

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	22	19	- 13.6%	122	124	+ 1.6%
Closed Sales	15	20	+ 33.3%	110	105	- 4.5%
Median Sales Price*	\$377,500	\$486,011	+ 28.7%	\$381,500	\$422,000	+ 10.6%
Inventory of Homes for Sale	31	8	- 74.2%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	33	20	- 39.4%	47	36	- 23.4%
Percent of Original List Price Received*	96.9%	100.0%	+ 3.2%	98.6%	99.0%	+ 0.4%
New Listings	23	19	- 17.4%	141	122	- 13.5%

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

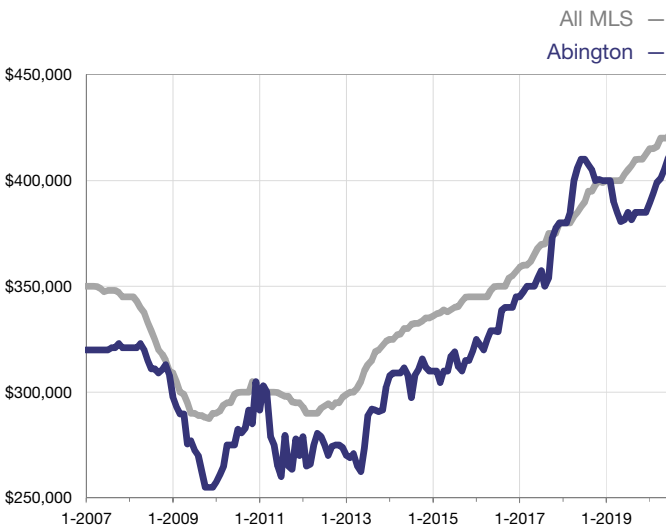
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	10	+ 233.3%	51	38	- 25.5%
Closed Sales	10	3	- 70.0%	48	26	- 45.8%
Median Sales Price*	\$324,950	\$339,900	+ 4.6%	\$317,500	\$337,450	+ 6.3%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	34	33	- 2.9%
Percent of Original List Price Received*	99.3%	102.0%	+ 2.7%	98.4%	99.9%	+ 1.5%
New Listings	8	10	+ 25.0%	62	40	- 35.5%

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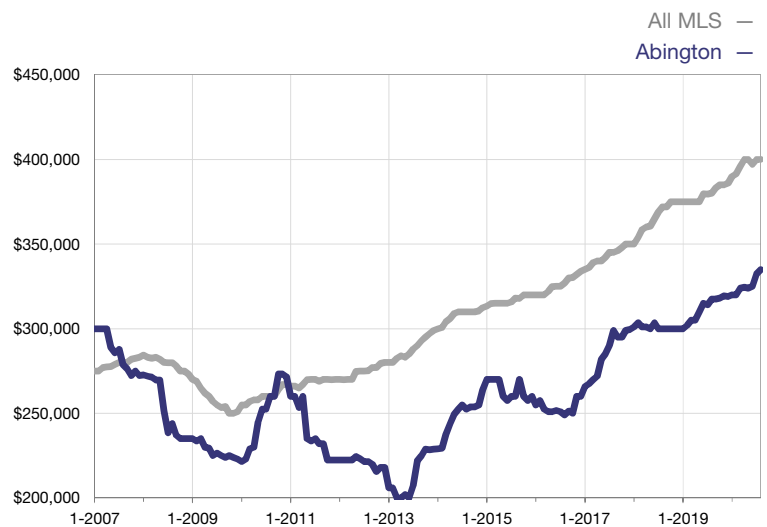
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Braintree

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	20	36	+ 80.0%	213	192	- 9.9%
Closed Sales	33	31	- 6.1%	208	161	- 22.6%
Median Sales Price*	\$540,000	\$640,000	+ 18.5%	\$525,500	\$560,000	+ 6.6%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	41	32	- 22.0%
Percent of Original List Price Received*	98.6%	99.0%	+ 0.4%	97.8%	98.7%	+ 0.9%
New Listings	28	43	+ 53.6%	245	237	- 3.3%

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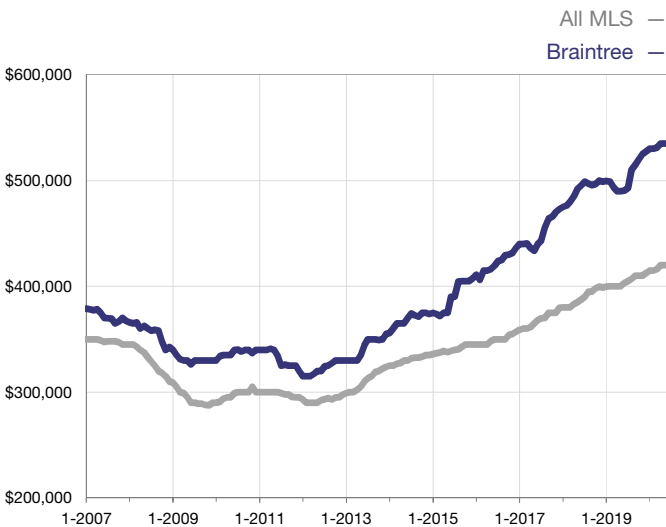
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	11	- 21.4%	79	82	+ 3.8%
Closed Sales	17	10	- 41.2%	75	77	+ 2.7%
Median Sales Price*	\$417,000	\$378,000	- 9.4%	\$380,000	\$378,500	- 0.4%
Inventory of Homes for Sale	37	21	- 43.2%	--	--	--
Months Supply of Inventory	3.9	2.0	- 48.7%	--	--	--
Cumulative Days on Market Until Sale	23	33	+ 43.5%	40	54	+ 35.0%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	98.4%	96.4%	- 2.0%
New Listings	20	20	0.0%	118	101	- 14.4%

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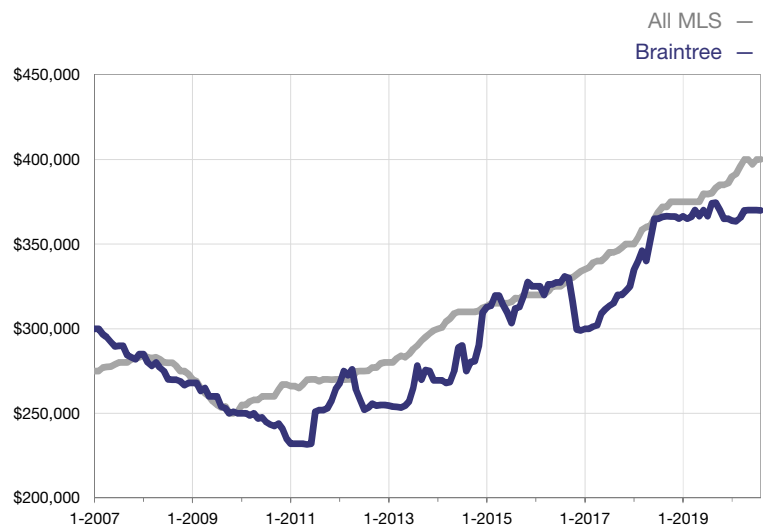
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Bridgewater

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	20	22	+ 10.0%	162	195	+ 20.4%
Closed Sales	29	29	0.0%	150	157	+ 4.7%
Median Sales Price*	\$399,900	\$510,000	+ 27.5%	\$390,000	\$450,000	+ 15.4%
Inventory of Homes for Sale	61	17	- 72.1%	--	--	--
Months Supply of Inventory	3.3	0.9	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	40	30	- 25.0%	61	55	- 9.8%
Percent of Original List Price Received*	97.6%	99.8%	+ 2.3%	96.8%	98.3%	+ 1.5%
New Listings	20	26	+ 30.0%	206	199	- 3.4%

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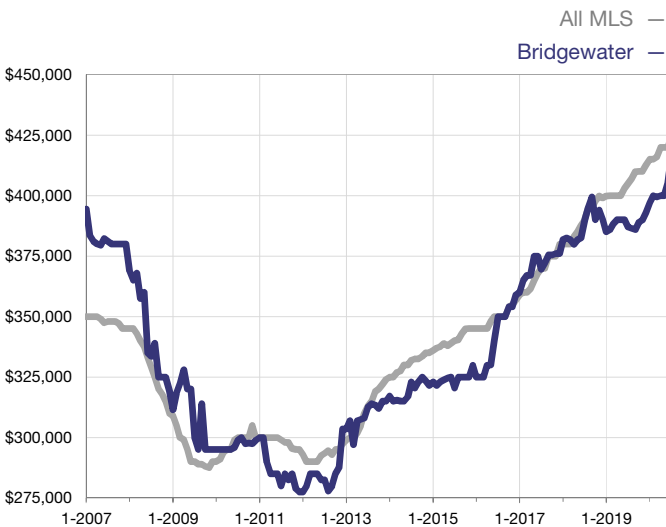
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	2	- 60.0%	43	48	+ 11.6%
Closed Sales	8	10	+ 25.0%	41	47	+ 14.6%
Median Sales Price*	\$240,250	\$276,500	+ 15.1%	\$210,500	\$257,500	+ 22.3%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	41	27	- 34.1%	45	31	- 31.1%
Percent of Original List Price Received*	99.3%	101.1%	+ 1.8%	97.9%	99.4%	+ 1.5%
New Listings	4	5	+ 25.0%	44	52	+ 18.2%

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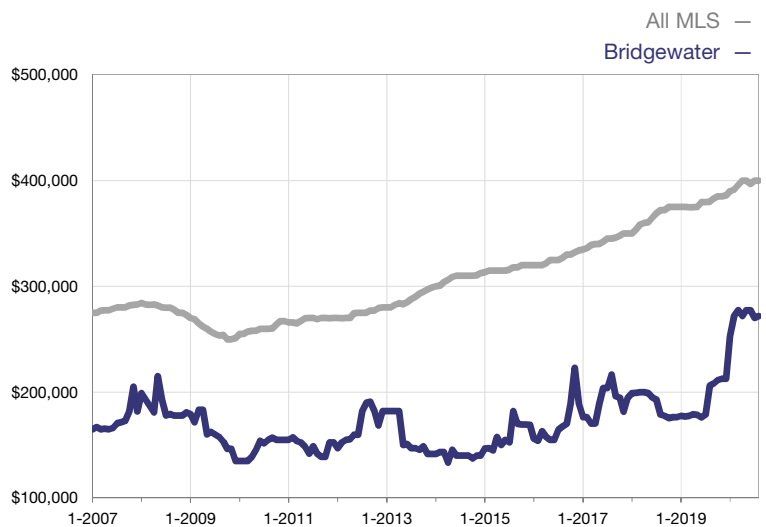
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Carver

