

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 17.4%

+ 13.7%

- 42.0%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	88	86	- 2.3%	1,837	1,602	- 12.8%
Closed Sales	185	148	- 20.0%	1,794	1,608	- 10.4%
Median Sales Price*	\$280,000	\$326,750	+ 16.7%	\$260,000	\$305,000	+ 17.3%
Inventory of Homes for Sale	358	233	- 34.9%	--	--	--
Months Supply of Inventory	2.4	1.7	- 27.4%	--	--	--
Cumulative Days on Market Until Sale	66	41	- 37.5%	83	45	- 46.0%
Percent of Original List Price Received*	94.8%	96.6%	+ 1.9%	94.8%	97.8%	+ 3.1%
New Listings	64	63	- 1.6%	2,002	1,866	- 6.8%

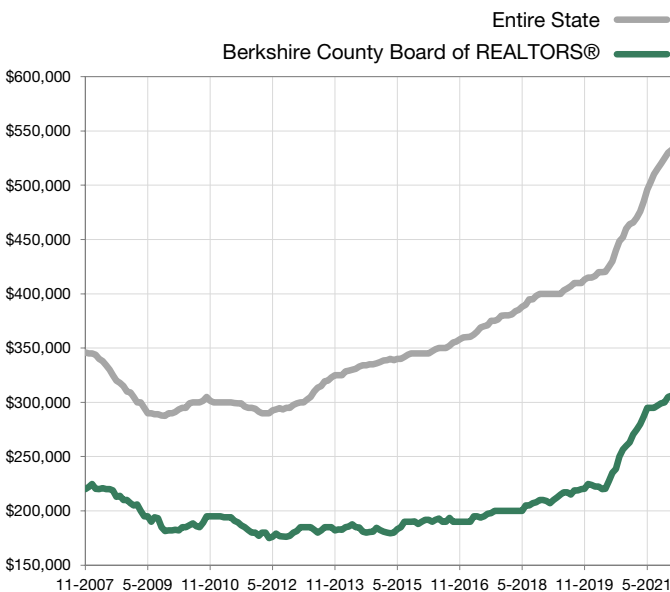
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	17	+ 41.7%	189	220	+ 16.4%
Closed Sales	16	18	+ 12.5%	184	205	+ 11.4%
Median Sales Price*	\$420,000	\$227,950	- 45.7%	\$315,000	\$265,000	- 15.9%
Inventory of Homes for Sale	80	21	- 73.8%	--	--	--
Months Supply of Inventory	5.2	1.2	- 76.4%	--	--	--
Cumulative Days on Market Until Sale	108	37	- 66.1%	142	75	- 47.4%
Percent of Original List Price Received*	95.4%	97.3%	+ 2.0%	93.3%	96.6%	+ 3.6%
New Listings	9	8	- 11.1%	233	201	- 13.7%

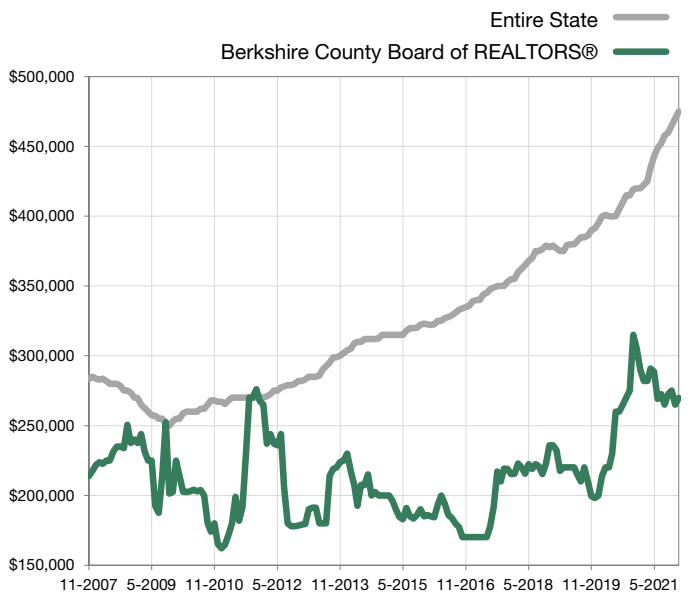
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 26.9%

+ 12.9%

- 57.4%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	385	277	- 28.1%	6,578	5,453	- 17.1%
Closed Sales	638	473	- 25.9%	6,333	5,482	- 13.4%
Median Sales Price*	\$550,550	\$629,000	+ 14.2%	\$500,000	\$595,625	+ 19.1%
Inventory of Homes for Sale	879	403	- 54.2%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.0%	--	--	--
Cumulative Days on Market Until Sale	59	36	- 39.3%	97	43	- 56.2%
Percent of Original List Price Received*	98.0%	99.9%	+ 2.0%	96.0%	100.8%	+ 4.9%
New Listings	264	205	- 22.3%	7,012	5,945	- 15.2%

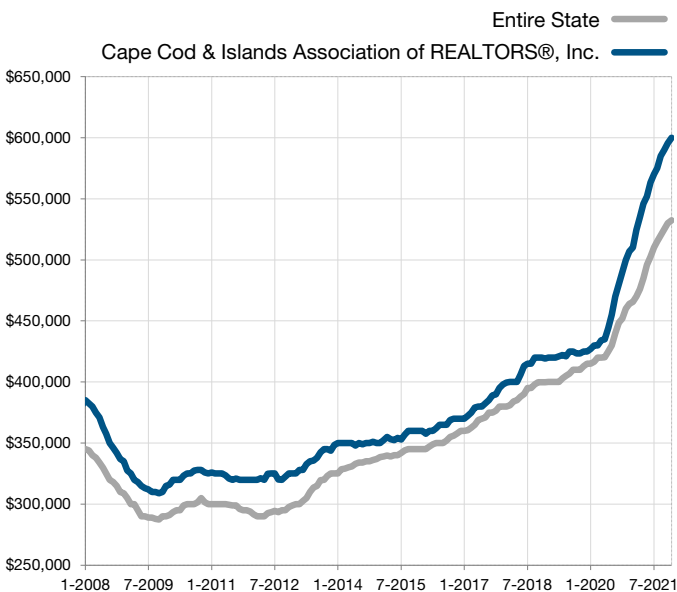
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	88	77	- 12.5%	1,557	1,440	- 7.5%
Closed Sales	144	99	- 31.3%	1,511	1,377	- 8.9%
Median Sales Price*	\$388,250	\$406,550	+ 4.7%	\$335,500	\$375,000	+ 11.8%
Inventory of Homes for Sale	325	110	- 66.2%	--	--	--
Months Supply of Inventory	2.6	1.0	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	82	46	- 44.6%	104	53	- 48.6%
Percent of Original List Price Received*	96.9%	98.7%	+ 1.9%	96.3%	99.7%	+ 3.5%
New Listings	79	50	- 36.7%	1,757	1,457	- 17.1%

