

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	14	+ 7.7%	165	170	+ 3.0%
Closed Sales	16	15	- 6.3%	162	155	- 4.3%
Median Sales Price*	\$344,500	\$425,000	+ 23.4%	\$385,000	\$430,000	+ 11.7%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	42	16	- 61.9%	47	31	- 34.0%
Percent of Original List Price Received*	98.2%	104.7%	+ 6.6%	98.8%	100.0%	+ 1.2%
New Listings	17	11	- 35.3%	189	170	- 10.1%

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

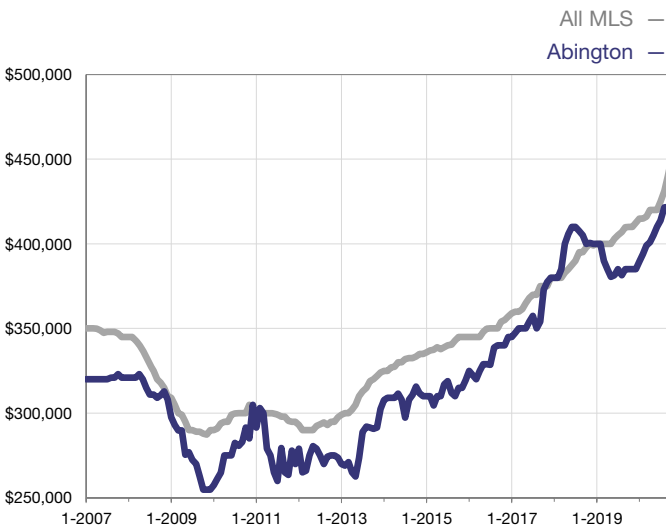
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	6	+ 20.0%	70	58	- 17.1%
Closed Sales	5	5	0.0%	71	53	- 25.4%
Median Sales Price*	\$334,900	\$360,000	+ 7.5%	\$319,000	\$339,900	+ 6.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	32	25	- 21.9%
Percent of Original List Price Received*	99.3%	101.0%	+ 1.7%	98.4%	100.9%	+ 2.5%
New Listings	6	5	- 16.7%	74	59	- 20.3%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Braintree

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	20	29	+ 45.0%	271	309	+ 14.0%
Closed Sales	12	33	+ 175.0%	264	269	+ 1.9%
Median Sales Price*	\$500,000	\$615,000	+ 23.0%	\$525,000	\$560,000	+ 6.7%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	41	23	- 43.9%	40	30	- 25.0%
Percent of Original List Price Received*	96.4%	99.9%	+ 3.6%	97.6%	99.4%	+ 1.8%
New Listings	13	22	+ 69.2%	315	358	+ 13.7%

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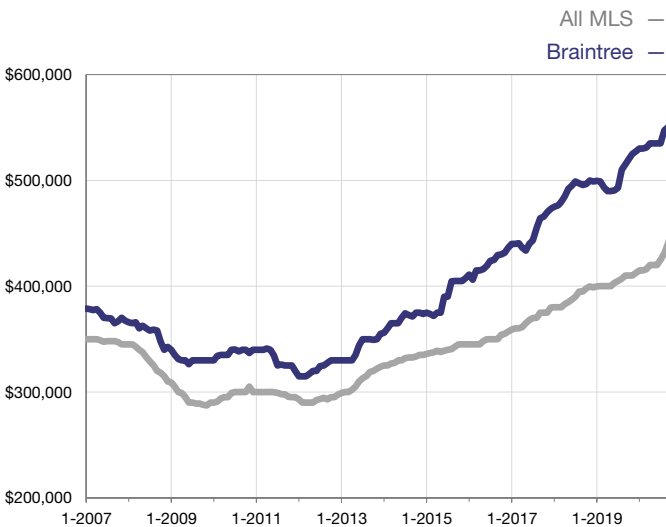
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	6	- 50.0%	117	111	- 5.1%
Closed Sales	12	7	- 41.7%	114	108	- 5.3%
Median Sales Price*	\$352,500	\$431,000	+ 22.3%	\$366,500	\$380,250	+ 3.8%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	45	50	+ 11.1%	43	50	+ 16.3%
Percent of Original List Price Received*	99.3%	97.5%	- 1.8%	98.2%	96.9%	- 1.3%
New Listings	10	9	- 10.0%	169	136	- 19.5%

