

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	773	488	- 36.9%	2,511	2,511	0.0%
Closed Sales	500	481	- 3.8%	2,023	2,262	+ 11.8%
Median Sales Price*	\$480,750	\$590,000	+ 22.7%	\$448,500	\$600,000	+ 33.8%
Inventory of Homes for Sale	1,588	596	- 62.5%	--	--	--
Months Supply of Inventory	4.2	1.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	110	27	- 75.5%	114	55	- 51.8%
Percent of Original List Price Received*	95.3%	103.9%	+ 9.0%	94.2%	101.2%	+ 7.4%
New Listings	650	590	- 9.2%	3,074	2,745	- 10.7%

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

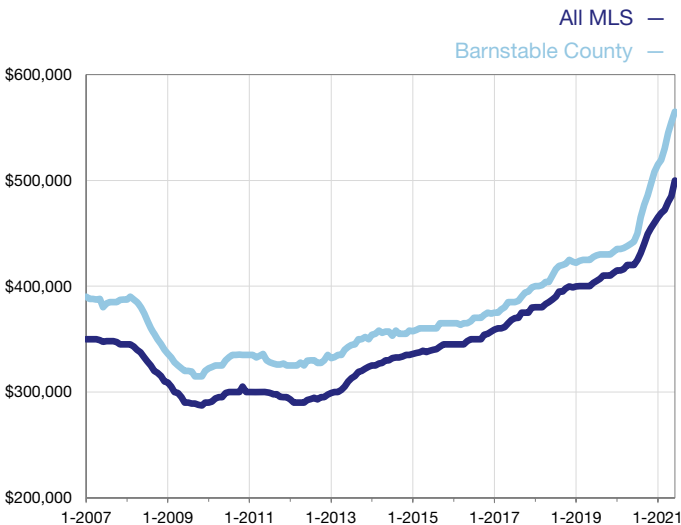
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	155	125	- 19.4%	565	721	+ 27.6%
Closed Sales	106	134	+ 26.4%	499	634	+ 27.1%
Median Sales Price*	\$319,500	\$404,500	+ 26.6%	\$300,600	\$350,450	+ 16.6%
Inventory of Homes for Sale	538	158	- 70.6%	--	--	--
Months Supply of Inventory	5.5	1.2	- 78.2%	--	--	--
Cumulative Days on Market Until Sale	131	40	- 69.5%	110	68	- 38.2%
Percent of Original List Price Received*	95.3%	103.1%	+ 8.2%	95.6%	99.8%	+ 4.4%
New Listings	161	123	- 23.6%	804	688	- 14.4%

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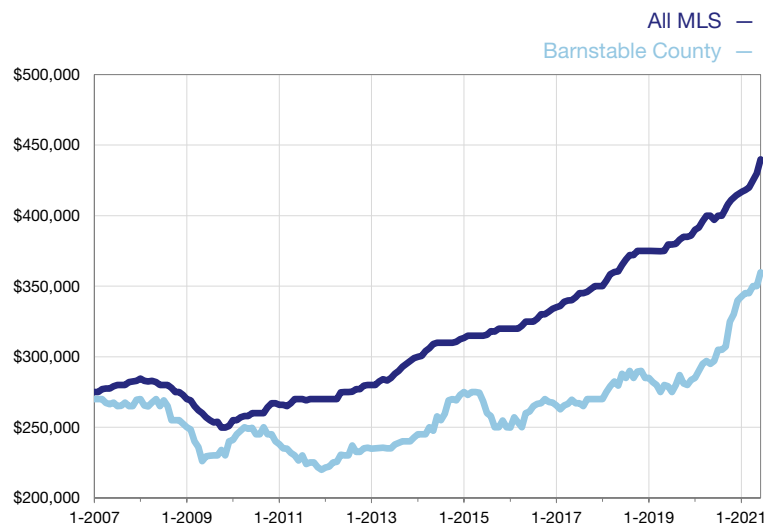
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	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	- 56.9%	--	--	--
Cumulative Days on Market Until Sale	91	29	- 68.1%	102	61	- 40.2%
Percent of Original List Price Received*	93.6%	102.1%	+ 9.1%	92.4%	97.1%	+ 5.1%
New Listings	239	245	+ 2.5%	927	927	0.0%

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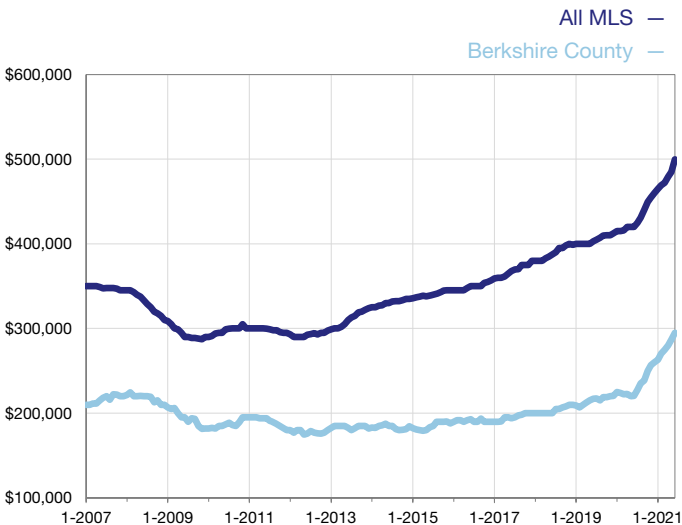
Condominium Properties

Key Metrics	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	- 78.0%	--	--	--
Cumulative Days on Market Until Sale	132	55	- 58.3%	159	97	- 39.0%
Percent of Original List Price Received*	94.9%	97.0%	+ 2.2%	92.0%	95.9%	+ 4.2%
New Listings	17	22	+ 29.4%	108	96	- 11.1%

