inventory of Homes for Sale	62	30	- 51.6%	--	--	--
Months Supply of Inventory	1.8	0.8	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	53	22	- 59.3%	63	33	- 46.5%
Percent of Original List Price Received*	99.3%	105.8%	+ 6.6%	98.8%	102.8%	+ 4.1%
New Listings	43	50	+ 16.3%	187	208	+ 11.2%

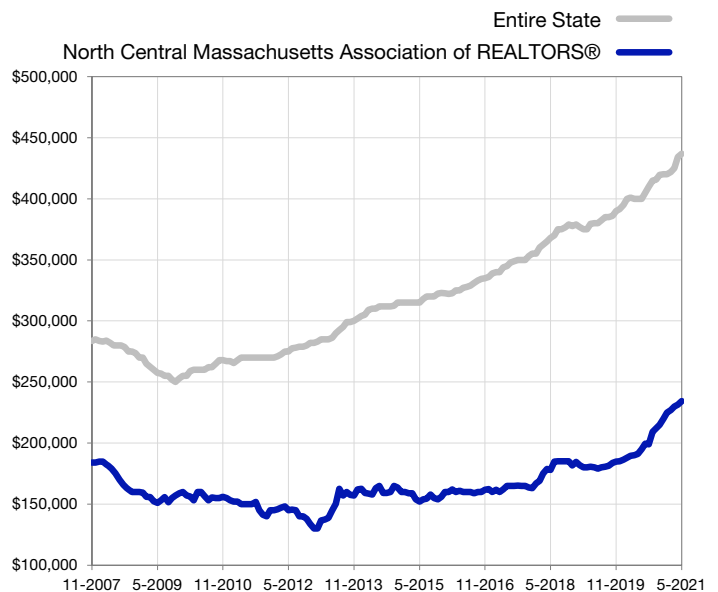
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**+ 32.7%**

**+ 23.1%**

**- 60.0%**

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	347	<b>439</b>	+ 26.5%	1,301	<b>1,549</b>	+ 19.1%
Closed Sales	254	<b>299</b>	+ 17.7%	1,117	<b>1,177</b>	+ 5.4%
Median Sales Price*	\$487,450	<b>\$607,000</b>	+ 24.5%	\$489,500	<b>\$571,000</b>	+ 16.6%
Inventory of Homes for Sale	508	<b>202</b>	- 60.2%	--	--	--
Months Supply of Inventory	1.6	<b>0.6</b>	- 61.6%	--	--	--
Cumulative Days on Market Until Sale	40	<b>28</b>	- 29.5%	50	<b>32</b>	- 36.4%
Percent of Original List Price Received*	99.2%	<b>106.0%</b>	+ 6.8%	98.3%	<b>104.1%</b>	+ 5.9%
New Listings	422	<b>435</b>	+ 3.1%	1,568	<b>1,656</b>	+ 5.6%

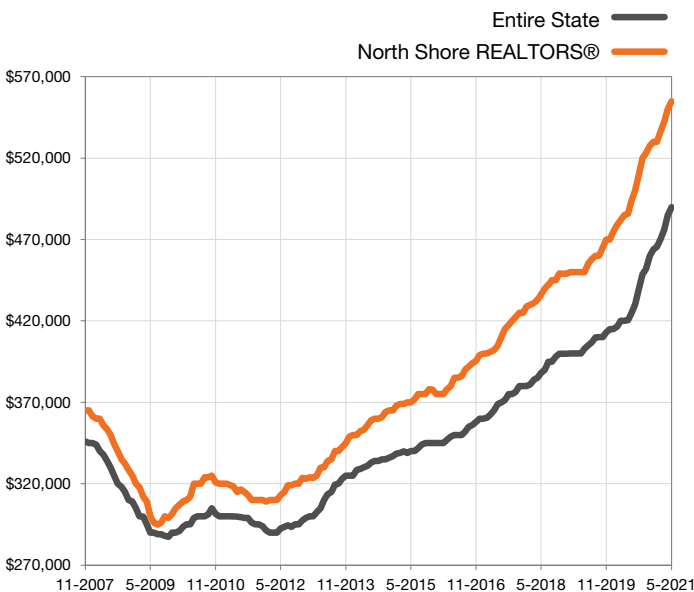
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	154	<b>184</b>	+ 19.5%	606	<b>799</b>	+ 31.8%
Closed Sales	92	<b>160</b>	+ 73.9%	546	<b>659</b>	+ 20.7%
Median Sales Price*	\$329,950	<b>\$406,000</b>	+ 23.0%	\$331,500	<b>\$380,000</b>	+ 14.6%
Inventory of Homes for Sale	244	<b>99</b>	- 59.4%	--	--	--
Months Supply of Inventory	1.6	<b>0.6</b>	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	43	<b>28</b>	- 36.4%	54	<b>37</b>	- 32.0%
Percent of Original List Price Received*	99.2%	<b>103.1%</b>	+ 3.9%	99.0%	<b>101.5%</b>	+ 2.5%
New Listings	188	<b>180</b>	- 4.3%	733	<b>851</b>	+ 16.1%

