

# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 13.1%**

**+ 3.6%**

**- 40.4%**

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	123	130	+ 5.7%	1,749	1,511	- 13.6%
Closed Sales	194	164	- 15.5%	1,608	1,458	- 9.3%
Median Sales Price*	\$295,500	<b>\$302,500</b>	+ 2.4%	\$259,450	<b>\$300,250</b>	+ 15.7%
Inventory of Homes for Sale	449	<b>289</b>	- 35.6%	--	--	--
Months Supply of Inventory	3.1	<b>2.1</b>	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	54	<b>39</b>	- 27.6%	85	<b>45</b>	- 46.8%
Percent of Original List Price Received*	97.4%	<b>97.8%</b>	+ 0.4%	94.8%	<b>97.9%</b>	+ 3.2%
New Listings	111	<b>107</b>	- 3.6%	1,937	<b>1,796</b>	- 7.3%

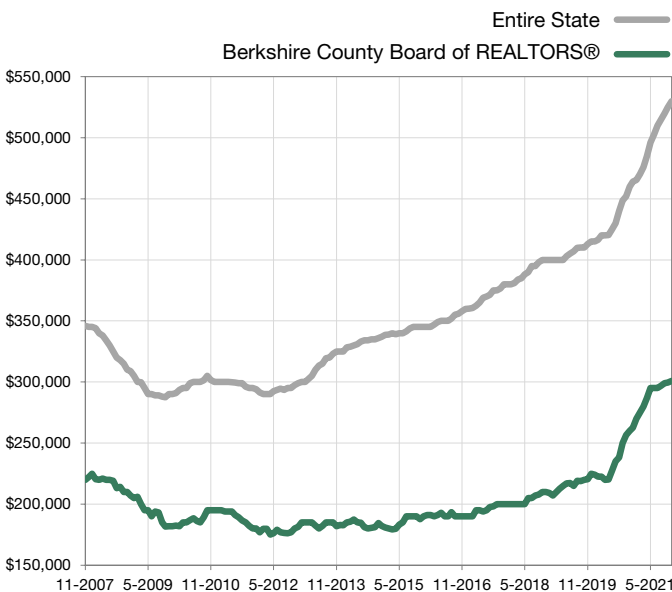
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	10	- 28.6%	178	203	+ 14.0%
Closed Sales	12	15	+ 25.0%	169	187	+ 10.7%
Median Sales Price*	\$247,450	<b>\$250,000</b>	+ 1.0%	\$299,000	<b>\$268,500</b>	- 10.2%
Inventory of Homes for Sale	91	33	- 63.7%	--	--	--
Months Supply of Inventory	5.8	2.0	- 66.4%	--	--	--
Cumulative Days on Market Until Sale	86	72	- 16.5%	146	78	- 46.5%
Percent of Original List Price Received*	95.2%	<b>95.4%</b>	+ 0.2%	93.0%	<b>96.6%</b>	+ 3.8%
New Listings	10	7	- 30.0%	224	192	- 14.3%

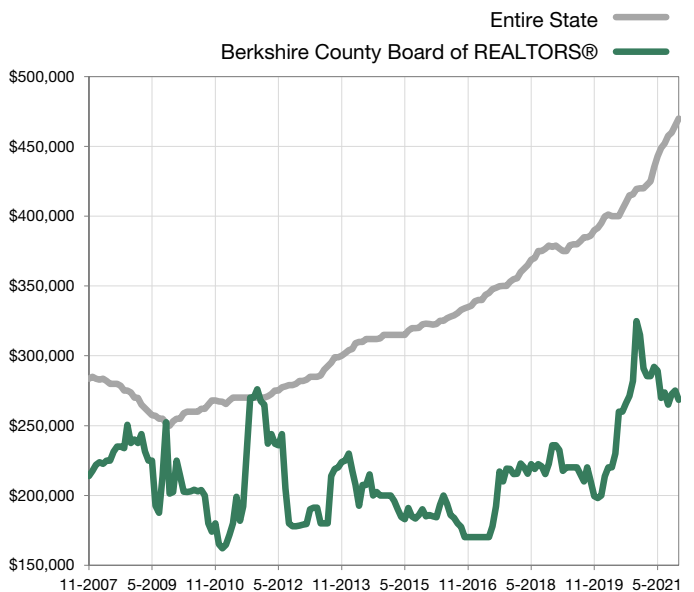
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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

**- 17.5%**

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

**+ 8.0%**

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

**- 54.8%**

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

### Single-Family Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	481	443	- 7.9%	6,192	5,208	- 15.9%
Closed Sales	582	483	- 17.0%	5,696	5,003	- 12.2%
Median Sales Price*	\$569,500	<b>\$638,000</b>	+ 12.0%	\$495,000	<b>\$595,000</b>	+ 20.2%
Inventory of Homes for Sale	1,136	527	- 53.6%	--	--	--
Months Supply of Inventory	2.2	1.1	- 49.4%	--	--	--
Cumulative Days on Market Until Sale	64	30	- 52.4%	100	43	- 57.3%
Percent of Original List Price Received*	98.2%	99.3%	+ 1.2%	95.8%	100.9%	+ 5.3%
New Listings	437	343	- 21.5%	6,749	5,740	- 15.0%

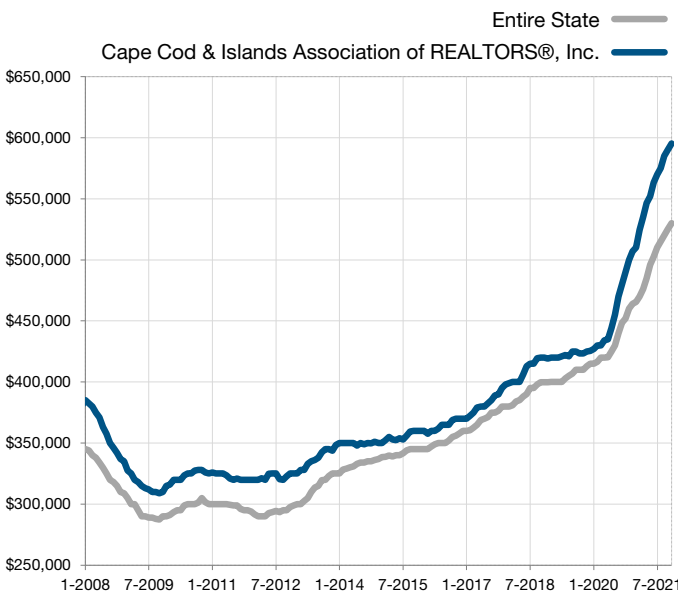
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	102	114	+ 11.8%	1,469	1,372	- 6.6%
Closed Sales	143	115	- 19.6%	1,365	1,272	- 6.8%
Median Sales Price*	\$400,000	<b>\$373,200</b>	- 6.7%	\$330,000	<b>\$366,000</b>	+ 10.9%
Inventory of Homes for Sale	352	145	- 58.8%	--	--	--
Months Supply of Inventory	2.9	1.2	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	78	22	- 71.2%	105	54	- 48.4%
Percent of Original List Price Received*	98.1%	99.4%	+ 1.3%	96.3%	99.8%	+ 3.7%
New Listings	94	85	- 9.6%	1,676	1,399	- 16.5%

