

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	714	449	- 37.1%	3,221	2,918	- 9.4%
Closed Sales	690	421	- 39.0%	2,712	2,682	- 1.1%
Median Sales Price*	\$495,000	\$595,000	+ 20.2%	\$460,000	\$600,000	+ 30.4%
Inventory of Homes for Sale	1,400	696	- 50.3%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	111	26	- 76.6%	113	51	- 54.9%
Percent of Original List Price Received*	95.3%	103.3%	+ 8.4%	94.5%	101.5%	+ 7.4%
New Listings	634	574	- 9.5%	3,706	3,310	- 10.7%

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

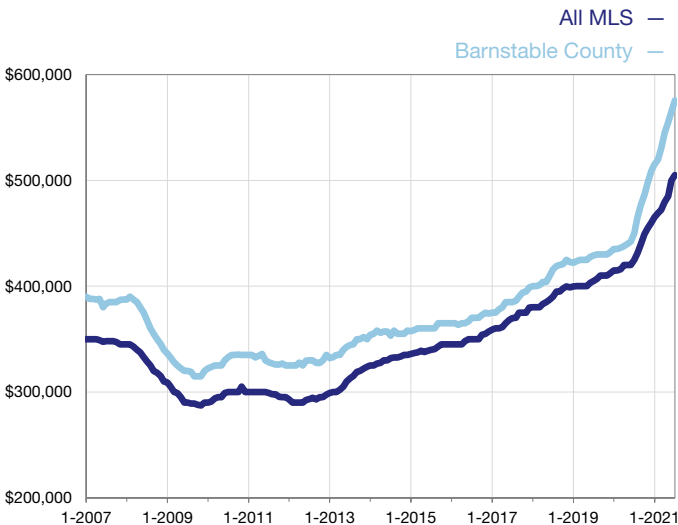
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	190	125	- 34.2%	756	843	+ 11.5%
Closed Sales	132	109	- 17.4%	632	749	+ 18.5%
Median Sales Price*	\$334,500	\$365,000	+ 9.1%	\$305,000	\$355,000	+ 16.4%
Inventory of Homes for Sale	472	192	- 59.3%	--	--	--
Months Supply of Inventory	4.7	1.5	- 68.1%	--	--	--
Cumulative Days on Market Until Sale	110	63	- 42.7%	110	67	- 39.1%
Percent of Original List Price Received*	95.3%	100.3%	+ 5.2%	95.6%	99.9%	+ 4.5%
New Listings	158	162	+ 2.5%	963	850	- 11.7%

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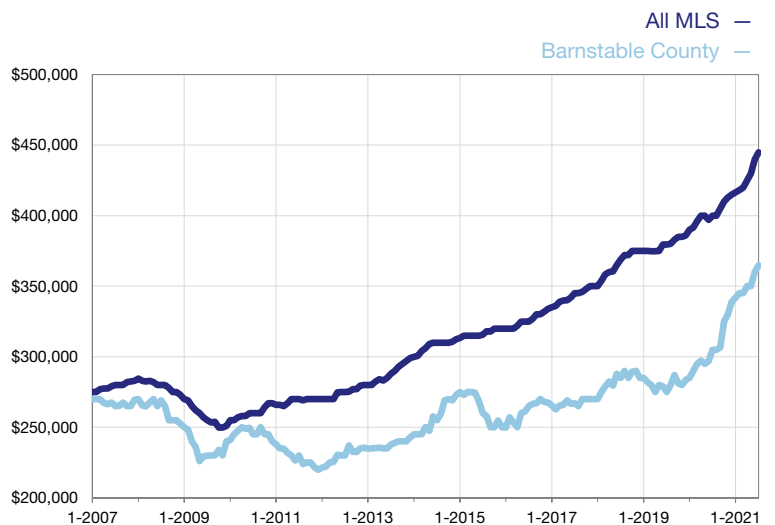
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	217	154	- 29.0%	988	907	- 8.2%
Closed Sales	199	138	- 30.7%	756	819	+ 8.3%
Median Sales Price*	\$303,750	\$301,200	- 0.8%	\$230,000	\$300,000	+ 30.4%
Inventory of Homes for Sale	592	372	- 37.2%	--	--	--
Months Supply of Inventory	4.7	2.4	- 48.9%	--	--	--
Cumulative Days on Market Until Sale	85	24	- 71.8%	97	55	- 43.3%
Percent of Original List Price Received*	95.7%	101.5%	+ 6.1%	93.3%	97.9%	+ 4.9%
New Listings	249	209	- 16.1%	1,173	1,136	- 3.2%

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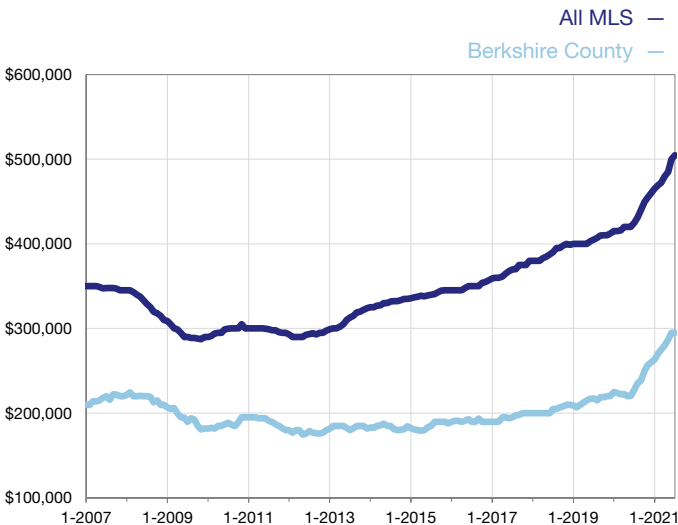
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	21	0.0%	87	134	+ 54.0%
Closed Sales	18	20	+ 11.1%	72	107	+ 48.6%
Median Sales Price*	\$363,500	\$186,850	- 48.6%	\$340,000	\$265,000	- 22.1%
Inventory of Homes for Sale	137	44	- 67.9%	--	--	--
Months Supply of Inventory	9.2	2.4	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	87	31	- 64.4%	140	84	- 40.0%
Percent of Original List Price Received*	93.7%	96.6%	+ 3.1%	92.4%	96.1%	+ 4.0%
New Listings	34	27	- 20.6%	145	125	- 13.8%