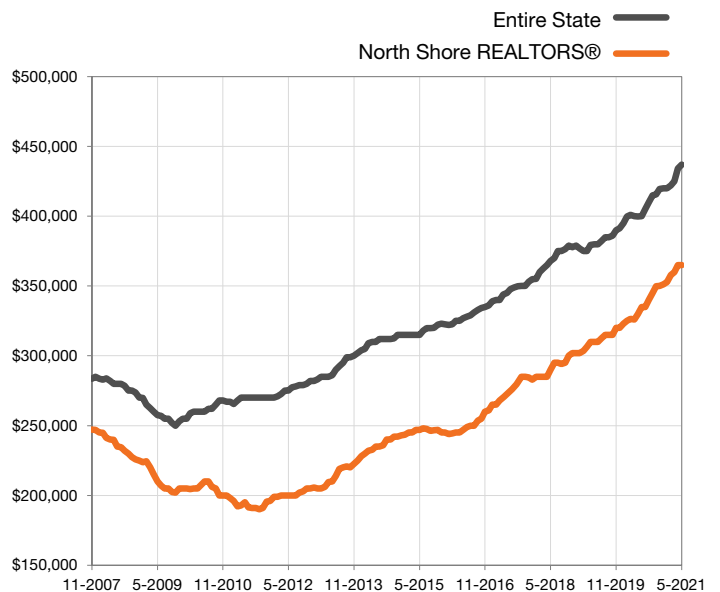
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**+ 38.4%**

**+ 17.6%**

**- 65.2%**

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	348	<b>430</b>	+ 23.6%	1,269	<b>1,548</b>	+ 22.0%
Closed Sales	248	<b>319</b>	+ 28.6%	1,056	<b>1,192</b>	+ 12.9%
Median Sales Price*	\$462,750	<b>\$562,000</b>	+ 21.4%	\$456,250	<b>\$535,000</b>	+ 17.3%
Inventory of Homes for Sale	451	<b>136</b>	- 69.8%	--	--	--
Months Supply of Inventory	1.4	<b>0.4</b>	- 71.1%	--	--	--
Cumulative Days on Market Until Sale	36	<b>24</b>	- 33.0%	49	<b>29</b>	- 41.7%
Percent of Original List Price Received*	100.0%	<b>107.3%</b>	+ 7.3%	99.0%	<b>104.8%</b>	+ 5.9%
New Listings	409	<b>408</b>	- 0.2%	1,563	<b>1,630</b>	+ 4.3%

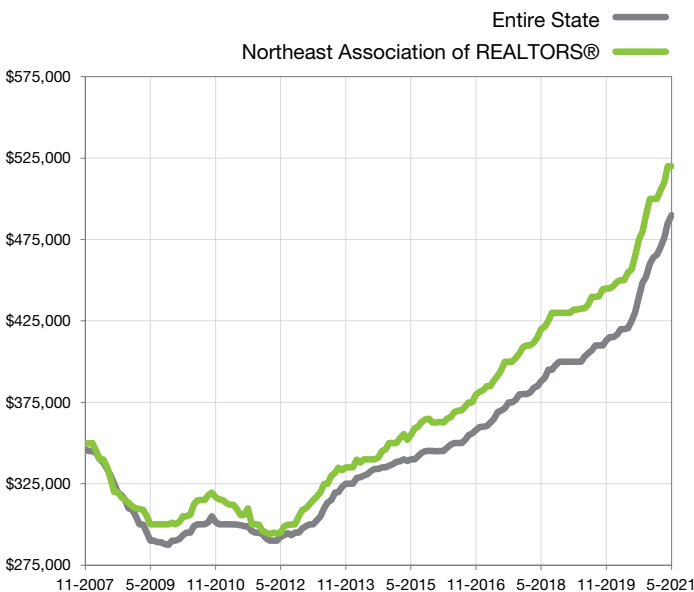
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	144	<b>157</b>	+ 9.0%	508	<b>677</b>	+ 33.3%
Closed Sales	83	<b>139</b>	+ 67.5%	418	<b>553</b>	+ 32.3%
Median Sales Price*	\$296,000	<b>\$315,000</b>	+ 6.4%	\$294,750	<b>\$290,000</b>	- 1.6%
Inventory of Homes for Sale	210	<b>94</b>	- 55.2%	--	--	--
Months Supply of Inventory	1.8	<b>0.7</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	35	<b>23</b>	- 34.1%	45	<b>29</b>	- 35.5%
Percent of Original List Price Received*	99.7%	<b>104.8%</b>	+ 5.2%	99.5%	<b>102.4%</b>	+ 2.9%
New Listings	175	<b>157</b>	- 10.3%	650	<b>737</b>	+ 13.4%

