

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 0.7%

+ 31.8%

- 48.5%

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

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	233	154	- 33.9%	771	755	- 2.1%
Closed Sales	138	138	0.0%	557	681	+ 22.3%
Median Sales Price*	\$255,500	\$340,500	+ 33.3%	\$217,000	\$299,950	+ 38.2%
Inventory of Homes for Sale	617	349	- 43.4%	--	--	--
Months Supply of Inventory	5.1	2.2	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	91	29	- 68.6%	102	61	- 40.2%
Percent of Original List Price Received*	93.6%	102.1%	+ 9.2%	92.4%	97.1%	+ 5.1%
New Listings	239	245	+ 2.5%	927	927	0.0%

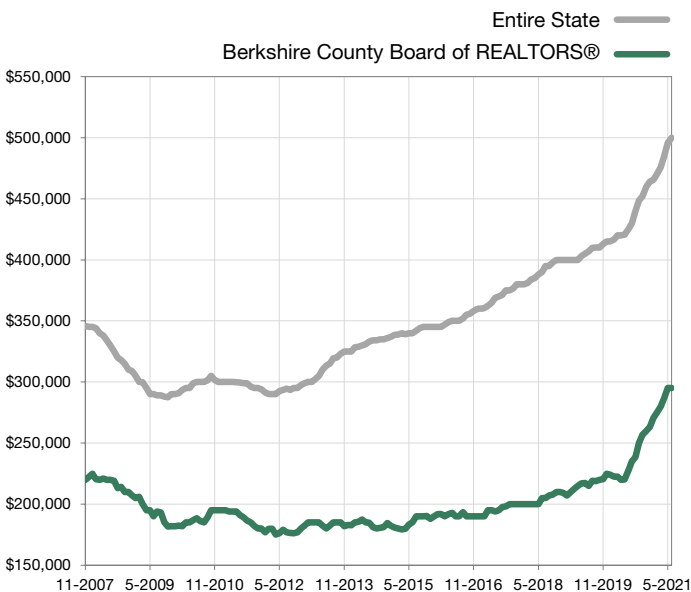
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	25	+ 38.9%	66	111	+ 68.2%
Closed Sales	13	12	- 7.7%	54	87	+ 61.1%
Median Sales Price*	\$340,000	\$289,600	- 14.8%	\$332,500	\$270,000	- 18.8%
Inventory of Homes for Sale	133	37	- 72.2%	--	--	--
Months Supply of Inventory	9.1	2.0	- 77.6%	--	--	--
Cumulative Days on Market Until Sale	132	55	- 58.2%	159	97	- 38.8%
Percent of Original List Price Received*	94.9%	97.0%	+ 2.2%	92.0%	95.9%	+ 4.3%
New Listings	17	22	+ 29.4%	108	96	- 11.1%

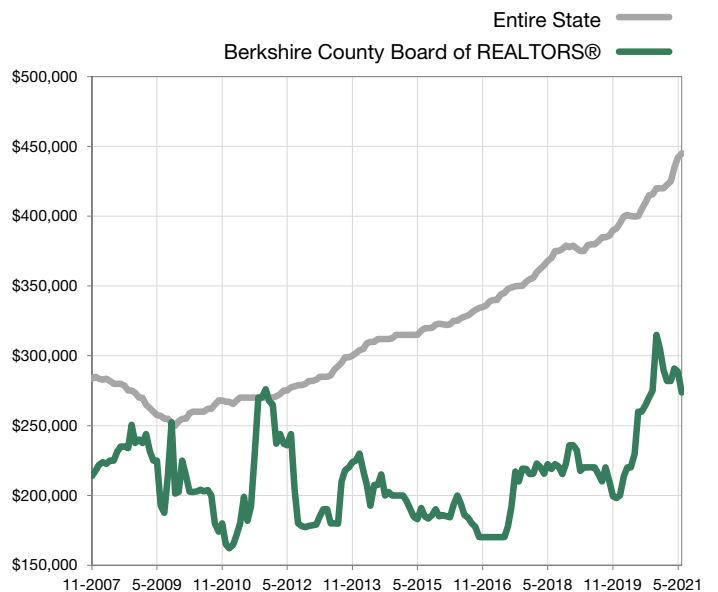
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 3.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 24.6%

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

- 64.1%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	832	556	- 33.2%	2,771	2,805	+ 1.2%
Closed Sales	558	547	- 2.0%	2,246	2,524	+ 12.4%
Median Sales Price*	\$465,450	\$575,000	+ 23.5%	\$440,000	\$585,000	+ 33.0%
Inventory of Homes for Sale	1,763	667	- 62.2%	--	--	--
Months Supply of Inventory	4.2	1.2	- 70.9%	--	--	--
Cumulative Days on Market Until Sale	107	27	- 74.5%	112	55	- 51.0%
Percent of Original List Price Received*	95.3%	103.8%	+ 9.0%	94.3%	101.2%	+ 7.3%
New Listings	732	671	- 8.3%	3,424	3,076	- 10.2%

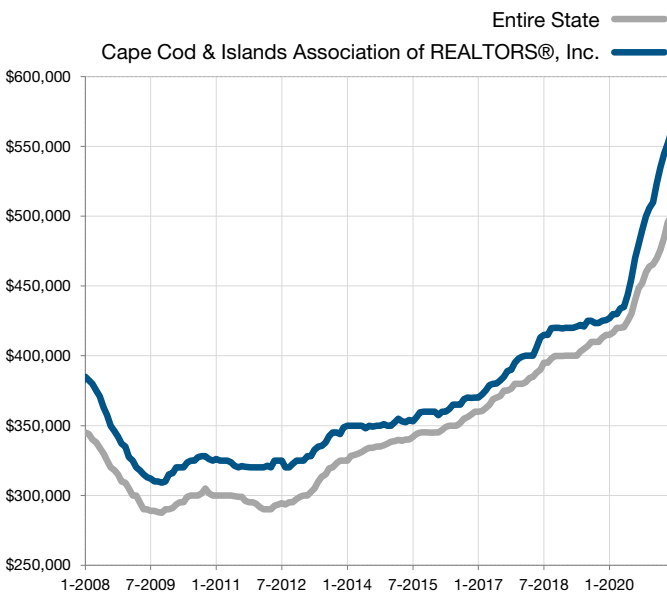
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	160	130	- 18.8%	595	756	+ 27.1%
Closed Sales	109	140	+ 28.4%	526	660	+ 25.5%
Median Sales Price*	\$319,000	\$399,000	+ 25.1%	\$297,500	\$350,000	+ 17.6%
Inventory of Homes for Sale	559	166	- 70.3%	--	--	--
Months Supply of Inventory	5.4	1.2	- 77.4%	--	--	--
Cumulative Days on Market Until Sale	131	41	- 68.8%	110	69	- 37.4%
Percent of Original List Price Received*	95.4%	102.9%	+ 7.9%	95.7%	99.7%	+ 4.2%
New Listings	165	128	- 22.4%	839	723	- 13.8%