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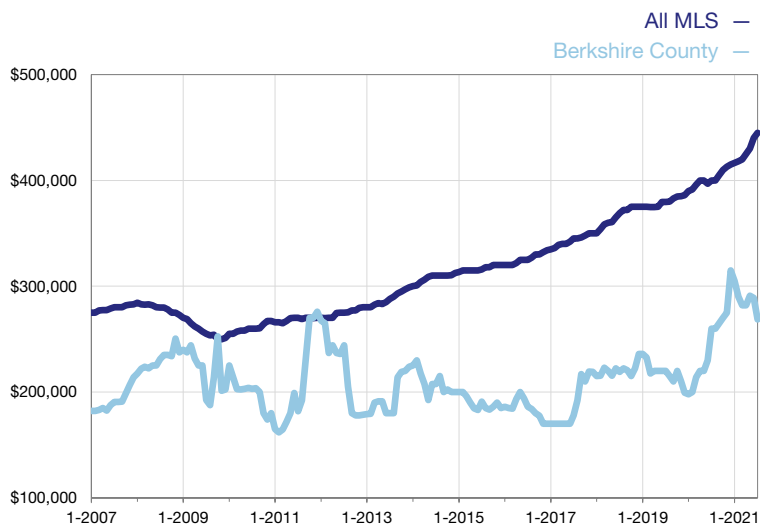
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	520	468	- 10.0%	2,876	2,812	- 2.2%
Closed Sales	514	436	- 15.2%	2,418	2,474	+ 2.3%
Median Sales Price*	\$360,000	\$448,500	+ 24.6%	\$350,000	\$417,950	+ 19.4%
Inventory of Homes for Sale	736	437	- 40.6%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	50	21	- 58.0%	61	31	- 49.2%
Percent of Original List Price Received*	99.4%	104.4%	+ 5.0%	97.9%	103.1%	+ 5.3%
New Listings	581	555	- 4.5%	3,230	3,204	- 0.8%

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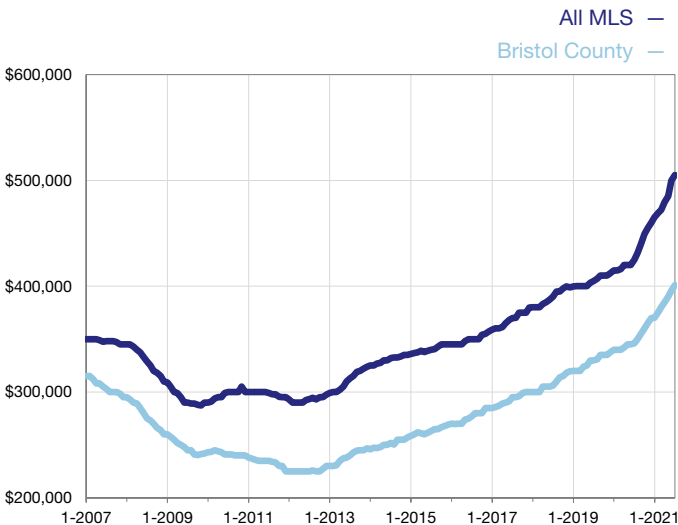
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	78	83	+ 6.4%	455	508	+ 11.6%
Closed Sales	80	85	+ 6.3%	420	477	+ 13.6%
Median Sales Price*	\$264,950	\$295,000	+ 11.3%	\$239,450	\$270,000	+ 12.8%
Inventory of Homes for Sale	125	68	- 45.6%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	46	22	- 52.2%	49	29	- 40.8%
Percent of Original List Price Received*	99.6%	102.7%	+ 3.1%	97.9%	101.6%	+ 3.8%
New Listings	96	102	+ 6.3%	549	558	+ 1.6%

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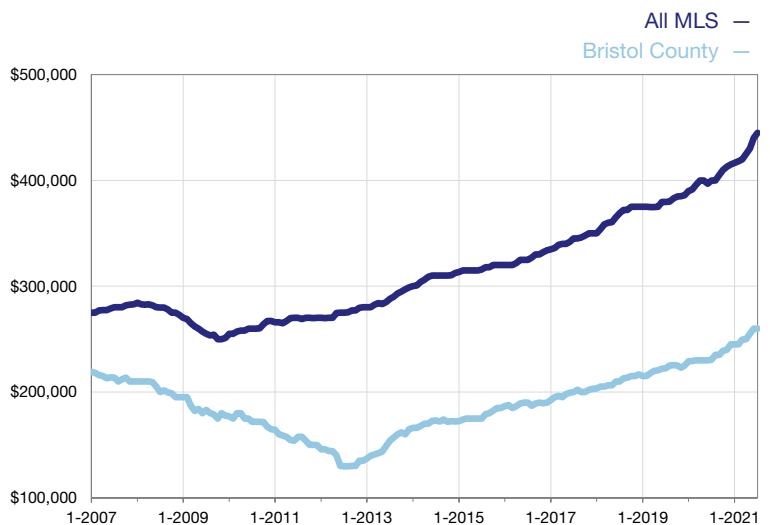
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	6	- 50.0%	44	39	- 11.4%
Closed Sales	7	4	- 42.9%	39	33	- 15.4%
Median Sales Price*	\$1,525,000	\$1,310,000	- 14.1%	\$1,225,000	\$1,193,500	- 2.6%
Inventory of Homes for Sale	59	24	- 59.3%	--	--	--
Months Supply of Inventory	9.4	3.2	- 66.0%	--	--	--
Cumulative Days on Market Until Sale	135	121	- 10.4%	201	54	- 73.1%
Percent of Original List Price Received*	89.1%	99.1%	+ 11.2%	90.7%	97.9%	+ 7.9%
New Listings	23	13	- 43.5%	84	58	- 31.0%