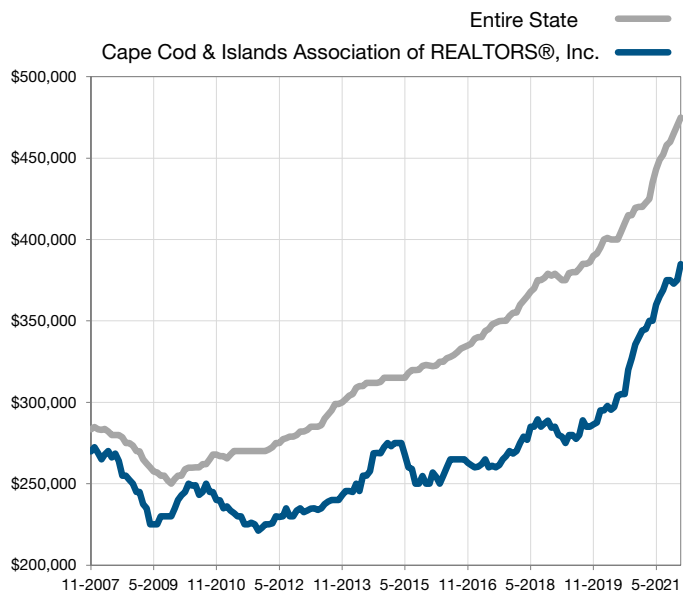
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	696	627	- 9.9%	14,061	14,452	+ 2.8%
Closed Sales	1,434	1,290	- 10.0%	13,766	14,511	+ 5.4%
Median Sales Price*	\$680,000	\$750,000	+ 10.3%	\$679,000	\$750,000	+ 10.5%
Inventory of Homes for Sale	1,043	440	- 57.8%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	37	30	- 18.9%	42	28	- 33.3%
Percent of Original List Price Received*	99.9%	101.9%	+ 2.0%	99.8%	103.7%	+ 3.9%
New Listings	544	448	- 17.6%	16,168	16,048	- 0.7%

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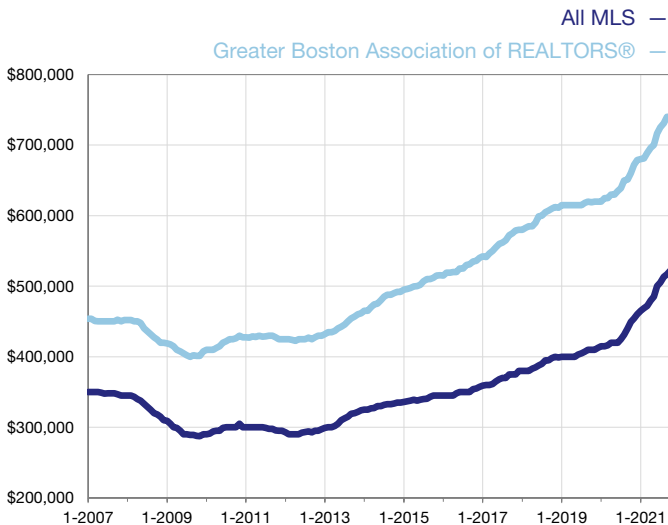
Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	722	715	- 1.0%	10,754	13,886	+ 29.1%
Closed Sales	1,112	1,073	- 3.5%	10,499	13,851	+ 31.9%
Median Sales Price*	\$569,950	\$620,000	+ 8.8%	\$586,000	\$625,000	+ 6.7%
Inventory of Homes for Sale	2,240	971	- 56.7%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	49	45	- 8.2%	47	45	- 4.3%
Percent of Original List Price Received*	97.3%	98.8%	+ 1.5%	98.6%	99.8%	+ 1.2%
New Listings	576	473	- 17.9%	15,580	16,839	+ 8.1%

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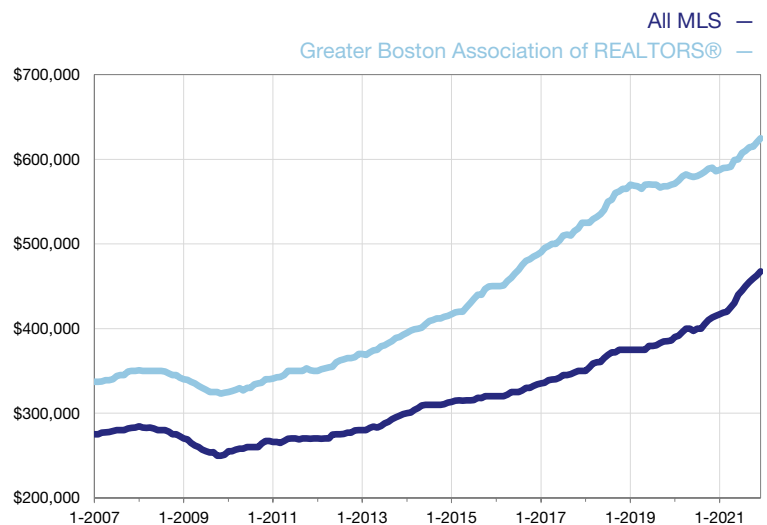
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 5.4%