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	10	- 23.1%	87	65	- 25.3%
Closed Sales	16	13	- 18.8%	80	59	- 26.3%
Median Sales Price*	\$388,500	\$358,000	- 7.9%	\$346,125	\$385,000	+ 11.2%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	46	51	+ 10.9%	55	51	- 7.3%
Percent of Original List Price Received*	97.7%	96.9%	- 0.8%	97.3%	98.7%	+ 1.4%
New Listings	20	10	- 50.0%	114	81	- 28.9%

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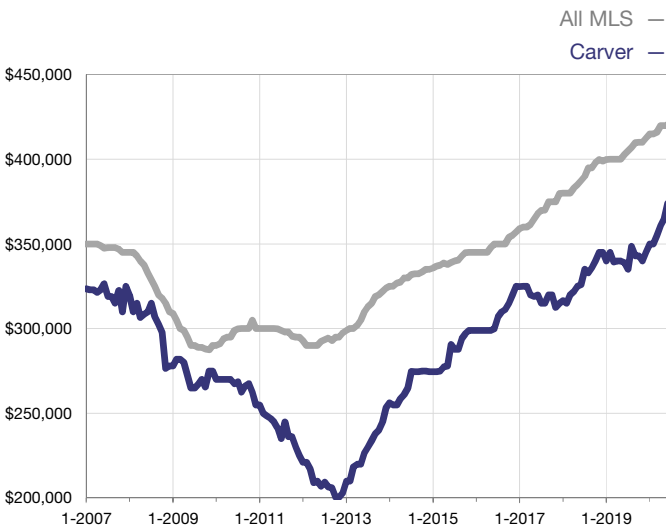
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	2	--	4	12	+ 200.0%
Closed Sales	0	2	--	4	10	+ 150.0%
Median Sales Price*	\$0	\$397,000	--	\$276,950	\$319,950	+ 15.5%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	3.3	--	--	--	--
Cumulative Days on Market Until Sale	0	165	--	28	97	+ 246.4%
Percent of Original List Price Received*	0.0%	102.1%	--	100.7%	100.1%	- 0.6%
New Listings	0	1	--	6	15	+ 150.0%

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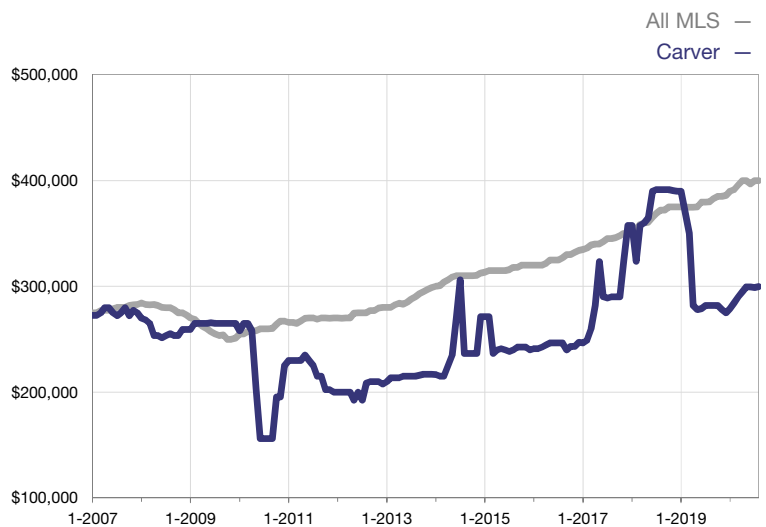
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

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Cohasset

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	15	+ 66.7%	92	111	+ 20.7%
Closed Sales	16	18	+ 12.5%	91	94	+ 3.3%
Median Sales Price*	\$1,090,000	\$1,300,000	+ 19.3%	\$869,000	\$1,100,000	+ 26.6%
Inventory of Homes for Sale	69	37	- 46.4%	--	--	--
Months Supply of Inventory	6.7	3.6	- 46.3%	--	--	--
Cumulative Days on Market Until Sale	117	44	- 62.4%	100	80	- 20.0%
Percent of Original List Price Received*	92.1%	98.4%	+ 6.8%	93.9%	94.6%	+ 0.7%
New Listings	10	15	+ 50.0%	171	166	- 2.9%

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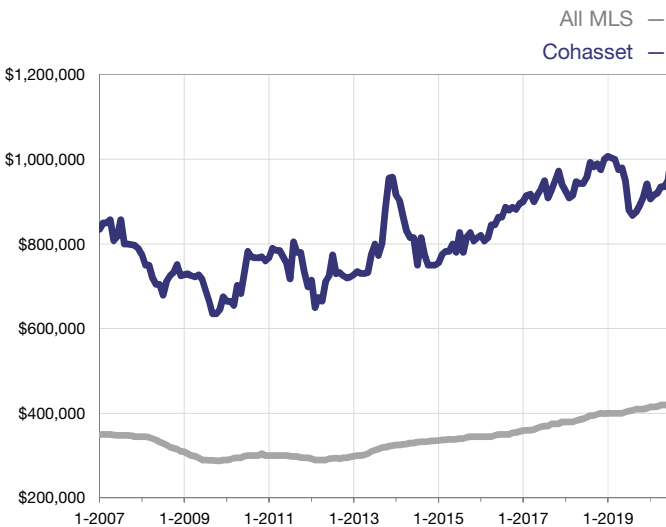
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	6	13	+ 116.7%
Closed Sales	0	5	--	7	12	+ 71.4%
Median Sales Price*	\$0	\$900,000	--	\$450,000	\$826,500	+ 83.7%
Inventory of Homes for Sale	13	1	- 92.3%	--	--	--
Months Supply of Inventory	6.5	0.5	- 92.3%	--	--	--
Cumulative Days on Market Until Sale	0	63	--	78	62	- 20.5%
Percent of Original List Price Received*	0.0%	95.8%	--	95.2%	97.4%	+ 2.3%
New Listings	3	1	- 66.7%	28	18	- 35.7%

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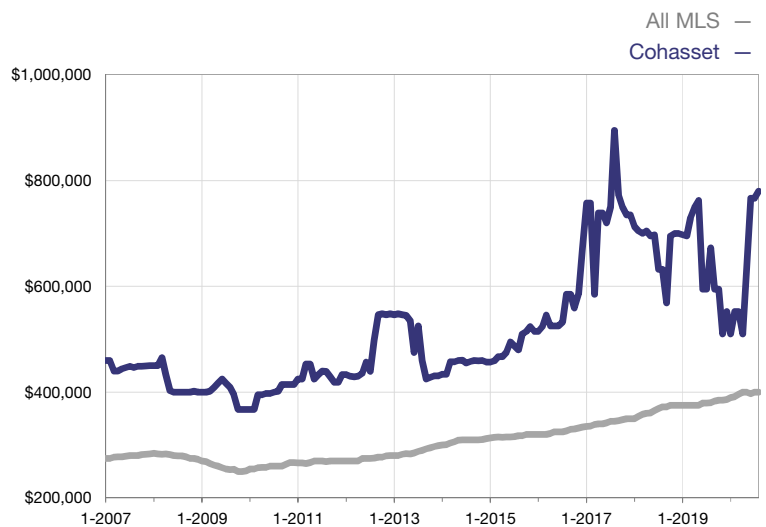
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Duxbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	22	+ 57.1%	153	184	+ 20.3%
Closed Sales	34	32	- 5.9%	141	154	+ 9.2%
Median Sales Price*	\$735,000	\$811,000	+ 10.3%	\$659,900	\$734,500	+ 11.3%
Inventory of Homes for Sale	61	22	- 63.9%	--	--	--
Months Supply of Inventory	3.5	1.2	- 65.7%	--	--	--
Cumulative Days on Market Until Sale	62	86	+ 38.7%	72	76	+ 5.6%
Percent of Original List Price Received*	96.2%	97.6%	+ 1.5%	95.5%	96.4%	+ 0.9%
New Listings	13	26	+ 100.0%	211	200	- 5.2%

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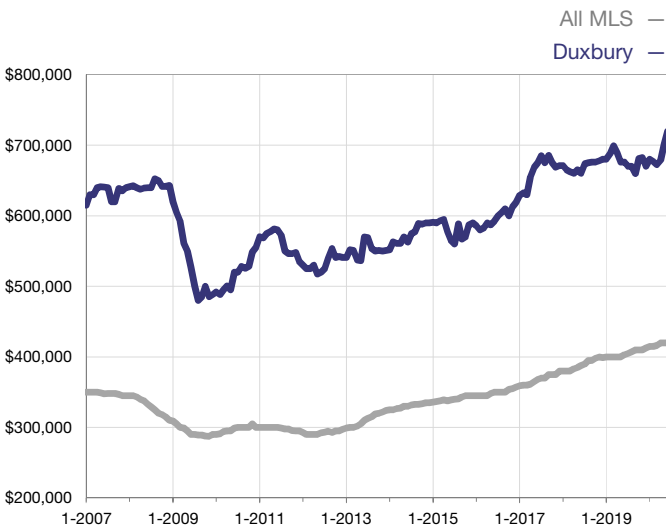
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	2	- 50.0%	25	19	- 24.0%
Closed Sales	3	2	- 33.3%	19	21	+ 10.5%
Median Sales Price*	\$385,000	\$406,250	+ 5.5%	\$387,500	\$390,000	+ 0.6%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	3.5	0.6	- 82.9%	--	--	--
Cumulative Days on Market Until Sale	48	112	+ 133.3%	126	102	- 19.0%
Percent of Original List Price Received*	97.0%	94.7%	- 2.4%	94.0%	94.2%	+ 0.2%
New Listings	3	4	+ 33.3%	29	20	- 31.0%