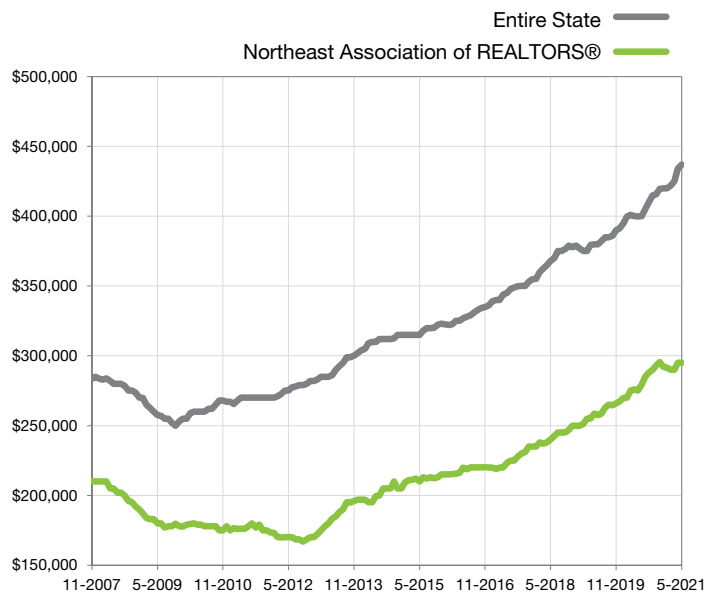
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**+ 12.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 16.0%**

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

**- 64.8%**

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

### Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	604	<b>718</b>	+ 18.9%	2,323	<b>2,549</b>	+ 9.7%
Closed Sales	451	<b>486</b>	+ 7.8%	1,981	<b>1,946</b>	- 1.8%
Median Sales Price*	\$359,900	<b>\$420,000</b>	+ 16.7%	\$325,000	<b>\$385,000</b>	+ 18.5%
Inventory of Homes for Sale	1,017	<b>369</b>	- 63.7%	--	--	--
Months Supply of Inventory	1.9	<b>0.7</b>	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	48	<b>24</b>	- 49.4%	60	<b>34</b>	- 44.2%
Percent of Original List Price Received*	98.9%	<b>105.0%</b>	+ 6.1%	97.7%	<b>102.8%</b>	+ 5.2%
New Listings	696	<b>676</b>	- 2.9%	2,830	<b>2,752</b>	- 2.8%