+ 13.0%

- 36.5%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	38	21	- 44.7%	743	652	- 12.2%
Closed Sales	61	53	- 13.1%	727	681	- 6.3%
Median Sales Price*	\$612,300	\$740,000	+ 20.9%	\$570,000	\$665,000	+ 16.7%
Inventory of Homes for Sale	48	30	- 37.5%	--	--	--
Months Supply of Inventory	0.8	0.5	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	48	27	- 43.0%	49	30	- 39.0%
Percent of Original List Price Received*	99.0%	101.1%	+ 2.1%	99.0%	103.2%	+ 4.2%
New Listings	32	18	- 43.8%	856	739	- 13.7%

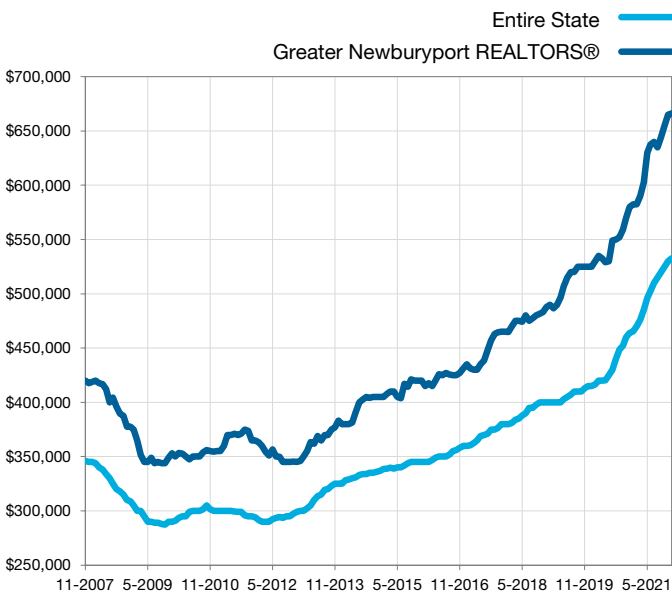
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	19	- 24.0%	465	455	- 2.2%
Closed Sales	31	34	+ 9.7%	445	430	- 3.4%
Median Sales Price*	\$500,000	\$452,500	- 9.5%	\$415,000	\$456,500	+ 10.0%
Inventory of Homes for Sale	37	24	- 35.1%	--	--	--
Months Supply of Inventory	1.0	0.7	- 32.9%	--	--	--
Cumulative Days on Market Until Sale	31	26	- 18.4%	45	34	- 25.8%
Percent of Original List Price Received*	100.1%	102.6%	+ 2.5%	99.4%	102.0%	+ 2.7%
New Listings	17	13	- 23.5%	546	497	- 9.0%

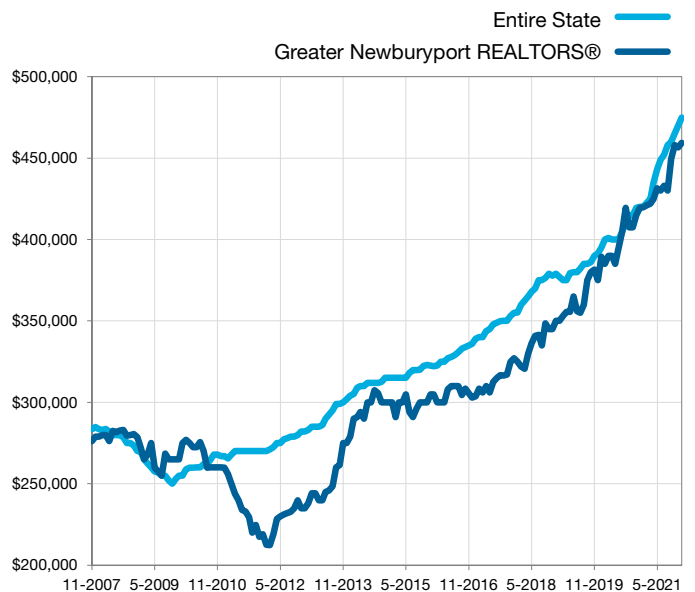
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 3.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.6%

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

- 54.7%

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

Single-Family Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	167	154	- 7.8%	3,108	2,924	- 5.9%
Closed Sales	305	292	- 4.3%	2,961	2,978	+ 0.6%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$320,000	\$370,000	+ 15.6%
Inventory of Homes for Sale	288	135	- 53.1%	--	--	--
Months Supply of Inventory	1.2	0.5	- 53.4%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 4.7%	49	31	- 38.0%
Percent of Original List Price Received*	101.3%	101.4%	+ 0.2%	99.6%	103.4%	+ 3.8%
New Listings	168	111	- 33.9%	3,394	3,195	- 5.9%

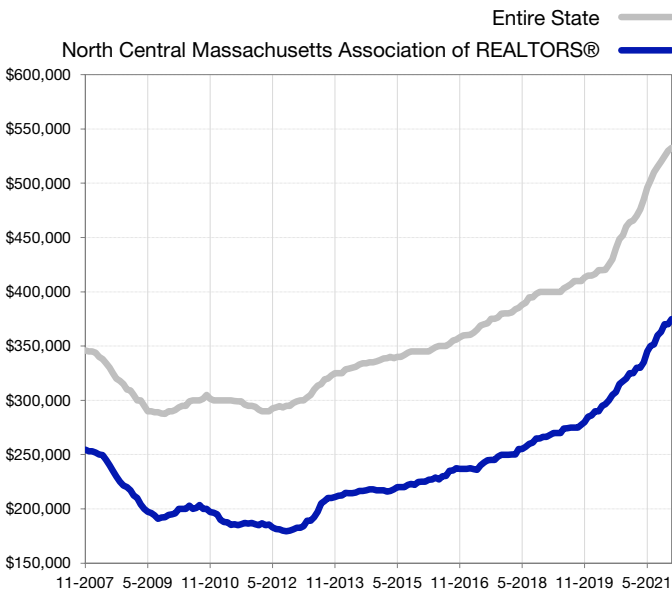
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	30	30	0.0%	458	475	+ 3.7%
Closed Sales	42	42	0.0%	446	466	+ 4.5%
Median Sales Price*	\$204,950	\$262,500	+ 28.1%	\$214,950	\$250,000	+ 16.3%
Inventory of Homes for Sale	41	14	- 65.9%	--	--	--
Months Supply of Inventory	1.1	0.4	- 67.3%	--	--	--
Cumulative Days on Market Until Sale	63	39	- 38.4%	51	28	- 45.3%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	99.8%	102.7%	+ 2.9%
New Listings	31	21	- 32.3%	513	512	- 0.2%