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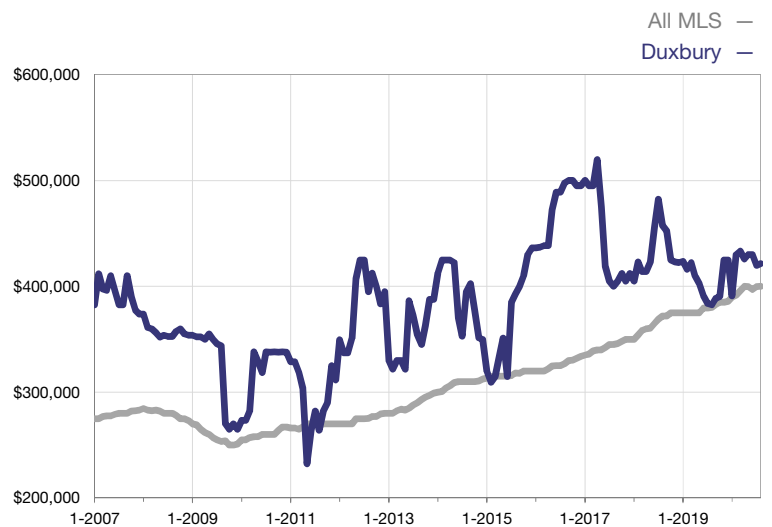
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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East Bridgewater

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	19	+ 72.7%	119	86	- 27.7%
Closed Sales	19	20	+ 5.3%	100	68	- 32.0%
Median Sales Price*	\$386,500	\$457,500	+ 18.4%	\$369,900	\$416,000	+ 12.5%
Inventory of Homes for Sale	34	6	- 82.4%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	52	34	- 34.6%	53	46	- 13.2%
Percent of Original List Price Received*	96.8%	100.8%	+ 4.1%	97.7%	98.1%	+ 0.4%
New Listings	15	12	- 20.0%	158	89	- 43.7%

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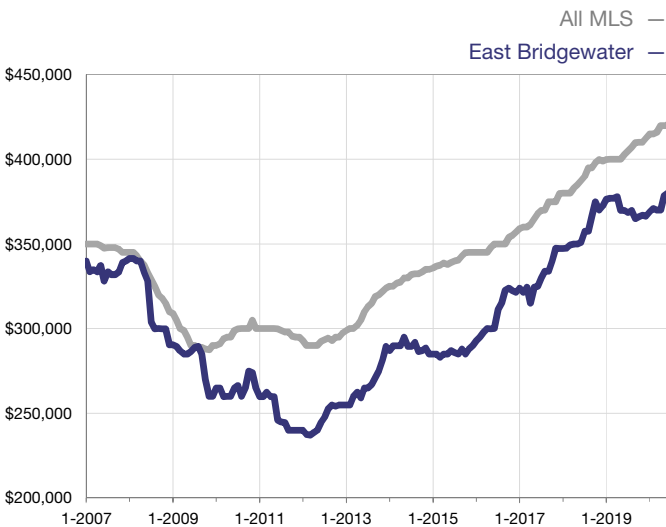
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	3	+ 200.0%	19	17	- 10.5%
Closed Sales	3	1	- 66.7%	25	13	- 48.0%
Median Sales Price*	\$235,350	\$410,000	+ 74.2%	\$249,900	\$240,000	- 4.0%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	45	47	+ 4.4%	45	70	+ 55.6%
Percent of Original List Price Received*	98.7%	101.2%	+ 2.5%	97.7%	98.3%	+ 0.6%
New Listings	6	2	- 66.7%	27	13	- 51.9%

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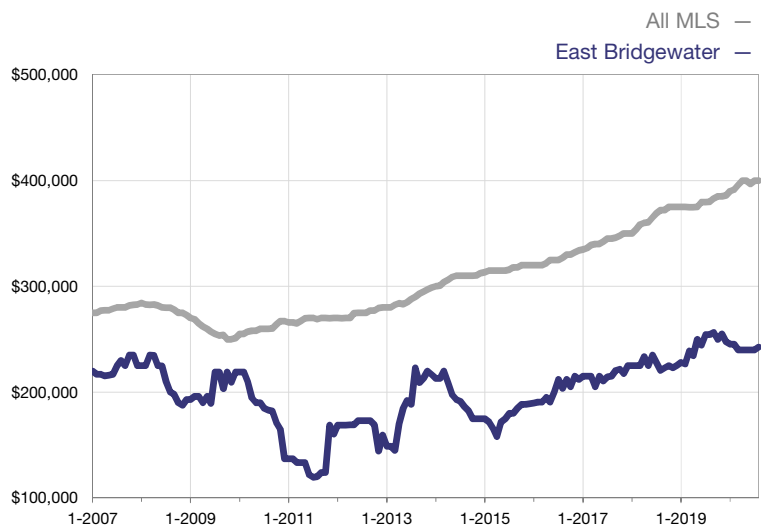
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Halifax

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	9	- 10.0%	65	74	+ 13.8%
Closed Sales	9	12	+ 33.3%	57	58	+ 1.8%
Median Sales Price*	\$330,000	\$400,000	+ 21.2%	\$359,900	\$412,500	+ 14.6%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	71	58	- 18.3%	75	57	- 24.0%
Percent of Original List Price Received*	96.9%	99.4%	+ 2.6%	97.7%	98.5%	+ 0.8%
New Listings	9	7	- 22.2%	80	72	- 10.0%

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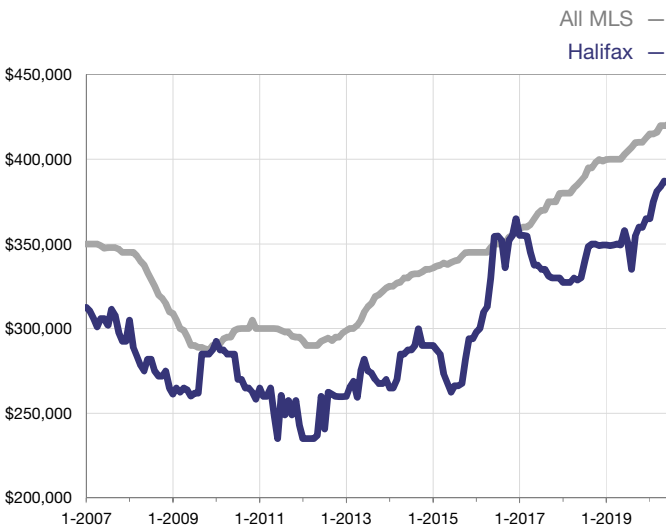
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	3	+ 200.0%	15	13	- 13.3%
Closed Sales	2	0	- 100.0%	18	10	- 44.4%
Median Sales Price*	\$214,500	\$0	- 100.0%	\$232,500	\$240,000	+ 3.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	54	0	- 100.0%	34	21	- 38.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	99.7%	99.3%	- 0.4%
New Listings	4	3	- 25.0%	20	17	- 15.0%

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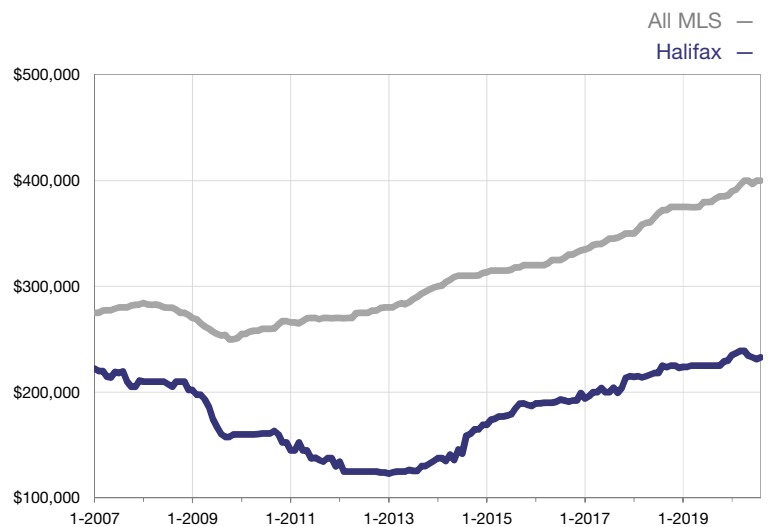
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

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Hanover

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	20	+ 5.3%	128	139	+ 8.6%
Closed Sales	24	24	0.0%	114	112	- 1.8%
Median Sales Price*	\$566,250	\$570,000	+ 0.7%	\$568,750	\$575,000	+ 1.1%
Inventory of Homes for Sale	41	23	- 43.9%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	49	61	+ 24.5%
Percent of Original List Price Received*	97.7%	99.0%	+ 1.3%	97.4%	97.4%	0.0%
New Listings	24	30	+ 25.0%	178	168	- 5.6%

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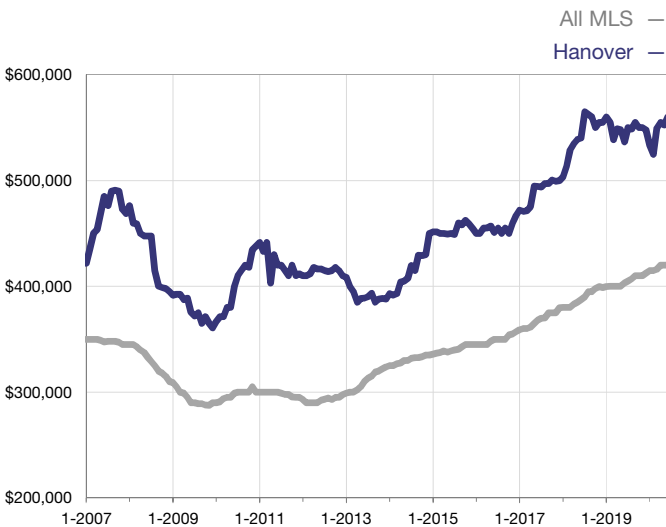
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	21	29	+ 38.1%
Closed Sales	1	2	+ 100.0%	25	16	- 36.0%
Median Sales Price*	\$550,000	\$486,250	- 11.6%	\$495,000	\$535,500	+ 8.2%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	2.1	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	16	61	+ 281.3%	112	36	- 67.9%
Percent of Original List Price Received*	100.0%	99.4%	- 0.6%	100.3%	100.3%	0.0%
New Listings	1	3	+ 200.0%	31	40	+ 29.0%