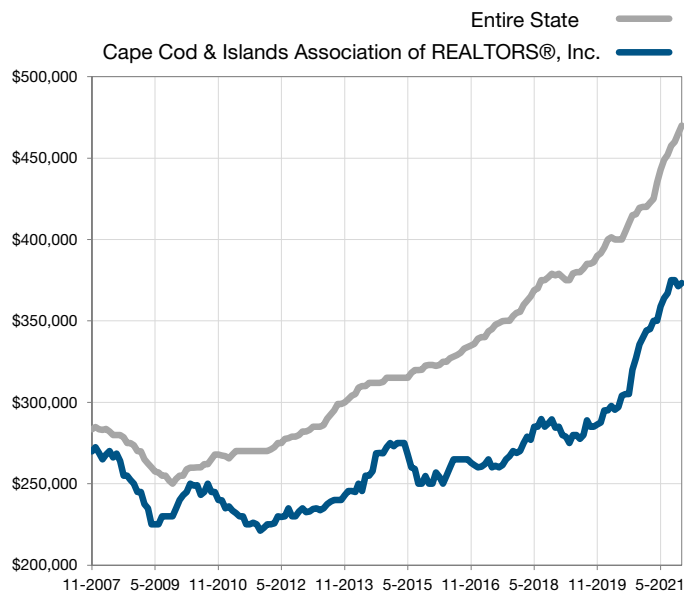
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1,064	<b>1,056</b>	- 0.8%	13,364	<b>13,870</b>	+ 3.8%
Closed Sales	1,239	<b>1,247</b>	+ 0.6%	12,333	<b>13,210</b>	+ 7.1%
Median Sales Price*	\$700,000	<b>\$750,000</b>	+ 7.1%	\$678,000	<b>\$750,000</b>	+ 10.6%
Inventory of Homes for Sale	1,521	<b>767</b>	- 49.6%	--	--	--
Months Supply of Inventory	1.3	<b>0.6</b>	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	33	<b>27</b>	- 18.2%	42	<b>27</b>	- 35.7%
Percent of Original List Price Received*	101.2%	<b>102.2%</b>	+ 1.0%	99.8%	<b>103.9%</b>	+ 4.1%
New Listings	924	<b>876</b>	- 5.2%	15,635	<b>15,619</b>	- 0.1%

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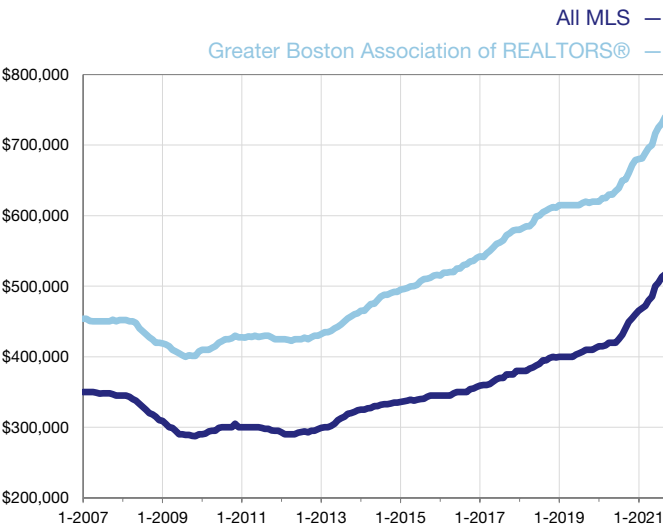
### Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	860	<b>990</b>	+ 15.1%	10,036	<b>13,204</b>	+ 31.6%
Closed Sales	897	<b>980</b>	+ 9.3%	9,388	<b>12,742</b>	+ 35.7%
Median Sales Price*	\$579,000	<b>\$626,000</b>	+ 8.1%	\$590,000	<b>\$625,000</b>	+ 5.9%
Inventory of Homes for Sale	3,165	<b>1,521</b>	- 51.9%	--	--	--
Months Supply of Inventory	3.7	<b>1.3</b>	- 64.9%	--	--	--
Cumulative Days on Market Until Sale	46	<b>37</b>	- 19.6%	47	<b>45</b>	- 4.3%
Percent of Original List Price Received*	98.2%	<b>99.6%</b>	+ 1.4%	98.8%	<b>99.9%</b>	+ 1.1%
New Listings	926	<b>848</b>	- 8.4%	14,995	<b>16,352</b>	+ 9.0%

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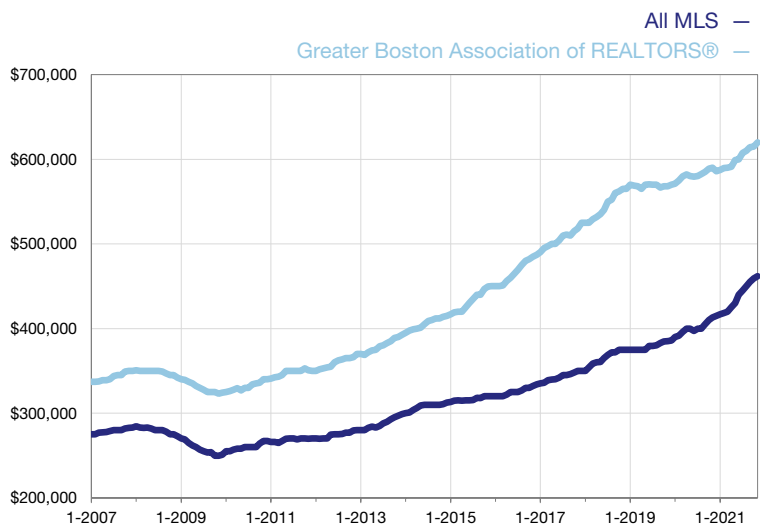
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 17.5%**