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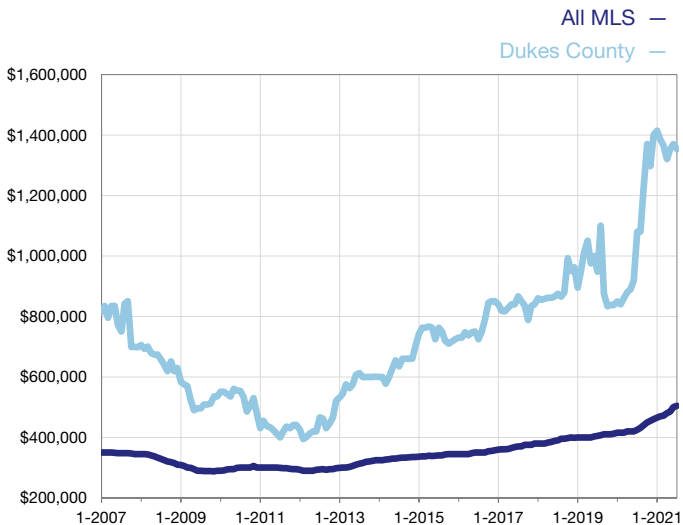
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	2	1	- 50.0%	3	6	+ 100.0%
Median Sales Price*	\$187,500	\$750,000	+ 300.0%	\$80,000	\$702,500	+ 778.1%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	8.0	1.5	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	39	21	- 46.2%	40	165	+ 312.5%
Percent of Original List Price Received*	99.3%	93.9%	- 5.4%	90.3%	93.8%	+ 3.9%
New Listings	0	0	--	13	7	- 46.2%

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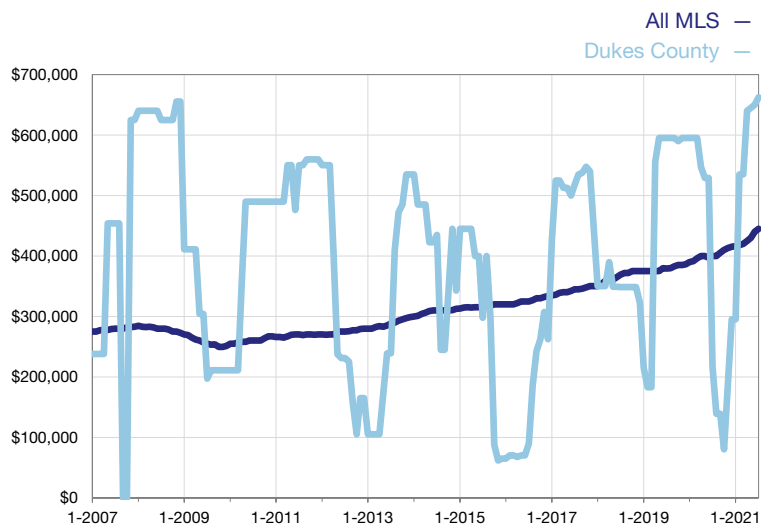
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	666	533	- 20.0%	3,494	3,570	+ 2.2%
Closed Sales	683	605	- 11.4%	2,930	3,116	+ 6.3%
Median Sales Price*	\$545,000	\$619,000	+ 13.6%	\$510,500	\$605,000	+ 18.5%
Inventory of Homes for Sale	739	472	- 36.1%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	36	23	- 36.1%	46	28	- 39.1%
Percent of Original List Price Received*	100.4%	105.9%	+ 5.5%	99.0%	105.2%	+ 6.3%
New Listings	700	656	- 6.3%	4,026	4,016	- 0.2%

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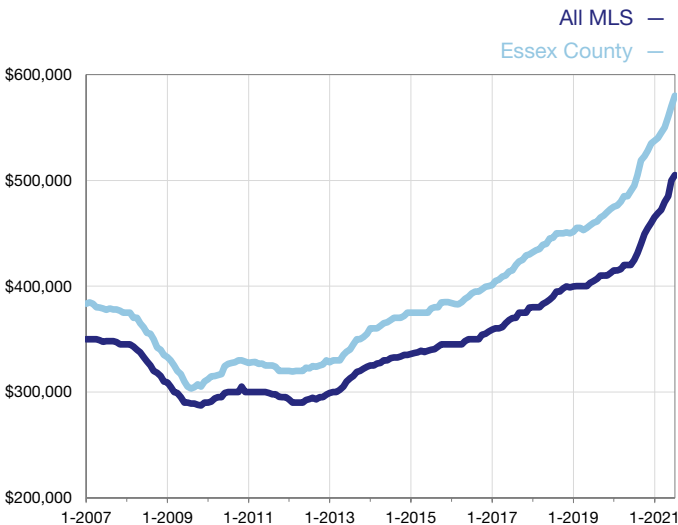
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	336	259	- 22.9%	1,586	1,801	+ 13.6%
Closed Sales	296	264	- 10.8%	1,338	1,608	+ 20.2%
Median Sales Price*	\$345,000	\$375,000	+ 8.7%	\$338,750	\$376,750	+ 11.2%
Inventory of Homes for Sale	368	234	- 36.4%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	46	26	- 43.5%	51	32	- 37.3%
Percent of Original List Price Received*	99.9%	103.2%	+ 3.3%	99.3%	102.2%	+ 2.9%
New Listings	338	304	- 10.1%	1,869	2,020	+ 8.1%

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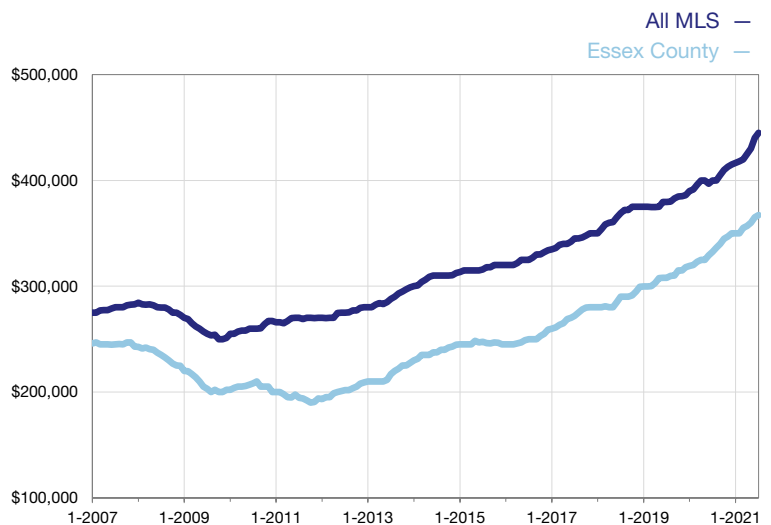
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	77	64	- 16.9%	379	356	- 6.1%
Closed Sales	76	69	- 9.2%	303	310	+ 2.3%
Median Sales Price*	\$262,750	\$305,000	+ 16.1%	\$229,500	\$280,000	+ 22.0%
Inventory of Homes for Sale	123	75	- 39.0%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	76	36	- 52.6%	86	43	- 50.0%
Percent of Original List Price Received*	98.1%	105.4%	+ 7.4%	94.4%	101.8%	+ 7.8%
New Listings	71	77	+ 8.5%	416	409	- 1.7%