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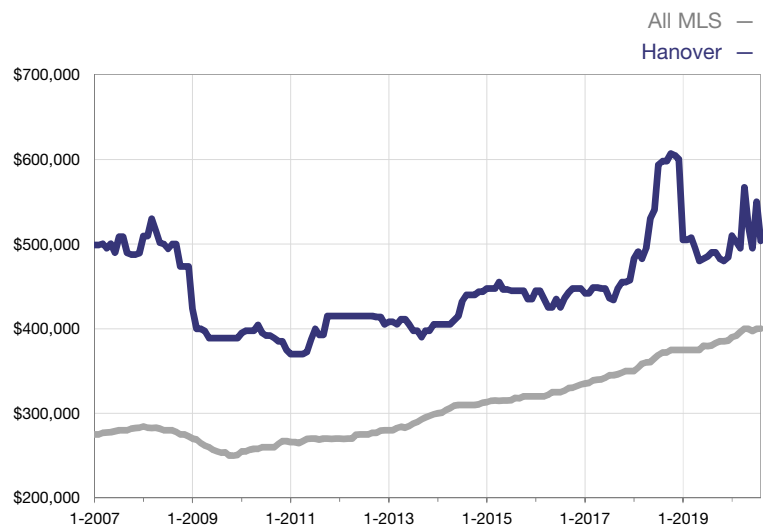
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hanson

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	13	- 31.6%	98	74	- 24.5%
Closed Sales	16	10	- 37.5%	84	66	- 21.4%
Median Sales Price*	\$454,500	\$402,500	- 11.4%	\$380,000	\$425,500	+ 12.0%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	28	43	+ 53.6%	45	47	+ 4.4%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	98.3%	100.0%	+ 1.7%
New Listings	20	11	- 45.0%	117	76	- 35.0%

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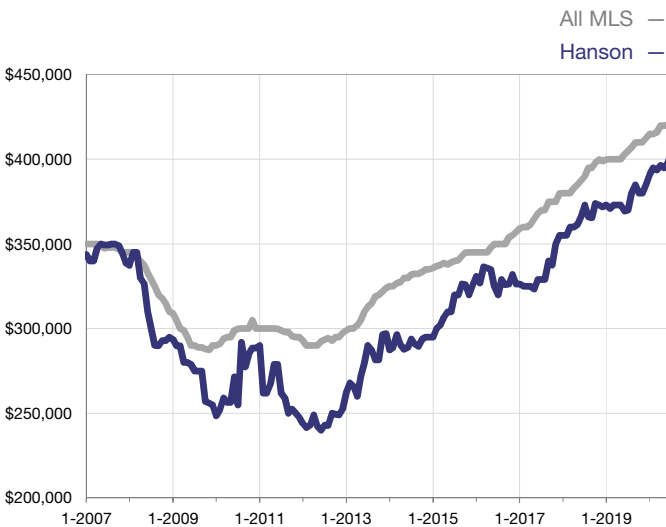
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	4	- 33.3%	20	19	- 5.0%
Closed Sales	3	4	+ 33.3%	19	18	- 5.3%
Median Sales Price*	\$402,500	\$419,950	+ 4.3%	\$370,000	\$353,500	- 4.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	129	52	- 59.7%	75	67	- 10.7%
Percent of Original List Price Received*	101.0%	98.1%	- 2.9%	99.0%	98.4%	- 0.6%
New Listings	5	3	- 40.0%	23	23	0.0%

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

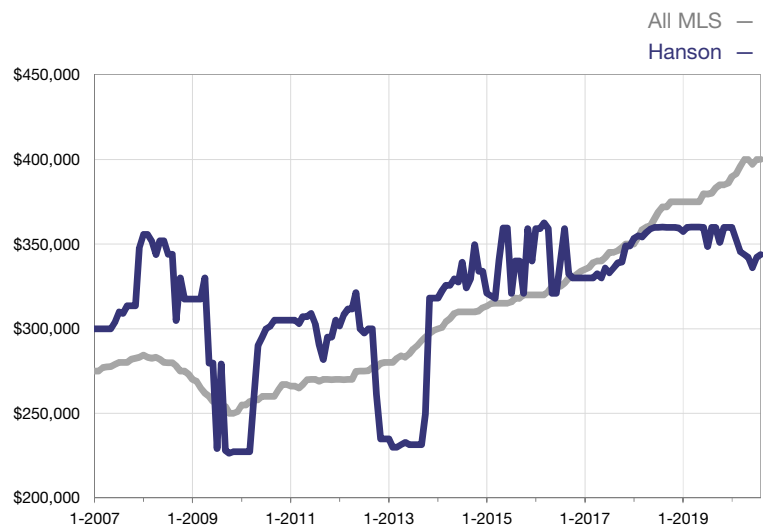
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Hingham

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	36	+ 100.0%	191	213	+ 11.5%
Closed Sales	35	38	+ 8.6%	186	171	- 8.1%
Median Sales Price*	\$850,000	\$830,000	- 2.4%	\$845,000	\$819,000	- 3.1%
Inventory of Homes for Sale	99	34	- 65.7%	--	--	--
Months Supply of Inventory	4.5	1.6	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	63	33	- 47.6%	71	61	- 14.1%
Percent of Original List Price Received*	94.9%	97.7%	+ 3.0%	94.8%	96.2%	+ 1.5%
New Listings	16	19	+ 18.8%	291	272	- 6.5%

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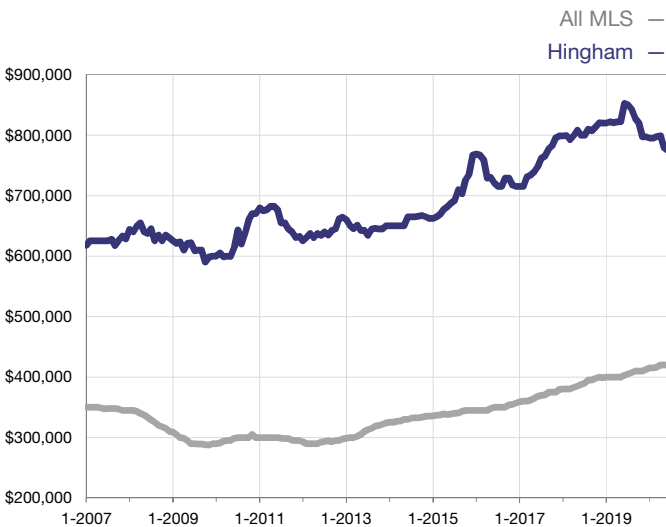
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	10	+ 42.9%	58	44	- 24.1%
Closed Sales	8	8	0.0%	101	36	- 64.4%
Median Sales Price*	\$502,000	\$360,000	- 28.3%	\$740,000	\$457,500	- 38.2%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--
Cumulative Days on Market Until Sale	34	81	+ 138.2%	68	94	+ 38.2%
Percent of Original List Price Received*	97.5%	97.0%	- 0.5%	97.7%	95.8%	- 1.9%
New Listings	12	9	- 25.0%	98	72	- 26.5%

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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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Local Market Update – August 2020

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Holbrook

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	18	- 5.3%	115	105	- 8.7%
Closed Sales	13	10	- 23.1%	108	87	- 19.4%
Median Sales Price*	\$390,000	\$375,000	- 3.8%	\$357,500	\$375,000	+ 4.9%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	35	19	- 45.7%	41	40	- 2.4%
Percent of Original List Price Received*	99.0%	103.0%	+ 4.0%	99.2%	100.2%	+ 1.0%
New Listings	21	16	- 23.8%	144	118	- 18.1%

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

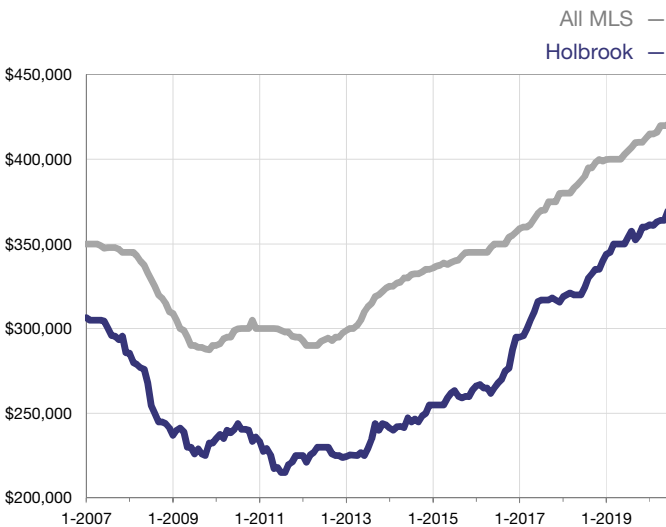
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	1	- 66.7%	18	2	- 88.9%
Closed Sales	2	0	- 100.0%	14	2	- 85.7%
Median Sales Price*	\$342,450	\$0	- 100.0%	\$309,900	\$275,450	- 11.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	50	0	- 100.0%	32	148	+ 362.5%
Percent of Original List Price Received*	106.2%	0.0%	- 100.0%	102.8%	105.8%	+ 2.9%
New Listings	0	1	--	21	2	- 90.5%

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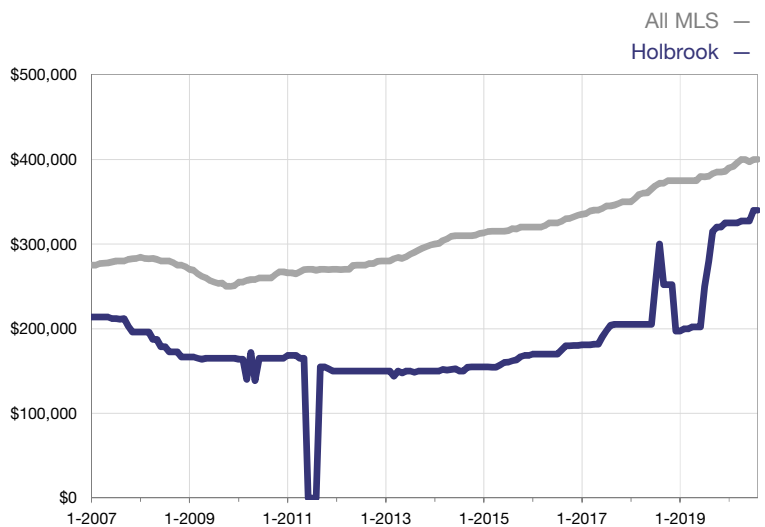
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