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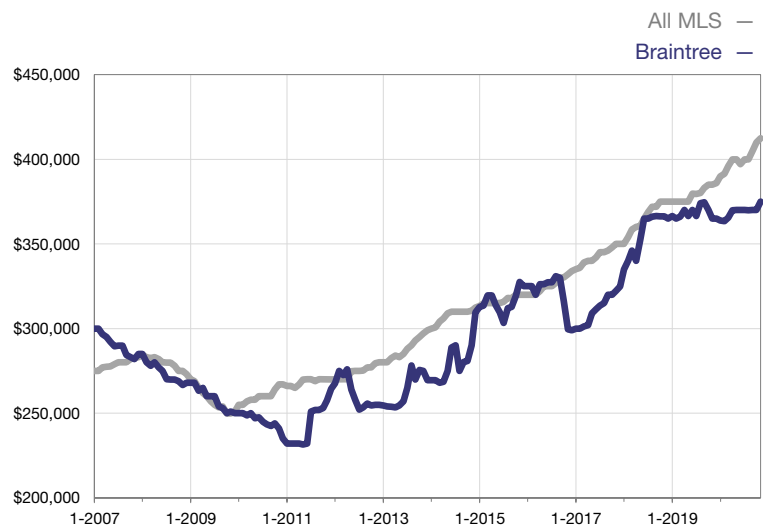
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Bridgewater

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	29	+ 61.1%	219	272	+ 24.2%
Closed Sales	18	29	+ 61.1%	208	244	+ 17.3%
Median Sales Price*	\$405,000	\$505,000	+ 24.7%	\$390,000	\$470,000	+ 20.5%
Inventory of Homes for Sale	54	13	- 75.9%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	67	25	- 62.7%	62	47	- 24.2%
Percent of Original List Price Received*	96.6%	101.6%	+ 5.2%	96.8%	99.4%	+ 2.7%
New Listings	23	21	- 8.7%	272	277	+ 1.8%

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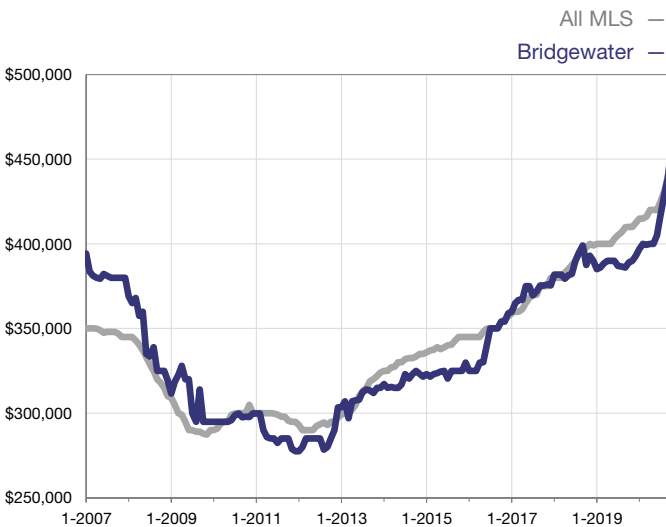
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	3	- 25.0%	56	64	+ 14.3%
Closed Sales	5	6	+ 20.0%	53	59	+ 11.3%
Median Sales Price*	\$300,000	\$319,000	+ 6.3%	\$212,800	\$257,500	+ 21.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	21	21	0.0%	41	29	- 29.3%
Percent of Original List Price Received*	100.1%	102.7%	+ 2.6%	98.3%	99.8%	+ 1.5%
New Listings	2	1	- 50.0%	56	66	+ 17.9%

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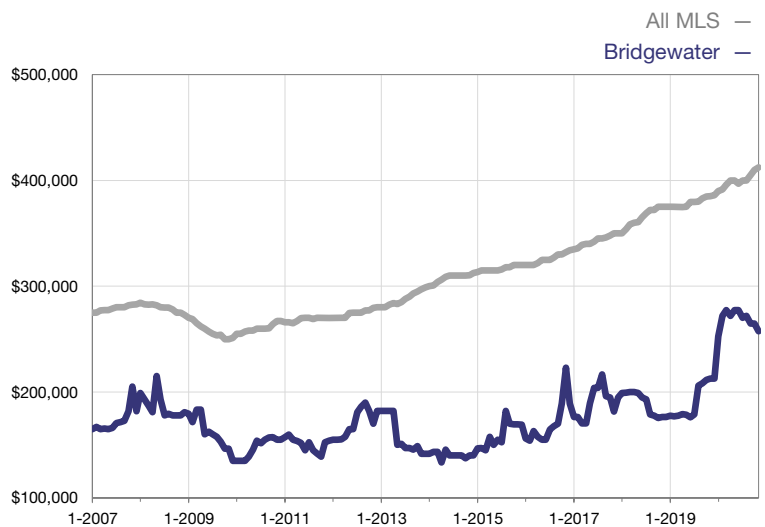
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Carver