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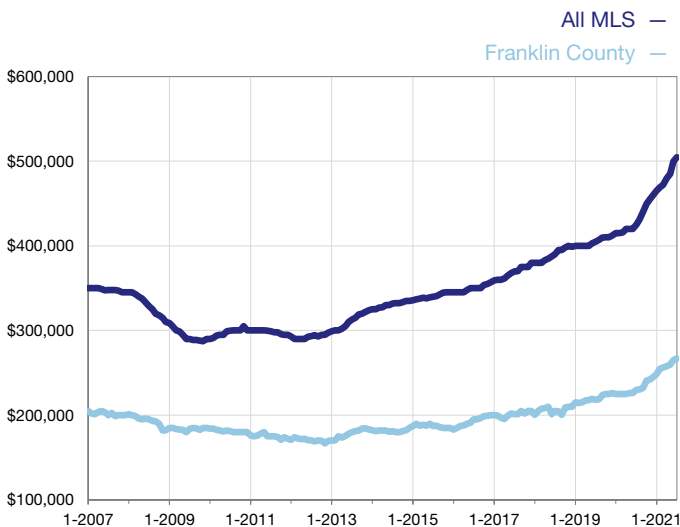
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	5	- 28.6%	26	15	- 42.3%
Closed Sales	7	1	- 85.7%	20	10	- 50.0%
Median Sales Price*	\$203,500	\$185,000	- 9.1%	\$180,000	\$182,500	+ 1.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	72	75	+ 4.2%	90	37	- 58.9%
Percent of Original List Price Received*	96.8%	100.0%	+ 3.3%	95.5%	100.8%	+ 5.5%
New Listings	1	2	+ 100.0%	27	14	- 48.1%

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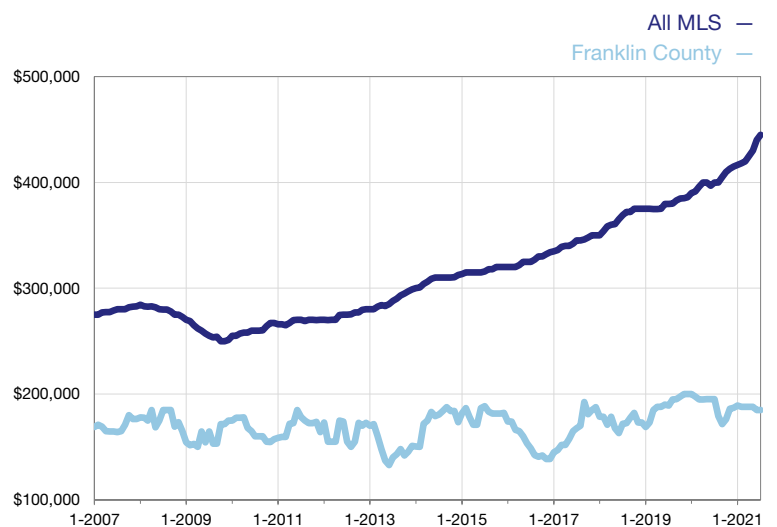
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	439	394	- 10.3%	2,473	2,573	+ 4.0%
Closed Sales	444	403	- 9.2%	2,090	2,282	+ 9.2%
Median Sales Price*	\$238,500	\$282,000	+ 18.2%	\$224,500	\$260,000	+ 15.8%
Inventory of Homes for Sale	601	382	- 36.4%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	40	27	- 32.5%	55	35	- 36.4%
Percent of Original List Price Received*	99.9%	104.3%	+ 4.4%	98.0%	102.4%	+ 4.5%
New Listings	485	480	- 1.0%	2,803	2,867	+ 2.3%

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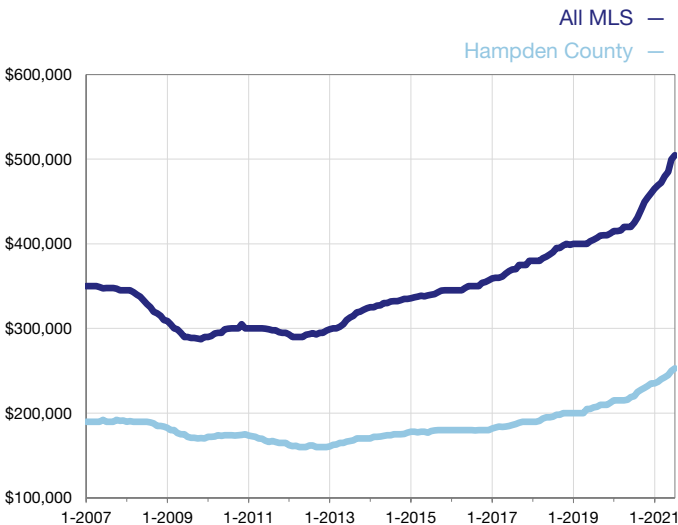
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	64	55	- 14.1%	314	354	+ 12.7%
Closed Sales	55	53	- 3.6%	270	307	+ 13.7%
Median Sales Price*	\$149,900	\$175,000	+ 16.7%	\$149,700	\$170,750	+ 14.1%
Inventory of Homes for Sale	69	44	- 36.2%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	50	21	- 58.0%	57	33	- 42.1%
Percent of Original List Price Received*	97.4%	103.3%	+ 6.1%	97.2%	101.1%	+ 4.0%
New Listings	55	63	+ 14.5%	326	373	+ 14.4%