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Hull

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	21	13	- 38.1%	126	95	- 24.6%
Closed Sales	15	18	+ 20.0%	105	73	- 30.5%
Median Sales Price*	\$418,000	\$595,000	+ 42.3%	\$394,000	\$465,000	+ 18.0%
Inventory of Homes for Sale	55	17	- 69.1%	--	--	--
Months Supply of Inventory	4.3	1.6	- 62.8%	--	--	--
Cumulative Days on Market Until Sale	55	43	- 21.8%	63	67	+ 6.3%
Percent of Original List Price Received*	90.0%	97.5%	+ 8.3%	93.1%	95.6%	+ 2.7%
New Listings	25	19	- 24.0%	176	115	- 34.7%

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Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	7	0.0%	52	52	0.0%
Closed Sales	7	10	+ 42.9%	49	57	+ 16.3%
Median Sales Price*	\$395,000	\$391,000	- 1.0%	\$300,000	\$375,000	+ 25.0%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	4.6	2.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	112	74	- 33.9%	87	100	+ 14.9%
Percent of Original List Price Received*	93.9%	98.9%	+ 5.3%	94.2%	96.5%	+ 2.4%
New Listings	20	3	- 85.0%	88	59	- 33.0%

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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 – August 2020

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Kingston

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	26	+ 52.9%	151	143	- 5.3%
Closed Sales	23	27	+ 17.4%	140	126	- 10.0%
Median Sales Price*	\$372,000	\$465,000	+ 25.0%	\$434,250	\$446,000	+ 2.7%
Inventory of Homes for Sale	64	22	- 65.6%	--	--	--
Months Supply of Inventory	3.9	1.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	71	31	- 56.3%	58	52	- 10.3%
Percent of Original List Price Received*	98.4%	100.8%	+ 2.4%	97.2%	98.0%	+ 0.8%
New Listings	22	21	- 4.5%	208	150	- 27.9%

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

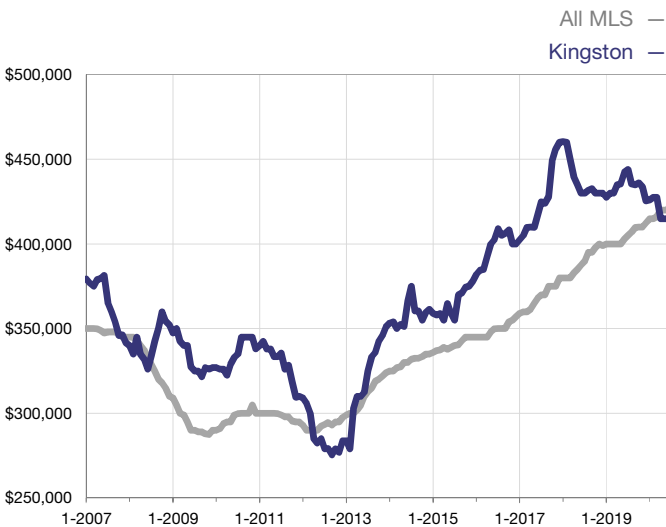
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	1	- 50.0%	16	21	+ 31.3%
Closed Sales	3	4	+ 33.3%	14	21	+ 50.0%
Median Sales Price*	\$369,900	\$327,250	- 11.5%	\$363,533	\$382,500	+ 5.2%
Inventory of Homes for Sale	13	0	- 100.0%	--	--	--
Months Supply of Inventory	4.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	40	44	+ 10.0%	30	53	+ 76.7%
Percent of Original List Price Received*	100.3%	98.9%	- 1.4%	99.2%	98.9%	- 0.3%
New Listings	7	0	- 100.0%	32	22	- 31.3%

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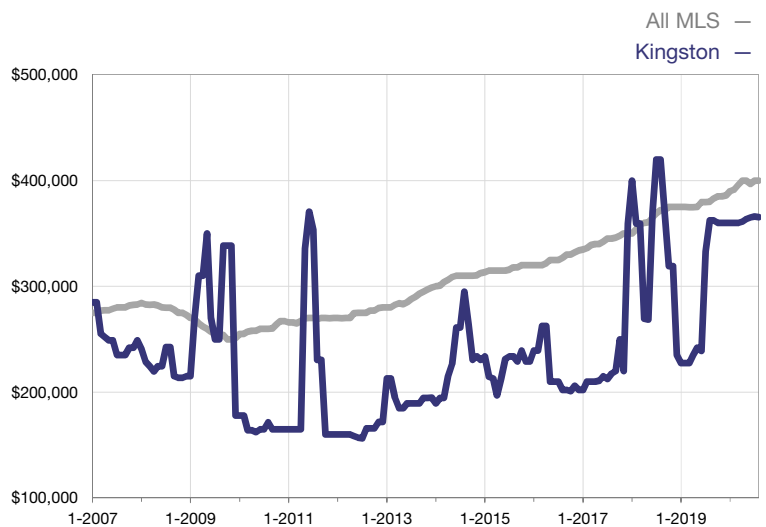
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Marshfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	39	+ 105.3%	227	235	+ 3.5%
Closed Sales	34	42	+ 23.5%	224	183	- 18.3%
Median Sales Price*	\$430,500	\$545,000	+ 26.6%	\$462,000	\$485,000	+ 5.0%
Inventory of Homes for Sale	83	27	- 67.5%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	45	46	+ 2.2%	72	67	- 6.9%
Percent of Original List Price Received*	98.6%	99.8%	+ 1.2%	96.7%	97.2%	+ 0.5%
New Listings	36	37	+ 2.8%	300	261	- 13.0%

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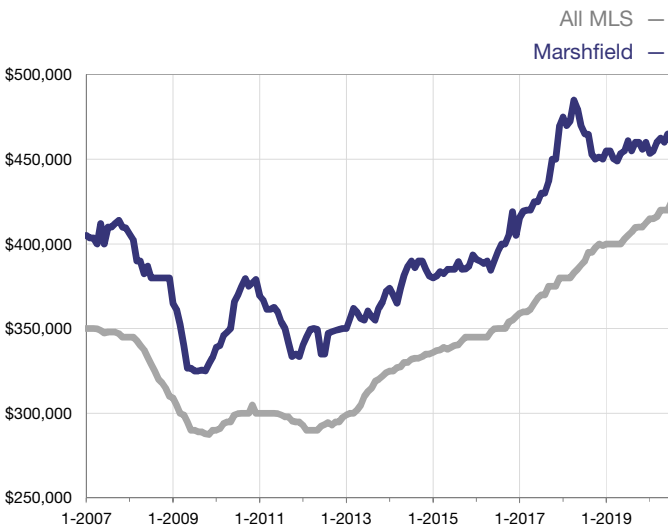
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	7	+ 75.0%	31	27	- 12.9%
Closed Sales	4	5	+ 25.0%	26	25	- 3.8%
Median Sales Price*	\$238,500	\$332,000	+ 39.2%	\$267,500	\$207,000	- 22.6%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--
Cumulative Days on Market Until Sale	38	40	+ 5.3%	72	42	- 41.7%
Percent of Original List Price Received*	100.2%	100.8%	+ 0.6%	96.5%	98.8%	+ 2.4%
New Listings	1	4	+ 300.0%	32	38	+ 18.8%

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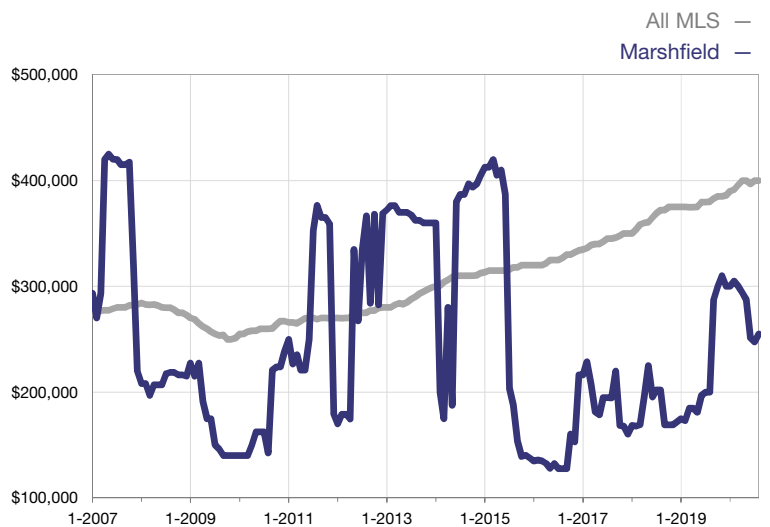
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Norwell

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	24	+ 84.6%	127	132	+ 3.9%
Closed Sales	17	23	+ 35.3%	113	109	- 3.5%
Median Sales Price*	\$790,000	\$776,000	- 1.8%	\$660,000	\$710,000	+ 7.6%
Inventory of Homes for Sale	55	30	- 45.5%	--	--	--
Months Supply of Inventory	4.0	2.3	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	85	58	- 31.8%	78	69	- 11.5%
Percent of Original List Price Received*	96.9%	99.5%	+ 2.7%	96.7%	97.1%	+ 0.4%
New Listings	17	23	+ 35.3%	183	164	- 10.4%