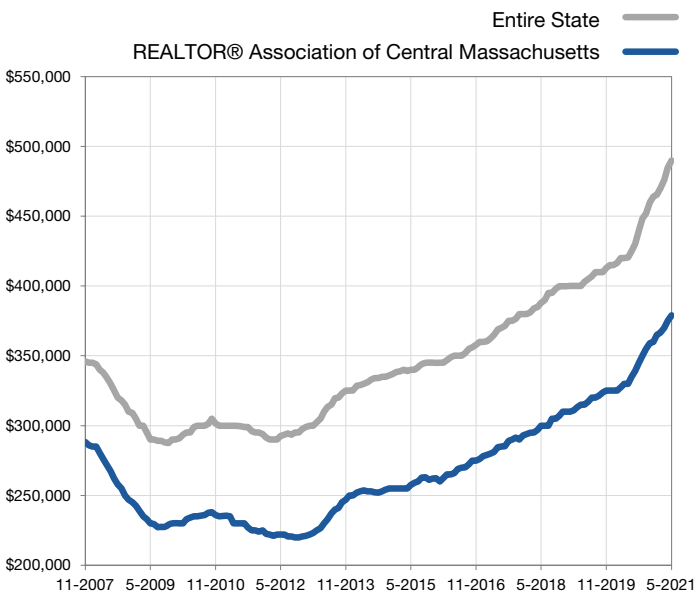
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	114	<b>192</b>	+ 68.4%	555	<b>775</b>	+ 39.6%
Closed Sales	99	<b>130</b>	+ 31.3%	480	<b>551</b>	+ 14.8%
Median Sales Price*	\$250,000	<b>\$319,500</b>	+ 27.8%	\$249,950	<b>\$285,000</b>	+ 14.0%
Inventory of Homes for Sale	283	<b>89</b>	- 68.6%	--	--	--
Months Supply of Inventory	2.3	<b>0.7</b>	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	43	<b>29</b>	- 31.2%	60	<b>36</b>	- 40.5%
Percent of Original List Price Received*	99.0%	<b>103.1%</b>	+ 4.1%	98.5%	<b>101.5%</b>	+ 3.1%
New Listings	166	<b>163</b>	- 1.8%	692	<b>784</b>	+ 13.3%

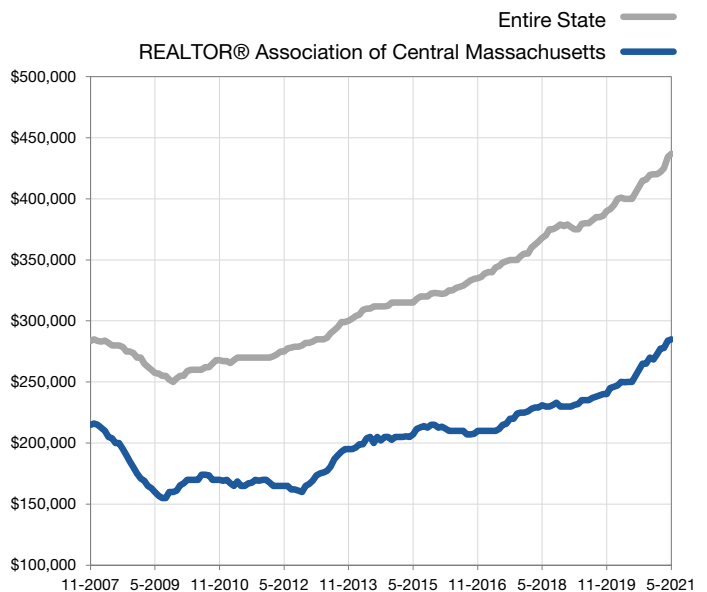
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**+ 1.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 17.0%**

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

**- 57.9%**

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

### Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	582	<b>649</b>	+ 11.5%	2,261	<b>2,474</b>	+ 9.4%
Closed Sales	443	<b>437</b>	- 1.4%	1,862	<b>2,028</b>	+ 8.9%
Median Sales Price*	\$245,750	<b>\$285,000</b>	+ 16.0%	\$229,900	<b>\$265,000</b>	+ 15.3%
Inventory of Homes for Sale	1,088	<b>458</b>	- 57.9%	--	--	--
Months Supply of Inventory	2.2	<b>0.9</b>	- 60.6%	--	--	--
Cumulative Days on Market Until Sale	60	<b>35</b>	- 42.1%	70	<b>44</b>	- 37.5%
Percent of Original List Price Received*	98.4%	<b>103.4%</b>	+ 5.1%	96.5%	<b>100.9%</b>	+ 4.6%
New Listings	654	<b>678</b>	+ 3.7%	2,663	<b>2,616</b>	- 1.8%