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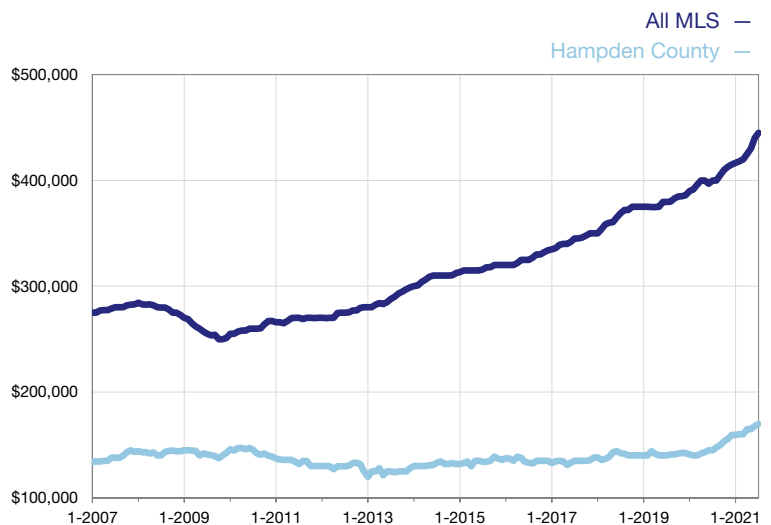
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	129	127	- 1.6%	766	750	- 2.1%
Closed Sales	160	121	- 24.4%	652	667	+ 2.3%
Median Sales Price*	\$334,000	\$409,000	+ 22.5%	\$306,125	\$371,047	+ 21.2%
Inventory of Homes for Sale	254	149	- 41.3%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	56	26	- 53.6%	74	46	- 37.8%
Percent of Original List Price Received*	97.7%	104.0%	+ 6.4%	96.7%	102.2%	+ 5.7%
New Listings	153	146	- 4.6%	881	839	- 4.8%

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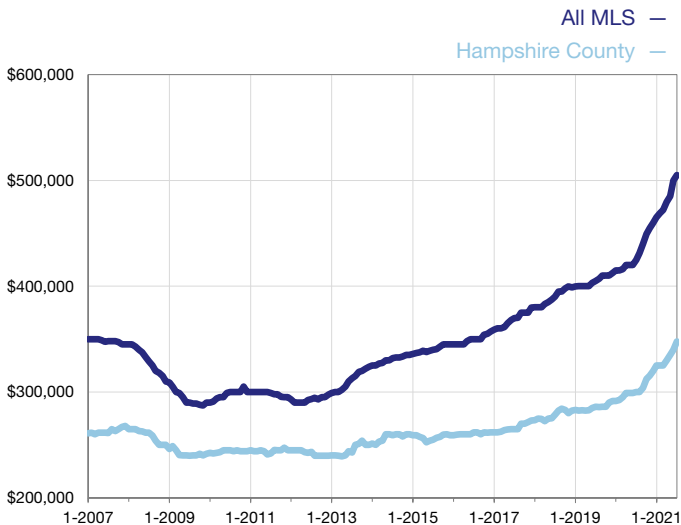
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	38	35	- 7.9%	142	210	+ 47.9%
Closed Sales	28	35	+ 25.0%	112	163	+ 45.5%
Median Sales Price*	\$215,000	\$256,000	+ 19.1%	\$224,300	\$240,000	+ 7.0%
Inventory of Homes for Sale	64	36	- 43.8%	--	--	--
Months Supply of Inventory	3.3	1.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	94	66	- 29.8%	69	58	- 15.9%
Percent of Original List Price Received*	97.3%	100.3%	+ 3.1%	97.8%	100.2%	+ 2.5%
New Listings	29	34	+ 17.2%	169	226	+ 33.7%

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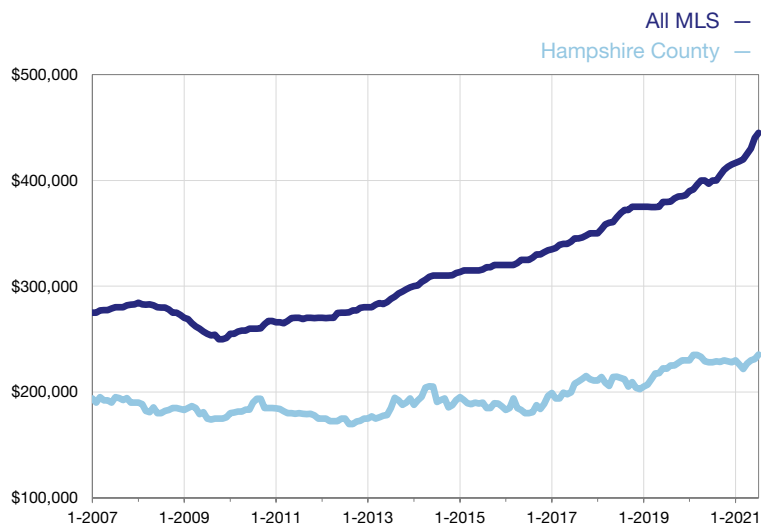
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

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Middlesex County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,202	1,013	- 15.7%	6,400	7,246	+ 13.2%
Closed Sales	1,289	1,265	- 1.9%	5,339	6,288	+ 17.8%
Median Sales Price*	\$650,000	\$746,000	+ 14.8%	\$622,000	\$709,000	+ 14.0%
Inventory of Homes for Sale	1,372	870	- 36.6%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	33	20	- 39.4%	47	27	- 42.6%
Percent of Original List Price Received*	100.7%	106.6%	+ 5.9%	99.2%	105.2%	+ 6.0%
New Listings	1,318	1,233	- 6.4%	7,609	8,179	+ 7.5%

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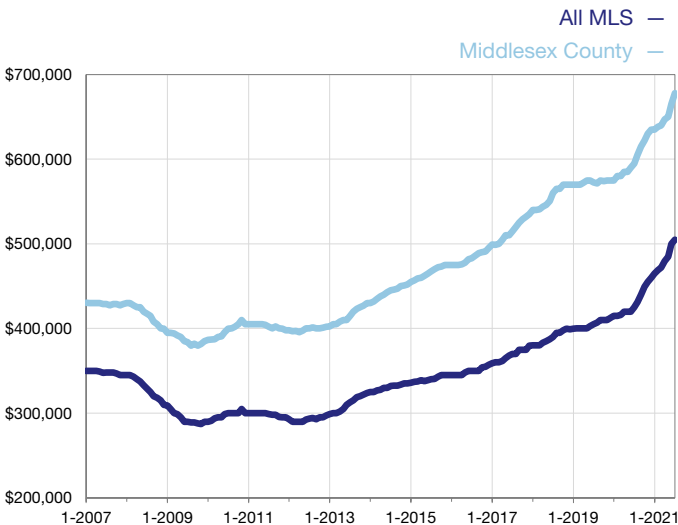
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	610	529	- 13.3%	3,272	4,346	+ 32.8%
Closed Sales	632	683	+ 8.1%	2,789	4,012	+ 43.9%
Median Sales Price*	\$515,000	\$560,000	+ 8.7%	\$512,000	\$540,000	+ 5.5%
Inventory of Homes for Sale	938	647	- 31.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	39	24	- 38.5%	47	35	- 25.5%
Percent of Original List Price Received*	100.0%	103.4%	+ 3.4%	99.5%	101.8%	+ 2.3%
New Listings	763	690	- 9.6%	4,150	4,991	+ 20.3%