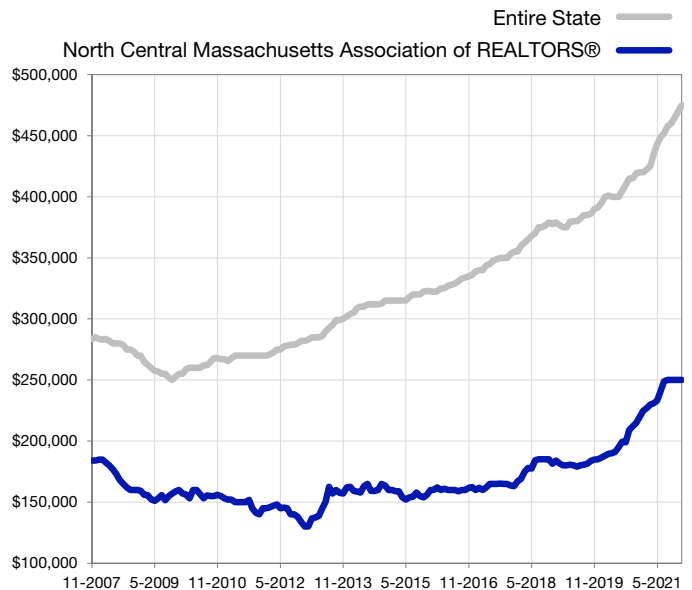
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 13.5%

+ 13.7%

- 53.6%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	181	188	+ 3.9%	3,993	3,905	- 2.2%
Closed Sales	386	350	- 9.3%	3,942	3,898	- 1.1%
Median Sales Price*	\$535,000	\$599,950	+ 12.1%	\$527,700	\$600,000	+ 13.7%
Inventory of Homes for Sale	250	110	- 56.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 55.5%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 9.0%	39	27	- 31.6%
Percent of Original List Price Received*	101.6%	102.9%	+ 1.3%	100.5%	104.6%	+ 4.0%
New Listings	164	132	- 19.5%	4,345	4,232	- 2.6%

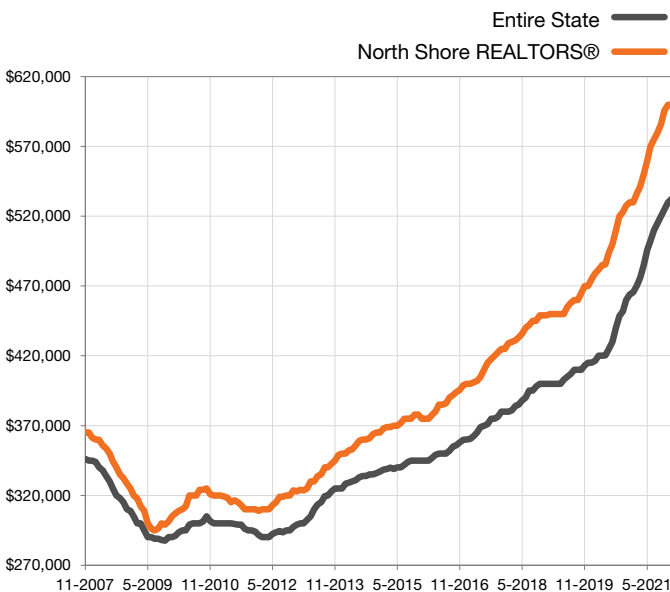
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	133	104	- 21.8%	1,947	1,903	- 2.3%
Closed Sales	215	170	- 20.9%	1,888	1,910	+ 1.2%
Median Sales Price*	\$365,000	\$410,000	+ 12.3%	\$350,000	\$390,000	+ 11.4%
Inventory of Homes for Sale	153	77	- 49.7%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.3%	--	--	--
Cumulative Days on Market Until Sale	38	37	- 0.7%	45	31	- 30.1%
Percent of Original List Price Received*	99.6%	101.4%	+ 1.8%	99.8%	102.0%	+ 2.2%
New Listings	112	74	- 33.9%	2,141	2,088	- 2.5%

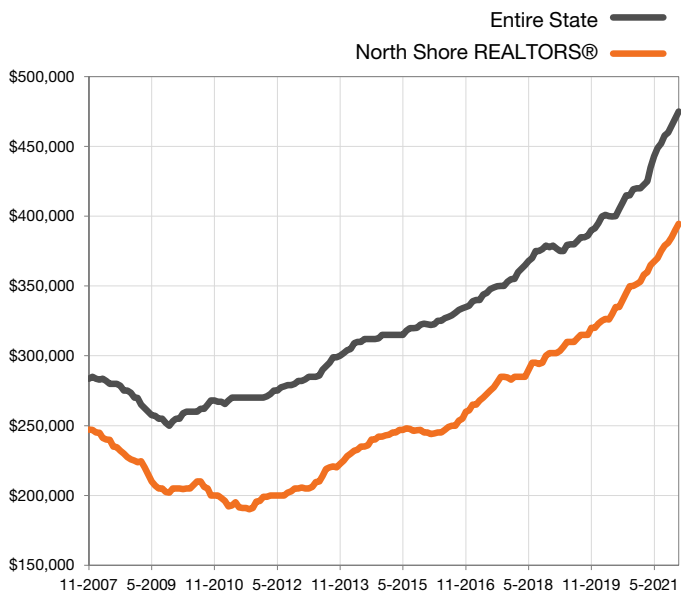
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 11.4%

+ 6.7%

- 45.7%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	195	186	- 4.6%	3,867	3,866	- 0.0%
Closed Sales	397	324	- 18.4%	3,801	3,860	+ 1.6%
Median Sales Price*	\$505,000	\$551,000	+ 9.1%	\$499,900	\$560,000	+ 12.0%
Inventory of Homes for Sale	178	107	- 39.9%	--	--	--
Months Supply of Inventory	0.6	0.3	- 40.8%	--	--	--
Cumulative Days on Market Until Sale	29	24	- 17.4%	36	24	- 34.6%
Percent of Original List Price Received*	102.0%	102.9%	+ 0.9%	100.8%	105.0%	+ 4.1%
New Listings	164	136	- 17.1%	4,182	4,180	- 0.0%

