

# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 14.7%**

**+ 9.0%**

**- 35.2%**

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

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	204	160	- 21.6%	1,427	1,231	- 13.7%
Closed Sales	193	167	- 13.5%	1,173	1,134	- 3.3%
Median Sales Price*	\$299,000	<b>\$346,000</b>	+ 15.7%	\$247,000	<b>\$300,250</b>	+ 21.6%
Inventory of Homes for Sale	559	<b>382</b>	- 31.7%	--	--	--
Months Supply of Inventory	4.2	<b>2.6</b>	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	70	<b>30</b>	- 57.7%	89	<b>48</b>	- 46.7%
Percent of Original List Price Received*	95.9%	<b>98.3%</b>	+ 2.6%	94.3%	<b>98.1%</b>	+ 4.0%
New Listings	219	<b>179</b>	- 18.3%	1,653	<b>1,524</b>	- 7.8%

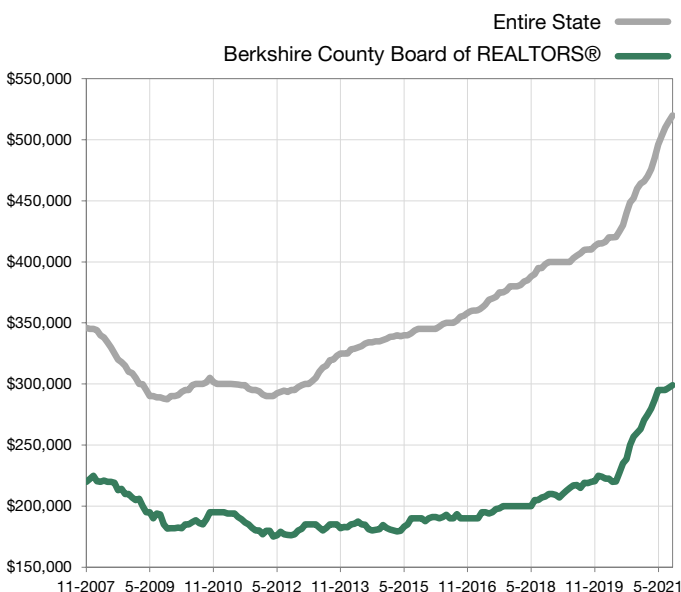
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	12	- 50.0%	147	166	+ 12.9%
Closed Sales	25	19	- 24.0%	117	154	+ 31.6%
Median Sales Price*	\$332,500	<b>\$202,000</b>	- 39.2%	\$332,500	<b>\$265,000</b>	- 20.3%
Inventory of Homes for Sale	102	<b>46</b>	- 54.9%	--	--	--
Months Supply of Inventory	6.9	<b>2.5</b>	- 63.7%	--	--	--
Cumulative Days on Market Until Sale	85	<b>36</b>	- 57.4%	139	<b>81</b>	- 41.3%
Percent of Original List Price Received*	93.8%	<b>99.0%</b>	+ 5.5%	92.9%	<b>96.6%</b>	+ 4.0%
New Listings	33	<b>16</b>	- 51.5%	193	<b>164</b>	- 15.0%

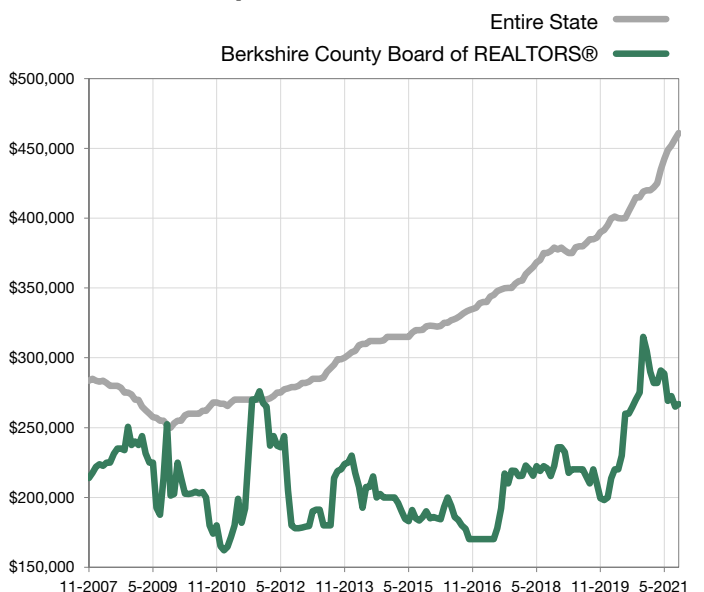
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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 – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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

**- 28.1%**

**+ 8.9%**

**- 46.3%**

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

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

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

### Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	733	559	- 23.7%	5,056	4,316	- 14.6%
Closed Sales	728	525	- 27.9%	4,378	4,031	- 7.9%
Median Sales Price*	\$548,950	\$600,000	+ 9.3%	\$480,000	\$588,000	+ 22.5%
Inventory of Homes for Sale	1,361	759	- 44.2%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.1%	--	--	--
Cumulative Days on Market Until Sale	96	26	- 73.1%	107	45	- 58.0%
Percent of Original List Price Received*	96.7%	100.9%	+ 4.3%	95.1%	101.3%	+ 6.5%
New Listings	796	597	- 25.0%	5,646	4,895	- 13.3%

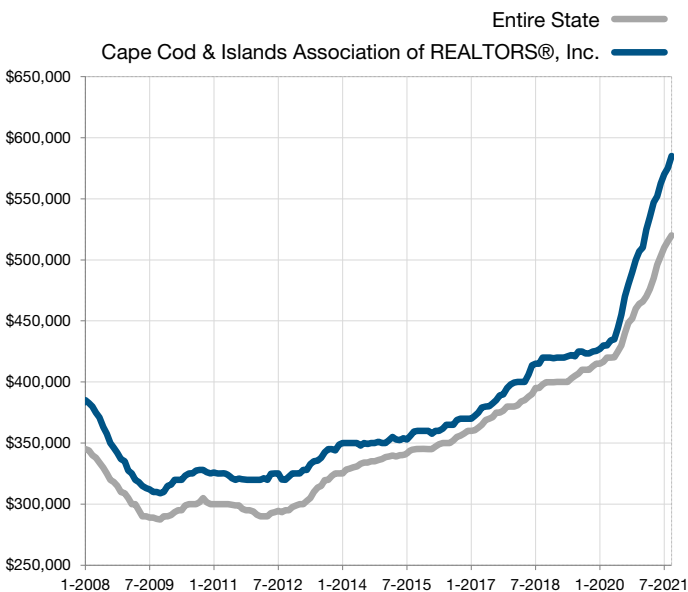
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	214	153	- 28.5%	1,200	1,167	- 2.8%
Closed Sales	197	140	- 28.9%	1,048	1,026	- 2.1%
Median Sales Price*	\$338,000	\$400,000	+ 18.3%	\$319,000	\$360,000	+ 12.9%
Inventory of Homes for Sale	405	189	- 53.3%	--	--	--
Months Supply of Inventory	3.5	1.5	- 56.1%	--	--	--
Cumulative Days on Market Until Sale	90	26	- 71.6%	107	59	- 44.4%
Percent of Original List Price Received*	96.7%	100.2%	+ 3.6%	95.9%	99.9%	+ 4.1%
New Listings	216	147	- 31.9%	1,408	1,197	- 15.0%