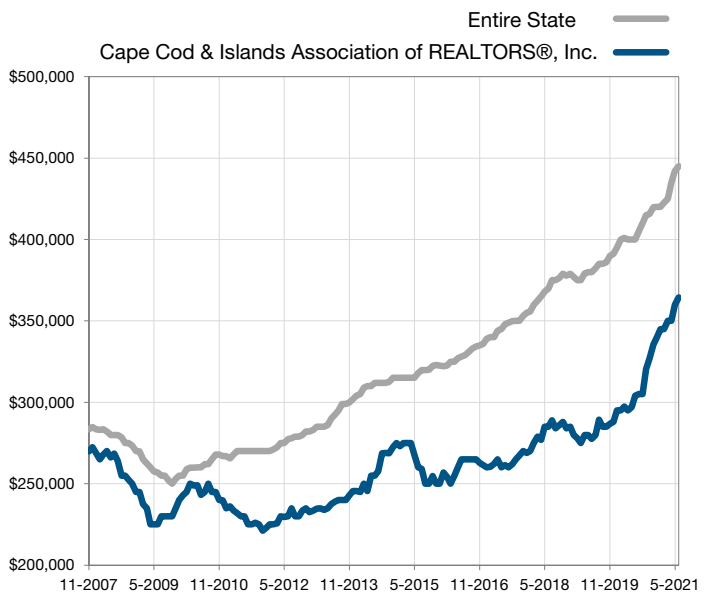
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,748	1,745	- 0.2%	6,461	8,083	+ 25.1%
Closed Sales	1,182	1,829	+ 54.7%	5,061	6,361	+ 25.7%
Median Sales Price*	\$677,825	\$812,000	+ 19.8%	\$650,000	\$746,000	+ 14.8%
Inventory of Homes for Sale	1,960	1,066	- 45.6%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	41	19	- 53.7%	52	30	- 42.3%
Percent of Original List Price Received*	99.2%	106.9%	+ 7.8%	98.5%	104.1%	+ 5.7%
New Listings	1,848	2,117	+ 14.6%	8,044	9,096	+ 13.1%

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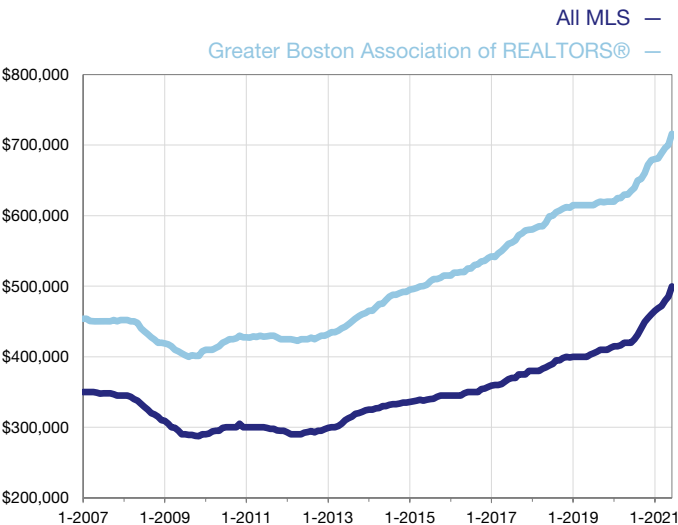
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,276	1,473	+ 15.4%	5,019	8,085	+ 61.1%
Closed Sales	794	1,569	+ 97.6%	4,247	6,764	+ 59.3%
Median Sales Price*	\$590,000	\$640,000	+ 8.5%	\$590,000	\$620,000	+ 5.1%
Inventory of Homes for Sale	2,485	1,934	- 22.2%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	40	33	- 17.5%	53	48	- 9.4%
Percent of Original List Price Received*	99.1%	101.7%	+ 2.6%	98.7%	99.8%	+ 1.1%
New Listings	1,855	1,933	+ 4.2%	7,233	9,812	+ 35.7%

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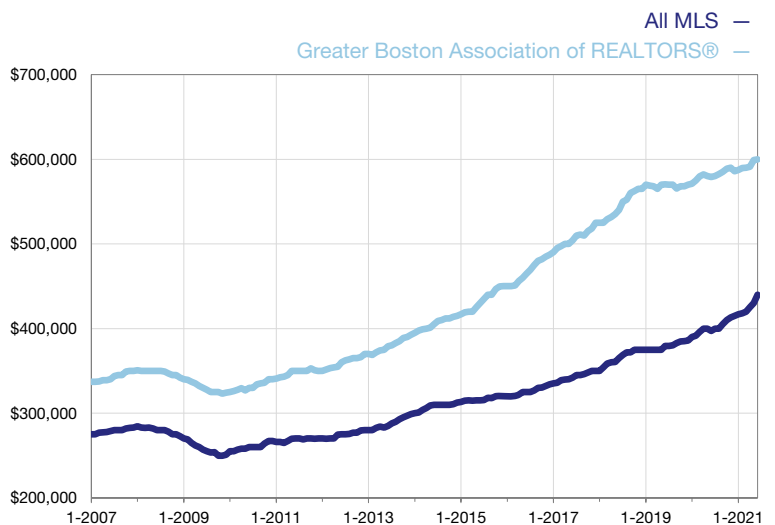
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 8.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 29.4%