**+ 24.6%**

**- 50.7%**

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	58	40	- 31.0%	705	630	- 10.6%
Closed Sales	76	65	- 14.5%	666	628	- 5.7%
Median Sales Price*	\$550,000	<b>\$699,900</b>	+ 27.3%	\$566,000	<b>\$656,000</b>	+ 15.9%
Inventory of Homes for Sale	82	39	- 52.4%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.1%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 21.1%	49	30	- 38.7%
Percent of Original List Price Received*	101.4%	<b>102.0%</b>	+ 0.5%	99.0%	<b>103.4%</b>	+ 4.4%
New Listings	51	37	- 27.5%	826	720	- 12.8%

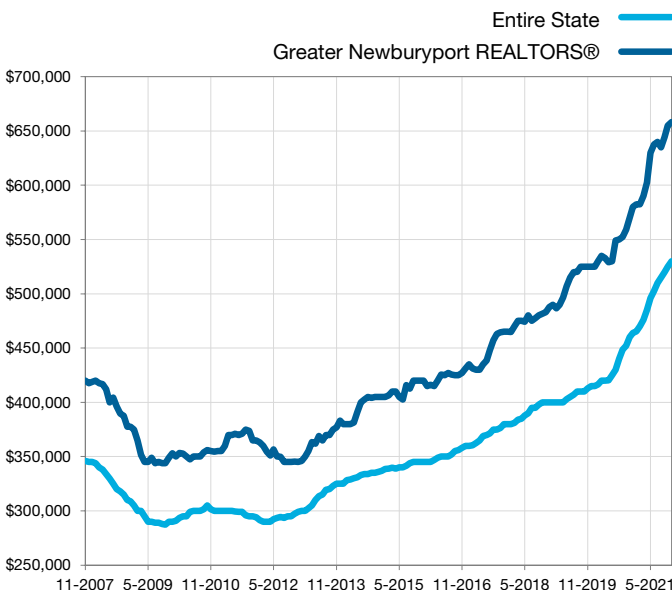
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	28	31	+ 10.7%	440	439	- 0.2%
Closed Sales	38	29	- 23.7%	414	394	- 4.8%
Median Sales Price*	\$397,550	<b>\$490,000</b>	+ 23.3%	\$405,050	<b>\$453,750</b>	+ 12.0%
Inventory of Homes for Sale	54	28	- 48.1%	--	--	--
Months Supply of Inventory	1.5	0.8	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	38	22	- 42.6%	46	34	- 25.8%
Percent of Original List Price Received*	99.6%	<b>101.5%</b>	+ 2.0%	99.3%	<b>102.0%</b>	+ 2.7%
New Listings	25	27	+ 8.0%	527	485	- 8.0%

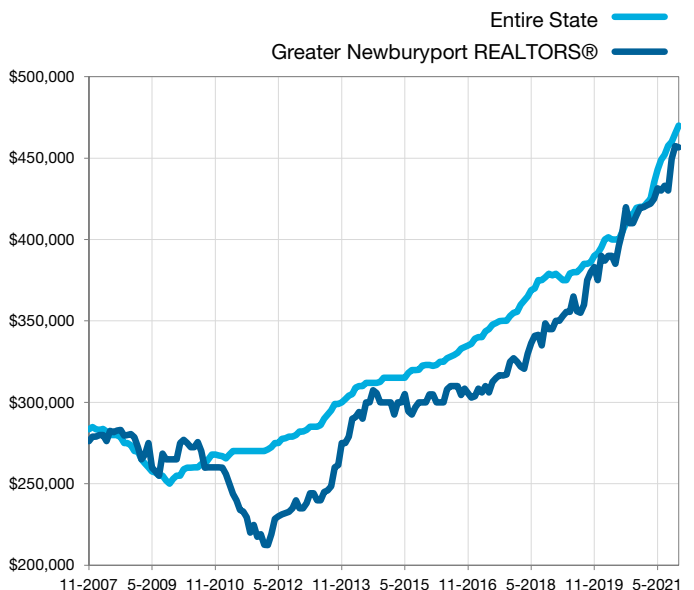
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## North Central Massachusetts Association of REALTORS®

**- 7.1%**

**+ 18.0%**

**- 44.6%**

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	249	<b>277</b>	+ 11.2%	2,941	<b>2,788</b>	- 5.2%
Closed Sales	284	<b>267</b>	- 6.0%	2,656	<b>2,678</b>	+ 0.8%
Median Sales Price*	\$319,000	<b>\$381,400</b>	+ 19.6%	\$320,000	<b>\$375,000</b>	+ 17.2%
Inventory of Homes for Sale	355	<b>195</b>	- 45.1%	--	--	--
Months Supply of Inventory	1.5	<b>0.8</b>	- 46.6%	--	--	--
Cumulative Days on Market Until Sale	34	<b>34</b>	- 2.4%	51	<b>30</b>	- 40.6%
Percent of Original List Price Received*	101.1%	<b>101.2%</b>	+ 0.1%	99.4%	<b>103.6%</b>	+ 4.3%
New Listings	216	<b>233</b>	+ 7.9%	3,226	<b>3,084</b>	- 4.4%

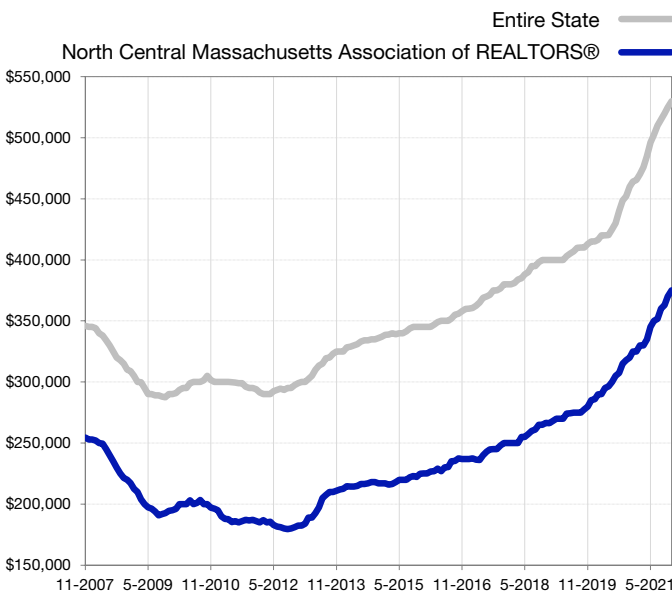
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	<b>37</b>	+ 15.6%	428	<b>448</b>	+ 4.7%
Closed Sales	41	<b>35</b>	- 14.6%	404	<b>423</b>	+ 4.7%
Median Sales Price*	\$198,500	<b>\$245,000</b>	+ 23.4%	\$215,000	<b>\$250,000</b>	+ 16.3%
Inventory of Homes for Sale	46	<b>27</b>	- 41.3%	--	--	--
Months Supply of Inventory	1.3	<b>0.7</b>	- 45.1%	--	--	--
Cumulative Days on Market Until Sale	25	<b>21</b>	- 15.3%	50	<b>27</b>	- 45.9%
Percent of Original List Price Received*	101.1%	<b>103.2%</b>	+ 2.1%	99.7%	<b>102.9%</b>	+ 3.2%
New Listings	36	<b>36</b>	0.0%	483	<b>492</b>	+ 1.9%