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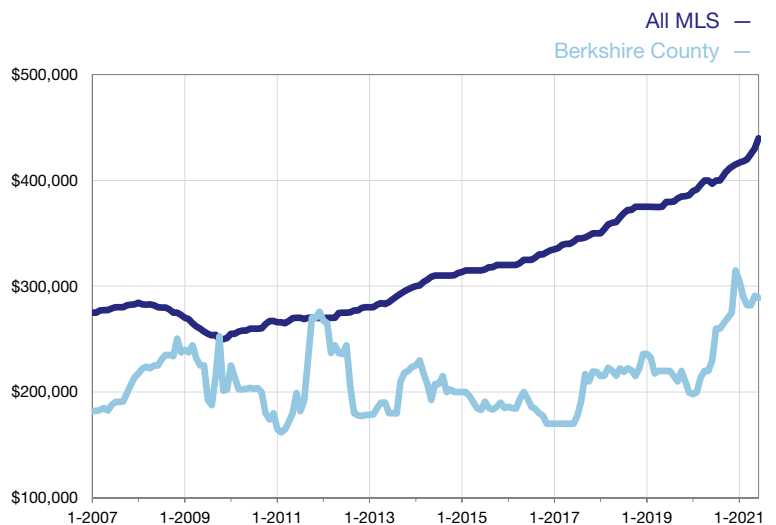
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	564	508	- 9.9%	2,358	2,381	+ 1.0%
Closed Sales	383	450	+ 17.5%	1,904	2,018	+ 6.0%
Median Sales Price*	\$362,500	\$439,000	+ 21.1%	\$347,500	\$410,000	+ 18.0%
Inventory of Homes for Sale	755	375	- 50.3%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	57	31	- 45.6%	64	33	- 48.4%
Percent of Original List Price Received*	98.1%	103.5%	+ 5.5%	97.5%	102.8%	+ 5.4%
New Listings	567	608	+ 7.2%	2,650	2,652	+ 0.1%

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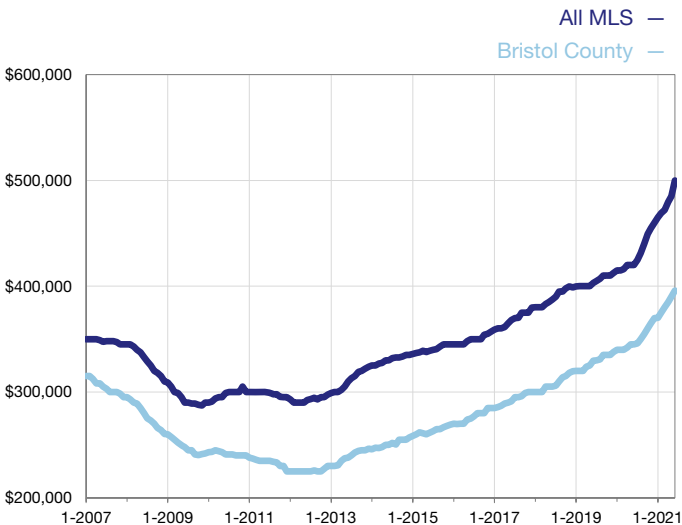
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	88	93	+ 5.7%	377	434	+ 15.1%
Closed Sales	76	92	+ 21.1%	340	390	+ 14.7%
Median Sales Price*	\$237,000	\$277,500	+ 17.1%	\$235,000	\$268,000	+ 14.0%
Inventory of Homes for Sale	115	47	- 59.1%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	44	21	- 52.3%	50	31	- 38.0%
Percent of Original List Price Received*	97.9%	104.0%	+ 6.2%	97.5%	101.4%	+ 4.0%
New Listings	98	90	- 8.2%	453	456	+ 0.7%

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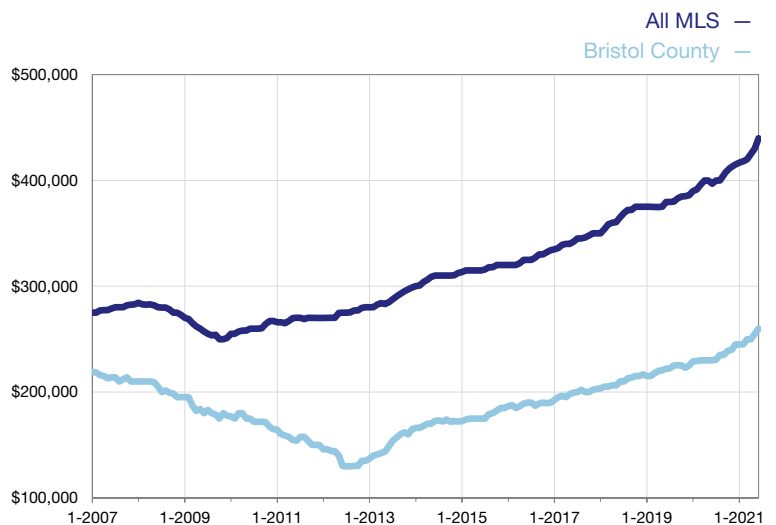
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	7	- 30.0%	32	32	0.0%
Closed Sales	6	9	+ 50.0%	32	29	- 9.4%
Median Sales Price*	\$1,152,500	\$1,450,000	+ 25.8%	\$1,190,944	\$990,000	- 16.9%
Inventory of Homes for Sale	52	19	- 63.5%	--	--	--
Months Supply of Inventory	8.9	2.5	- 71.9%	--	--	--
Cumulative Days on Market Until Sale	169	38	- 77.5%	216	46	- 78.7%
Percent of Original List Price Received*	85.2%	103.8%	+ 21.8%	91.1%	97.7%	+ 7.2%
New Listings	17	8	- 52.9%	61	45	- 26.2%

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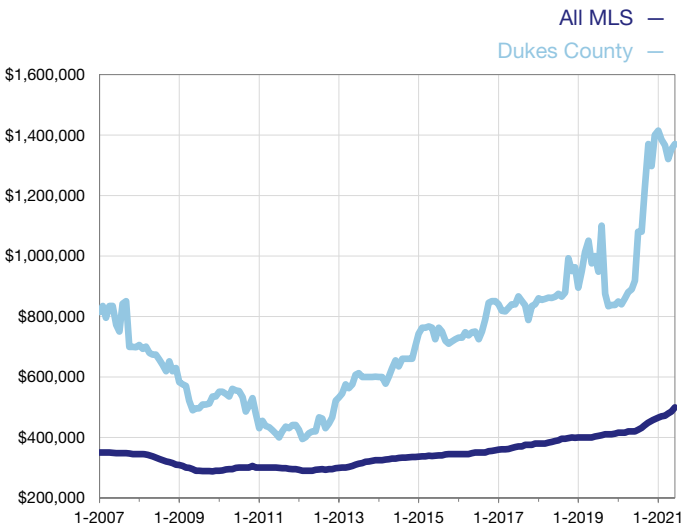
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$795,000	--	\$65,000	\$655,000	+ 907.7%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	10.4	1.3	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	0	283	--	44	193	+ 338.6%
Percent of Original List Price Received*	0.0%	96.4%	--	72.3%	93.8%	+ 29.7%
New Listings	1	0	- 100.0%	13	7	- 46.2%