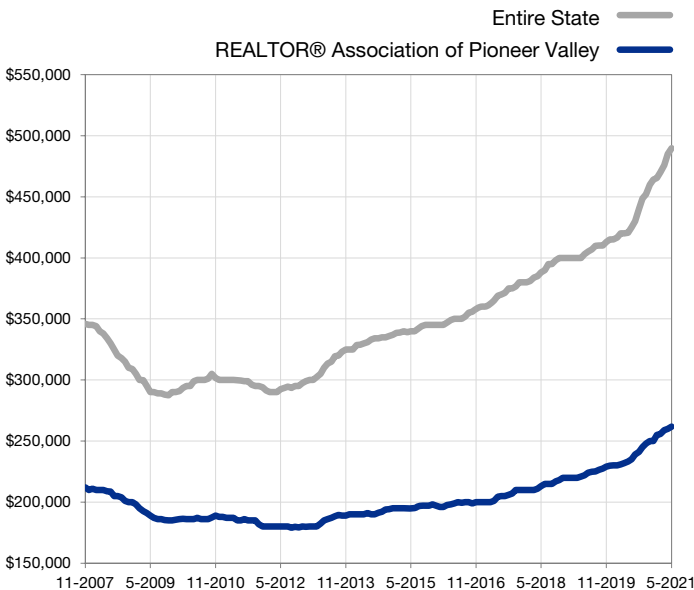
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	79	<b>115</b>	+ 45.6%	291	<b>405</b>	+ 39.2%
Closed Sales	49	<b>64</b>	+ 30.6%	240	<b>311</b>	+ 29.6%
Median Sales Price*	\$165,000	<b>\$201,000</b>	+ 21.8%	\$160,000	<b>\$184,900</b>	+ 15.6%
Inventory of Homes for Sale	170	<b>72</b>	- 57.6%	--	--	--
Months Supply of Inventory	2.5	<b>1.0</b>	- 59.8%	--	--	--
Cumulative Days on Market Until Sale	56	<b>44</b>	- 21.3%	63	<b>44</b>	- 30.1%
Percent of Original List Price Received*	98.9%	<b>102.4%</b>	+ 3.5%	97.3%	<b>99.9%</b>	+ 2.7%
New Listings	76	<b>100</b>	+ 31.6%	345	<b>411</b>	+ 19.1%

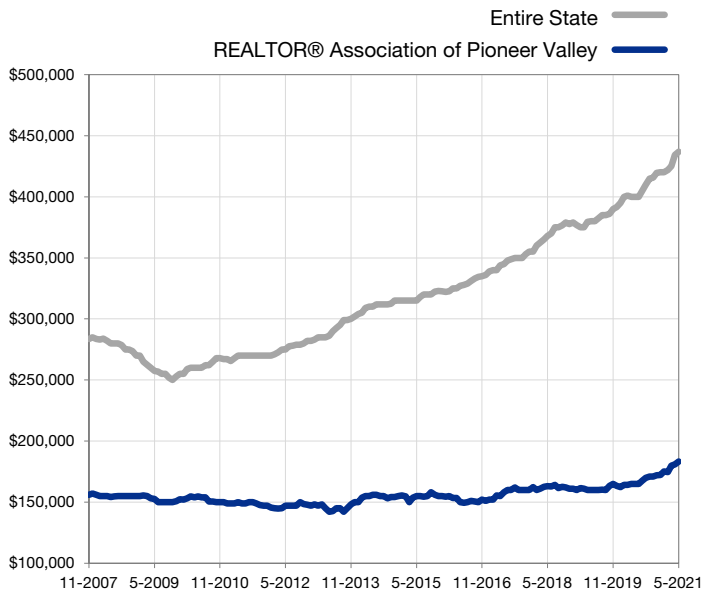
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**+ 22.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 20.8%**

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

**- 64.5%**

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

### Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	462	<b>490</b>	+ 6.1%	1,774	<b>1,964</b>	+ 10.7%
Closed Sales	307	<b>377</b>	+ 22.8%	1,491	<b>1,606</b>	+ 7.7%
Median Sales Price*	\$358,000	<b>\$440,000</b>	+ 22.9%	\$348,000	<b>\$415,000</b>	+ 19.3%
Inventory of Homes for Sale	879	<b>302</b>	- 65.6%	--	--	--
Months Supply of Inventory	2.3	<b>0.7</b>	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	53	<b>31</b>	- 42.0%	65	<b>35</b>	- 46.2%
Percent of Original List Price Received*	98.2%	<b>104.0%</b>	+ 5.9%	97.5%	<b>102.5%</b>	+ 5.1%
New Listings	493	<b>508</b>	+ 3.0%	2,116	<b>2,109</b>	- 0.3%