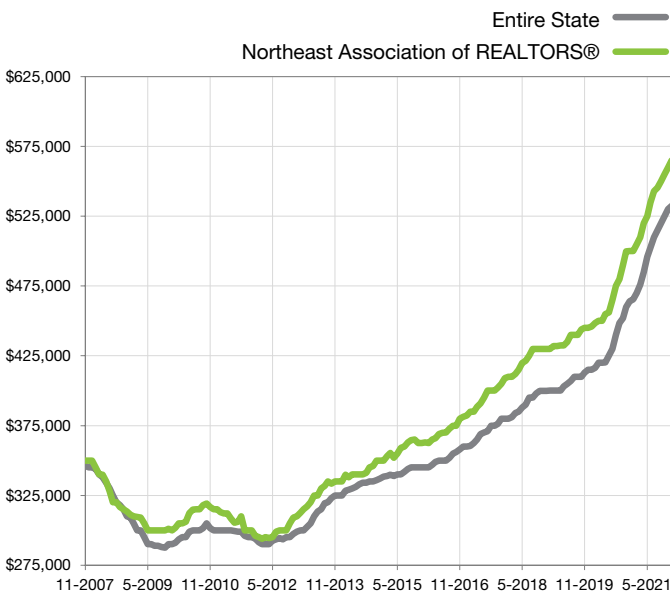
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	97	87	- 10.3%	1,528	1,638	+ 7.2%
Closed Sales	138	150	+ 8.7%	1,461	1,656	+ 13.3%
Median Sales Price*	\$289,000	\$325,000	+ 12.5%	\$296,000	\$315,000	+ 6.4%
Inventory of Homes for Sale	115	52	- 54.8%	--	--	--
Months Supply of Inventory	0.9	0.4	- 60.1%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 5.6%	40	26	- 35.5%
Percent of Original List Price Received*	100.5%	101.5%	+ 1.0%	99.9%	102.7%	+ 2.8%
New Listings	82	66	- 19.5%	1,710	1,767	+ 3.3%

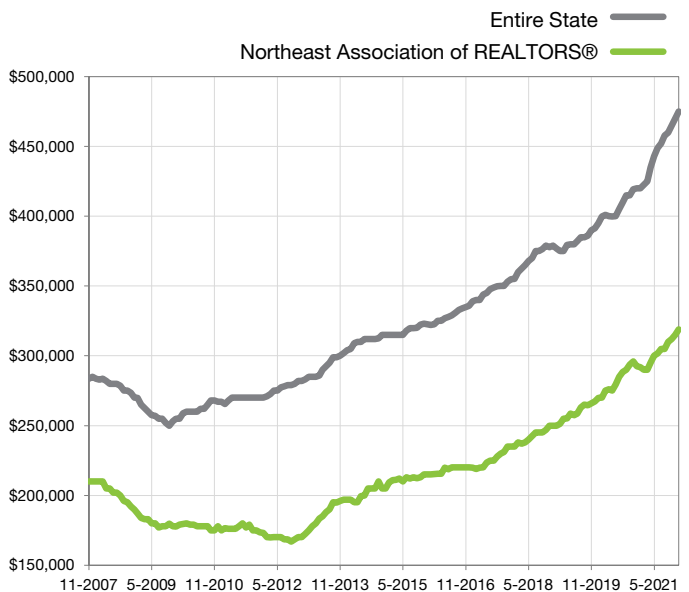
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 8.3%

+ 10.0%

- 42.0%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	339	349	+ 2.9%	6,587	6,367	- 3.3%
Closed Sales	649	583	- 10.2%	6,465	6,330	- 2.1%
Median Sales Price*	\$360,000	\$405,000	+ 12.5%	\$358,950	\$410,000	+ 14.2%
Inventory of Homes for Sale	507	300	- 40.8%	--	--	--
Months Supply of Inventory	0.9	0.6	- 39.6%	--	--	--
Cumulative Days on Market Until Sale	36	31	- 13.0%	45	29	- 36.3%
Percent of Original List Price Received*	100.8%	101.0%	+ 0.2%	99.4%	103.1%	+ 3.6%
New Listings	272	273	+ 0.4%	7,260	7,103	- 2.2%

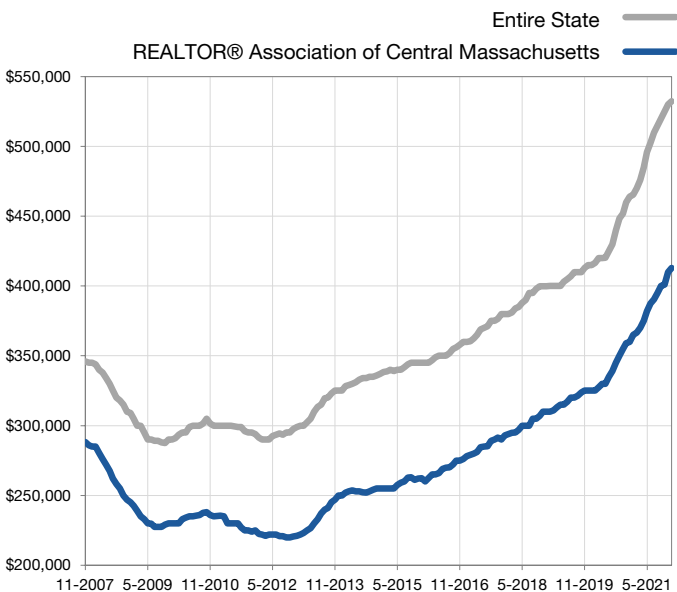
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	90	91	+ 1.1%	1,566	1,743	+ 11.3%
Closed Sales	162	161	- 0.6%	1,532	1,683	+ 9.9%
Median Sales Price*	\$282,950	\$305,000	+ 7.8%	\$270,000	\$305,000	+ 13.0%
Inventory of Homes for Sale	169	92	- 45.6%	--	--	--
Months Supply of Inventory	1.3	0.7	- 50.4%	--	--	--
Cumulative Days on Market Until Sale	37	28	- 23.4%	49	30	- 38.6%
Percent of Original List Price Received*	99.7%	100.9%	+ 1.2%	99.2%	102.3%	+ 3.1%
New Listings	97	88	- 9.3%	1,752	1,869	+ 6.7%