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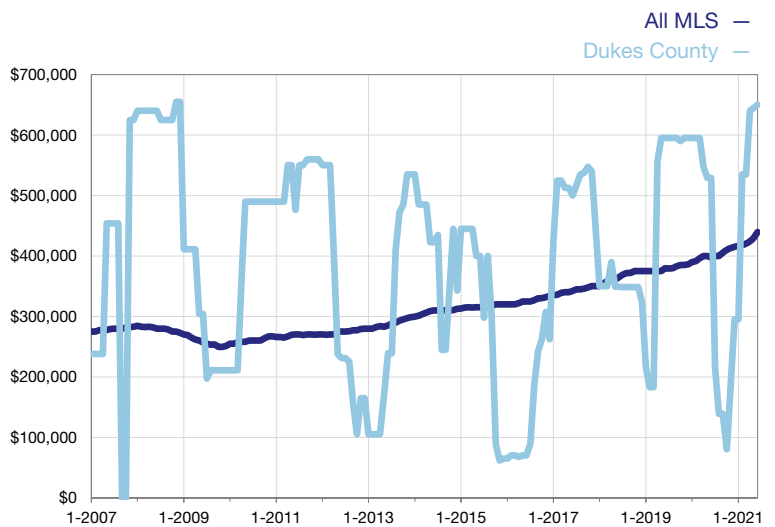
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	778	731	- 6.0%	2,827	3,073	+ 8.7%
Closed Sales	522	658	+ 26.1%	2,247	2,497	+ 11.1%
Median Sales Price*	\$530,000	\$657,000	+ 24.0%	\$501,000	\$600,000	+ 19.8%
Inventory of Homes for Sale	761	377	- 50.5%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	42	21	- 50.0%	49	29	- 40.8%
Percent of Original List Price Received*	99.3%	107.5%	+ 8.3%	98.6%	105.0%	+ 6.5%
New Listings	790	813	+ 2.9%	3,324	3,368	+ 1.3%

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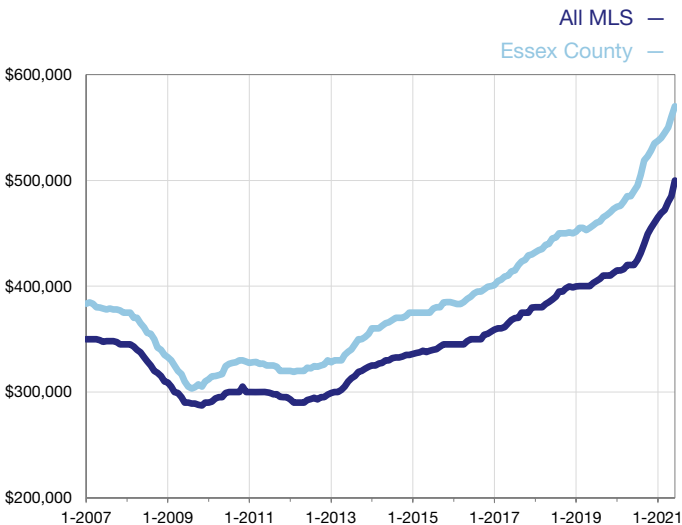
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	317	308	- 2.8%	1,251	1,555	+ 24.3%
Closed Sales	232	323	+ 39.2%	1,042	1,337	+ 28.3%
Median Sales Price*	\$346,500	\$388,000	+ 12.0%	\$335,000	\$376,000	+ 12.2%
Inventory of Homes for Sale	402	200	- 50.2%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	53	25	- 52.8%	53	33	- 37.7%
Percent of Original List Price Received*	99.7%	103.3%	+ 3.6%	99.2%	102.0%	+ 2.8%
New Listings	359	348	- 3.1%	1,532	1,719	+ 12.2%

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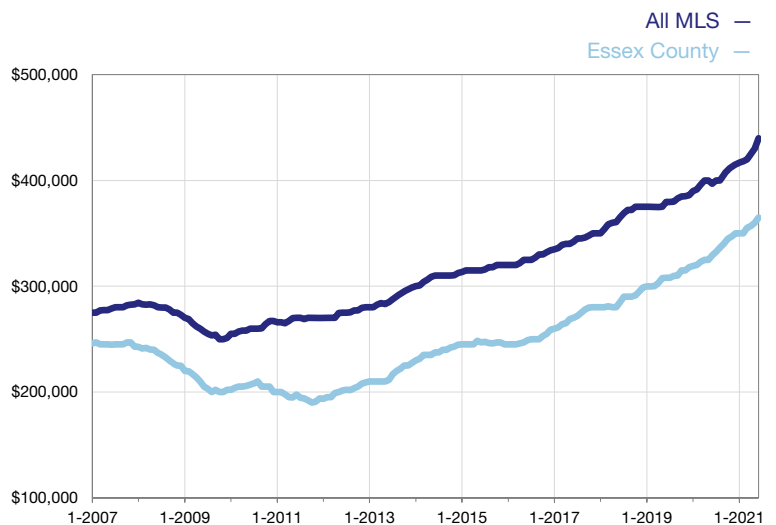
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	87	78	- 10.3%	302	294	- 2.6%
Closed Sales	60	54	- 10.0%	227	239	+ 5.3%
Median Sales Price*	\$236,750	\$291,096	+ 23.0%	\$225,000	\$270,000	+ 20.0%
Inventory of Homes for Sale	140	66	- 52.9%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	95	29	- 69.5%	89	45	- 49.4%
Percent of Original List Price Received*	94.4%	106.3%	+ 12.6%	93.1%	100.8%	+ 8.3%
New Listings	92	91	- 1.1%	345	328	- 4.9%