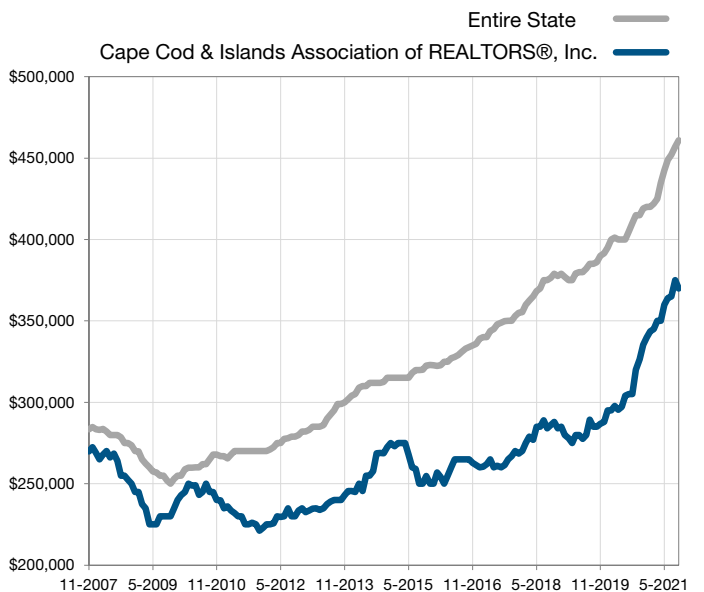
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,427	<b>1,311</b>	- 8.1%	10,839	<b>11,549</b>	+ 6.6%
Closed Sales	1,420	<b>1,233</b>	- 13.2%	9,643	<b>10,893</b>	+ 13.0%
Median Sales Price*	\$680,000	<b>\$750,000</b>	+ 10.3%	\$673,500	<b>\$755,090</b>	+ 12.1%
Inventory of Homes for Sale	1,945	<b>1,376</b>	- 29.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	35	<b>25</b>	- 28.6%	44	<b>27</b>	- 38.6%
Percent of Original List Price Received*	100.6%	<b>103.2%</b>	+ 2.6%	99.4%	<b>104.3%</b>	+ 4.9%
New Listings	1,823	<b>1,733</b>	- 4.9%	13,081	<b>13,458</b>	+ 2.9%

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

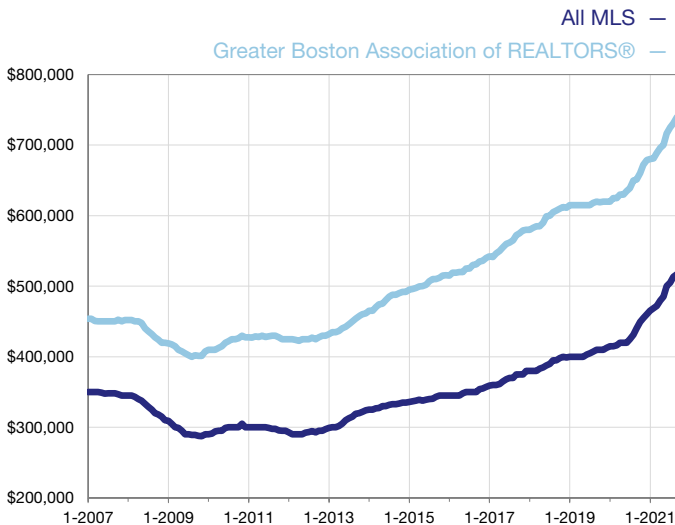
### Condominium Properties

Key Metrics	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	996	<b>1,183</b>	+ 18.8%	8,089	<b>11,166</b>	+ 38.0%
Closed Sales	988	<b>1,175</b>	+ 18.9%	7,520	<b>10,773</b>	+ 43.3%
Median Sales Price*	\$593,000	<b>\$620,000</b>	+ 4.6%	\$591,718	<b>\$625,000</b>	+ 5.6%
Inventory of Homes for Sale	3,462	<b>2,241</b>	- 35.3%	--	--	--
Months Supply of Inventory	4.1	<b>2.0</b>	- 51.2%	--	--	--
Cumulative Days on Market Until Sale	40	<b>53</b>	+ 32.5%	48	<b>47</b>	- 2.1%
Percent of Original List Price Received*	98.6%	<b>99.9%</b>	+ 1.3%	98.9%	<b>100.0%</b>	+ 1.1%
New Listings	2,043	<b>2,025</b>	- 0.9%	12,396	<b>14,282</b>	+ 15.2%

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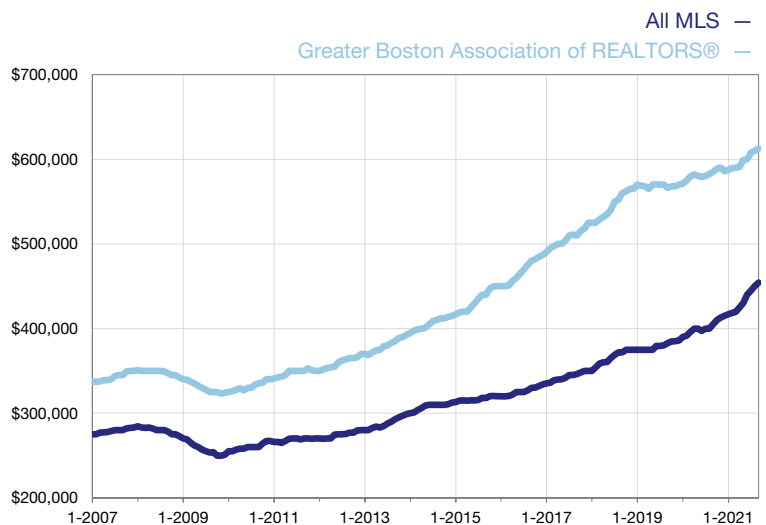
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 39.1%**