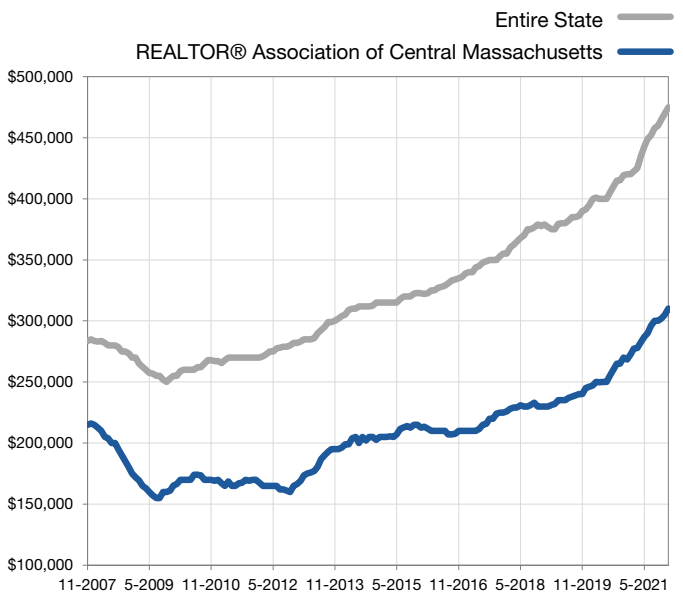
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 9.3%

+ 10.0%

- 46.0%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	389	358	- 8.0%	6,325	6,174	- 2.4%
Closed Sales	656	587	- 10.5%	6,120	6,163	+ 0.7%
Median Sales Price*	\$256,000	\$280,000	+ 9.4%	\$250,000	\$285,000	+ 14.0%
Inventory of Homes for Sale	692	373	- 46.1%	--	--	--
Months Supply of Inventory	1.4	0.7	- 46.5%	--	--	--
Cumulative Days on Market Until Sale	44	36	- 17.8%	52	35	- 33.9%
Percent of Original List Price Received*	99.8%	101.0%	+ 1.2%	98.6%	102.2%	+ 3.7%
New Listings	350	296	- 15.4%	6,998	6,763	- 3.4%

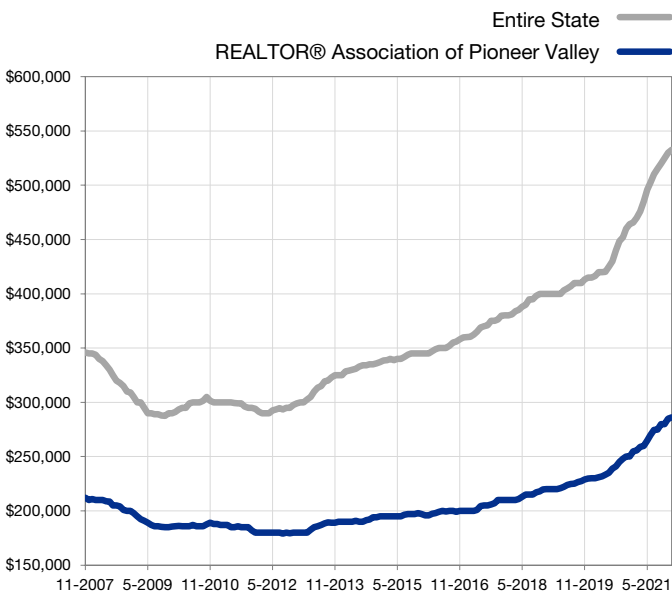
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	47	63	+ 34.0%	812	1,027	+ 26.5%
Closed Sales	73	74	+ 1.4%	779	982	+ 26.1%
Median Sales Price*	\$172,500	\$208,000	+ 20.6%	\$172,000	\$195,000	+ 13.4%
Inventory of Homes for Sale	112	61	- 45.5%	--	--	--
Months Supply of Inventory	1.7	0.7	- 56.8%	--	--	--
Cumulative Days on Market Until Sale	42	34	- 18.3%	55	39	- 29.2%
Percent of Original List Price Received*	98.5%	101.1%	+ 2.6%	97.9%	101.2%	+ 3.3%
New Listings	55	59	+ 7.3%	892	1,077	+ 20.7%

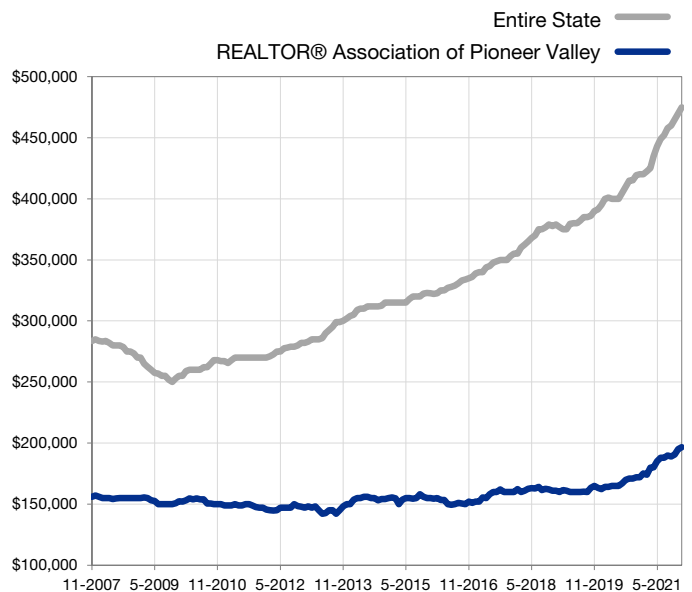
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 11.4%