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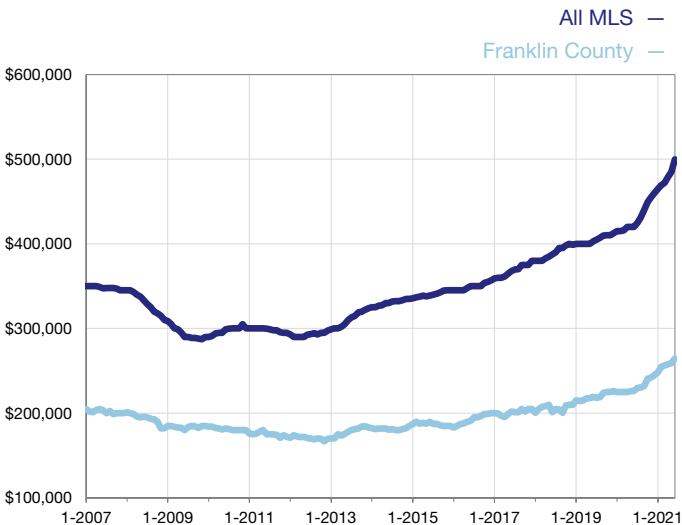
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	1	- 75.0%	19	10	- 47.4%
Closed Sales	2	1	- 50.0%	13	9	- 30.8%
Median Sales Price*	\$211,500	\$109,000	- 48.5%	\$173,000	\$180,000	+ 4.0%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	61	16	- 73.8%	99	32	- 67.7%
Percent of Original List Price Received*	97.5%	110.7%	+ 13.5%	94.7%	100.9%	+ 6.5%
New Listings	8	4	- 50.0%	26	12	- 53.8%

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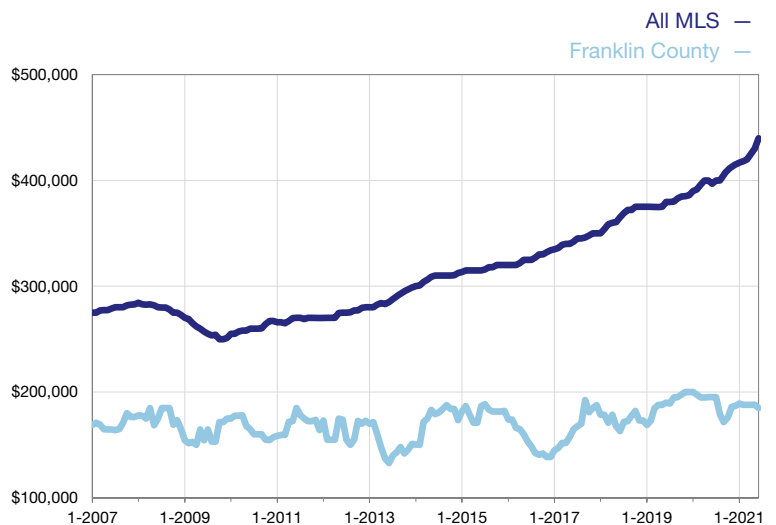
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	458	457	- 0.2%	2,034	2,204	+ 8.4%
Closed Sales	345	417	+ 20.9%	1,646	1,867	+ 13.4%
Median Sales Price*	\$235,000	\$280,000	+ 19.1%	\$220,000	\$255,000	+ 15.9%
Inventory of Homes for Sale	600	320	- 46.7%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	48	26	- 45.8%	59	36	- 39.0%
Percent of Original List Price Received*	99.1%	104.8%	+ 5.8%	97.5%	102.0%	+ 4.6%
New Listings	483	514	+ 6.4%	2,318	2,391	+ 3.1%

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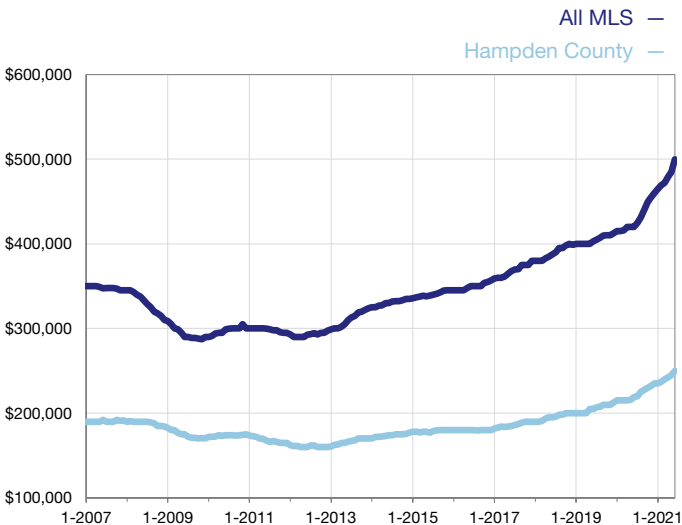
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	52	51	- 1.9%	250	305	+ 22.0%
Closed Sales	56	47	- 16.1%	215	253	+ 17.7%
Median Sales Price*	\$162,450	\$199,900	+ 23.1%	\$149,500	\$170,100	+ 13.8%
Inventory of Homes for Sale	83	34	- 59.0%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	60	35	- 41.7%	59	35	- 40.7%
Percent of Original List Price Received*	96.6%	102.7%	+ 6.3%	97.1%	100.7%	+ 3.7%
New Listings	48	53	+ 10.4%	271	310	+ 14.4%