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	15	+ 50.0%	122	114	- 6.6%
Closed Sales	8	14	+ 75.0%	115	97	- 15.7%
Median Sales Price*	\$327,450	\$404,500	+ 23.5%	\$341,000	\$399,000	+ 17.0%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	62	31	- 50.0%	55	48	- 12.7%
Percent of Original List Price Received*	93.9%	100.7%	+ 7.2%	96.9%	99.4%	+ 2.6%
New Listings	5	15	+ 200.0%	148	126	- 14.9%

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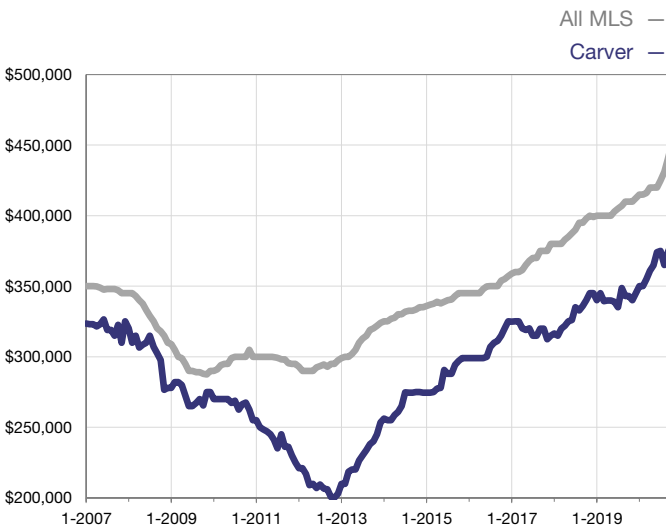
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	4	--	5	23	+ 360.0%
Closed Sales	0	2	--	4	19	+ 375.0%
Median Sales Price*	\$0	\$362,000	--	\$276,950	\$299,900	+ 8.3%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	6.0	1.8	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	0	128	--	28	73	+ 160.7%
Percent of Original List Price Received*	0.0%	99.2%	--	100.7%	100.0%	- 0.7%
New Listings	2	6	+ 200.0%	16	26	+ 62.5%

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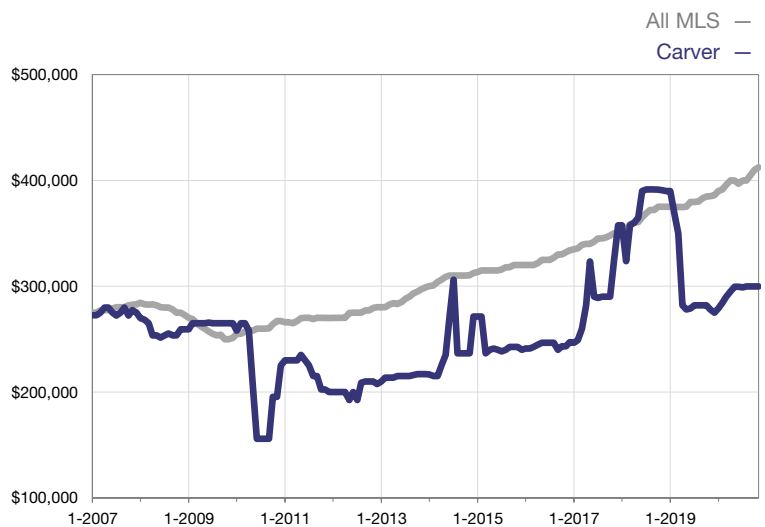
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Cohasset

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	11	0.0%	121	146	+ 20.7%
Closed Sales	10	14	+ 40.0%	114	135	+ 18.4%
Median Sales Price*	\$967,500	\$1,202,500	+ 24.3%	\$906,873	\$1,150,000	+ 26.8%
Inventory of Homes for Sale	64	30	- 53.1%	--	--	--
Months Supply of Inventory	6.2	2.5	- 59.7%	--	--	--
Cumulative Days on Market Until Sale	119	67	- 43.7%	102	80	- 21.6%
Percent of Original List Price Received*	88.6%	97.3%	+ 9.8%	93.4%	95.3%	+ 2.0%
New Listings	11	8	- 27.3%	223	208	- 6.7%