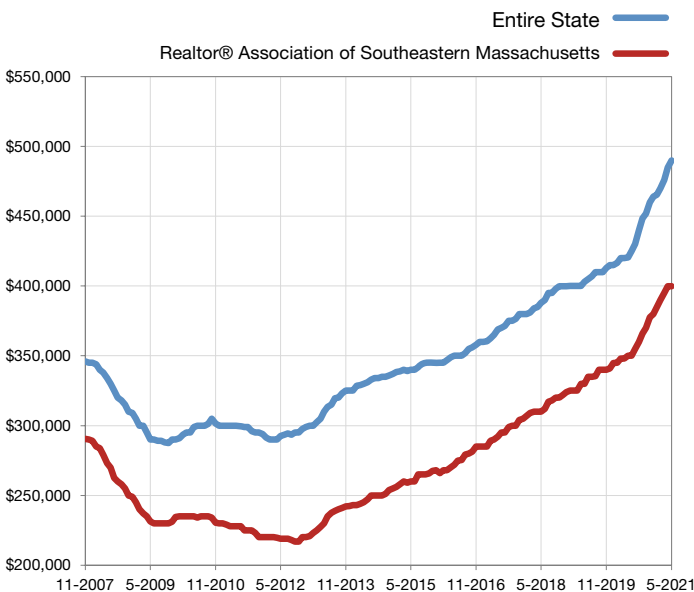
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	73	<b>119</b>	+ 63.0%	297	<b>391</b>	+ 31.6%
Closed Sales	61	<b>73</b>	+ 19.7%	262	<b>325</b>	+ 24.0%
Median Sales Price*	\$231,000	<b>\$270,000</b>	+ 16.9%	\$240,000	<b>\$265,000</b>	+ 10.4%
Inventory of Homes for Sale	129	<b>56</b>	- 56.6%	--	--	--
Months Supply of Inventory	2.0	<b>0.7</b>	- 63.4%	--	--	--
Cumulative Days on Market Until Sale	34	<b>26</b>	- 23.1%	53	<b>35</b>	- 33.9%
Percent of Original List Price Received*	99.2%	<b>103.2%</b>	+ 4.1%	97.7%	<b>101.4%</b>	+ 3.7%
New Listings	87	<b>112</b>	+ 28.7%	368	<b>425</b>	+ 15.5%

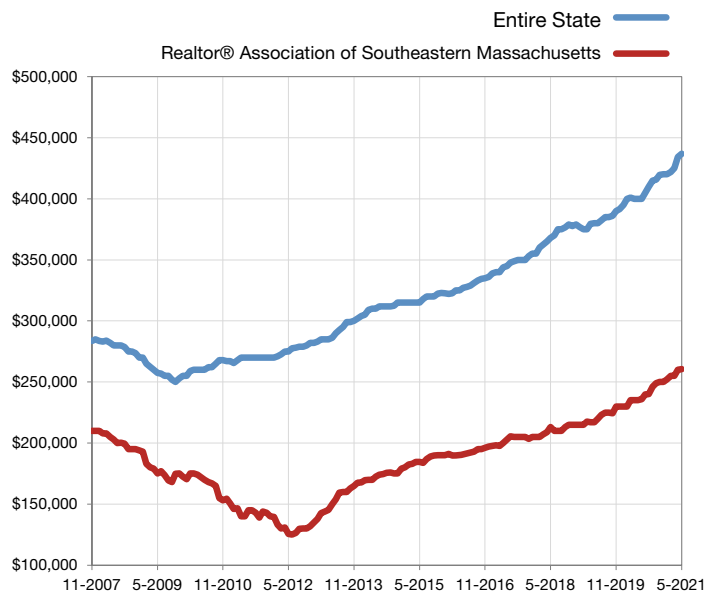
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**+ 8.4%**

**+ 16.9%**

**- 66.0%**

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

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	95	<b>99</b>	+ 4.2%	421	<b>410</b>	- 2.6%
Closed Sales	74	<b>78</b>	+ 5.4%	378	<b>362</b>	- 4.2%
Median Sales Price*	\$330,000	<b>\$387,500</b>	+ 17.4%	\$324,900	<b>\$360,000</b>	+ 10.8%
Inventory of Homes for Sale	209	<b>67</b>	- 67.9%	--	--	--
Months Supply of Inventory	2.3	<b>0.7</b>	- 67.9%	--	--	--
Cumulative Days on Market Until Sale	58	<b>37</b>	- 35.9%	71	<b>34</b>	- 51.8%
Percent of Original List Price Received*	98.7%	<b>102.8%</b>	+ 4.2%	96.8%	<b>101.8%</b>	+ 5.1%
New Listings	107	<b>93</b>	- 13.1%	490	<b>430</b>	- 12.2%