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

- 58.1%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	84	82	- 2.4%	336	353	+ 5.1%
Closed Sales	66	74	+ 12.1%	268	293	+ 9.3%
Median Sales Price*	\$527,450	\$787,500	+ 49.3%	\$539,500	\$665,500	+ 23.4%
Inventory of Homes for Sale	126	60	- 52.4%	--	--	--
Months Supply of Inventory	2.1	1.0	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	64	27	- 57.9%	59	34	- 41.6%
Percent of Original List Price Received*	97.0%	105.6%	+ 8.9%	97.3%	103.3%	+ 6.2%
New Listings	98	96	- 2.0%	437	406	- 7.1%

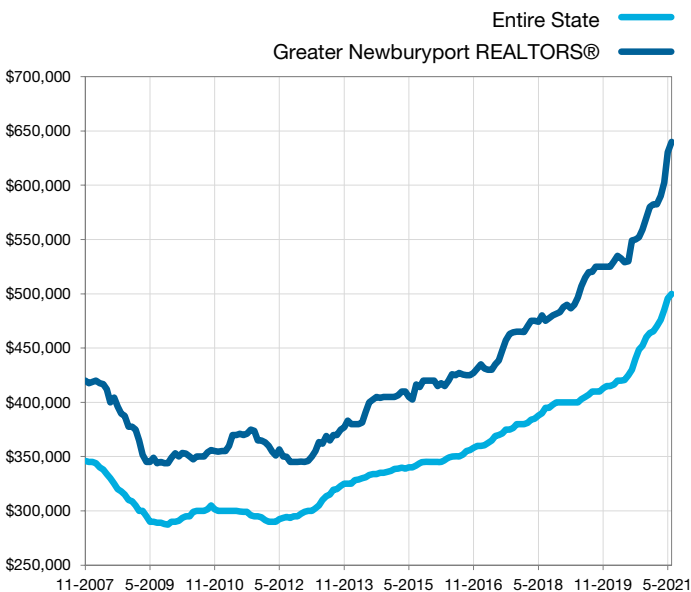
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	49	46	- 6.1%	197	265	+ 34.5%
Closed Sales	40	41	+ 2.5%	160	212	+ 32.5%
Median Sales Price*	\$367,500	\$430,000	+ 17.0%	\$381,500	\$429,950	+ 12.7%
Inventory of Homes for Sale	89	30	- 66.3%	--	--	--
Months Supply of Inventory	2.7	0.7	- 73.6%	--	--	--
Cumulative Days on Market Until Sale	47	24	- 50.2%	52	37	- 29.9%
Percent of Original List Price Received*	99.1%	101.8%	+ 2.7%	99.0%	101.8%	+ 2.8%
New Listings	73	51	- 30.1%	288	286	- 0.7%

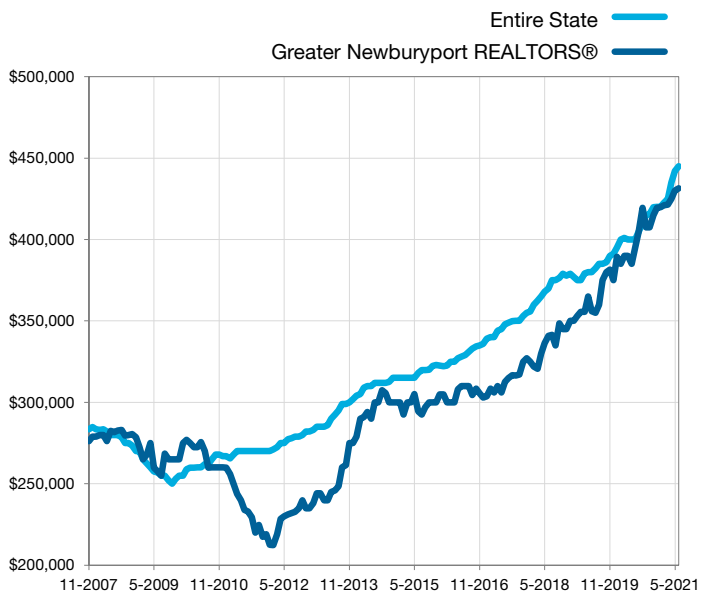
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 5.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 25.0%

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

- 49.6%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	365	350	- 4.1%	1,481	1,477	- 0.3%
Closed Sales	278	296	+ 6.5%	1,170	1,261	+ 7.8%
Median Sales Price*	\$309,950	\$400,000	+ 29.1%	\$303,500	\$365,000	+ 20.3%
Inventory of Homes for Sale	424	204	- 51.9%	--	--	--
Months Supply of Inventory	1.8	0.8	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	40	24	- 40.6%	59	33	- 44.3%
Percent of Original List Price Received*	100.1%	106.1%	+ 6.0%	97.8%	104.0%	+ 6.3%
New Listings	327	393	+ 20.2%	1,645	1,592	- 3.2%

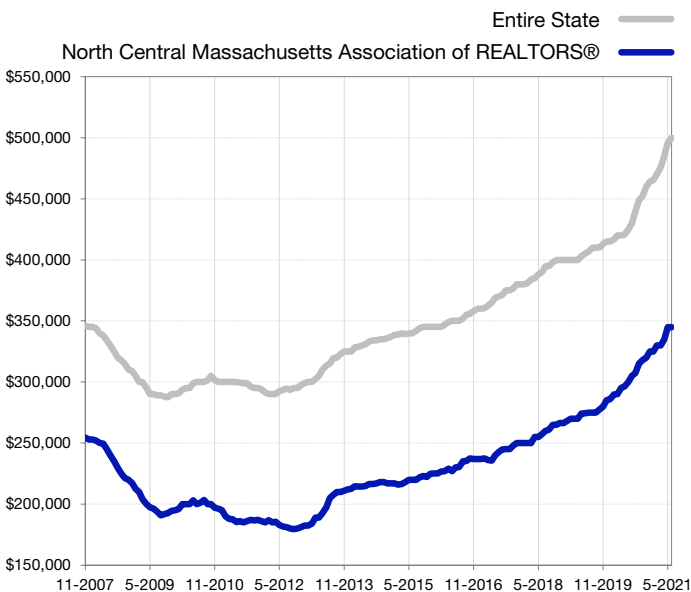
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	43	53	+ 23.3%	194	246	+ 26.8%
Closed Sales	40	40	0.0%	168	198	+ 17.9%
Median Sales Price*	\$218,250	\$230,000	+ 5.4%	\$210,250	\$241,350	+ 14.8%
Inventory of Homes for Sale	58	39	- 32.8%	--	--	--
Months Supply of Inventory	1.7	1.0	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	52	17	- 67.0%	60	30	- 49.8%
Percent of Original List Price Received*	99.0%	104.7%	+ 5.8%	98.8%	103.2%	+ 4.4%
New Listings	45	59	+ 31.1%	232	269	+ 15.9%