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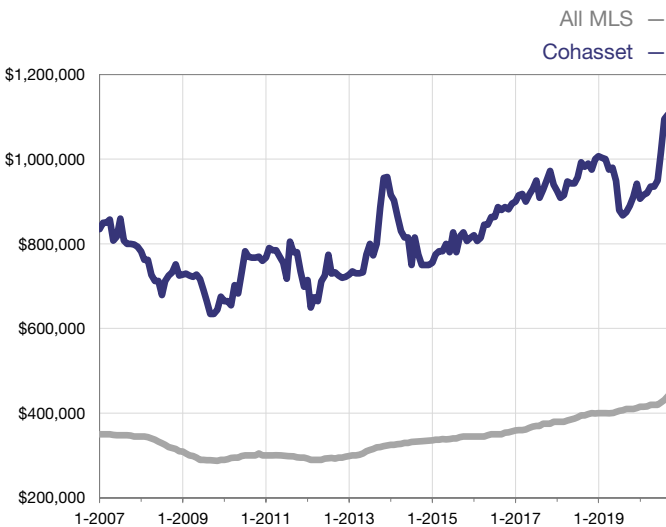
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	1	- 50.0%	11	16	+ 45.5%
Closed Sales	1	1	0.0%	8	17	+ 112.5%
Median Sales Price*	\$510,000	\$445,000	- 12.7%	\$480,000	\$595,000	+ 24.0%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.4	0.9	- 79.5%	--	--	--
Cumulative Days on Market Until Sale	105	15	- 85.7%	81	71	- 12.3%
Percent of Original List Price Received*	88.7%	114.4%	+ 29.0%	94.4%	98.7%	+ 4.6%
New Listings	1	1	0.0%	36	26	- 27.8%

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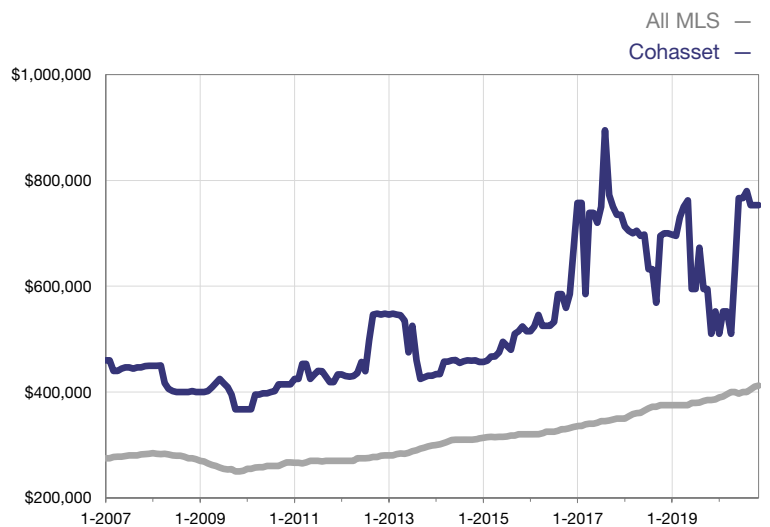
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Duxbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	9	+ 12.5%	191	244	+ 27.7%
Closed Sales	14	13	- 7.1%	188	225	+ 19.7%
Median Sales Price*	\$660,000	\$640,000	- 3.0%	\$680,000	\$742,500	+ 9.2%
Inventory of Homes for Sale	62	14	- 77.4%	--	--	--
Months Supply of Inventory	3.7	0.7	- 81.1%	--	--	--
Cumulative Days on Market Until Sale	48	40	- 16.7%	71	66	- 7.0%
Percent of Original List Price Received*	96.3%	100.7%	+ 4.6%	95.5%	97.4%	+ 2.0%
New Listings	15	10	- 33.3%	281	259	- 7.8%