+ 11.7%

- 47.3%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	311	277	- 10.9%	5,145	4,782	- 7.1%
Closed Sales	505	444	- 12.1%	4,912	4,832	- 1.6%
Median Sales Price*	\$400,000	\$450,000	+ 12.5%	\$377,500	\$439,482	+ 16.4%
Inventory of Homes for Sale	502	252	- 49.8%	--	--	--
Months Supply of Inventory	1.2	0.6	- 49.0%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 15.4%	50	30	- 40.2%
Percent of Original List Price Received*	100.4%	101.2%	+ 0.9%	99.2%	102.6%	+ 3.5%
New Listings	284	218	- 23.2%	5,678	5,320	- 6.3%

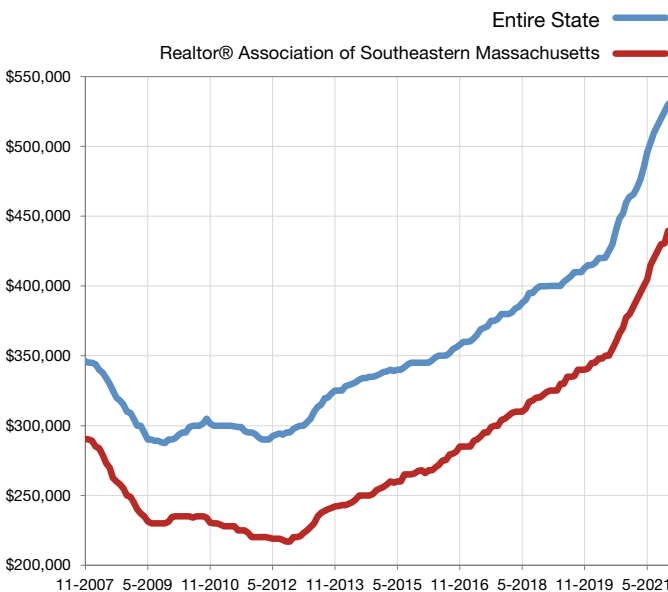
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	68	60	- 11.8%	896	892	- 0.4%
Closed Sales	82	76	- 7.3%	863	897	+ 3.9%
Median Sales Price*	\$265,250	\$295,000	+ 11.2%	\$250,000	\$275,000	+ 10.0%
Inventory of Homes for Sale	73	51	- 30.1%	--	--	--
Months Supply of Inventory	1.0	0.7	- 32.8%	--	--	--
Cumulative Days on Market Until Sale	42	26	- 38.9%	43	29	- 31.8%
Percent of Original List Price Received*	100.4%	101.7%	+ 1.4%	99.2%	102.0%	+ 2.9%
New Listings	52	60	+ 15.4%	1,004	992	- 1.2%

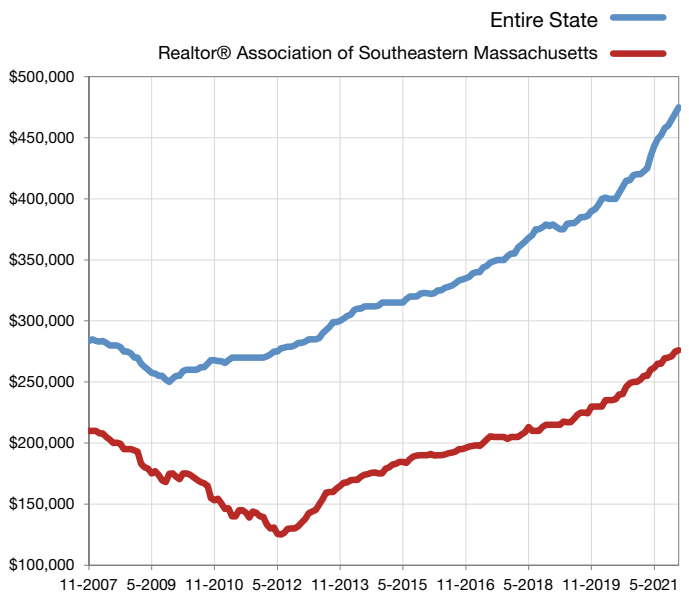
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 9.4%

+ 9.8%

- 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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	65	73	+ 12.3%	1,141	1,057	- 7.4%
Closed Sales	111	103	- 7.2%	1,124	1,053	- 6.3%
Median Sales Price*	\$350,000	\$381,000	+ 8.9%	\$335,000	\$380,000	+ 13.4%
Inventory of Homes for Sale	128	75	- 41.4%	--	--	--
Months Supply of Inventory	1.4	0.9	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	39	32	- 18.8%	60	32	- 46.4%
Percent of Original List Price Received*	99.7%	99.7%	+ 0.0%	98.4%	101.7%	+ 3.4%
New Listings	54	50	- 7.4%	1,236	1,197	- 3.2%

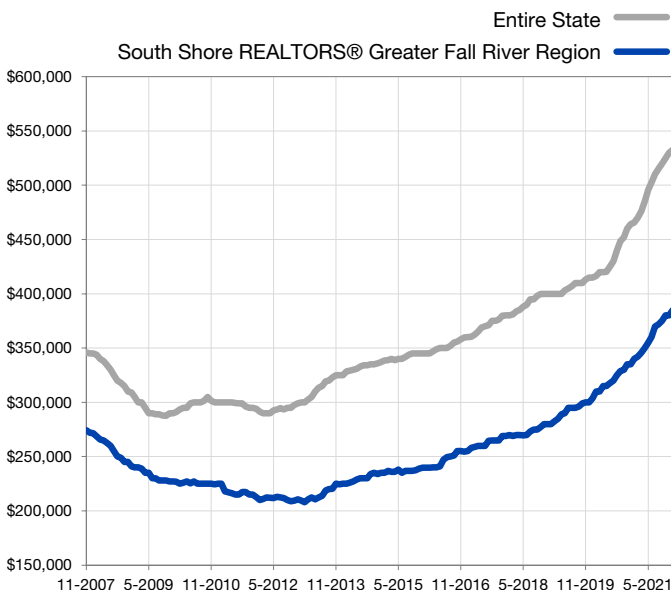
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	18	+ 100.0%	117	150	+ 28.2%
Closed Sales	16	12	- 25.0%	115	141	+ 22.6%
Median Sales Price*	\$217,500	\$257,500	+ 18.4%	\$180,000	\$230,000	+ 27.8%
Inventory of Homes for Sale	30	10	- 66.7%	--	--	--
Months Supply of Inventory	3.1	0.9	- 72.8%	--	--	--
Cumulative Days on Market Until Sale	56	18	- 67.3%	42	31	- 24.7%
Percent of Original List Price Received*	98.2%	99.9%	+ 1.7%	97.4%	99.8%	+ 2.4%
New Listings	5	12	+ 140.0%	157	167	+ 6.4%