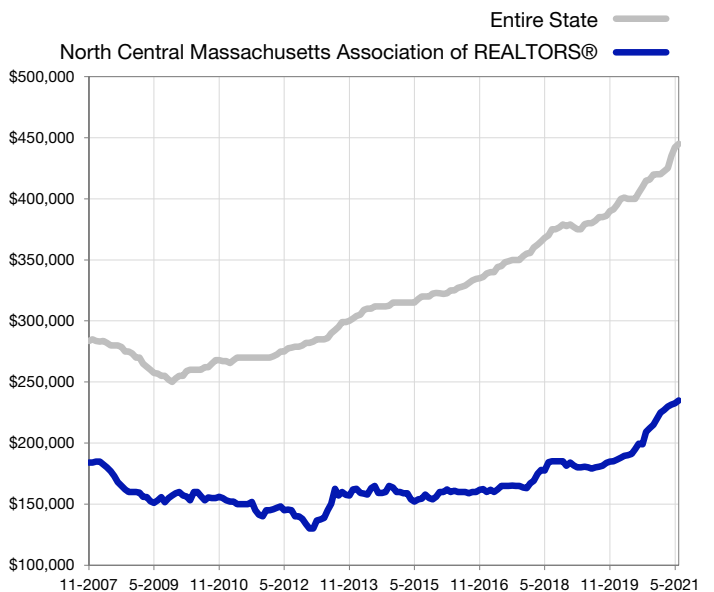
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 33.7%

+ 19.9%

- 51.1%

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

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	507	467	- 7.9%	1,808	1,996	+ 10.4%
Closed Sales	329	437	+ 32.8%	1,446	1,616	+ 11.8%
Median Sales Price*	\$529,000	\$630,000	+ 19.1%	\$500,000	\$590,000	+ 18.0%
Inventory of Homes for Sale	487	234	- 52.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.2%	--	--	--
Cumulative Days on Market Until Sale	38	23	- 40.1%	47	29	- 38.0%
Percent of Original List Price Received*	99.7%	107.2%	+ 7.6%	98.6%	105.0%	+ 6.4%
New Listings	525	520	- 1.0%	2,093	2,169	+ 3.6%

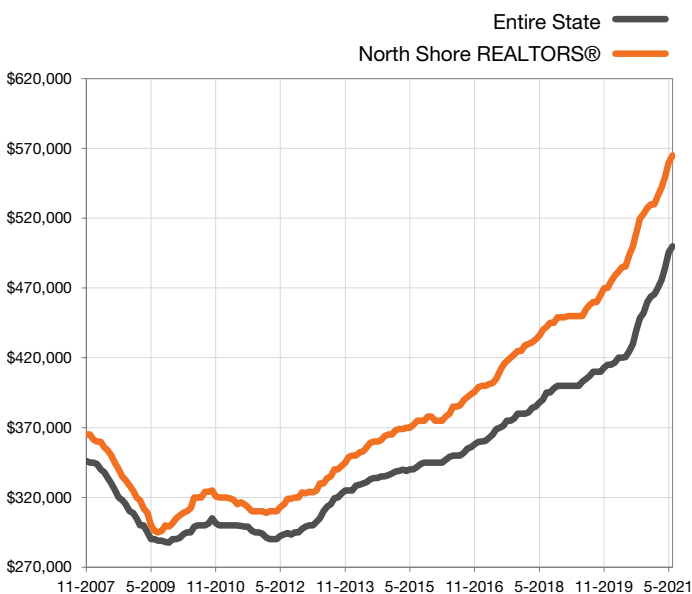
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	203	195	- 3.9%	809	981	+ 21.3%
Closed Sales	140	190	+ 35.7%	686	853	+ 24.3%
Median Sales Price*	\$354,250	\$389,000	+ 9.8%	\$336,000	\$385,000	+ 14.6%
Inventory of Homes for Sale	247	125	- 49.4%	--	--	--
Months Supply of Inventory	1.7	0.7	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	54	26	- 51.4%	54	34	- 36.4%
Percent of Original List Price Received*	99.8%	103.6%	+ 3.8%	99.2%	101.9%	+ 2.8%
New Listings	224	225	+ 0.4%	957	1,079	+ 12.7%

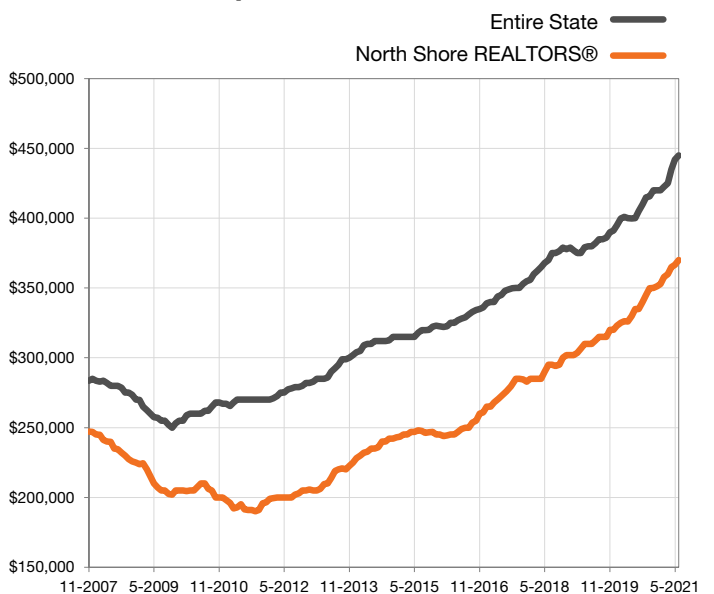
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 29.2%