**+ 4.1%**

**- 46.2%**

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

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	62	71	+ 14.5%	566	534	- 5.7%
Closed Sales	84	63	- 25.0%	532	492	- 7.5%
Median Sales Price*	\$625,750	<b>\$580,000</b>	- 7.3%	\$566,000	<b>\$650,000</b>	+ 14.8%
Inventory of Homes for Sale	116	69	- 40.5%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.6%	--	--	--
Cumulative Days on Market Until Sale	40	22	- 44.7%	53	30	- 43.5%
Percent of Original List Price Received*	101.0%	103.8%	+ 2.9%	98.4%	103.6%	+ 5.3%
New Listings	85	86	+ 1.2%	693	629	- 9.2%

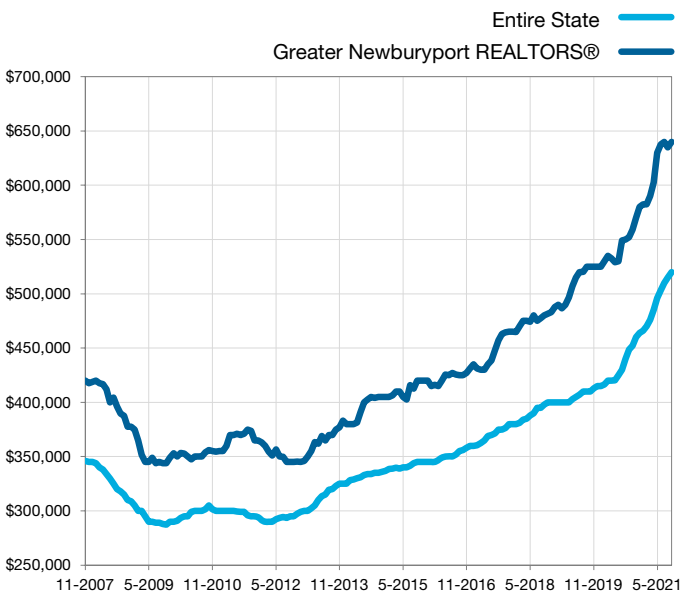
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	51	30	- 41.2%	366	371	+ 1.4%
Closed Sales	67	29	- 56.7%	330	328	- 0.6%
Median Sales Price*	\$475,000	<b>\$460,000</b>	- 3.2%	\$410,000	<b>\$435,000</b>	+ 6.1%
Inventory of Homes for Sale	66	29	- 56.1%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.5%	--	--	--
Cumulative Days on Market Until Sale	45	24	- 47.5%	48	35	- 27.1%
Percent of Original List Price Received*	99.6%	101.7%	+ 2.1%	99.3%	102.1%	+ 2.9%
New Listings	62	37	- 40.3%	453	410	- 9.5%

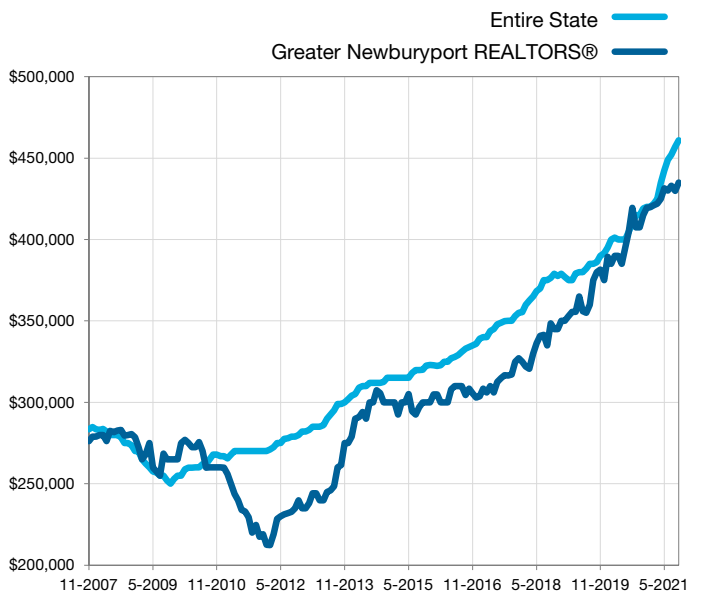
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**+ 7.1%**

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

**+ 17.1%**

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

**- 32.2%**

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

### Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	298	<b>278</b>	- 6.7%	2,379	<b>2,262</b>	- 4.9%
Closed Sales	259	<b>281</b>	+ 8.5%	2,058	<b>2,142</b>	+ 4.1%
Median Sales Price*	\$325,000	<b>\$380,000</b>	+ 16.9%	\$319,250	<b>\$375,000</b>	+ 17.5%
Inventory of Homes for Sale	411	<b>278</b>	- 32.4%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	<b>25</b>	- 40.3%	54	<b>30</b>	- 43.8%
Percent of Original List Price Received*	101.5%	<b>102.9%</b>	+ 1.4%	98.9%	<b>104.1%</b>	+ 5.3%
New Listings	372	<b>311</b>	- 16.4%	2,662	<b>2,561</b>	- 3.8%

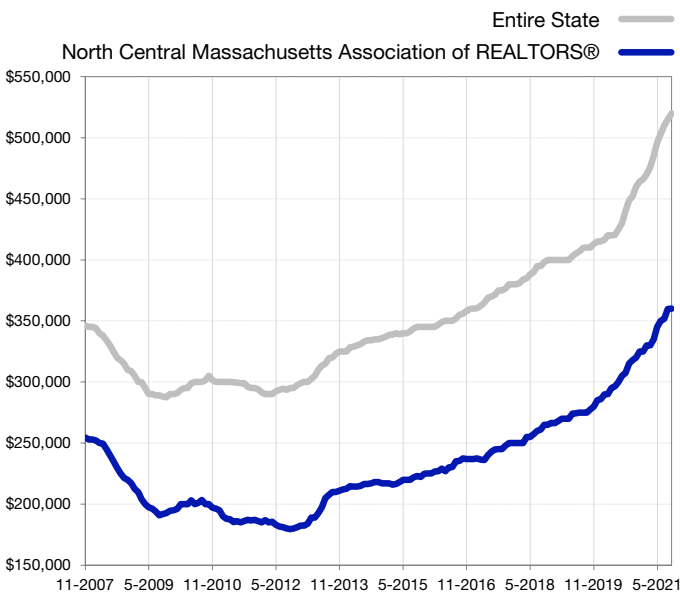
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	40	<b>48</b>	+ 20.0%	347	<b>376</b>	+ 8.4%
Closed Sales	49	<b>49</b>	0.0%	314	<b>345</b>	+ 9.9%
Median Sales Price*	\$198,000	<b>\$245,000</b>	+ 23.7%	\$210,250	<b>\$250,000</b>	+ 18.9%
Inventory of Homes for Sale	55	<b>38</b>	- 30.9%	--	--	--
Months Supply of Inventory	1.6	<b>1.0</b>	- 38.6%	--	--	--
Cumulative Days on Market Until Sale	29	<b>27</b>	- 8.3%	54	<b>27</b>	- 49.0%
Percent of Original List Price Received*	101.1%	<b>101.9%</b>	+ 0.8%	99.5%	<b>103.0%</b>	+ 3.6%
New Listings	57	<b>53</b>	- 7.0%	401	<b>417</b>	+ 4.0%