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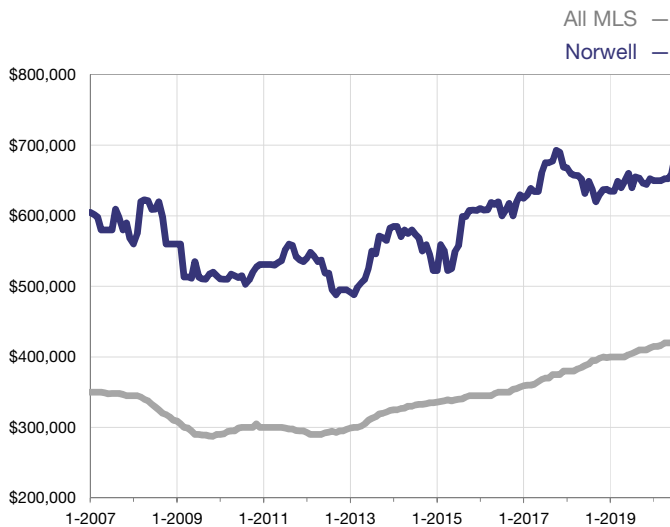
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	13	8	- 38.5%
Closed Sales	5	0	- 100.0%	13	7	- 46.2%
Median Sales Price*	\$755,000	\$0	- 100.0%	\$660,000	\$640,000	- 3.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	3.5	6.0	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	103	0	- 100.0%	108	123	+ 13.9%
Percent of Original List Price Received*	96.8%	0.0%	- 100.0%	96.7%	102.7%	+ 6.2%
New Listings	0	1	--	15	16	+ 6.7%

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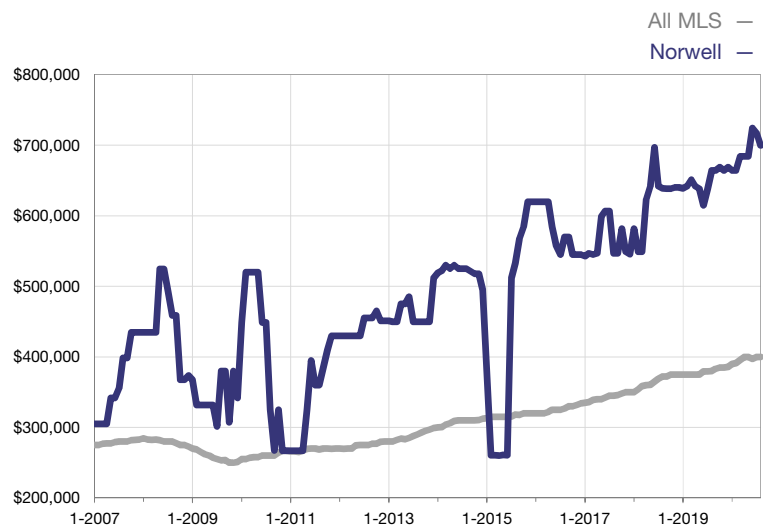
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Pembroke

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	24	22	- 8.3%	163	167	+ 2.5%
Closed Sales	26	25	- 3.8%	145	146	+ 0.7%
Median Sales Price*	\$476,000	\$476,735	+ 0.2%	\$450,000	\$435,000	- 3.3%
Inventory of Homes for Sale	54	29	- 46.3%	--	--	--
Months Supply of Inventory	3.1	1.5	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	82	49	- 40.2%	65	68	+ 4.6%
Percent of Original List Price Received*	97.6%	100.9%	+ 3.4%	97.1%	99.2%	+ 2.2%
New Listings	23	24	+ 4.3%	204	187	- 8.3%

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

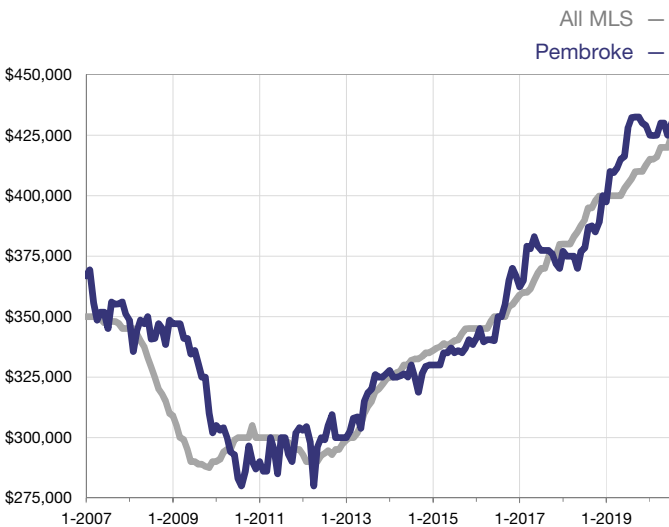
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	6	+ 50.0%	24	22	- 8.3%
Closed Sales	4	2	- 50.0%	21	16	- 23.8%
Median Sales Price*	\$303,200	\$375,000	+ 23.7%	\$306,900	\$342,500	+ 11.6%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	63	+ 90.9%	57	87	+ 52.6%
Percent of Original List Price Received*	98.1%	100.8%	+ 2.8%	97.6%	97.8%	+ 0.2%
New Listings	10	5	- 50.0%	29	21	- 27.6%

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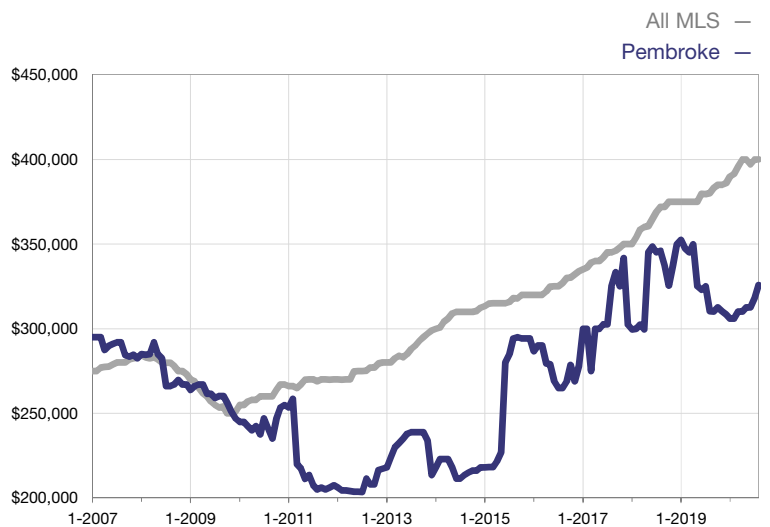
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Plymouth

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	75	121	+ 61.3%	581	697	+ 20.0%
Closed Sales	96	85	- 11.5%	560	555	- 0.9%
Median Sales Price*	\$393,969	\$439,000	+ 11.4%	\$395,700	\$435,000	+ 9.9%
Inventory of Homes for Sale	293	110	- 62.5%	--	--	--
Months Supply of Inventory	4.1	1.5	- 63.4%	--	--	--
Cumulative Days on Market Until Sale	73	43	- 41.1%	74	76	+ 2.7%
Percent of Original List Price Received*	97.8%	99.2%	+ 1.4%	97.9%	97.6%	- 0.3%
New Listings	109	101	- 7.3%	871	777	- 10.8%

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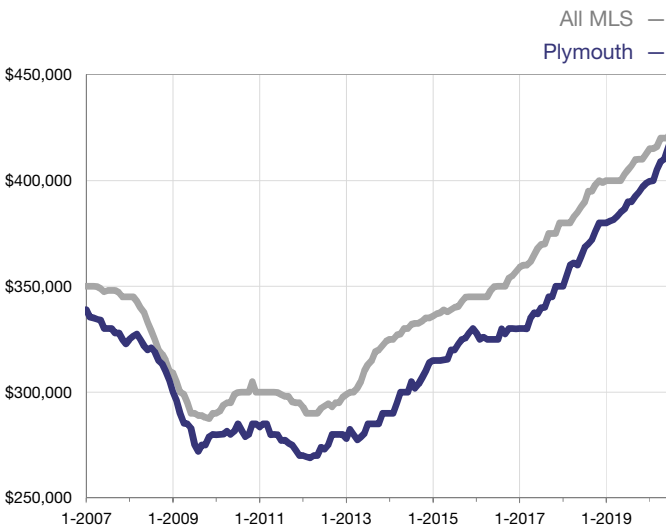
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	21	44	+ 109.5%	258	257	- 0.4%
Closed Sales	41	32	- 22.0%	242	204	- 15.7%
Median Sales Price*	\$495,163	\$455,000	- 8.1%	\$436,000	\$441,250	+ 1.2%
Inventory of Homes for Sale	111	55	- 50.5%	--	--	--
Months Supply of Inventory	3.8	2.2	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	80	67	- 16.3%	86	80	- 7.0%
Percent of Original List Price Received*	99.9%	97.6%	- 2.3%	99.9%	99.4%	- 0.5%
New Listings	33	49	+ 48.5%	339	314	- 7.4%

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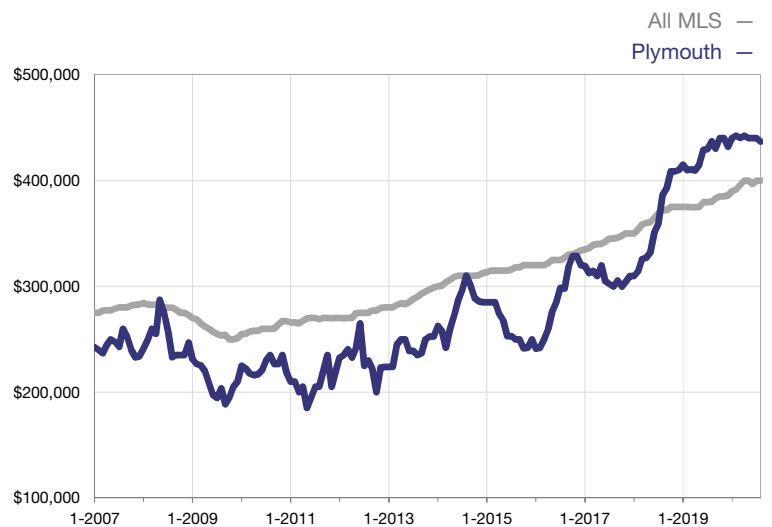
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Plympton

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	4	+ 100.0%	25	21	- 16.0%
Closed Sales	7	3	- 57.1%	25	12	- 52.0%
Median Sales Price*	\$485,000	\$438,000	- 9.7%	\$454,900	\$431,500	- 5.1%
Inventory of Homes for Sale	17	1	- 94.1%	--	--	--
Months Supply of Inventory	5.1	0.4	- 92.2%	--	--	--
Cumulative Days on Market Until Sale	83	24	- 71.1%	60	43	- 28.3%
Percent of Original List Price Received*	96.4%	102.8%	+ 6.6%	98.8%	95.9%	- 2.9%
New Listings	10	1	- 90.0%	39	19	- 51.3%