+ 14.4%

- 48.0%

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

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	479	463	- 3.3%	1,748	1,989	+ 13.8%
Closed Sales	321	405	+ 26.2%	1,377	1,600	+ 16.2%
Median Sales Price*	\$510,000	\$610,000	+ 19.6%	\$467,000	\$550,000	+ 17.8%
Inventory of Homes for Sale	425	200	- 52.9%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.3%	--	--	--
Cumulative Days on Market Until Sale	36	16	- 56.8%	46	25	- 45.0%
Percent of Original List Price Received*	100.2%	108.5%	+ 8.3%	99.2%	105.7%	+ 6.5%
New Listings	504	537	+ 6.5%	2,068	2,169	+ 4.9%

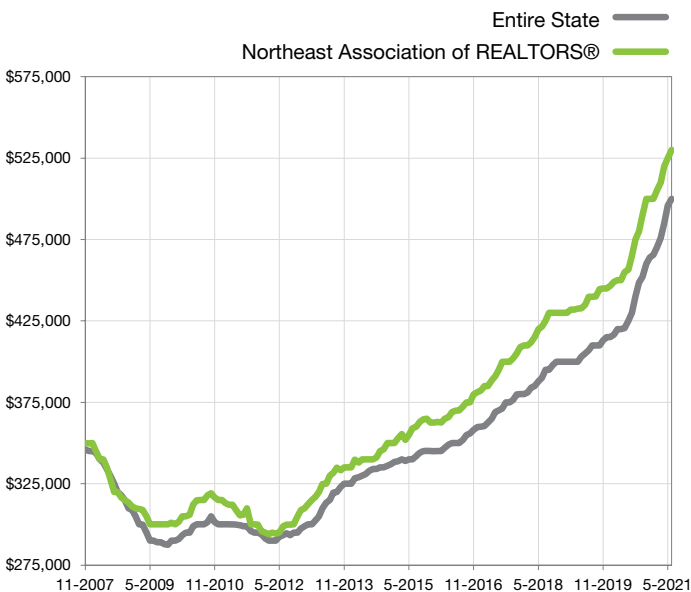
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	185	176	- 4.9%	693	844	+ 21.8%
Closed Sales	135	184	+ 36.3%	553	740	+ 33.8%
Median Sales Price*	\$279,777	\$339,000	+ 21.2%	\$290,400	\$300,000	+ 3.3%
Inventory of Homes for Sale	186	118	- 36.6%	--	--	--
Months Supply of Inventory	1.6	0.9	- 46.3%	--	--	--
Cumulative Days on Market Until Sale	41	22	- 46.5%	44	27	- 38.0%
Percent of Original List Price Received*	99.7%	104.5%	+ 4.8%	99.5%	102.9%	+ 3.4%
New Listings	183	201	+ 9.8%	832	937	+ 12.6%

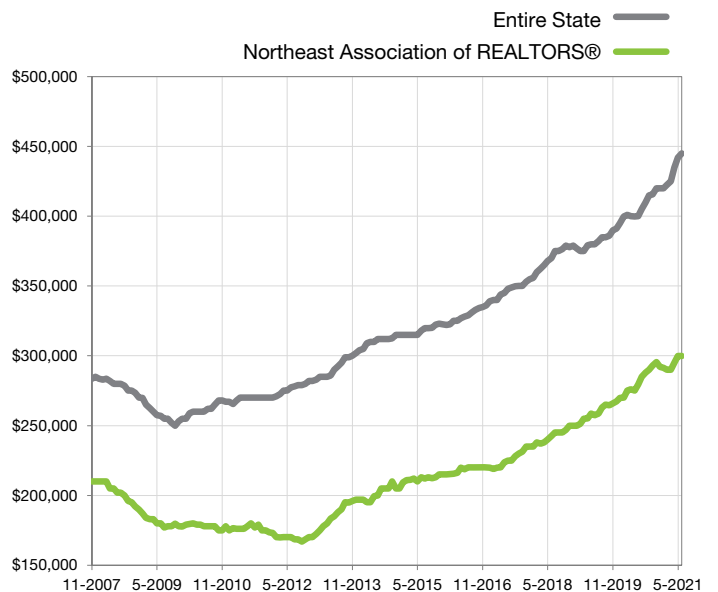
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 36.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 21.3%

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

- 49.7%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	771	761	- 1.3%	3,094	3,269	+ 5.7%
Closed Sales	515	682	+ 32.4%	2,496	2,632	+ 5.4%
Median Sales Price*	\$350,000	\$425,000	+ 21.4%	\$330,000	\$393,850	+ 19.3%
Inventory of Homes for Sale	926	484	- 47.7%	--	--	--
Months Supply of Inventory	1.8	0.9	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	46	23	- 49.8%	57	31	- 46.1%
Percent of Original List Price Received*	98.9%	106.1%	+ 7.3%	97.9%	103.7%	+ 5.8%
New Listings	784	913	+ 16.5%	3,614	3,663	+ 1.4%

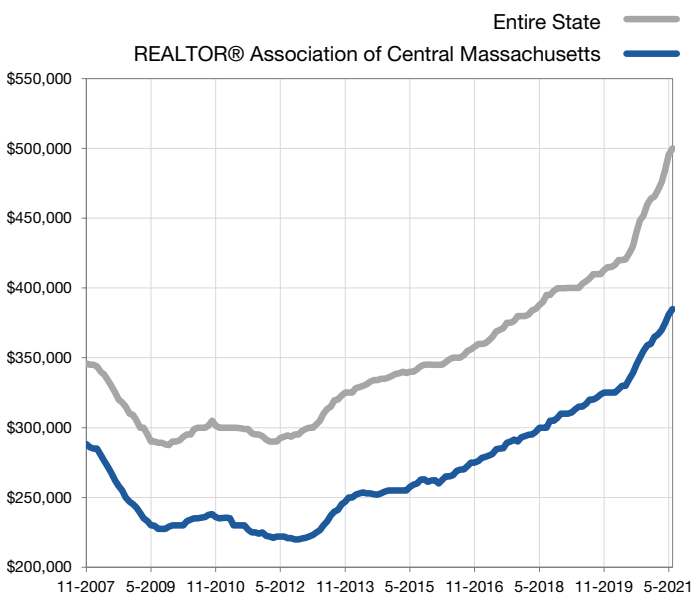
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	184	178	- 3.3%	739	947	+ 28.1%
Closed Sales	118	180	+ 52.5%	598	736	+ 23.1%
Median Sales Price*	\$263,500	\$337,500	+ 28.1%	\$250,000	\$294,341	+ 17.7%
Inventory of Homes for Sale	254	109	- 57.1%	--	--	--
Months Supply of Inventory	2.1	0.8	- 63.4%	--	--	--
Cumulative Days on Market Until Sale	43	20	- 52.8%	57	32	- 43.9%
Percent of Original List Price Received*	99.5%	104.1%	+ 4.6%	98.7%	102.2%	+ 3.5%
New Listings	188	203	+ 8.0%	879	990	+ 12.6%