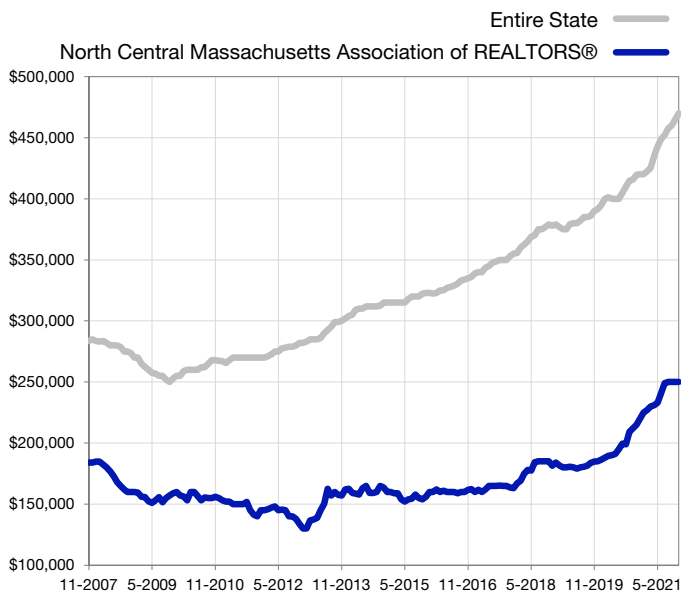
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 6.9%**

**+ 11.1%**

**- 44.1%**

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	304	318	+ 4.6%	3,812	3,737	- 2.0%
Closed Sales	414	345	- 16.7%	3,556	3,545	- 0.3%
Median Sales Price*	\$532,250	\$600,000	+ 12.7%	\$525,000	\$600,000	+ 14.3%
Inventory of Homes for Sale	323	183	- 43.3%	--	--	--
Months Supply of Inventory	1.0	0.6	- 43.7%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.1%	40	27	- 33.4%
Percent of Original List Price Received*	102.0%	102.9%	+ 0.9%	100.4%	104.7%	+ 4.3%
New Listings	264	274	+ 3.8%	4,182	4,099	- 2.0%

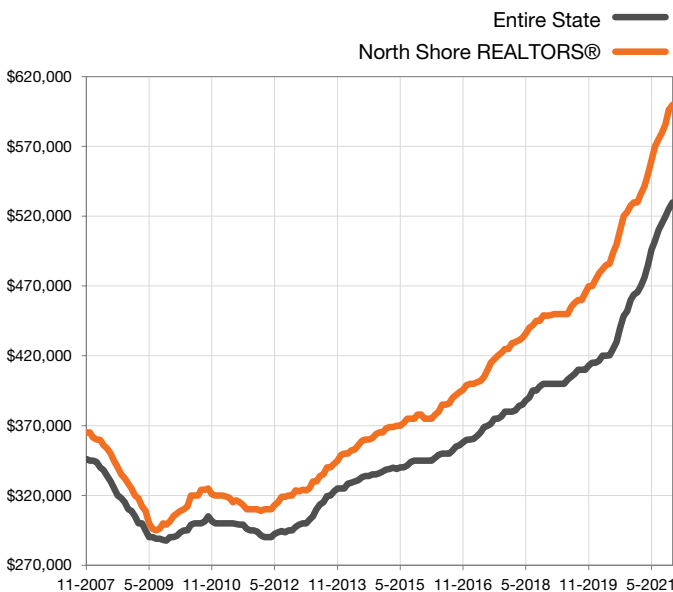
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	142	157	+ 10.6%	1,814	1,807	- 0.4%
Closed Sales	191	218	+ 14.1%	1,673	1,737	+ 3.8%
Median Sales Price*	\$370,000	\$417,500	+ 12.8%	\$349,900	\$390,000	+ 11.5%
Inventory of Homes for Sale	208	114	- 45.2%	--	--	--
Months Supply of Inventory	1.3	0.7	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	41	32	- 22.3%	46	31	- 32.7%
Percent of Original List Price Received*	100.1%	100.4%	+ 0.4%	99.8%	102.1%	+ 2.3%
New Listings	126	139	+ 10.3%	2,030	2,015	- 0.7%

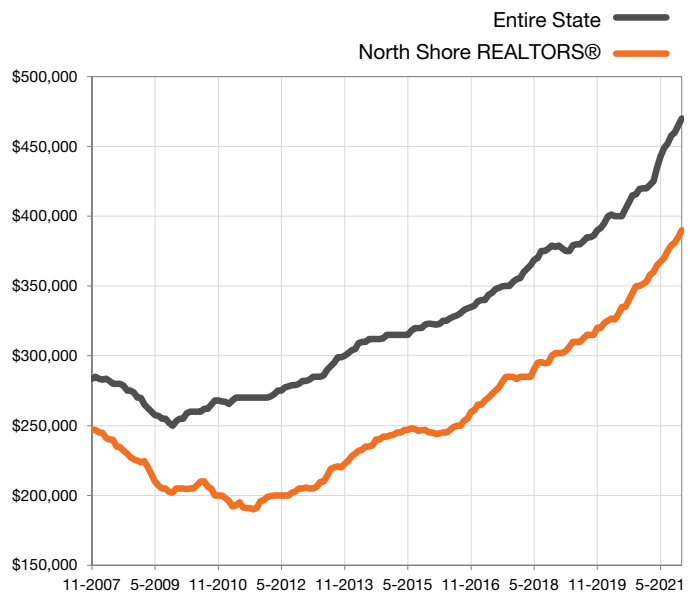
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**- 9.0%**