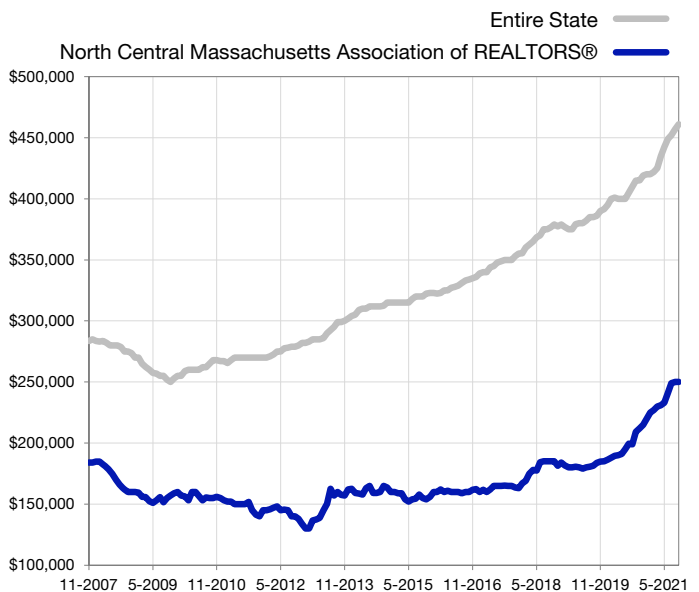
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 11.9%**

**+ 11.1%**

**- 23.4%**

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

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	419	381	- 9.1%	3,087	3,074	- 0.4%
Closed Sales	425	377	- 11.3%	2,717	2,810	+ 3.4%
Median Sales Price*	\$555,000	<b>\$612,000</b>	+ 10.3%	\$524,900	<b>\$600,000</b>	+ 14.3%
Inventory of Homes for Sale	433	356	- 17.8%	--	--	--
Months Supply of Inventory	1.4	1.1	- 23.7%	--	--	--
Cumulative Days on Market Until Sale	36	25	- 28.6%	42	27	- 36.1%
Percent of Original List Price Received*	101.6%	<b>104.3%</b>	+ 2.7%	99.8%	<b>105.2%</b>	+ 5.4%
New Listings	479	467	- 2.5%	3,468	3,493	+ 0.7%

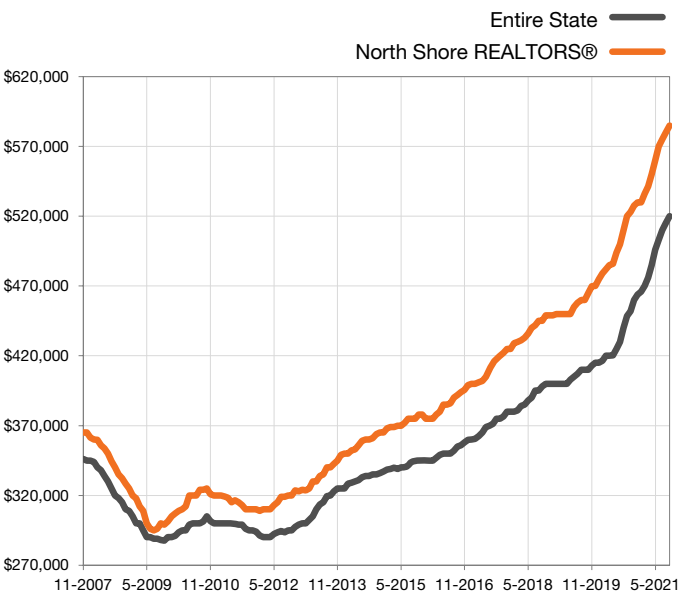
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	198	190	- 4.0%	1,444	1,481	+ 2.6%
Closed Sales	203	176	- 13.3%	1,283	1,373	+ 7.0%
Median Sales Price*	\$376,600	<b>\$404,000</b>	+ 7.3%	\$346,000	<b>\$390,000</b>	+ 12.7%
Inventory of Homes for Sale	252	169	- 32.9%	--	--	--
Months Supply of Inventory	1.7	1.0	- 39.7%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 35.9%	48	31	- 36.0%
Percent of Original List Price Received*	100.5%	<b>103.2%</b>	+ 2.6%	99.7%	<b>102.4%</b>	+ 2.6%
New Listings	261	203	- 22.2%	1,668	1,689	+ 1.3%

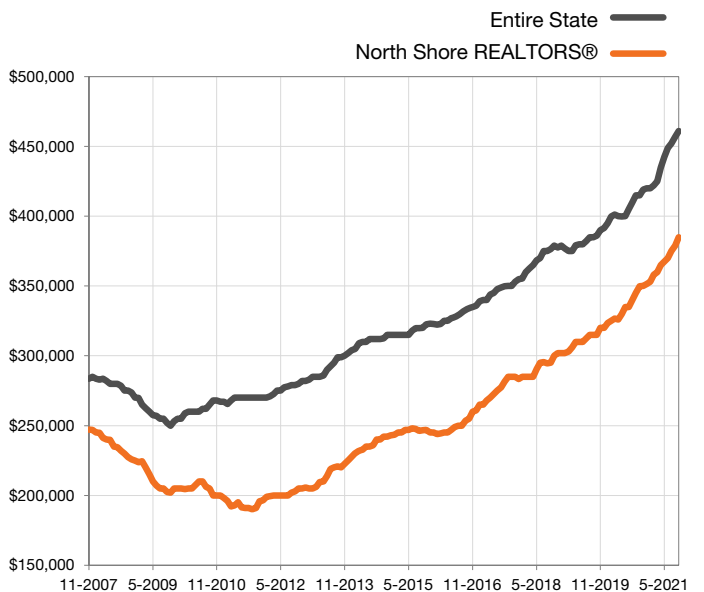
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### Single-Family Properties