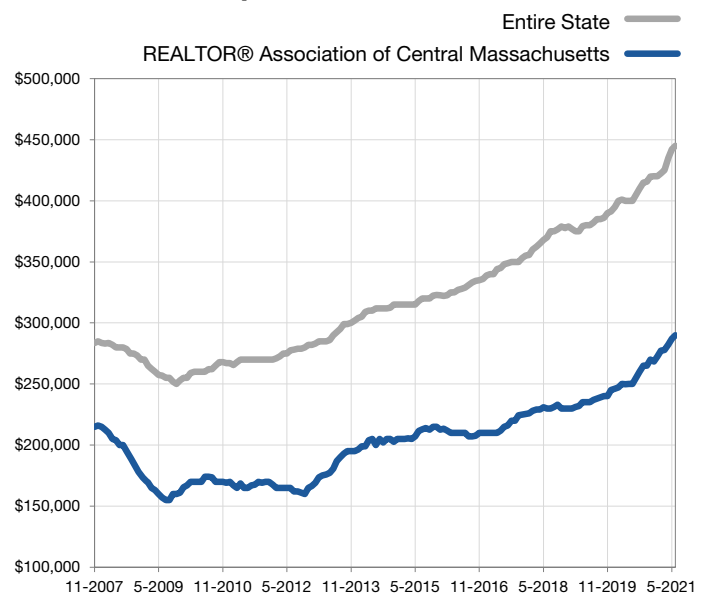
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 18.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 24.2%

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

- 48.0%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	702	675	- 3.8%	2,962	3,112	+ 5.1%
Closed Sales	503	607	+ 20.7%	2,365	2,642	+ 11.7%
Median Sales Price*	\$254,950	\$307,000	+ 20.4%	\$232,500	\$275,000	+ 18.3%
Inventory of Homes for Sale	996	524	- 47.4%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	55	27	- 50.4%	67	40	- 40.2%
Percent of Original List Price Received*	98.4%	105.0%	+ 6.7%	96.9%	101.8%	+ 5.1%
New Listings	712	770	+ 8.1%	3,375	3,388	+ 0.4%

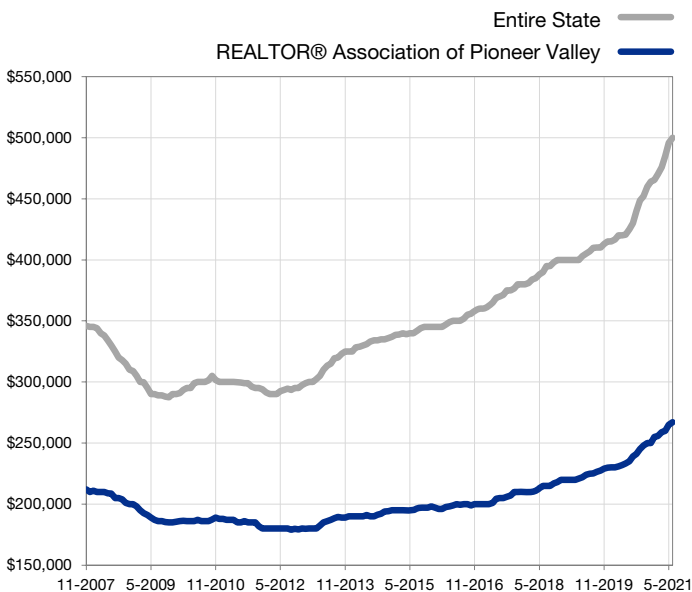
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	82	90	+ 9.8%	373	488	+ 30.8%
Closed Sales	72	76	+ 5.6%	312	388	+ 24.4%
Median Sales Price*	\$175,000	\$207,500	+ 18.6%	\$161,000	\$190,000	+ 18.0%
Inventory of Homes for Sale	168	81	- 51.8%	--	--	--
Months Supply of Inventory	2.5	1.1	- 55.3%	--	--	--
Cumulative Days on Market Until Sale	57	35	- 38.0%	61	42	- 31.5%
Percent of Original List Price Received*	97.2%	102.7%	+ 5.7%	97.3%	100.5%	+ 3.3%
New Listings	91	99	+ 8.8%	436	510	+ 17.0%

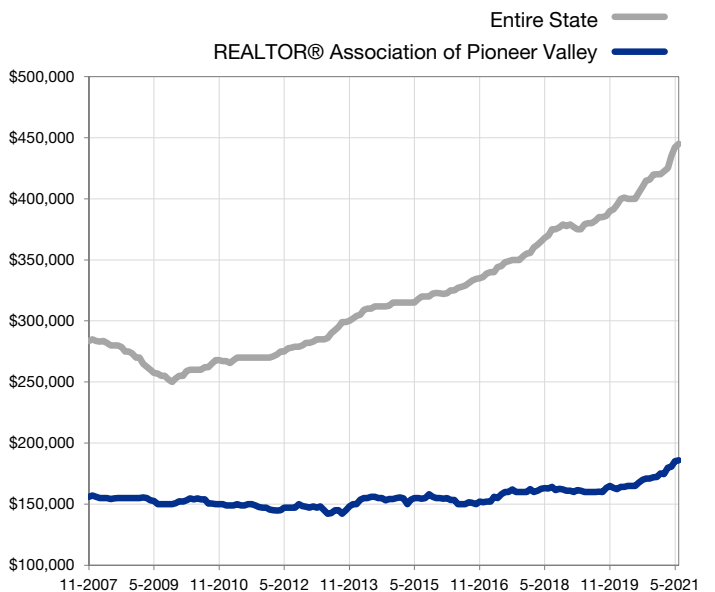
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 14.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 19.7%