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

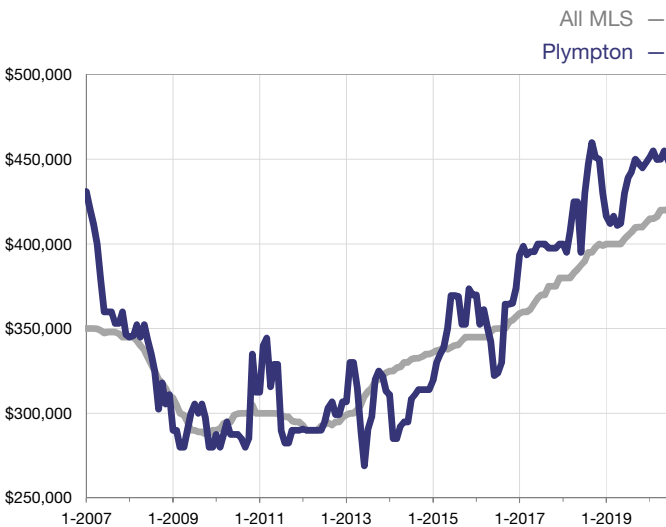
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$359,000	--	\$0	\$359,000	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	36	--	0	36	--
Percent of Original List Price Received*	0.0%	94.7%	--	0.0%	94.7%	--
New Listings	1	0	- 100.0%	2	1	- 50.0%

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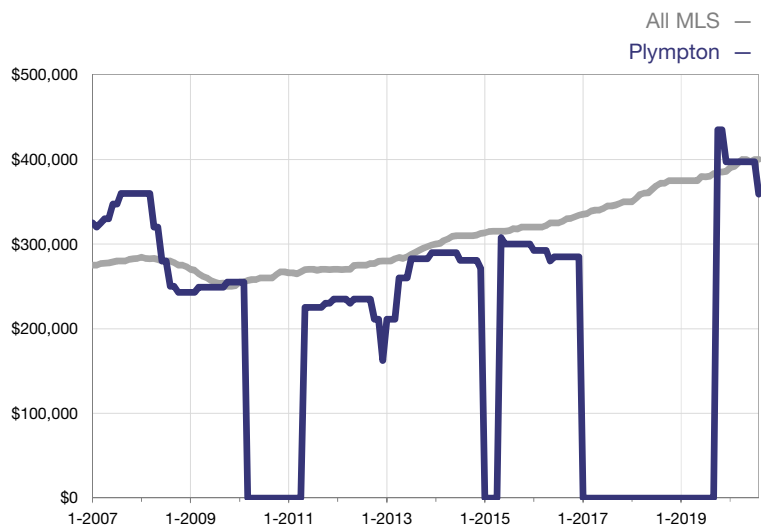
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Quincy

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	45	45	0.0%	314	299	- 4.8%
Closed Sales	50	50	0.0%	282	265	- 6.0%
Median Sales Price*	\$524,250	\$556,500	+ 6.2%	\$521,500	\$535,000	+ 2.6%
Inventory of Homes for Sale	100	51	- 49.0%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	29	52	+ 79.3%	42	39	- 7.1%
Percent of Original List Price Received*	98.0%	99.5%	+ 1.5%	98.4%	98.9%	+ 0.5%
New Listings	61	49	- 19.7%	442	361	- 18.3%

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

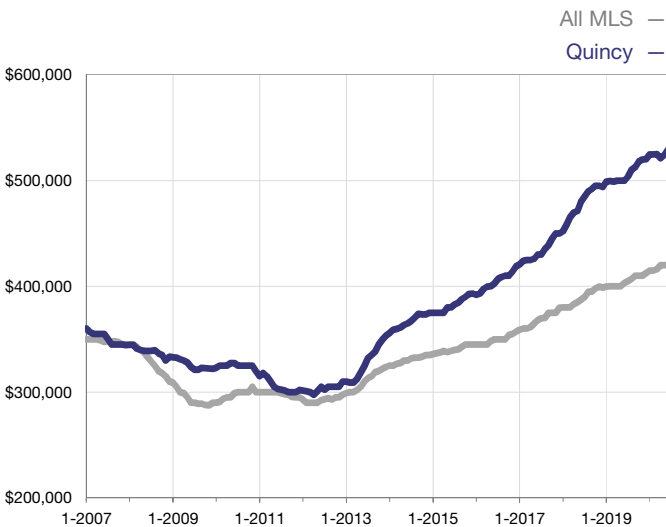
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	37	47	+ 27.0%	301	278	- 7.6%
Closed Sales	42	37	- 11.9%	282	242	- 14.2%
Median Sales Price*	\$361,500	\$430,000	+ 18.9%	\$382,000	\$429,450	+ 12.4%
Inventory of Homes for Sale	81	66	- 18.5%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	56	35	- 37.5%	45	45	0.0%
Percent of Original List Price Received*	96.4%	98.6%	+ 2.3%	98.3%	98.6%	+ 0.3%
New Listings	55	59	+ 7.3%	403	361	- 10.4%

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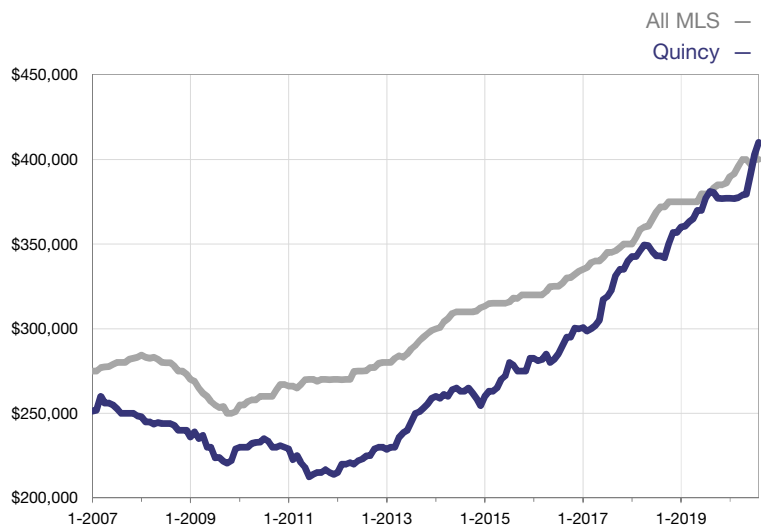
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Rockland

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	16	17	+ 6.3%	123	110	- 10.6%
Closed Sales	20	16	- 20.0%	113	93	- 17.7%
Median Sales Price*	\$350,000	\$382,500	+ 9.3%	\$355,000	\$370,000	+ 4.2%
Inventory of Homes for Sale	27	6	- 77.8%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	41	21	- 48.8%	41	37	- 9.8%
Percent of Original List Price Received*	96.1%	101.2%	+ 5.3%	99.0%	100.5%	+ 1.5%
New Listings	17	11	- 35.3%	142	120	- 15.5%

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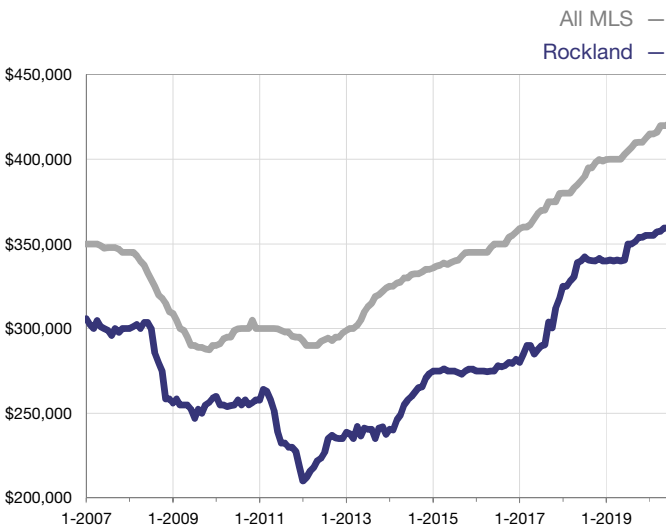
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	8	+ 166.7%	46	31	- 32.6%
Closed Sales	8	7	- 12.5%	44	24	- 45.5%
Median Sales Price*	\$292,500	\$320,000	+ 9.4%	\$281,250	\$287,500	+ 2.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	28	28	0.0%
Percent of Original List Price Received*	99.4%	98.5%	- 0.9%	98.7%	99.1%	+ 0.4%
New Listings	4	6	+ 50.0%	51	37	- 27.5%

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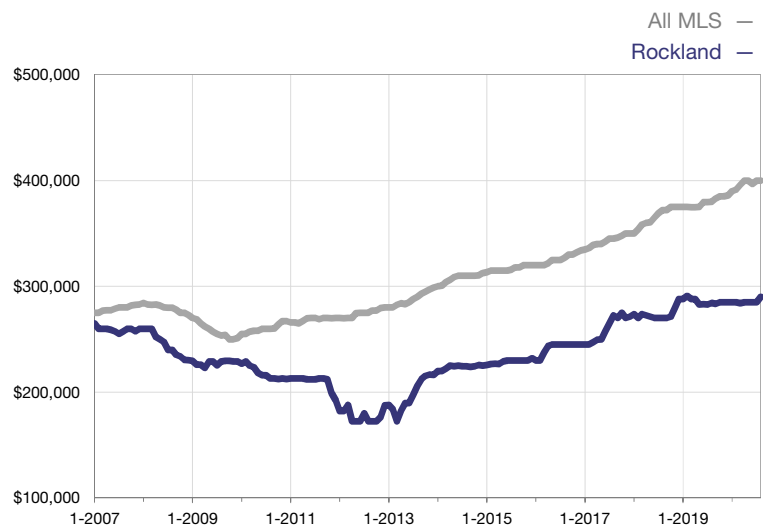
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Scituate

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	28	39	+ 39.3%	220	251	+ 14.1%
Closed Sales	38	37	- 2.6%	189	204	+ 7.9%
Median Sales Price*	\$638,500	\$667,500	+ 4.5%	\$605,000	\$640,000	+ 5.8%
Inventory of Homes for Sale	112	38	- 66.1%	--	--	--
Months Supply of Inventory	4.8	1.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	68	55	- 19.1%	70	71	+ 1.4%
Percent of Original List Price Received*	95.7%	100.0%	+ 4.5%	95.4%	96.9%	+ 1.6%
New Listings	32	37	+ 15.6%	347	272	- 21.6%