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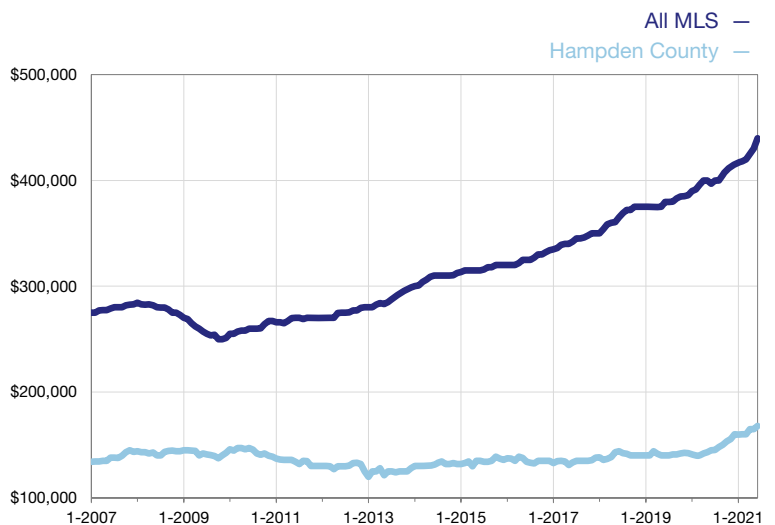
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	160	148	- 7.5%	637	635	- 0.3%
Closed Sales	99	135	+ 36.4%	492	546	+ 11.0%
Median Sales Price*	\$327,000	\$405,000	+ 23.9%	\$300,000	\$365,000	+ 21.7%
Inventory of Homes for Sale	249	138	- 44.6%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	53	29	- 45.3%	80	50	- 37.5%
Percent of Original List Price Received*	98.5%	105.1%	+ 6.7%	96.4%	101.8%	+ 5.6%
New Listings	145	174	+ 20.0%	730	694	- 4.9%

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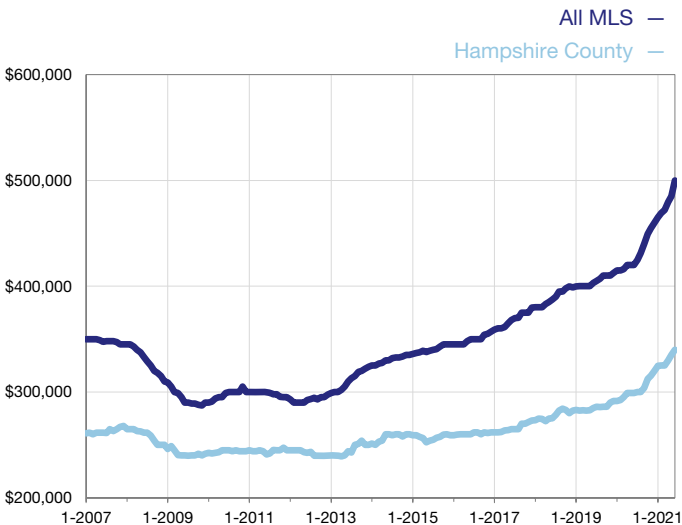
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	38	+ 46.2%	104	175	+ 68.3%
Closed Sales	14	28	+ 100.0%	84	128	+ 52.4%
Median Sales Price*	\$255,000	\$248,000	- 2.7%	\$227,000	\$237,950	+ 4.8%
Inventory of Homes for Sale	77	44	- 42.9%	--	--	--
Months Supply of Inventory	3.8	1.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	46	37	- 19.6%	60	55	- 8.3%
Percent of Original List Price Received*	99.6%	102.4%	+ 2.8%	98.0%	100.1%	+ 2.1%
New Listings	36	43	+ 19.4%	140	191	+ 36.4%

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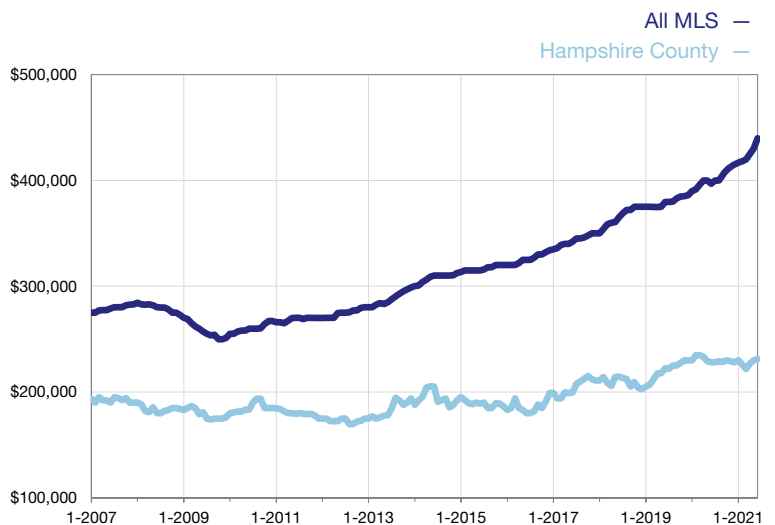
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2021

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Middlesex County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,419	1,394	- 1.8%	5,198	6,308	+ 21.4%
Closed Sales	953	1,421	+ 49.1%	4,050	4,999	+ 23.4%
Median Sales Price*	\$630,000	\$751,000	+ 19.2%	\$610,000	\$700,000	+ 14.8%
Inventory of Homes for Sale	1,410	723	- 48.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	40	19	- 52.5%	51	29	- 43.1%
Percent of Original List Price Received*	99.7%	107.6%	+ 7.9%	98.8%	104.9%	+ 6.2%
New Listings	1,478	1,680	+ 13.7%	6,292	6,971	+ 10.8%

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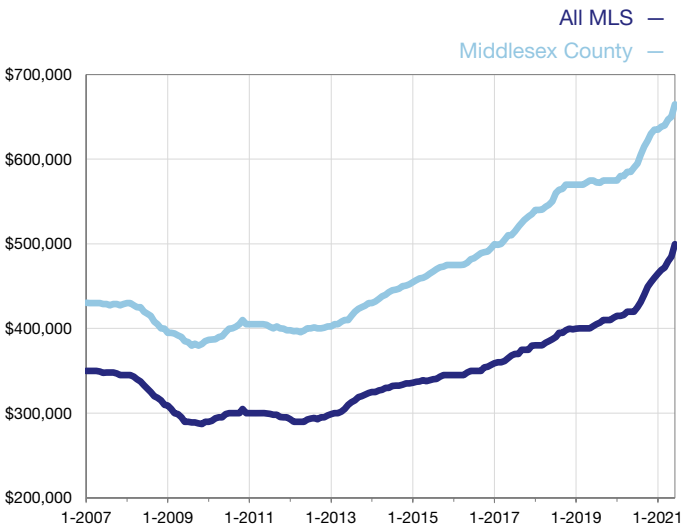
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	697	734	+ 5.3%	2,662	3,840	+ 44.3%
Closed Sales	411	743	+ 80.8%	2,157	3,308	+ 53.4%
Median Sales Price*	\$475,000	\$565,000	+ 18.9%	\$511,000	\$535,000	+ 4.7%
Inventory of Homes for Sale	888	566	- 36.3%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	36	24	- 33.3%	49	38	- 22.4%
Percent of Original List Price Received*	99.5%	103.7%	+ 4.2%	99.3%	101.5%	+ 2.2%
New Listings	814	890	+ 9.3%	3,385	4,286	+ 26.6%