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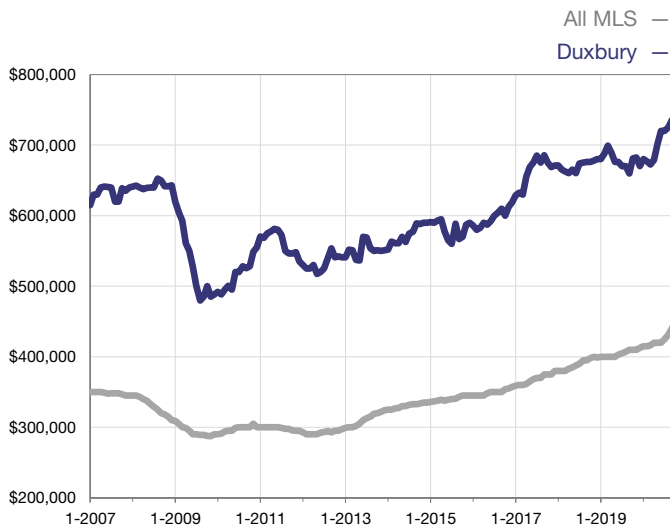
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	0	- 100.0%	35	22	- 37.1%
Closed Sales	2	1	- 50.0%	31	28	- 9.7%
Median Sales Price*	\$679,900	\$580,000	- 14.7%	\$425,000	\$404,000	- 4.9%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	99	89	- 10.1%
Percent of Original List Price Received*	100.0%	105.5%	+ 5.5%	94.6%	96.1%	+ 1.6%
New Listings	6	0	- 100.0%	42	26	- 38.1%

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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	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	10	- 28.6%	169	117	- 30.8%
Closed Sales	23	13	- 43.5%	158	113	- 28.5%
Median Sales Price*	\$346,400	\$405,000	+ 16.9%	\$367,000	\$408,000	+ 11.2%
Inventory of Homes for Sale	25	4	- 84.0%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	62	26	- 58.1%	52	38	- 26.9%
Percent of Original List Price Received*	93.7%	101.2%	+ 8.0%	97.2%	99.6%	+ 2.5%
New Listings	7	10	+ 42.9%	206	122	- 40.8%

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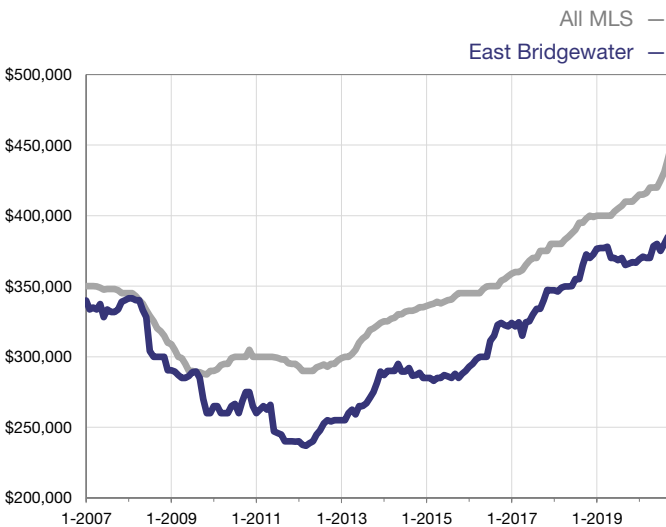
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	2	- 75.0%	31	24	- 22.6%
Closed Sales	2	3	+ 50.0%	30	23	- 23.3%
Median Sales Price*	\$292,450	\$395,000	+ 35.1%	\$244,950	\$245,500	+ 0.2%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	32	- 17.9%	46	62	+ 34.8%
Percent of Original List Price Received*	95.3%	101.6%	+ 6.6%	98.0%	99.0%	+ 1.0%
New Listings	5	4	- 20.0%	35	22	- 37.1%

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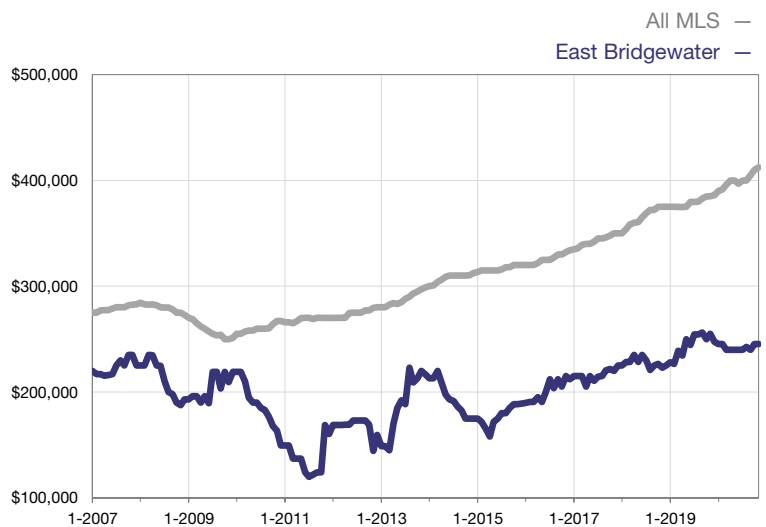
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Halifax