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

- 55.3%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	586	540	- 7.8%	2,360	2,465	+ 4.4%
Closed Sales	406	456	+ 12.3%	1,897	2,066	+ 8.9%
Median Sales Price*	\$371,000	\$449,950	+ 21.3%	\$352,000	\$425,000	+ 20.7%
Inventory of Homes for Sale	816	358	- 56.1%	--	--	--
Months Supply of Inventory	2.1	0.8	- 60.5%	--	--	--
Cumulative Days on Market Until Sale	55	30	- 46.4%	63	34	- 46.3%
Percent of Original List Price Received*	98.0%	104.1%	+ 6.2%	97.6%	102.8%	+ 5.4%
New Listings	603	619	+ 2.7%	2,718	2,728	+ 0.4%

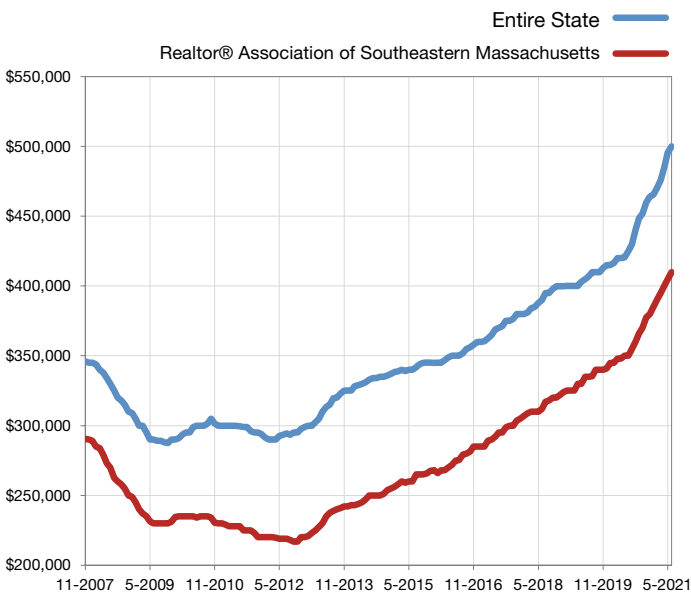
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	89	94	+ 5.6%	386	476	+ 23.3%
Closed Sales	78	97	+ 24.4%	340	423	+ 24.4%
Median Sales Price*	\$241,450	\$270,000	+ 11.8%	\$240,000	\$267,000	+ 11.3%
Inventory of Homes for Sale	116	59	- 49.1%	--	--	--
Months Supply of Inventory	1.8	0.7	- 57.5%	--	--	--
Cumulative Days on Market Until Sale	41	25	- 38.8%	50	33	- 34.9%
Percent of Original List Price Received*	97.9%	103.5%	+ 5.8%	97.7%	101.9%	+ 4.2%
New Listings	97	91	- 6.2%	466	516	+ 10.7%

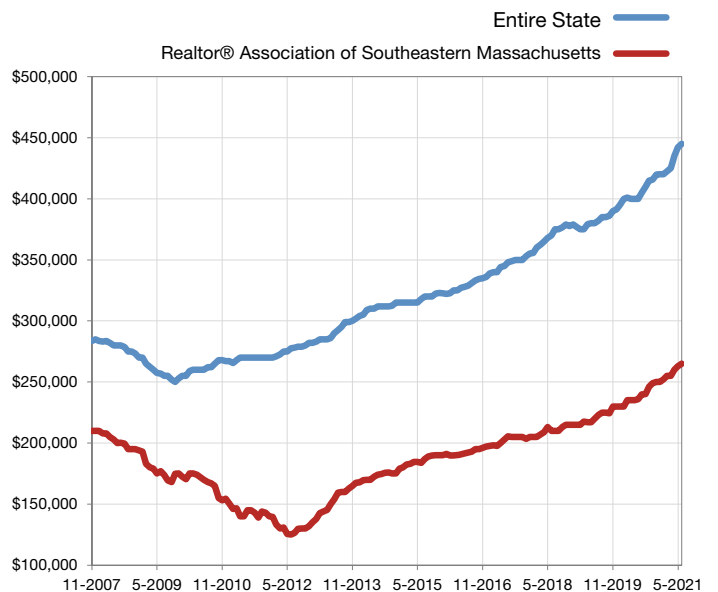
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

+ 20.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 22.3%

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

- 49.3%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	136	102	- 25.0%	557	510	- 8.4%
Closed Sales	80	90	+ 12.5%	458	453	- 1.1%
Median Sales Price*	\$307,250	\$383,000	+ 24.7%	\$320,900	\$370,000	+ 15.3%
Inventory of Homes for Sale	181	94	- 48.1%	--	--	--
Months Supply of Inventory	2.0	1.0	- 48.9%	--	--	--
Cumulative Days on Market Until Sale	80	34	- 57.8%	72	34	- 53.0%
Percent of Original List Price Received*	96.9%	101.4%	+ 4.6%	96.8%	101.7%	+ 5.0%
New Listings	124	139	+ 12.1%	614	569	- 7.3%

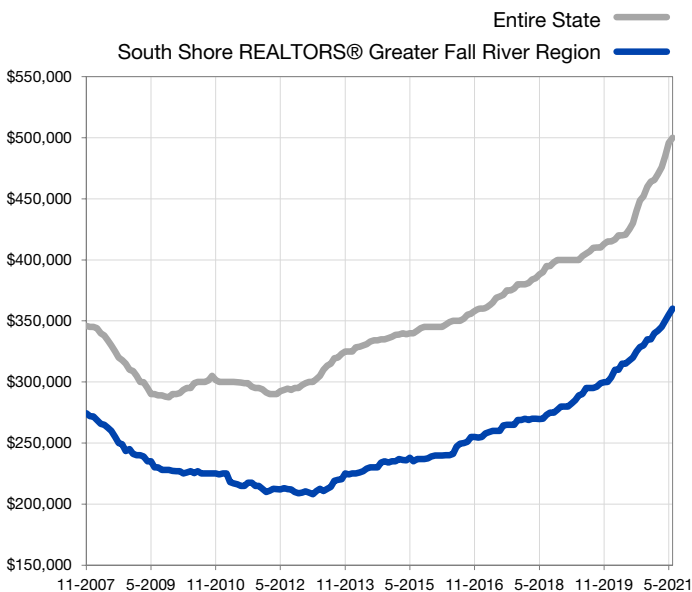
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	15	+ 25.0%	46	73	+ 58.7%
Closed Sales	6	14	+ 133.3%	45	65	+ 44.4%
Median Sales Price*	\$189,000	\$186,450	- 1.3%	\$160,000	\$220,000	+ 37.5%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	3.0	1.1	- 64.1%	--	--	--
Cumulative Days on Market Until Sale	75	34	- 55.5%	36	34	- 5.2%
Percent of Original List Price Received*	92.1%	103.0%	+ 11.8%	95.8%	99.0%	+ 3.4%
New Listings	14	13	- 7.1%	74	73	- 1.4%