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

**+ 13.6%**

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

**- 39.3%**

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

### Single-Family Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	288	<b>318</b>	+ 10.4%	3,673	<b>3,703</b>	+ 0.8%
Closed Sales	370	<b>331</b>	- 10.5%	3,404	<b>3,529</b>	+ 3.7%
Median Sales Price*	\$510,000	<b>\$570,000</b>	+ 11.8%	\$499,450	<b>\$561,000</b>	+ 12.3%
Inventory of Homes for Sale	267	<b>173</b>	- 35.2%	--	--	--
Months Supply of Inventory	0.9	<b>0.5</b>	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	28	<b>27</b>	- 6.3%	37	<b>23</b>	- 36.2%
Percent of Original List Price Received*	102.2%	<b>102.6%</b>	+ 0.5%	100.7%	<b>105.2%</b>	+ 4.5%
New Listings	234	<b>270</b>	+ 15.4%	4,017	<b>4,049</b>	+ 0.8%

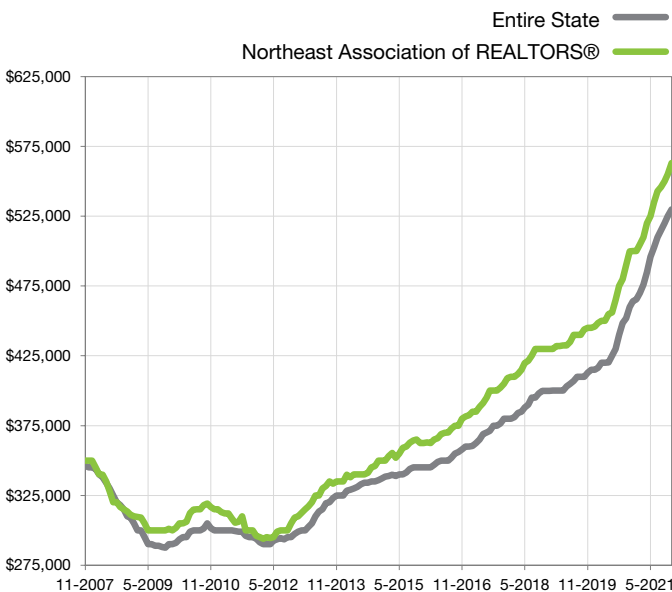
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	122	<b>121</b>	- 0.8%	1,432	<b>1,557</b>	+ 8.7%
Closed Sales	140	<b>133</b>	- 5.0%	1,323	<b>1,505</b>	+ 13.8%
Median Sales Price*	\$294,000	<b>\$315,000</b>	+ 7.1%	\$299,000	<b>\$315,000</b>	+ 5.4%
Inventory of Homes for Sale	153	<b>82</b>	- 46.4%	--	--	--
Months Supply of Inventory	1.3	<b>0.6</b>	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	29	<b>25</b>	- 14.6%	41	<b>26</b>	- 37.9%
Percent of Original List Price Received*	100.4%	<b>101.5%</b>	+ 1.1%	99.8%	<b>102.9%</b>	+ 3.0%
New Listings	130	<b>98</b>	- 24.6%	1,628	<b>1,697</b>	+ 4.2%

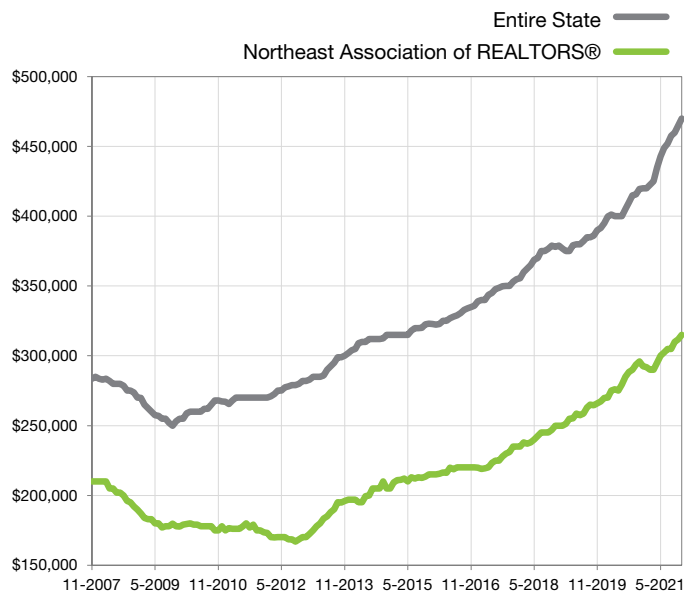
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 2.2%**

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

**+ 9.6%**

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

**- 40.6%**

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

### Single-Family Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	484	<b>523</b>	+ 8.1%	6,250	<b>6,046</b>	- 3.3%
Closed Sales	588	<b>578</b>	- 1.7%	5,817	<b>5,734</b>	- 1.4%
Median Sales Price*	\$378,000	<b>\$415,000</b>	+ 9.8%	\$357,000	<b>\$410,000</b>	+ 14.8%
Inventory of Homes for Sale	694	<b>424</b>	- 38.9%	--	--	--
Months Supply of Inventory	1.3	<b>0.8</b>	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	33	<b>28</b>	- 14.5%	46	<b>29</b>	- 38.4%
Percent of Original List Price Received*	100.8%	<b>101.0%</b>	+ 0.2%	99.3%	<b>103.3%</b>	+ 4.0%
New Listings	440	<b>450</b>	+ 2.3%	6,987	<b>6,831</b>	- 2.2%

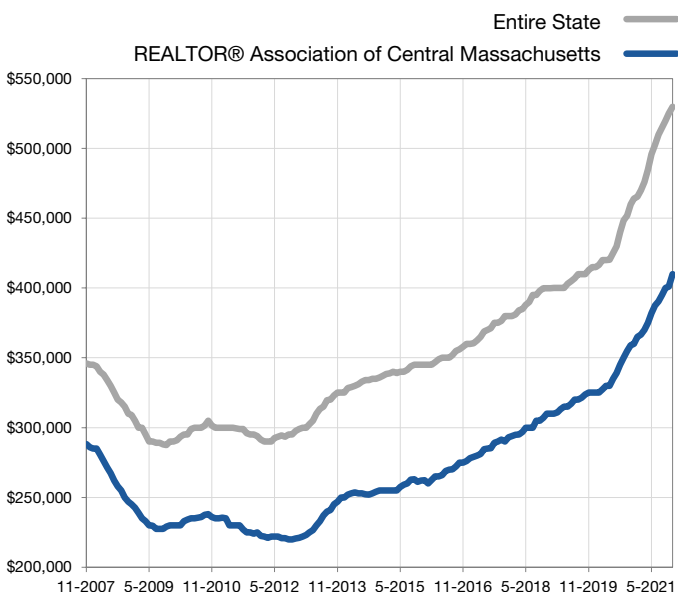
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	105	<b>132</b>	+ 25.7%	1,475	<b>1,670</b>	+ 13.2%
Closed Sales	141	<b>135</b>	- 4.3%	1,369	<b>1,512</b>	+ 10.4%
Median Sales Price*	\$289,900	<b>\$328,000</b>	+ 13.1%	\$267,000	<b>\$303,500</b>	+ 13.7%
Inventory of Homes for Sale	197	<b>105</b>	- 46.7%	--	--	--
Months Supply of Inventory	1.6	<b>0.8</b>	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	32	<b>29</b>	- 11.5%	50	<b>30</b>	- 39.5%
Percent of Original List Price Received*	99.7%	<b>101.4%</b>	+ 1.7%	99.2%	<b>102.5%</b>	+ 3.3%
New Listings	110	<b>116</b>	+ 5.5%	1,656	<b>1,785</b>	+ 7.8%