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	8	+ 300.0%	80	102	+ 27.5%
Closed Sales	7	9	+ 28.6%	84	85	+ 1.2%
Median Sales Price*	\$354,900	\$440,000	+ 24.0%	\$362,450	\$416,000	+ 14.8%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	2.8	0.9	- 67.9%	--	--	--
Cumulative Days on Market Until Sale	71	28	- 60.6%	68	47	- 30.9%
Percent of Original List Price Received*	96.6%	100.7%	+ 4.2%	97.0%	99.2%	+ 2.3%
New Listings	9	7	- 22.2%	103	104	+ 1.0%

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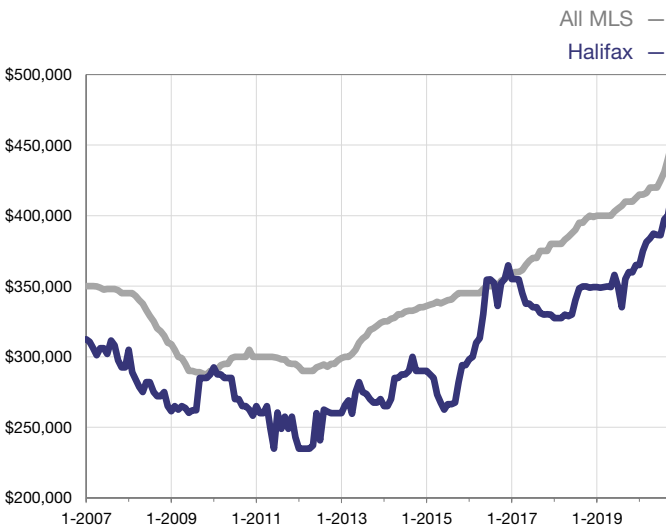
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	21	18	- 14.3%
Closed Sales	1	4	+ 300.0%	23	20	- 13.0%
Median Sales Price*	\$230,000	\$284,250	+ 23.6%	\$230,000	\$245,750	+ 6.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	70	+ 311.8%	33	29	- 12.1%
Percent of Original List Price Received*	97.9%	98.8%	+ 0.9%	98.6%	99.8%	+ 1.2%
New Listings	2	1	- 50.0%	25	20	- 20.0%

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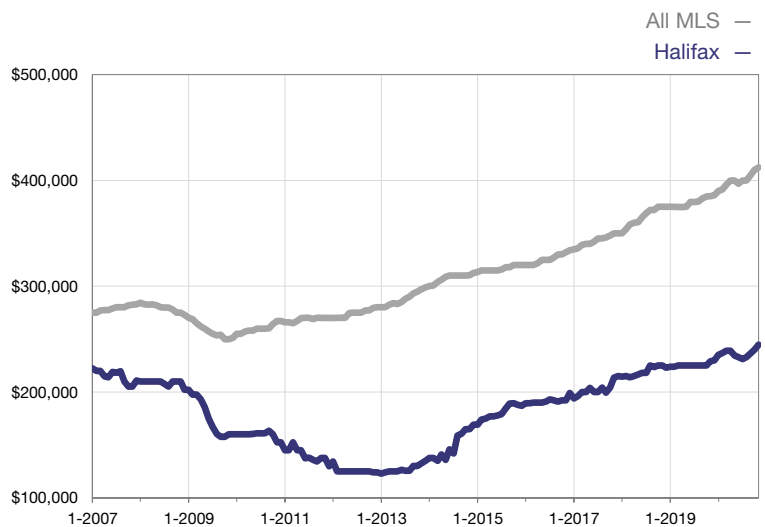
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Hanover

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	9	0.0%	173	178	+ 2.9%
Closed Sales	17	23	+ 35.3%	160	172	+ 7.5%
Median Sales Price*	\$549,000	\$592,000	+ 7.8%	\$550,000	\$582,500	+ 5.9%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	43	31	- 27.9%	50	51	+ 2.0%
Percent of Original List Price Received*	97.7%	101.1%	+ 3.5%	97.4%	98.2%	+ 0.8%
New Listings	5	14	+ 180.0%	232	209	- 9.9%