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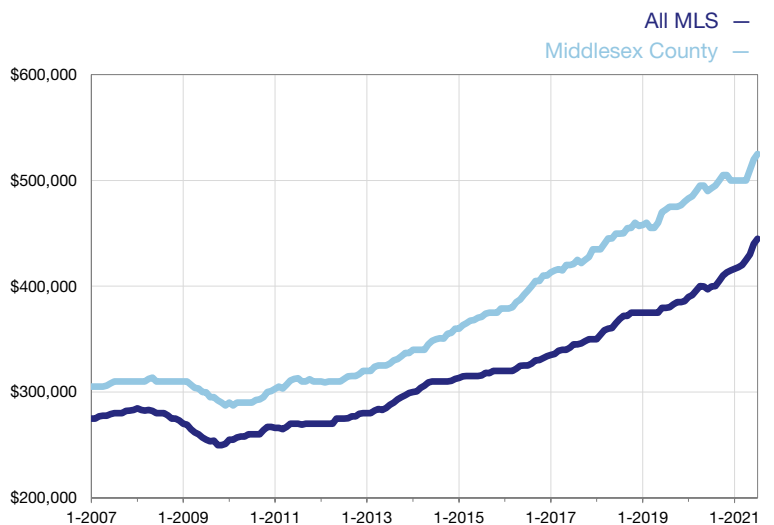
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	7	- 12.5%	25	23	- 8.0%
Closed Sales	8	4	- 50.0%	21	26	+ 23.8%
Median Sales Price*	\$3,536,250	\$3,025,000	- 14.5%	\$2,400,000	\$3,250,000	+ 35.4%
Inventory of Homes for Sale	54	12	- 77.8%	--	--	--
Months Supply of Inventory	11.9	1.9	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	121	90	- 25.6%	99	135	+ 36.4%
Percent of Original List Price Received*	92.9%	97.2%	+ 4.6%	91.2%	93.4%	+ 2.4%
New Listings	19	8	- 57.9%	75	28	- 62.7%

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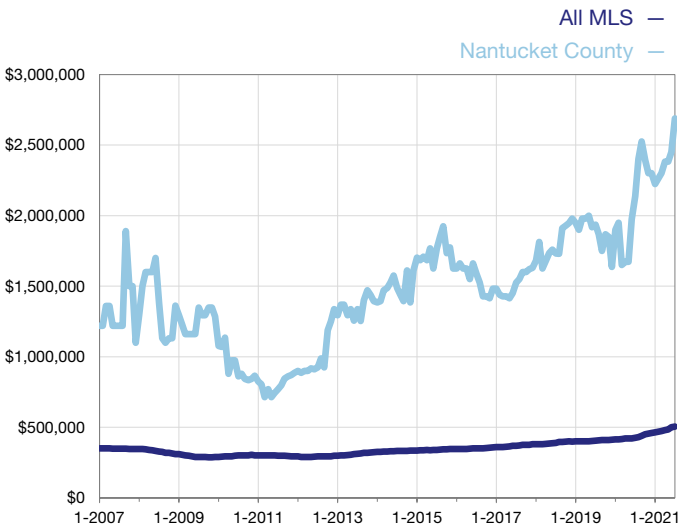
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$740,000	--
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.0	2.3	--	--	--	--
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	2	2	0.0%	4	4	0.0%

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

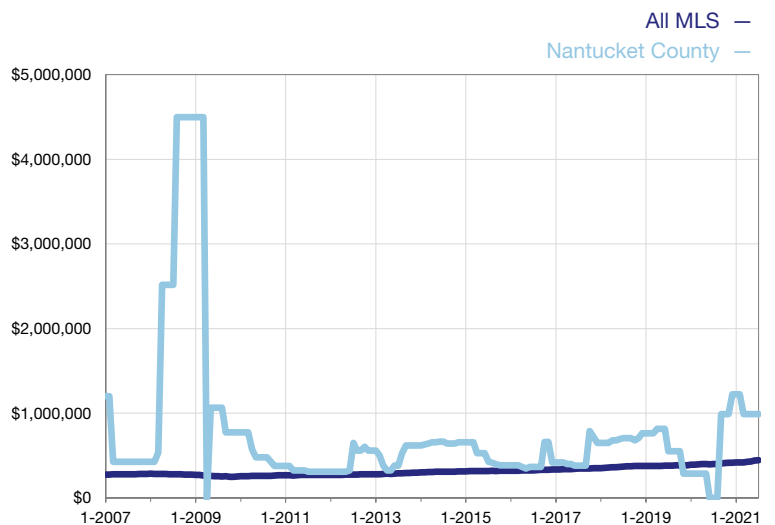
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	682	507	- 25.7%	3,617	4,023	+ 11.2%
Closed Sales	685	740	+ 8.0%	2,986	3,537	+ 18.5%
Median Sales Price*	\$605,000	\$665,000	+ 9.9%	\$555,000	\$655,000	+ 18.0%
Inventory of Homes for Sale	892	538	- 39.7%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	41	22	- 46.3%	49	28	- 42.9%
Percent of Original List Price Received*	99.5%	104.7%	+ 5.2%	98.3%	103.9%	+ 5.7%
New Listings	771	624	- 19.1%	4,392	4,631	+ 5.4%