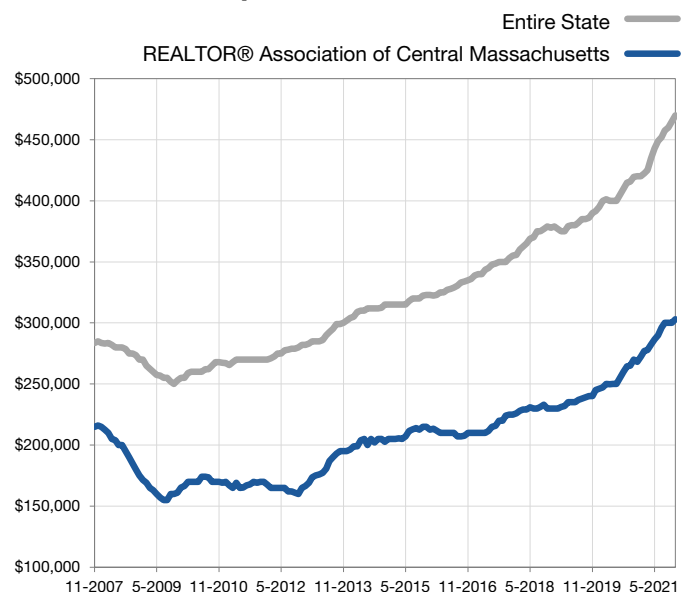
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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 – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**+ 4.6%**

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

**+ 9.6%**

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

**- 44.2%**

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

### Single-Family Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	492	<b>510</b>	+ 3.7%	5,936	<b>5,861</b>	- 1.3%
Closed Sales	548	<b>546</b>	- 0.4%	5,464	<b>5,564</b>	+ 1.8%
Median Sales Price*	\$262,000	<b>\$286,750</b>	+ 9.4%	\$249,900	<b>\$285,000</b>	+ 14.0%
Inventory of Homes for Sale	854	<b>477</b>	- 44.1%	--	--	--
Months Supply of Inventory	1.7	<b>0.9</b>	- 46.5%	--	--	--
Cumulative Days on Market Until Sale	38	<b>33</b>	- 13.3%	53	<b>34</b>	- 35.5%
Percent of Original List Price Received*	100.4%	<b>101.3%</b>	+ 0.9%	98.4%	<b>102.3%</b>	+ 4.0%
New Listings	466	<b>414</b>	- 11.2%	6,648	<b>6,464</b>	- 2.8%

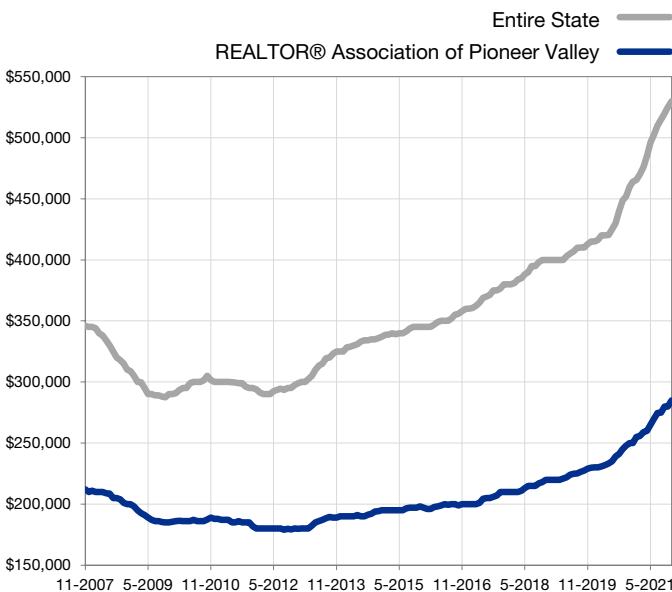
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	58	<b>85</b>	+ 46.6%	765	<b>971</b>	+ 26.9%
Closed Sales	62	<b>92</b>	+ 48.4%	706	<b>908</b>	+ 28.6%
Median Sales Price*	\$170,400	<b>\$196,500</b>	+ 15.3%	\$172,000	<b>\$195,000</b>	+ 13.4%
Inventory of Homes for Sale	123	<b>68</b>	- 44.7%	--	--	--
Months Supply of Inventory	1.9	<b>0.8</b>	- 55.4%	--	--	--
Cumulative Days on Market Until Sale	41	<b>30</b>	- 26.5%	57	<b>40</b>	- 30.2%
Percent of Original List Price Received*	97.9%	<b>100.7%</b>	+ 2.9%	97.9%	<b>101.2%</b>	+ 3.4%
New Listings	53	<b>74</b>	+ 39.6%	837	<b>1,019</b>	+ 21.7%

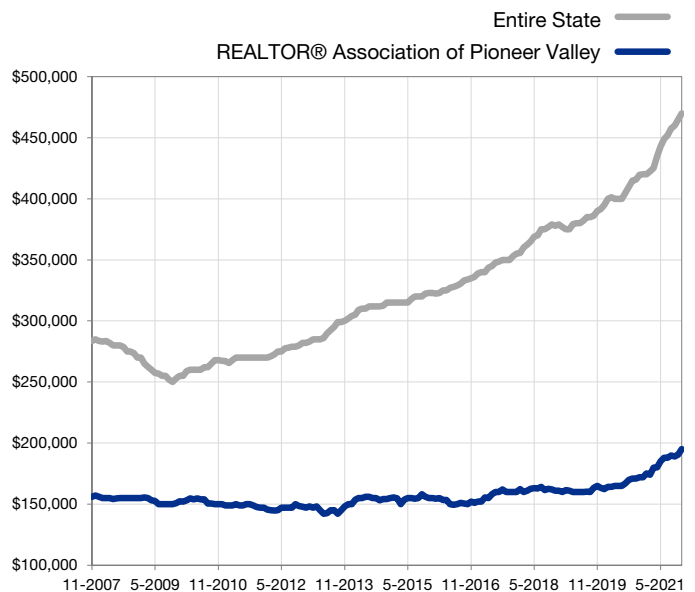
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 1.9%**