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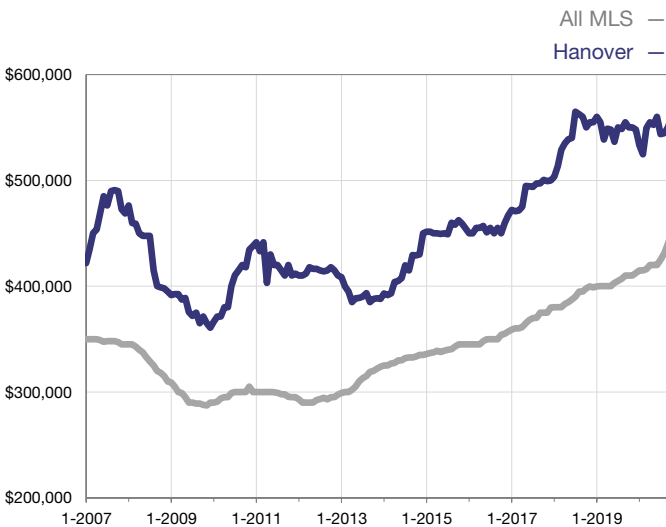
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	2	+ 100.0%	28	42	+ 50.0%
Closed Sales	3	4	+ 33.3%	29	31	+ 6.9%
Median Sales Price*	\$429,000	\$568,262	+ 32.5%	\$495,000	\$515,000	+ 4.0%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	160	55	- 65.6%	114	43	- 62.3%
Percent of Original List Price Received*	99.9%	101.7%	+ 1.8%	100.2%	100.6%	+ 0.4%
New Listings	3	1	- 66.7%	49	56	+ 14.3%

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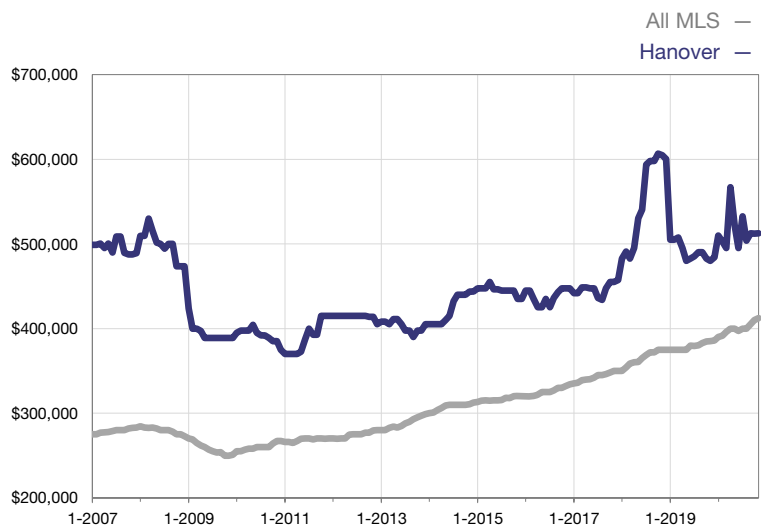
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Hanson

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	16	+ 45.5%	136	113	- 16.9%
Closed Sales	8	15	+ 87.5%	123	102	- 17.1%
Median Sales Price*	\$361,000	\$455,000	+ 26.0%	\$384,000	\$425,500	+ 10.8%
Inventory of Homes for Sale	24	7	- 70.8%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	55	22	- 60.0%	43	38	- 11.6%
Percent of Original List Price Received*	97.6%	102.4%	+ 4.9%	98.2%	100.9%	+ 2.7%
New Listings	15	12	- 20.0%	162	122	- 24.7%

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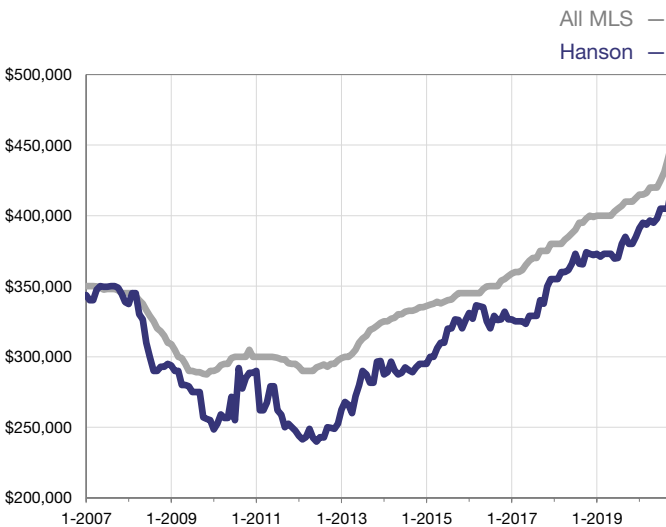
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	0	- 100.0%	25	28	+ 12.0%
Closed Sales	3	2	- 33.3%	25	27	+ 8.0%
Median Sales Price*	\$369,900	\$358,000	- 3.2%	\$369,900	\$350,000	- 5.4%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	3.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	133	24	- 82.0%	75	65	- 13.3%
Percent of Original List Price Received*	98.8%	99.2%	+ 0.4%	99.3%	98.6%	- 0.7%
New Listings	2	0	- 100.0%	31	28	- 9.7%