### Condominium Properties



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## Northeast Association of REALTORS®

**+ 2.1%**

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

**+ 6.8%**

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

**- 22.0%**

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

### Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	401	358	- 10.7%	2,992	3,063	+ 2.4%
Closed Sales	388	379	- 2.3%	2,641	2,839	+ 7.5%
Median Sales Price*	\$520,500	<b>\$550,000</b>	+ 5.7%	\$496,000	<b>\$565,000</b>	+ 13.9%
Inventory of Homes for Sale	361	286	- 20.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	29	22	- 24.8%	39	23	- 41.7%
Percent of Original List Price Received*	101.8%	104.6%	+ 2.8%	100.2%	105.7%	+ 5.4%
New Listings	426	417	- 2.1%	3,353	3,444	+ 2.7%

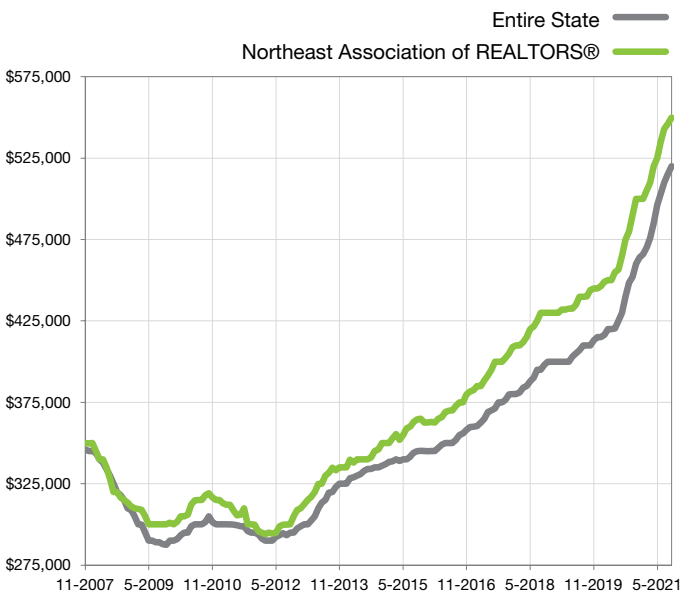
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	169	153	- 9.5%	1,157	1,294	+ 11.8%
Closed Sales	142	162	+ 14.1%	1,013	1,237	+ 22.1%
Median Sales Price*	\$307,500	<b>\$316,000</b>	+ 2.8%	\$299,000	<b>\$311,000</b>	+ 4.0%
Inventory of Homes for Sale	166	125	- 24.7%	--	--	--
Months Supply of Inventory	1.4	0.9	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	46	23	- 50.9%	43	26	- 39.8%
Percent of Original List Price Received*	99.8%	102.5%	+ 2.7%	99.7%	103.1%	+ 3.4%
New Listings	188	174	- 7.4%	1,331	1,451	+ 9.0%

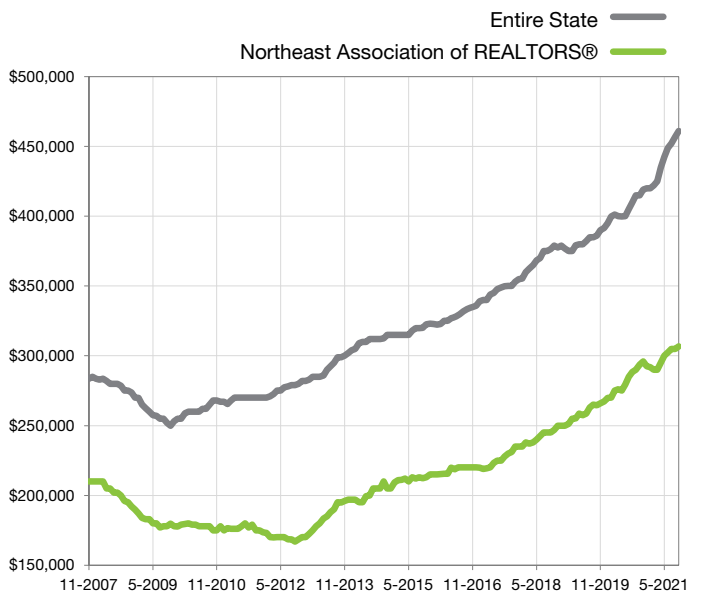
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### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 4.0%**

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

**+ 7.6%**

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

**- 22.4%**

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

### Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	658	610	- 7.3%	5,141	4,991	- 2.9%
Closed Sales	630	611	- 3.0%	4,534	4,580	+ 1.0%
Median Sales Price*	\$396,450	<b>\$420,000</b>	+ 5.9%	\$352,000	<b>\$405,000</b>	+ 15.1%
Inventory of Homes for Sale	834	654	- 21.6%	--	--	--
Months Supply of Inventory	1.6	1.2	- 24.8%	--	--	--
Cumulative Days on Market Until Sale	40	27	- 31.0%	50	28	- 43.7%
Percent of Original List Price Received*	100.8%	103.0%	+ 2.1%	98.8%	103.8%	+ 5.0%
New Listings	766	722	- 5.7%	5,841	5,821	- 0.3%

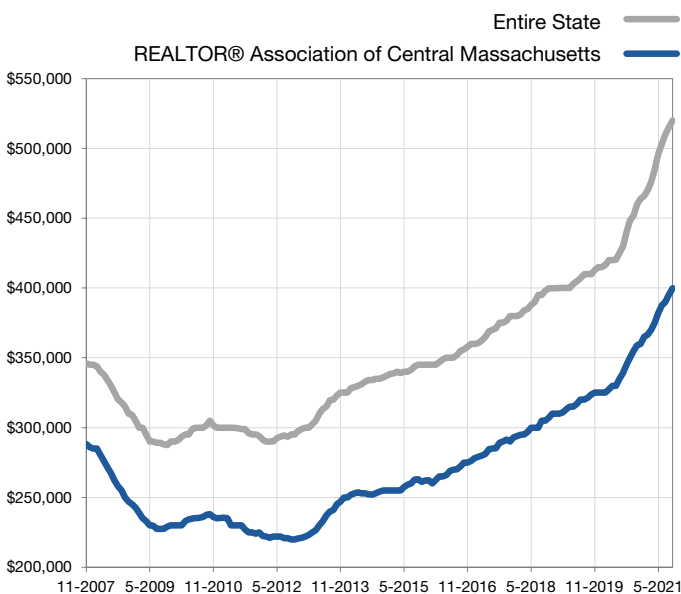
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	162	148	- 8.6%	1,227	1,372	+ 11.8%
Closed Sales	154	142	- 7.8%	1,067	1,219	+ 14.2%
Median Sales Price*	\$295,000	<b>\$327,750</b>	+ 11.1%	\$261,000	<b>\$300,000</b>	+ 14.9%
Inventory of Homes for Sale	208	155	- 25.5%	--	--	--
Months Supply of Inventory	1.7	1.1	- 36.5%	--	--	--
Cumulative Days on Market Until Sale	51	28	- 44.0%	52	29	- 43.5%
Percent of Original List Price Received*	100.1%	102.4%	+ 2.3%	98.9%	102.7%	+ 3.8%
New Listings	174	186	+ 6.9%	1,384	1,503	+ 8.6%