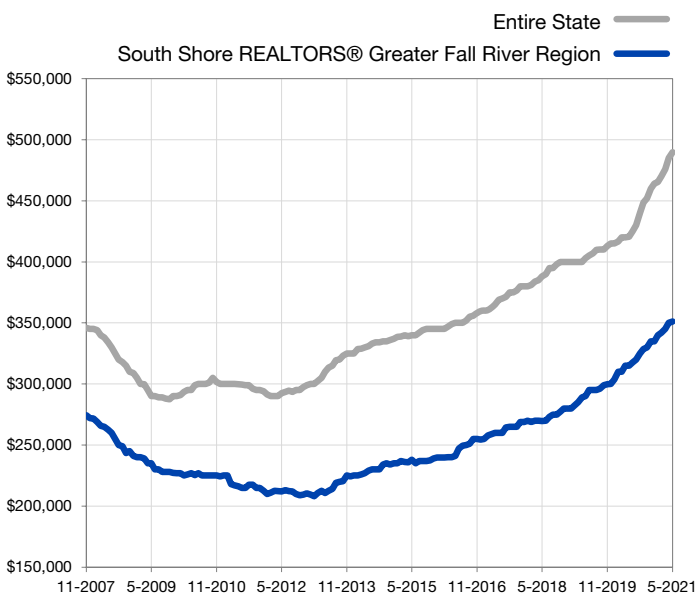
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	<b>17</b>	+ 70.0%	34	<b>59</b>	+ 73.5%
Closed Sales	9	<b>12</b>	+ 33.3%	39	<b>51</b>	+ 30.8%
Median Sales Price*	\$123,100	<b>\$221,450</b>	+ 79.9%	\$151,000	<b>\$222,000</b>	+ 47.0%
Inventory of Homes for Sale	29	<b>14</b>	- 51.7%	--	--	--
Months Supply of Inventory	3.1	<b>1.3</b>	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	44	<b>21</b>	- 51.4%	30	<b>34</b>	+ 14.5%
Percent of Original List Price Received*	93.9%	<b>100.9%</b>	+ 7.5%	96.4%	<b>97.9%</b>	+ 1.6%
New Listings	10	<b>21</b>	+ 110.0%	60	<b>60</b>	0.0%

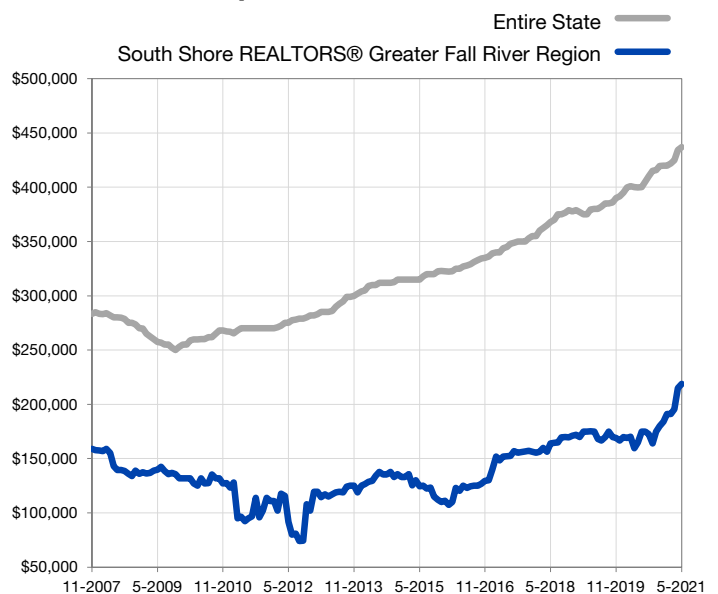
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**+ 28.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 21.1%**