**+ 10.4%**

**- 43.1%**

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	381	<b>399</b>	+ 4.7%	4,834	<b>4,534</b>	- 6.2%
Closed Sales	440	<b>437</b>	- 0.7%	4,407	<b>4,381</b>	- 0.6%
Median Sales Price*	\$404,500	<b>\$440,000</b>	+ 8.8%	\$375,000	<b>\$435,000</b>	+ 16.0%
Inventory of Homes for Sale	613	<b>355</b>	- 42.1%	--	--	--
Months Supply of Inventory	1.5	<b>0.9</b>	- 42.6%	--	--	--
Cumulative Days on Market Until Sale	35	<b>31</b>	- 11.2%	52	<b>30</b>	- 42.2%
Percent of Original List Price Received*	101.1%	<b>101.0%</b>	- 0.2%	99.0%	<b>102.7%</b>	+ 3.7%
New Listings	358	<b>383</b>	+ 7.0%	5,394	<b>5,107</b>	- 5.3%

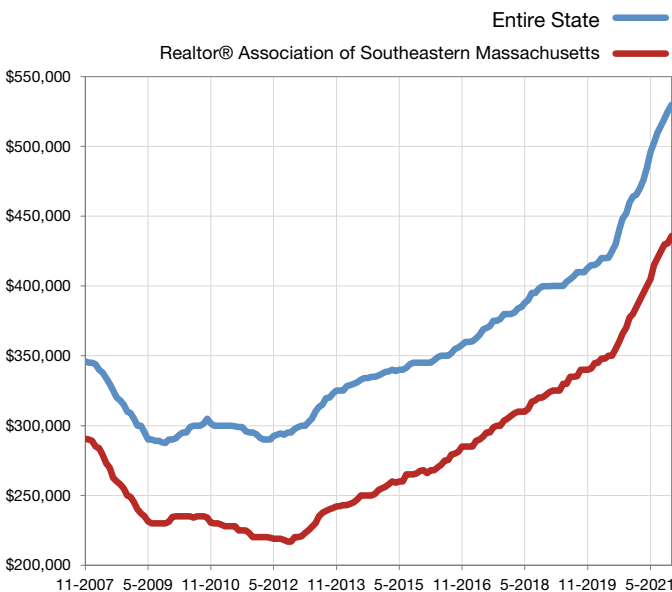
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	76	<b>70</b>	- 7.9%	828	<b>836</b>	+ 1.0%
Closed Sales	89	<b>82</b>	- 7.9%	781	<b>817</b>	+ 4.6%
Median Sales Price*	\$235,000	<b>\$272,450</b>	+ 15.9%	\$250,000	<b>\$274,900</b>	+ 10.0%
Inventory of Homes for Sale	106	<b>54</b>	- 49.1%	--	--	--
Months Supply of Inventory	1.5	<b>0.7</b>	- 50.8%	--	--	--
Cumulative Days on Market Until Sale	33	<b>27</b>	- 18.4%	43	<b>30</b>	- 31.1%
Percent of Original List Price Received*	101.0%	<b>100.9%</b>	- 0.1%	99.0%	<b>102.1%</b>	+ 3.0%
New Listings	76	<b>58</b>	- 23.7%	951	<b>931</b>	- 2.1%

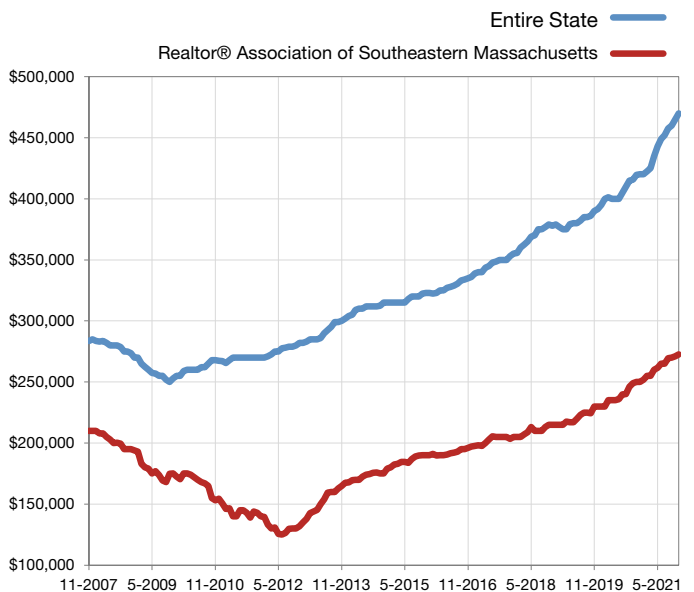
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – November 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

**- 4.5%**

**+ 11.4%**

**- 31.9%**

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	88	112	+ 27.3%	1,076	992	- 7.8%
Closed Sales	101	94	- 6.9%	1,013	949	- 6.3%
Median Sales Price*	\$354,000	<b>\$397,750</b>	+ 12.4%	\$333,700	<b>\$380,000</b>	+ 13.9%
Inventory of Homes for Sale	153	108	- 29.4%	--	--	--
Months Supply of Inventory	1.6	1.2	- 24.9%	--	--	--
Cumulative Days on Market Until Sale	37	33	- 10.4%	62	32	- 48.2%
Percent of Original List Price Received*	100.0%	101.3%	+ 1.4%	98.3%	101.9%	+ 3.7%
New Listings	94	92	- 2.1%	1,182	1,148	- 2.9%