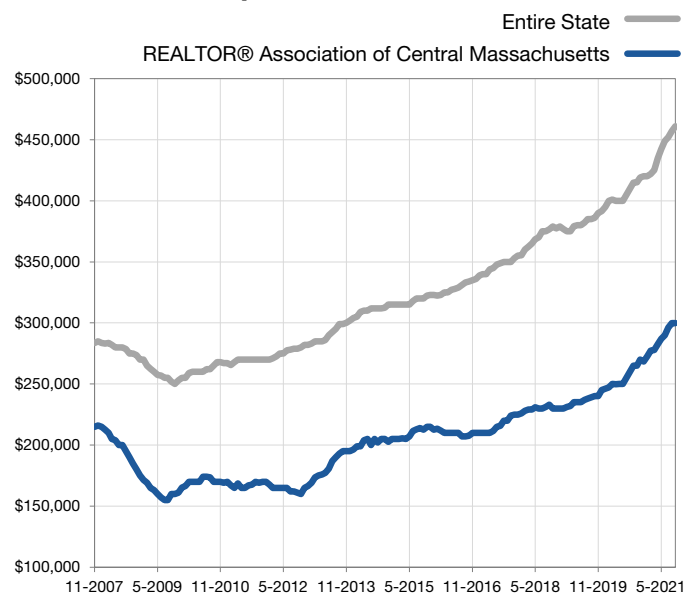
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**0.0%**

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

**+ 11.8%**

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

**- 37.2%**

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

### Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	627	627	0.0%	4,848	4,837	- 0.2%
Closed Sales	605	580	- 4.1%	4,264	4,425	+ 3.8%
Median Sales Price*	\$265,000	\$297,485	+ 12.3%	\$245,000	\$282,000	+ 15.1%
Inventory of Homes for Sale	974	628	- 35.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.2%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.0%	57	35	- 38.3%
Percent of Original List Price Received*	99.7%	102.8%	+ 3.2%	98.0%	102.6%	+ 4.6%
New Listings	733	659	- 10.1%	5,504	5,442	- 1.1%

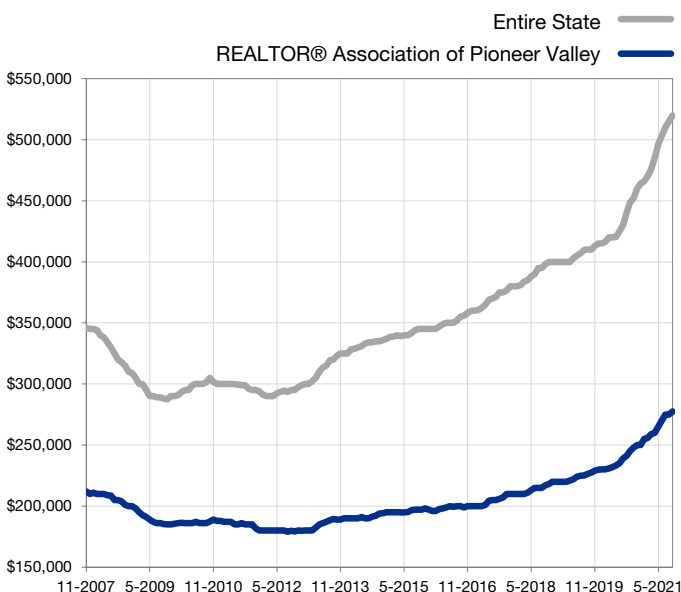
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	75	133	+ 77.3%	630	816	+ 29.5%
Closed Sales	80	105	+ 31.3%	573	699	+ 22.0%
Median Sales Price*	\$181,500	\$202,500	+ 11.6%	\$170,000	\$195,000	+ 14.7%
Inventory of Homes for Sale	144	74	- 48.6%	--	--	--
Months Supply of Inventory	2.2	1.0	- 55.1%	--	--	--
Cumulative Days on Market Until Sale	43	36	- 16.8%	60	41	- 31.3%
Percent of Original List Price Received*	99.2%	102.1%	+ 2.9%	97.7%	101.1%	+ 3.5%
New Listings	85	115	+ 35.3%	699	859	+ 22.9%

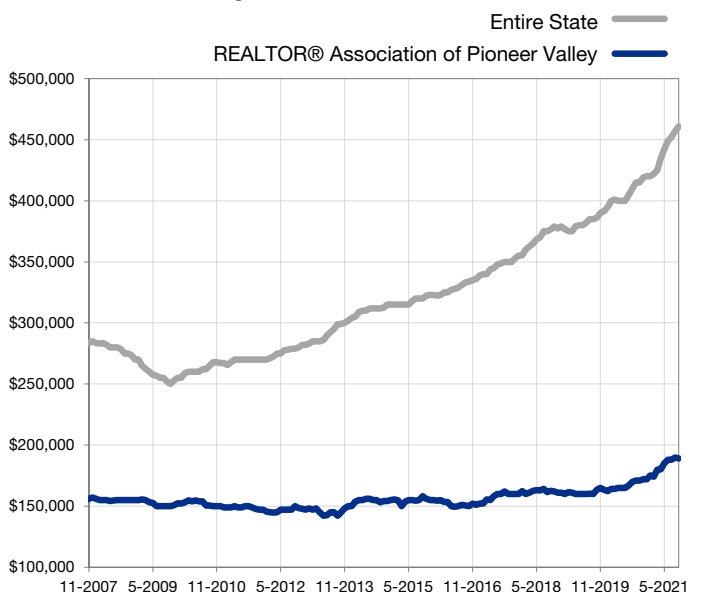
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 8.4%**