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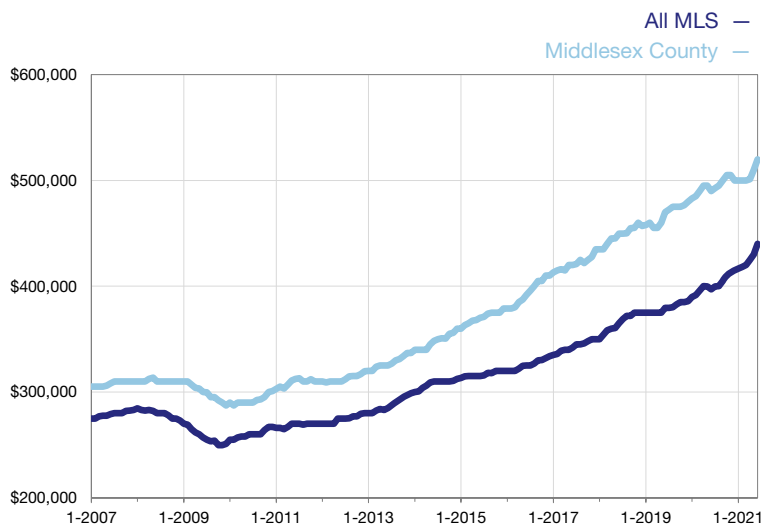
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	4	- 60.0%	17	16	- 5.9%
Closed Sales	4	2	- 50.0%	13	22	+ 69.2%
Median Sales Price*	\$1,756,250	\$3,475,000	+ 97.9%	\$1,950,000	\$3,397,500	+ 74.2%
Inventory of Homes for Sale	43	14	- 67.4%	--	--	--
Months Supply of Inventory	10.1	2.1	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	138	66	- 52.2%	87	144	+ 65.5%
Percent of Original List Price Received*	93.5%	93.9%	+ 0.4%	90.2%	92.6%	+ 2.7%
New Listings	17	5	- 70.6%	54	20	- 63.0%

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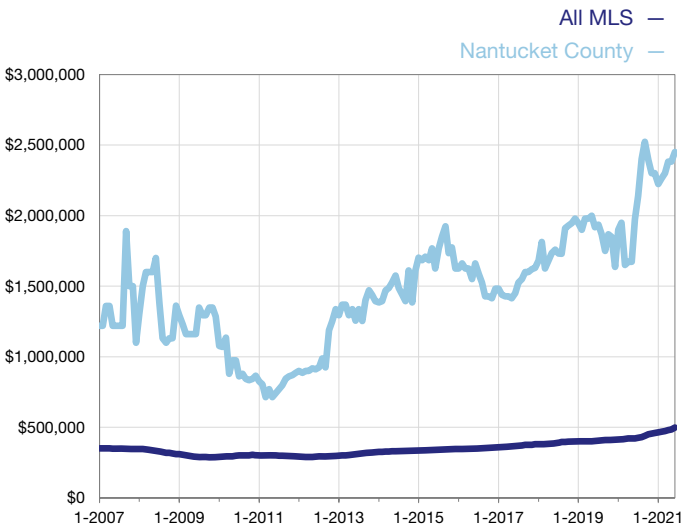
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$740,000	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	94	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.3%	--
New Listings	1	0	- 100.0%	2	2	0.0%

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

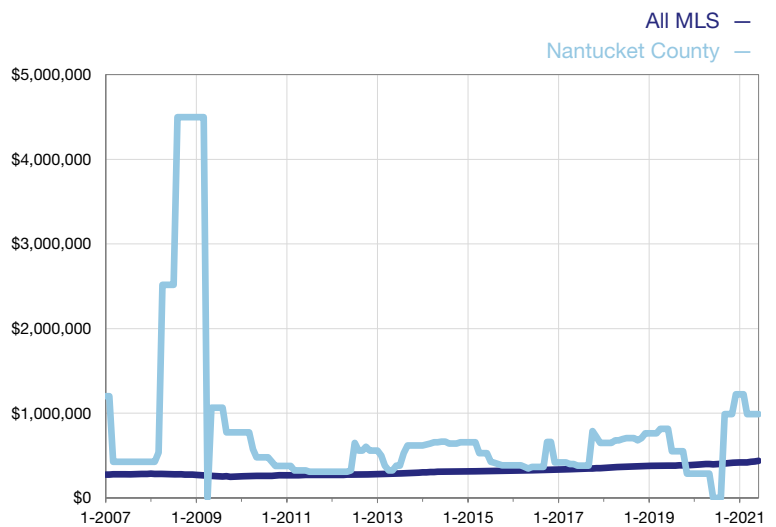
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	793	765	- 3.5%	2,936	3,560	+ 21.3%
Closed Sales	542	790	+ 45.8%	2,301	2,779	+ 20.8%
Median Sales Price*	\$573,750	\$700,000	+ 22.0%	\$545,000	\$650,000	+ 19.3%
Inventory of Homes for Sale	878	473	- 46.1%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	38	20	- 47.4%	52	30	- 42.3%
Percent of Original List Price Received*	98.6%	106.2%	+ 7.7%	98.0%	103.6%	+ 5.7%
New Listings	795	918	+ 15.5%	3,622	4,013	+ 10.8%