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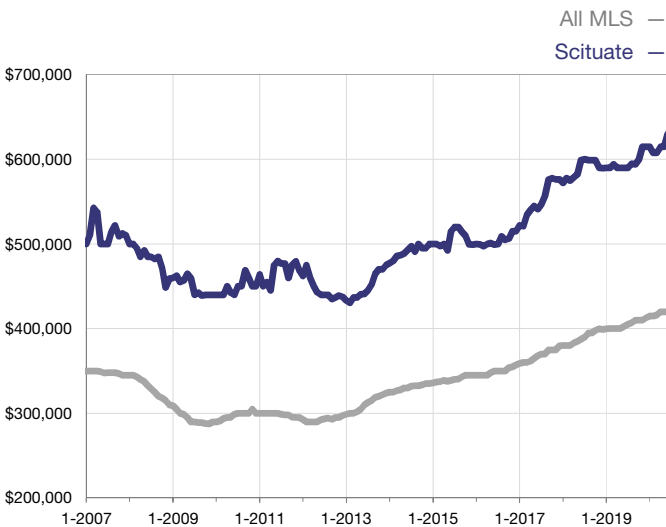
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	14	+ 366.7%	34	64	+ 88.2%
Closed Sales	2	4	+ 100.0%	18	34	+ 88.9%
Median Sales Price*	\$291,657	\$657,500	+ 125.4%	\$607,000	\$619,500	+ 2.1%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	7.4	3.8	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	79	77	- 2.5%
Percent of Original List Price Received*	98.2%	108.4%	+ 10.4%	96.4%	100.3%	+ 4.0%
New Listings	5	11	+ 120.0%	58	72	+ 24.1%

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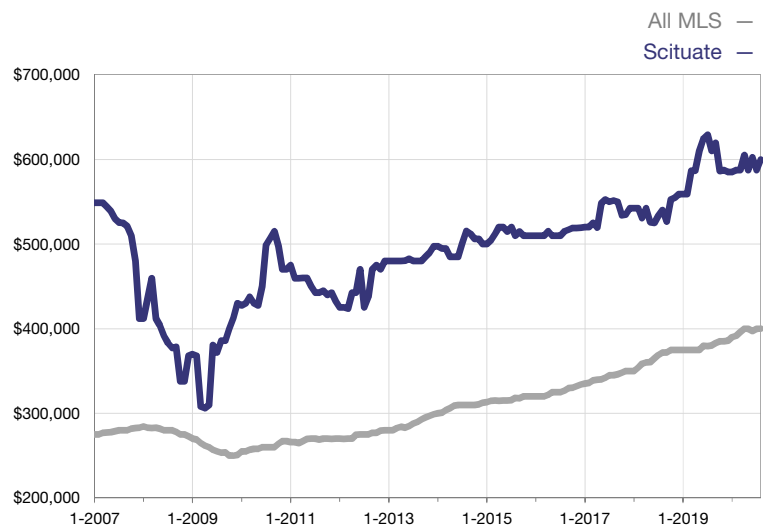
Median Sales Price – Single-Family Properties

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Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Weymouth

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	46	60	+ 30.4%	382	394	+ 3.1%
Closed Sales	76	62	- 18.4%	350	330	- 5.7%
Median Sales Price*	\$425,000	\$480,000	+ 12.9%	\$430,000	\$453,000	+ 5.3%
Inventory of Homes for Sale	78	30	- 61.5%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	37	36	- 2.7%
Percent of Original List Price Received*	98.9%	102.5%	+ 3.6%	98.5%	99.7%	+ 1.2%
New Listings	49	56	+ 14.3%	481	423	- 12.1%

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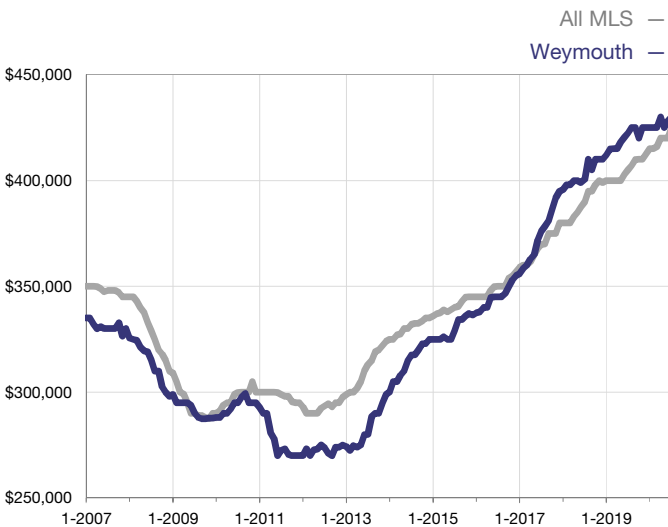
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	24	25	+ 4.2%	201	159	- 20.9%
Closed Sales	29	22	- 24.1%	182	155	- 14.8%
Median Sales Price*	\$247,000	\$310,000	+ 25.5%	\$256,700	\$307,950	+ 20.0%
Inventory of Homes for Sale	54	25	- 53.7%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	58	39	- 32.8%	48	56	+ 16.7%
Percent of Original List Price Received*	97.0%	99.6%	+ 2.7%	98.9%	98.1%	- 0.8%
New Listings	27	24	- 11.1%	227	189	- 16.7%

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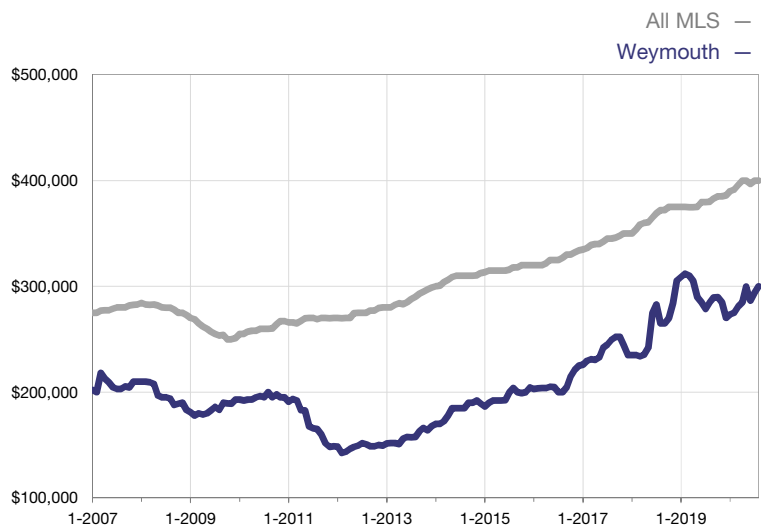
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Whitman

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	12	+ 71.4%	105	110	+ 4.8%
Closed Sales	9	24	+ 166.7%	104	102	- 1.9%
Median Sales Price*	\$340,000	\$380,000	+ 11.8%	\$353,500	\$378,500	+ 7.1%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	12	- 53.8%	43	25	- 41.9%
Percent of Original List Price Received*	99.4%	104.3%	+ 4.9%	99.4%	100.6%	+ 1.2%
New Listings	12	12	0.0%	126	122	- 3.2%

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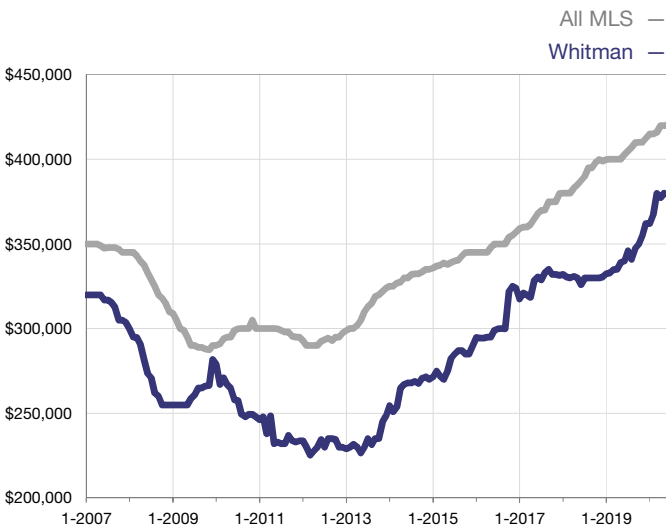
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	18	+ 500.0%	22	66	+ 200.0%
Closed Sales	4	4	0.0%	23	30	+ 30.4%
Median Sales Price*	\$284,000	\$303,200	+ 6.8%	\$289,900	\$312,450	+ 7.8%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	21	53	+ 152.4%	45	57	+ 26.7%
Percent of Original List Price Received*	98.3%	101.4%	+ 3.2%	99.2%	100.3%	+ 1.1%
New Listings	4	20	+ 400.0%	28	65	+ 132.1%

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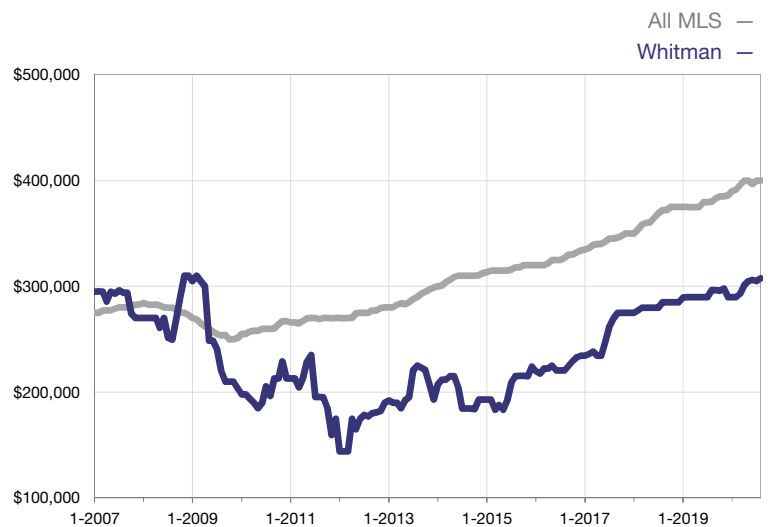
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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