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

**+ 12.3%**

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

**- 37.1%**

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

### Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	482	447	- 7.3%	3,954	3,742	- 5.4%
Closed Sales	530	507	- 4.3%	3,433	3,525	+ 2.7%
Median Sales Price*	\$400,000	<b>\$440,000</b>	+ 10.0%	\$365,000	<b>\$432,000</b>	+ 18.4%
Inventory of Homes for Sale	722	449	- 37.8%	--	--	--
Months Supply of Inventory	1.8	1.1	- 41.8%	--	--	--
Cumulative Days on Market Until Sale	45	26	- 42.6%	56	30	- 46.5%
Percent of Original List Price Received*	100.0%	102.8%	+ 2.8%	98.5%	103.2%	+ 4.7%
New Listings	582	484	- 16.8%	4,491	4,271	- 4.9%

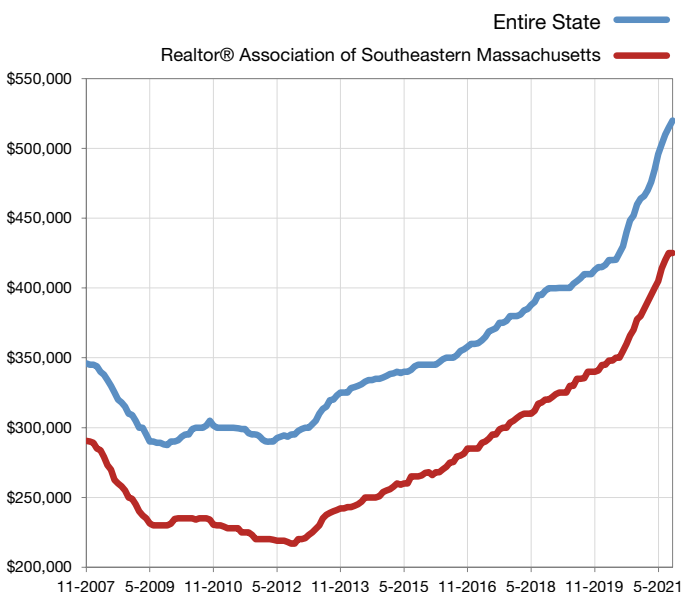
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	100	94	- 6.0%	671	699	+ 4.2%
Closed Sales	104	74	- 28.8%	587	661	+ 12.6%
Median Sales Price*	\$256,500	<b>\$288,500</b>	+ 12.5%	\$250,000	<b>\$270,000</b>	+ 8.0%
Inventory of Homes for Sale	102	69	- 32.4%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	34	23	- 33.5%	46	30	- 35.1%
Percent of Original List Price Received*	100.8%	102.4%	+ 1.6%	98.7%	102.2%	+ 3.5%
New Listings	99	78	- 21.2%	773	791	+ 2.3%

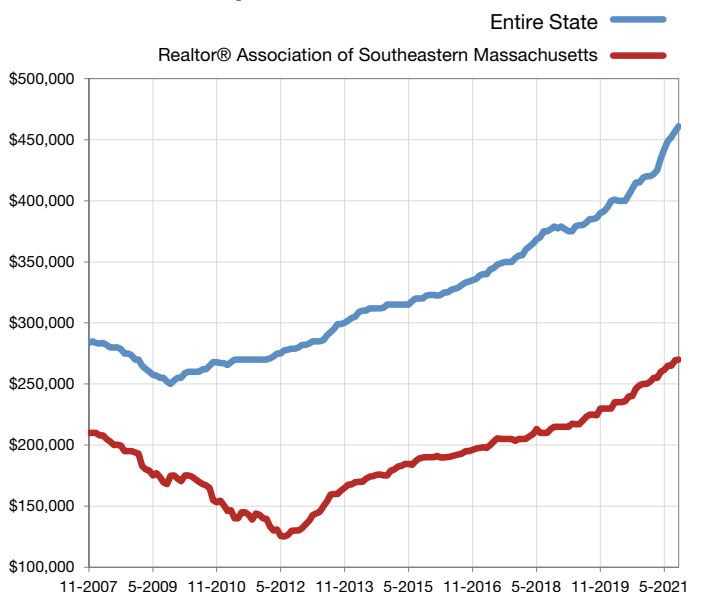
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – September 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

**- 5.8%**

**+ 10.6%**

**- 27.6%**

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

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	85	91	+ 7.1%	872	801	- 8.1%
Closed Sales	104	98	- 5.8%	802	763	- 4.9%
Median Sales Price*	\$360,000	<b>\$396,500</b>	+ 10.1%	\$329,000	<b>\$380,000</b>	+ 15.5%
Inventory of Homes for Sale	173	<b>136</b>	- 21.4%	--	--	--
Months Supply of Inventory	1.9	<b>1.5</b>	- 20.3%	--	--	--
Cumulative Days on Market Until Sale	64	<b>28</b>	- 56.0%	66	<b>32</b>	- 51.3%
Percent of Original List Price Received*	100.5%	<b>101.7%</b>	+ 1.2%	97.9%	<b>102.3%</b>	+ 4.4%
New Listings	112	<b>95</b>	- 15.2%	961	<b>946</b>	- 1.6%

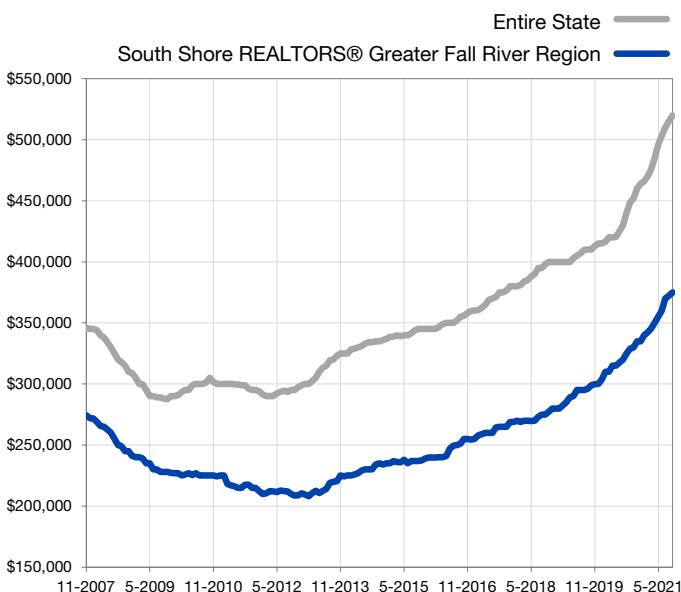
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	14	+ 75.0%	79	114	+ 44.3%
Closed Sales	16	15	- 6.3%	83	106	+ 27.7%
Median Sales Price*	\$161,000	<b>\$180,000</b>	+ 11.8%	\$170,100	<b>\$220,500</b>	+ 29.6%
Inventory of Homes for Sale	37	16	- 56.8%	--	--	--
Months Supply of Inventory	3.8	1.4	- 63.7%	--	--	--
Cumulative Days on Market Until Sale	43	38	- 10.3%	41	33	- 17.9%
Percent of Original List Price Received*	97.9%	<b>100.2%</b>	+ 2.3%	96.7%	<b>99.7%</b>	+ 3.1%
New Listings	13	19	+ 46.2%	120	127	+ 5.8%