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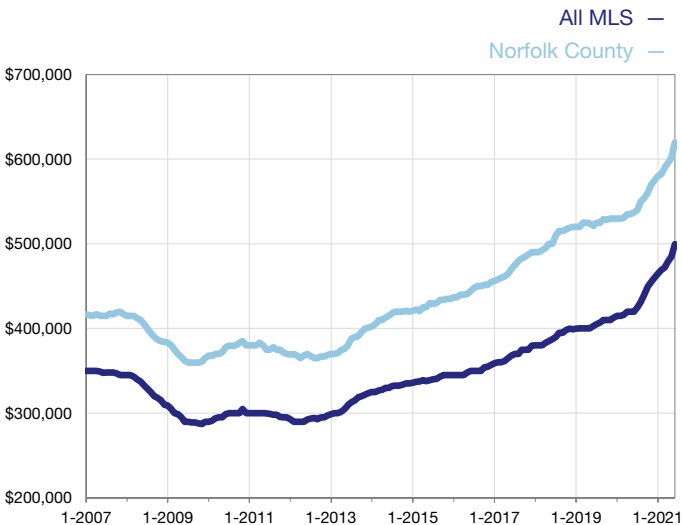
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	279	311	+ 11.5%	1,042	1,674	+ 60.7%
Closed Sales	188	331	+ 76.1%	945	1,333	+ 41.1%
Median Sales Price*	\$475,000	\$530,000	+ 11.6%	\$439,900	\$490,000	+ 11.4%
Inventory of Homes for Sale	480	341	- 29.0%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	50	32	- 36.0%	57	47	- 17.5%
Percent of Original List Price Received*	99.2%	101.3%	+ 2.1%	99.0%	100.1%	+ 1.1%
New Listings	341	372	+ 9.1%	1,422	2,002	+ 40.8%

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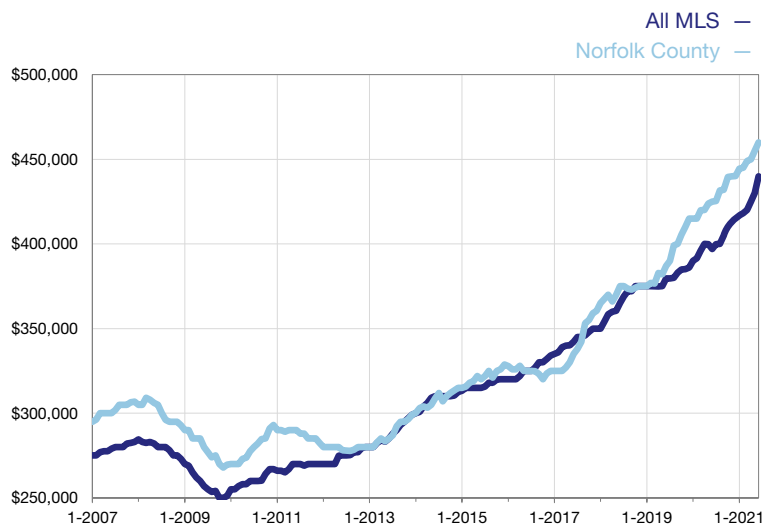
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2021

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Plymouth County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	794	644	- 18.9%	3,010	3,087	+ 2.6%
Closed Sales	525	620	+ 18.1%	2,352	2,583	+ 9.8%
Median Sales Price*	\$445,000	\$536,250	+ 20.5%	\$425,000	\$500,000	+ 17.6%
Inventory of Homes for Sale	1,050	425	- 59.5%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	59	24	- 59.3%	68	34	- 50.0%
Percent of Original List Price Received*	97.5%	105.1%	+ 7.8%	97.1%	102.9%	+ 6.0%
New Listings	812	757	- 6.8%	3,591	3,411	- 5.0%

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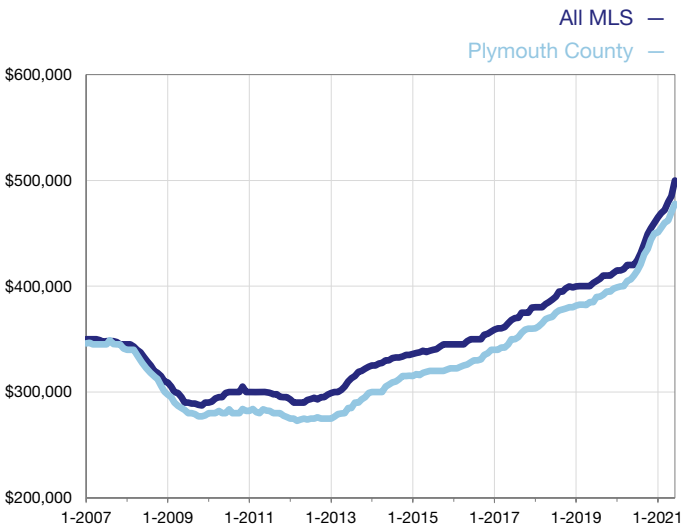
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	147	117	- 20.4%	614	718	+ 16.9%
Closed Sales	120	137	+ 14.2%	508	637	+ 25.4%
Median Sales Price*	\$313,950	\$389,900	+ 24.2%	\$330,000	\$367,500	+ 11.4%
Inventory of Homes for Sale	280	131	- 53.2%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	73	41	- 43.8%	67	44	- 34.3%
Percent of Original List Price Received*	98.0%	102.7%	+ 4.8%	98.4%	101.1%	+ 2.7%
New Listings	149	145	- 2.7%	814	818	+ 0.5%

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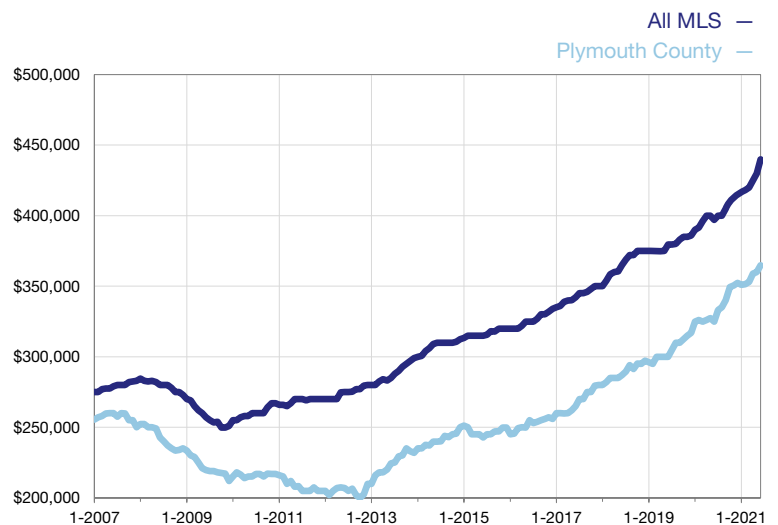
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	130	176	+ 35.4%	517	755	+ 46.0%
Closed Sales	89	138	+ 55.1%	420	598	+ 42.4%
Median Sales Price*	\$630,000	\$750,000	+ 19.0%	\$615,000	\$684,000	+ 11.2%
Inventory of Homes for Sale	196	158	- 19.4%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	41	38	- 7.3%
Percent of Original List Price Received*	100.9%	103.9%	+ 3.0%	99.0%	101.6%	+ 2.6%
New Listings	175	210	+ 20.0%	699	908	+ 29.9%