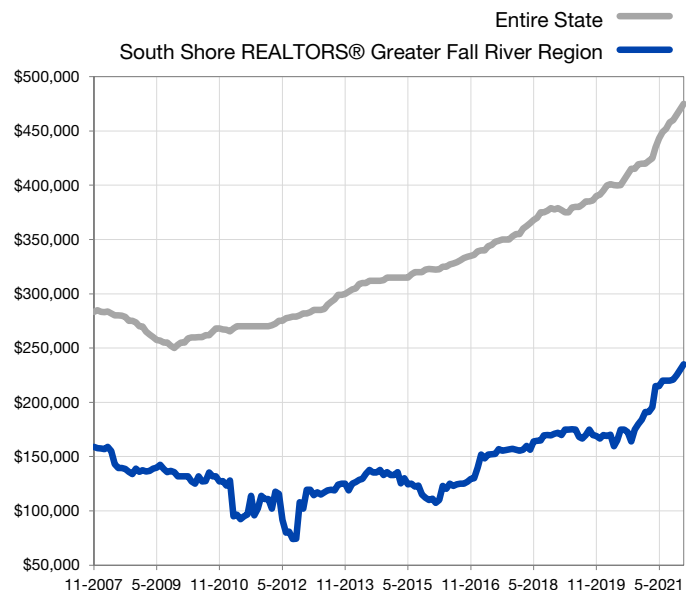
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 20.5%

+ 13.5%

- 55.4%

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

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	291	268	- 7.9%	6,339	5,730	- 9.6%
Closed Sales	627	511	- 18.5%	6,184	5,773	- 6.6%
Median Sales Price*	\$510,000	\$575,000	+ 12.7%	\$497,000	\$570,000	+ 14.7%
Inventory of Homes for Sale	467	212	- 54.6%	--	--	--
Months Supply of Inventory	0.9	0.4	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	39	34	- 13.5%	49	31	- 37.3%
Percent of Original List Price Received*	99.9%	100.7%	+ 0.8%	99.0%	102.7%	+ 3.8%
New Listings	234	232	- 0.9%	7,041	6,344	- 9.9%

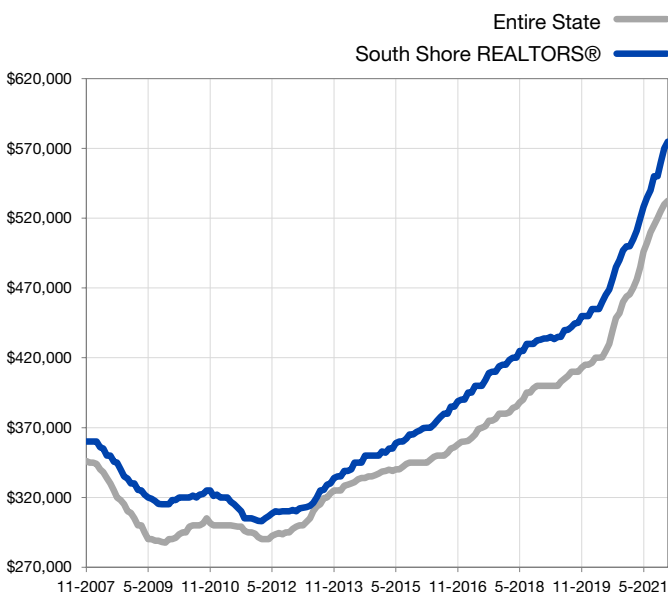
Condominium Properties

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	116	92	- 20.7%	1,980	2,066	+ 4.3%
Closed Sales	197	144	- 26.9%	1,942	2,046	+ 5.4%
Median Sales Price*	\$355,000	\$392,000	+ 10.4%	\$370,000	\$400,000	+ 8.1%
Inventory of Homes for Sale	244	105	- 57.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 59.2%	--	--	--
Cumulative Days on Market Until Sale	52	45	- 12.5%	57	41	- 27.7%
Percent of Original List Price Received*	99.2%	100.1%	+ 0.9%	99.1%	100.8%	+ 1.7%
New Listings	104	81	- 22.1%	2,390	2,343	- 2.0%

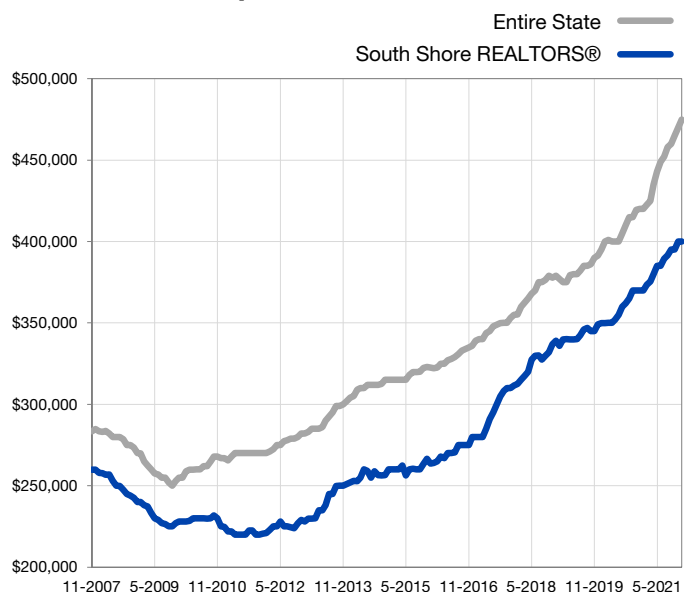
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Single-Family Properties



Condominium Properties



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