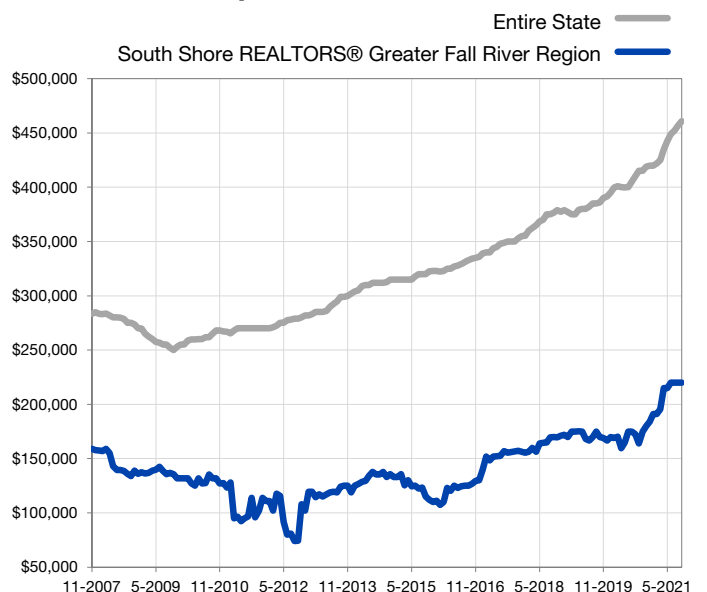
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 15.8%**

**+ 10.2%**

**- 35.2%**

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

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	649	<b>549</b>	- 15.4%	4,970	<b>4,578</b>	- 7.9%
Closed Sales	665	<b>533</b>	- 19.8%	4,343	<b>4,230</b>	- 2.6%
Median Sales Price*	\$520,999	<b>\$570,000</b>	+ 9.4%	\$487,500	<b>\$569,000</b>	+ 16.7%
Inventory of Homes for Sale	761	<b>507</b>	- 33.4%	--	--	--
Months Supply of Inventory	1.6	<b>1.0</b>	- 35.5%	--	--	--
Cumulative Days on Market Until Sale	41	<b>31</b>	- 22.8%	54	<b>31</b>	- 43.3%
Percent of Original List Price Received*	100.3%	<b>102.5%</b>	+ 2.2%	98.4%	<b>103.3%</b>	+ 5.0%
New Listings	694	<b>623</b>	- 10.2%	5,677	<b>5,214</b>	- 8.2%

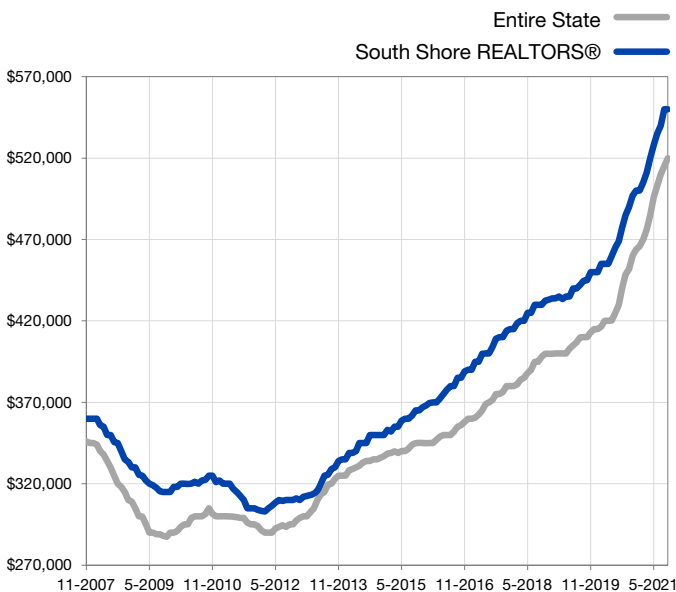
### Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	201	<b>186</b>	- 7.5%	1,524	<b>1,676</b>	+ 10.0%
Closed Sales	213	<b>206</b>	- 3.3%	1,343	<b>1,549</b>	+ 15.3%
Median Sales Price*	\$370,000	<b>\$402,500</b>	+ 8.8%	\$370,000	<b>\$399,900</b>	+ 8.1%
Inventory of Homes for Sale	337	<b>204</b>	- 39.5%	--	--	--
Months Supply of Inventory	2.2	<b>1.1</b>	- 48.5%	--	--	--
Cumulative Days on Market Until Sale	46	<b>41</b>	- 12.0%	59	<b>41</b>	- 30.3%
Percent of Original List Price Received*	100.4%	<b>100.6%</b>	+ 0.2%	98.9%	<b>100.7%</b>	+ 1.8%
New Listings	235	<b>235</b>	0.0%	1,890	<b>1,971</b>	+ 4.3%

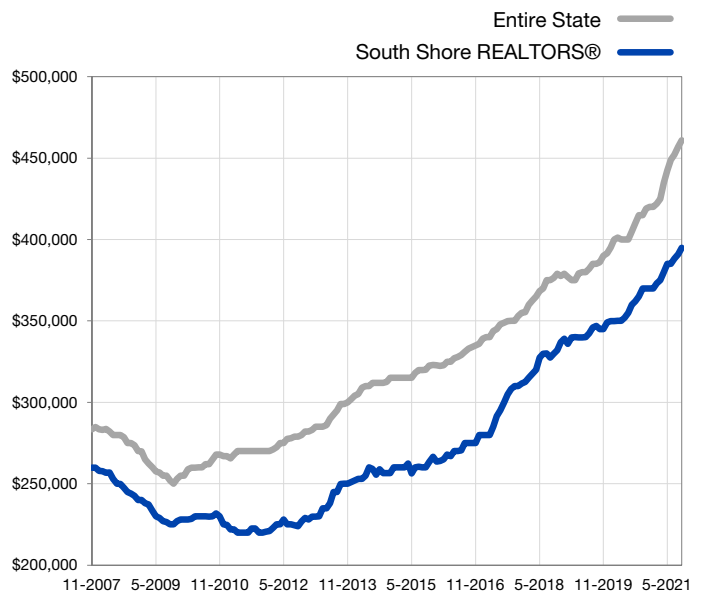
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### Single-Family Properties



### Condominium Properties



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