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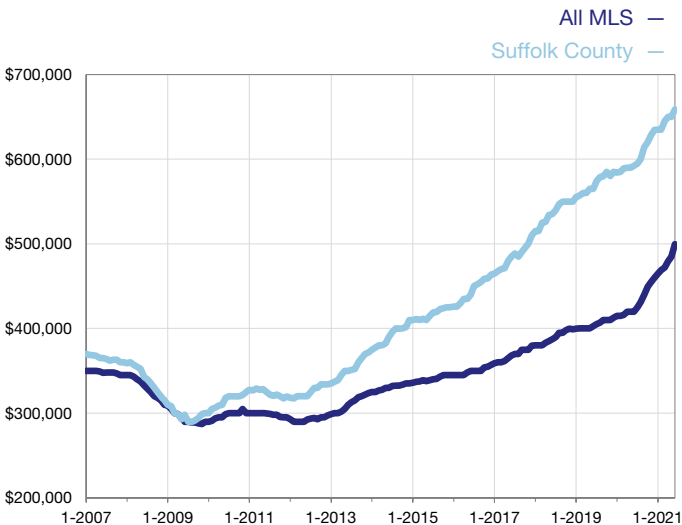
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	536	690	+ 28.7%	2,205	3,779	+ 71.4%
Closed Sales	347	704	+ 102.9%	1,890	3,128	+ 65.5%
Median Sales Price*	\$640,000	\$687,500	+ 7.4%	\$650,000	\$670,000	+ 3.1%
Inventory of Homes for Sale	1,402	1,217	- 13.2%	--	--	--
Months Supply of Inventory	3.9	2.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	42	+ 5.0%	56	56	0.0%
Percent of Original List Price Received*	98.4%	100.2%	+ 1.8%	97.9%	98.3%	+ 0.4%
New Listings	946	955	+ 1.0%	3,541	4,894	+ 38.2%

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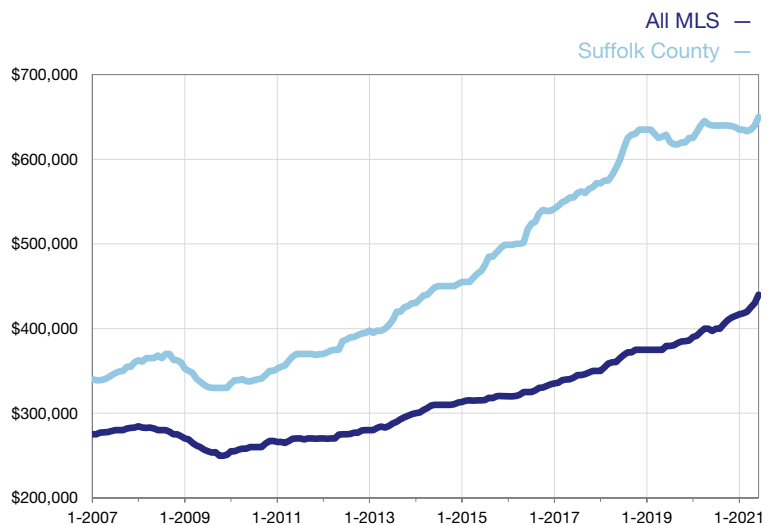
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2021

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Worcester County

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,011	988	- 2.3%	4,102	4,247	+ 3.5%
Closed Sales	708	882	+ 24.6%	3,305	3,496	+ 5.8%
Median Sales Price*	\$328,500	\$405,000	+ 23.3%	\$316,050	\$375,000	+ 18.7%
Inventory of Homes for Sale	1,260	619	- 50.9%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	43	23	- 46.5%	58	32	- 44.8%
Percent of Original List Price Received*	99.3%	105.9%	+ 6.6%	97.9%	103.7%	+ 5.9%
New Listings	1,013	1,154	+ 13.9%	4,763	4,701	- 1.3%

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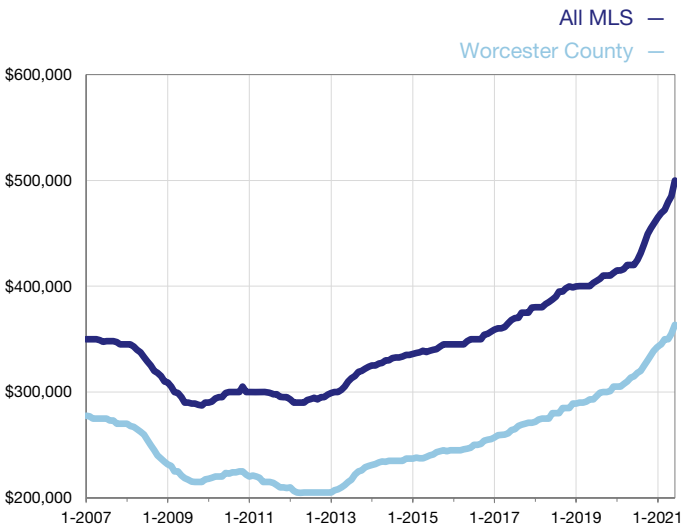
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	197	195	- 1.0%	834	1,038	+ 24.5%
Closed Sales	148	194	+ 31.1%	691	807	+ 16.8%
Median Sales Price*	\$247,500	\$285,500	+ 15.4%	\$237,900	\$273,000	+ 14.8%
Inventory of Homes for Sale	270	134	- 50.4%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	46	20	- 56.5%	57	32	- 43.9%
Percent of Original List Price Received*	99.3%	104.3%	+ 5.0%	98.6%	102.5%	+ 4.0%
New Listings	197	227	+ 15.2%	984	1,099	+ 11.7%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