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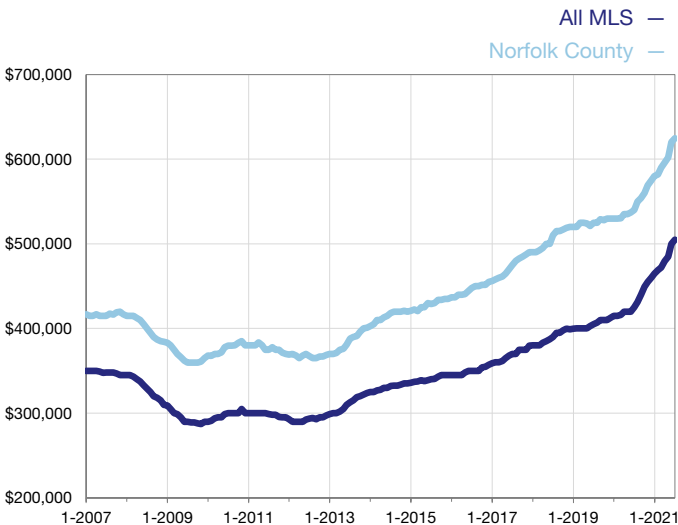
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	259	250	- 3.5%	1,301	1,917	+ 47.3%
Closed Sales	237	322	+ 35.9%	1,182	1,663	+ 40.7%
Median Sales Price*	\$435,000	\$490,000	+ 12.6%	\$437,763	\$490,000	+ 11.9%
Inventory of Homes for Sale	540	333	- 38.3%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	46	35	- 23.9%	55	45	- 18.2%
Percent of Original List Price Received*	98.8%	100.6%	+ 1.8%	99.0%	100.2%	+ 1.2%
New Listings	373	281	- 24.7%	1,796	2,291	+ 27.6%

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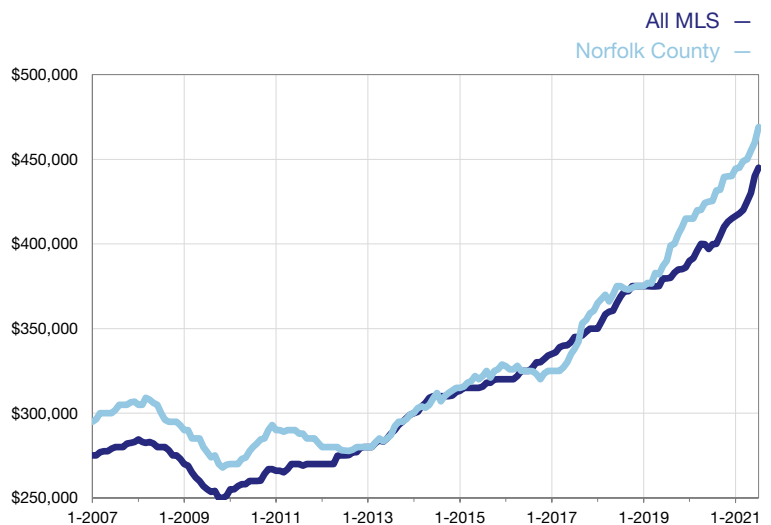
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	752	516	- 31.4%	3,762	3,562	- 5.3%
Closed Sales	667	546	- 18.1%	3,019	3,140	+ 4.0%
Median Sales Price*	\$462,000	\$511,250	+ 10.7%	\$431,500	\$500,000	+ 15.9%
Inventory of Homes for Sale	969	541	- 44.2%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	55	26	- 52.7%	65	33	- 49.2%
Percent of Original List Price Received*	98.3%	105.0%	+ 6.8%	97.4%	103.3%	+ 6.1%
New Listings	788	656	- 16.8%	4,380	4,062	- 7.3%

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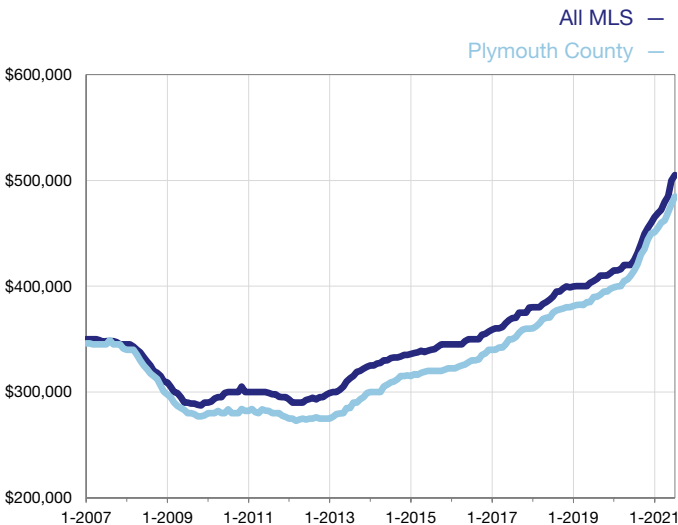
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	156	119	- 23.7%	770	827	+ 7.4%
Closed Sales	121	100	- 17.4%	629	739	+ 17.5%
Median Sales Price*	\$369,900	\$374,950	+ 1.4%	\$335,000	\$369,000	+ 10.1%
Inventory of Homes for Sale	265	139	- 47.5%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	79	26	- 67.1%	70	41	- 41.4%
Percent of Original List Price Received*	99.9%	102.8%	+ 2.9%	98.7%	101.3%	+ 2.6%
New Listings	169	134	- 20.7%	984	952	- 3.3%

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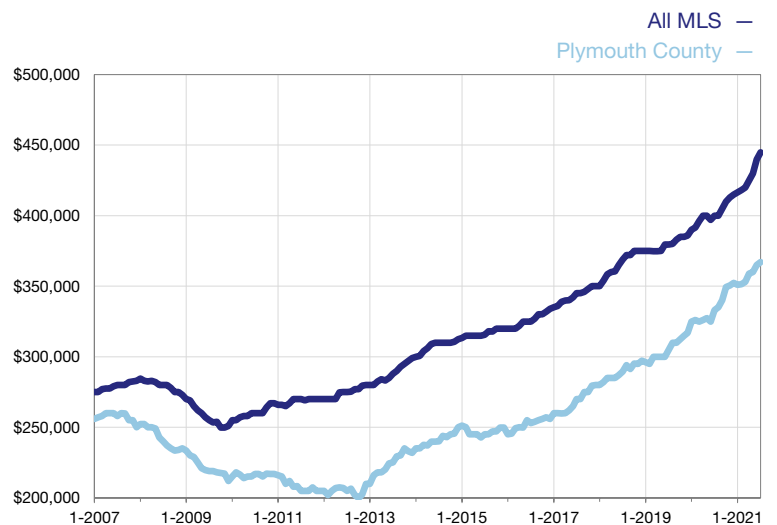
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