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

**- 60.7%**

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

### Single-Family Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	629	<b>630</b>	+ 0.2%	2,173	<b>2,460</b>	+ 13.2%
Closed Sales	391	<b>466</b>	+ 19.2%	1,771	<b>1,876</b>	+ 5.9%
Median Sales Price*	\$475,000	<b>\$580,000</b>	+ 22.1%	\$464,200	<b>\$549,900</b>	+ 18.5%
Inventory of Homes for Sale	1,016	<b>368</b>	- 63.8%	--	--	--
Months Supply of Inventory	2.1	<b>0.7</b>	- 66.3%	--	--	--
Cumulative Days on Market Until Sale	55	<b>29</b>	- 46.5%	67	<b>35</b>	- 47.4%
Percent of Original List Price Received*	97.9%	<b>104.1%</b>	+ 6.4%	97.1%	<b>102.4%</b>	+ 5.4%
New Listings	746	<b>657</b>	- 11.9%	2,754	<b>2,679</b>	- 2.7%

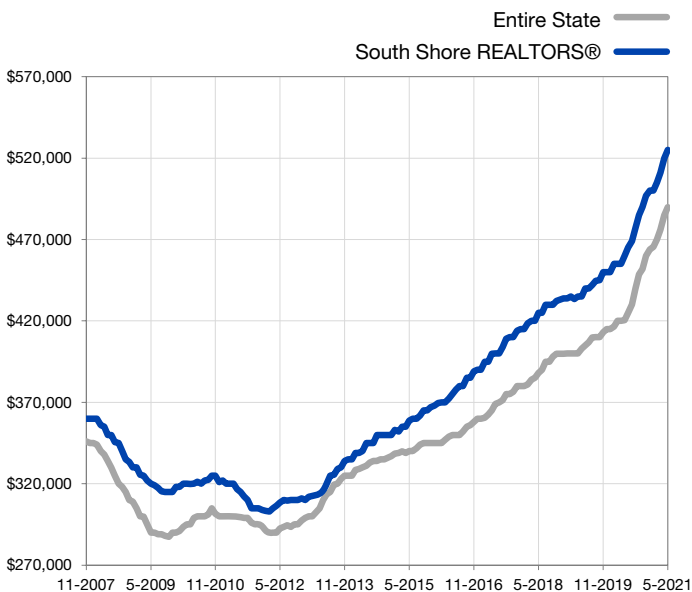
### Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	156	<b>200</b>	+ 28.2%	658	<b>900</b>	+ 36.8%
Closed Sales	88	<b>150</b>	+ 70.5%	582	<b>719</b>	+ 23.5%
Median Sales Price*	\$350,500	<b>\$387,500</b>	+ 10.6%	\$365,000	<b>\$383,000</b>	+ 4.9%
Inventory of Homes for Sale	408	<b>191</b>	- 53.2%	--	--	--
Months Supply of Inventory	2.7	<b>1.1</b>	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	54	<b>45</b>	- 16.6%	63	<b>47</b>	- 25.8%
Percent of Original List Price Received*	99.1%	<b>100.9%</b>	+ 1.8%	98.2%	<b>99.7%</b>	+ 1.5%
New Listings	236	<b>198</b>	- 16.1%	929	<b>1,048</b>	+ 12.8%

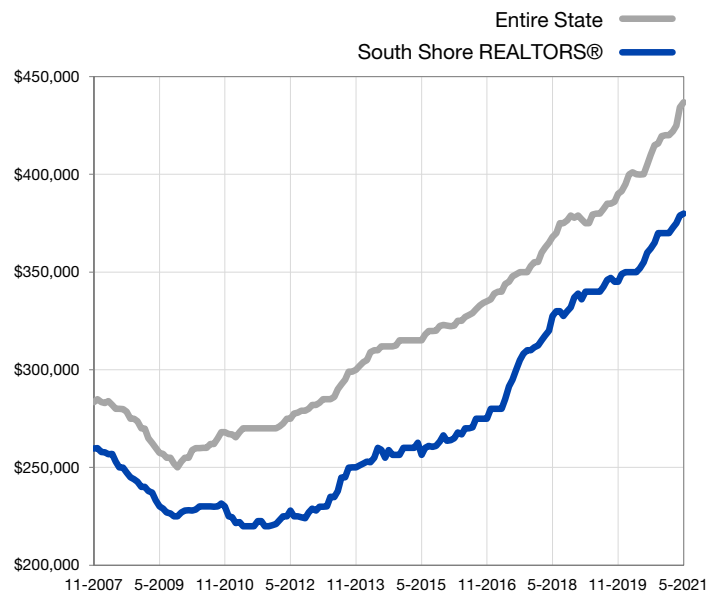
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.