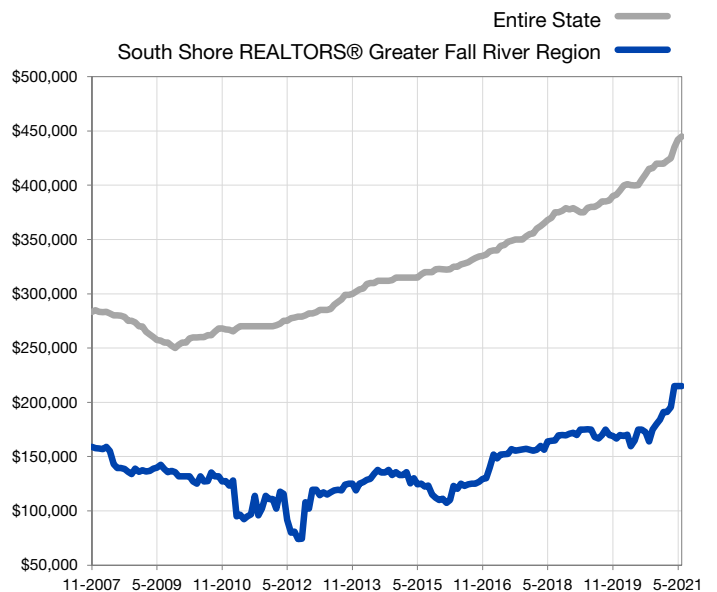
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 24.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 19.6%

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

- 50.5%

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

Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	787	655	- 16.8%	2,960	3,088	+ 4.3%
Closed Sales	512	645	+ 26.0%	2,283	2,525	+ 10.6%
Median Sales Price*	\$490,000	\$600,000	+ 22.4%	\$470,000	\$559,950	+ 19.1%
Inventory of Homes for Sale	906	422	- 53.4%	--	--	--
Months Supply of Inventory	1.9	0.8	- 58.9%	--	--	--
Cumulative Days on Market Until Sale	49	24	- 51.4%	63	33	- 48.4%
Percent of Original List Price Received*	98.1%	105.3%	+ 7.4%	97.3%	103.1%	+ 5.9%
New Listings	786	757	- 3.7%	3,542	3,432	- 3.1%

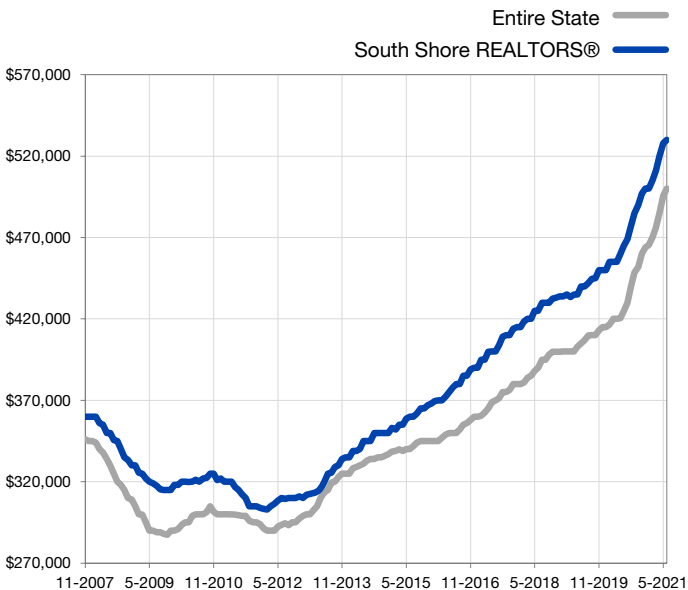
Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	216	215	- 0.5%	874	1,098	+ 25.6%
Closed Sales	168	204	+ 21.4%	750	932	+ 24.3%
Median Sales Price*	\$378,650	\$430,000	+ 13.6%	\$368,678	\$399,450	+ 8.3%
Inventory of Homes for Sale	369	209	- 43.4%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	68	39	- 43.1%	64	46	- 28.9%
Percent of Original List Price Received*	97.9%	101.9%	+ 4.1%	98.1%	100.2%	+ 2.1%
New Listings	224	249	+ 11.2%	1,151	1,298	+ 12.8%

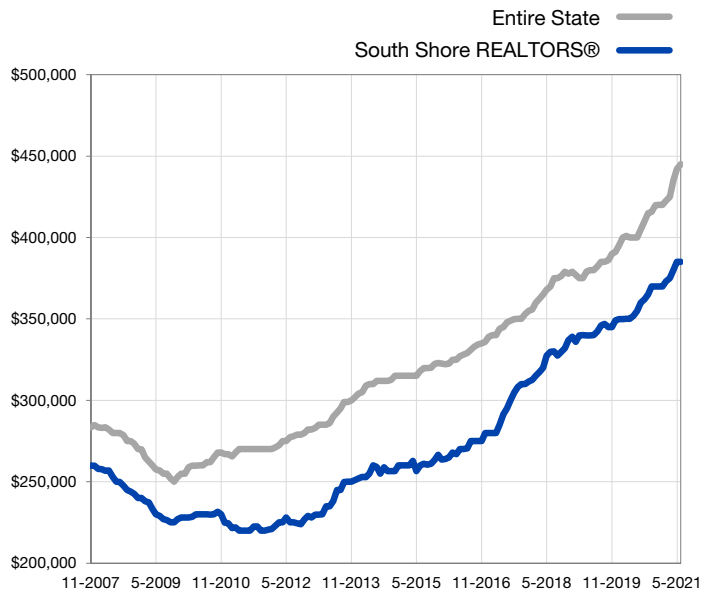
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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