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Suffolk County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	128	131	+ 2.3%	643	864	+ 34.4%
Closed Sales	133	166	+ 24.8%	552	768	+ 39.1%
Median Sales Price*	\$651,000	\$777,500	+ 19.4%	\$620,000	\$710,000	+ 14.5%
Inventory of Homes for Sale	235	186	- 20.9%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	38	35	- 7.9%
Percent of Original List Price Received*	100.9%	102.5%	+ 1.6%	99.5%	101.8%	+ 2.3%
New Listings	187	175	- 6.4%	883	1,083	+ 22.7%

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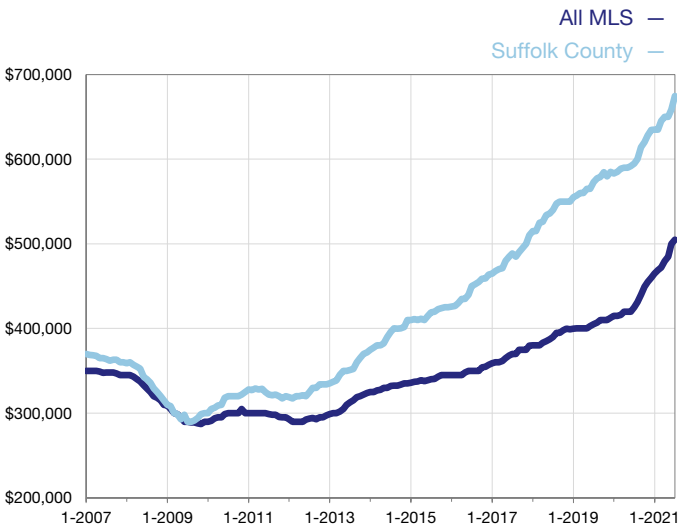
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	474	486	+ 2.5%	2,678	4,231	+ 58.0%
Closed Sales	485	652	+ 34.4%	2,376	3,806	+ 60.2%
Median Sales Price*	\$639,000	\$655,000	+ 2.5%	\$650,000	\$666,500	+ 2.5%
Inventory of Homes for Sale	1,599	1,146	- 28.3%	--	--	--
Months Supply of Inventory	4.4	2.3	- 47.7%	--	--	--
Cumulative Days on Market Until Sale	43	39	- 9.3%	53	53	0.0%
Percent of Original List Price Received*	98.6%	99.8%	+ 1.2%	98.1%	98.6%	+ 0.5%
New Listings	844	620	- 26.5%	4,388	5,510	+ 25.6%

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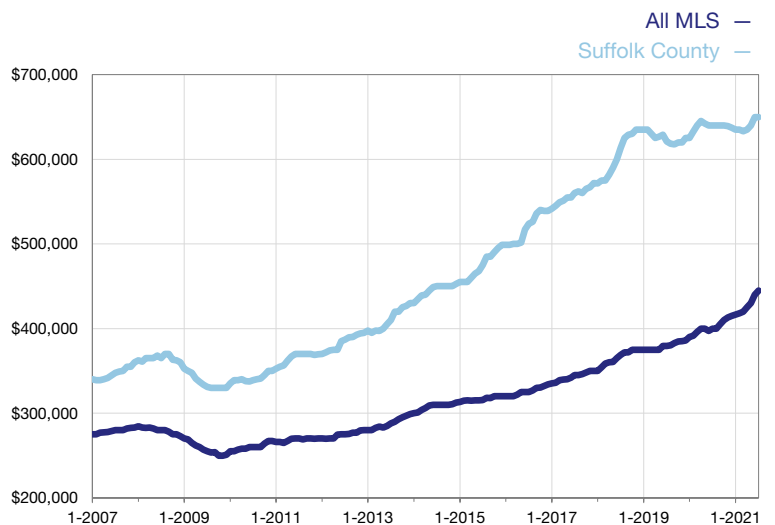
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	891	747	- 16.2%	4,992	4,928	- 1.3%
Closed Sales	913	833	- 8.8%	4,218	4,350	+ 3.1%
Median Sales Price*	\$355,000	\$405,000	+ 14.1%	\$324,900	\$381,000	+ 17.3%
Inventory of Homes for Sale	1,188	755	- 36.4%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	47	24	- 48.9%	56	30	- 46.4%
Percent of Original List Price Received*	99.1%	104.9%	+ 5.9%	98.2%	103.9%	+ 5.8%
New Listings	930	929	- 0.1%	5,694	5,624	- 1.2%

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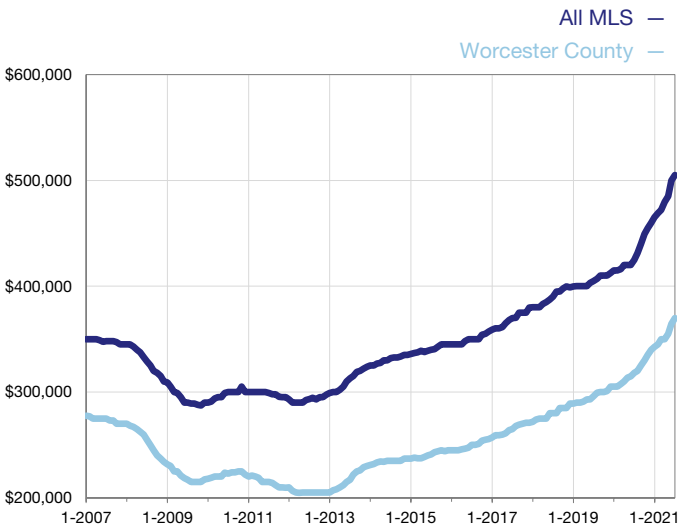
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	187	162	- 13.4%	1,021	1,188	+ 16.4%
Closed Sales	172	204	+ 18.6%	863	1,014	+ 17.5%
Median Sales Price*	\$232,250	\$279,950	+ 20.5%	\$235,270	\$275,000	+ 16.9%
Inventory of Homes for Sale	249	175	- 29.7%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	45	25	- 44.4%	54	30	- 44.4%
Percent of Original List Price Received*	98.1%	104.2%	+ 6.2%	98.5%	102.8%	+ 4.4%
New Listings	188	198	+ 5.3%	1,172	1,300	+ 10.9%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