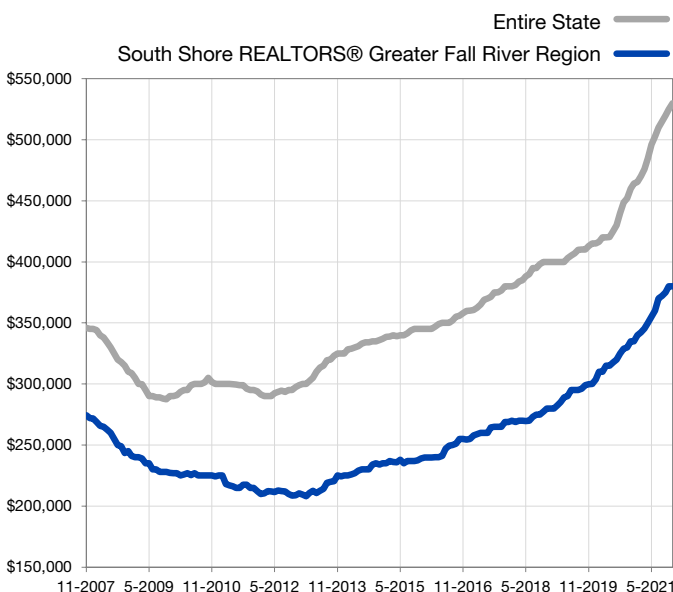
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	16	+ 33.3%	108	134	+ 24.1%
Closed Sales	9	11	+ 22.2%	99	129	+ 30.3%
Median Sales Price*	\$215,000	<b>\$344,000</b>	+ 60.0%	\$175,000	<b>\$226,000</b>	+ 29.1%
Inventory of Homes for Sale	35	20	- 42.9%	--	--	--
Months Supply of Inventory	3.9	1.7	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 14.5%	39	33	- 17.2%
Percent of Original List Price Received*	101.9%	100.5%	- 1.3%	97.3%	99.8%	+ 2.6%
New Listings	4	17	+ 325.0%	152	155	+ 2.0%

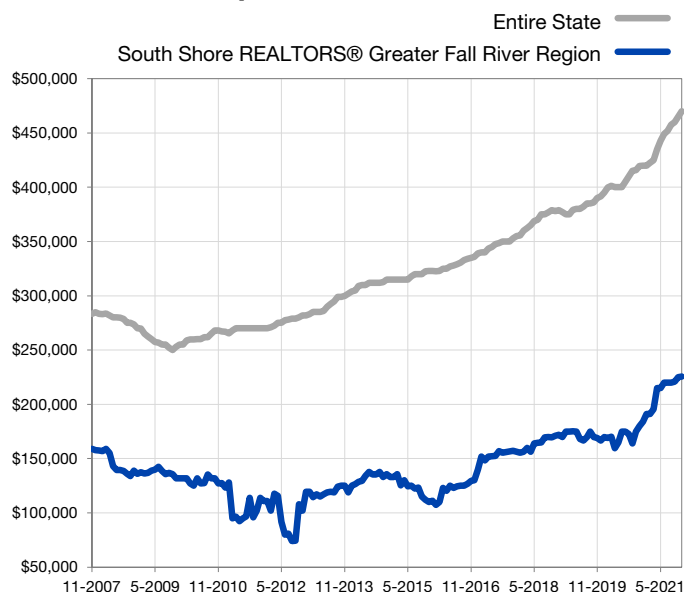
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 8.6%**

**+ 13.4%**

**- 53.2%**

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	475	425	- 10.5%	6,049	5,489	- 9.3%
Closed Sales	566	517	- 8.7%	5,557	5,250	- 5.5%
Median Sales Price*	\$507,000	\$590,000	+ 16.4%	\$495,000	\$570,000	+ 15.2%
Inventory of Homes for Sale	626	315	- 49.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 48.2%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.2%	51	31	- 39.4%
Percent of Original List Price Received*	100.6%	101.2%	+ 0.6%	98.9%	102.9%	+ 4.1%
New Listings	448	377	- 15.8%	6,810	6,119	- 10.1%

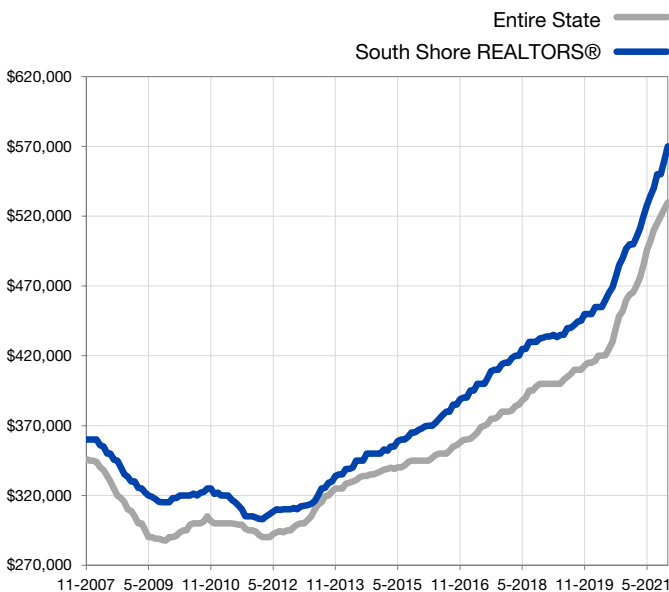
### Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	143	155	+ 8.4%	1,864	1,984	+ 6.4%
Closed Sales	169	155	- 8.3%	1,745	1,894	+ 8.5%
Median Sales Price*	\$385,000	\$420,000	+ 9.1%	\$372,500	\$400,000	+ 7.4%
Inventory of Homes for Sale	315	125	- 60.3%	--	--	--
Months Supply of Inventory	2.0	0.7	- 63.7%	--	--	--
Cumulative Days on Market Until Sale	58	38	- 35.1%	57	41	- 29.1%
Percent of Original List Price Received*	100.1%	101.0%	+ 0.9%	99.1%	100.9%	+ 1.8%
New Listings	147	142	- 3.4%	2,283	2,259	- 1.1%

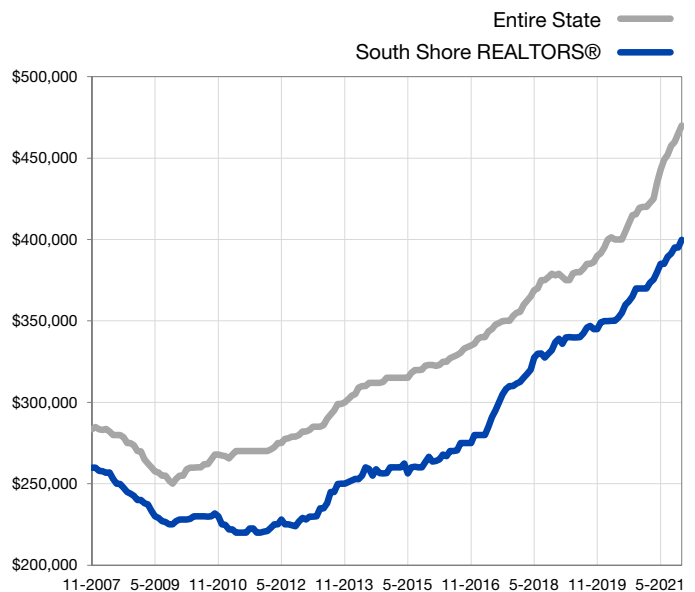
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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