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

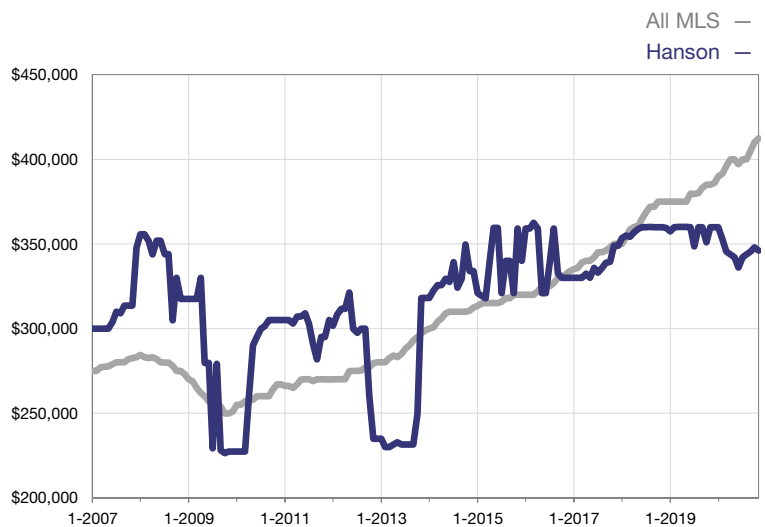
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Hingham

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	15	+ 66.7%	252	278	+ 10.3%
Closed Sales	30	23	- 23.3%	251	255	+ 1.6%
Median Sales Price*	\$725,250	\$1,005,000	+ 38.6%	\$799,000	\$875,000	+ 9.5%
Inventory of Homes for Sale	86	27	- 68.6%	--	--	--
Months Supply of Inventory	3.9	1.2	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	91	45	- 50.5%	75	58	- 22.7%
Percent of Original List Price Received*	91.2%	95.2%	+ 4.4%	94.3%	96.2%	+ 2.0%
New Listings	18	15	- 16.7%	373	353	- 5.4%

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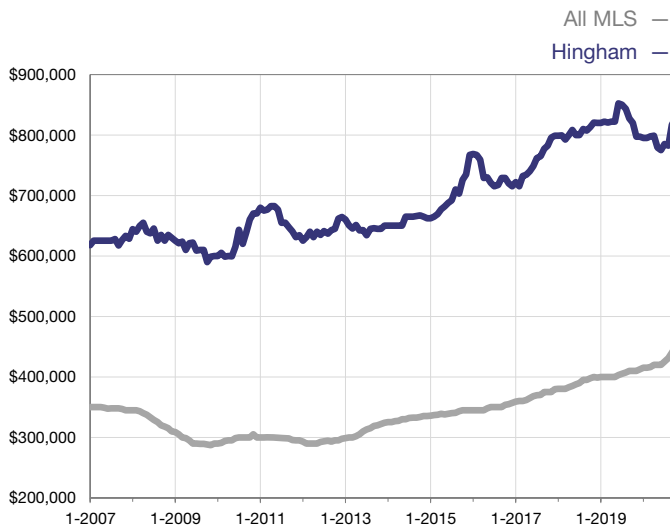
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	7	+ 250.0%	85	62	- 27.1%
Closed Sales	4	5	+ 25.0%	123	57	- 53.7%
Median Sales Price*	\$841,500	\$693,000	- 17.6%	\$759,000	\$640,000	- 15.7%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	1.9	3.9	+ 105.3%	--	--	--
Cumulative Days on Market Until Sale	75	59	- 21.3%	73	91	+ 24.7%
Percent of Original List Price Received*	95.6%	98.1%	+ 2.6%	97.1%	96.6%	- 0.5%
New Listings	1	10	+ 900.0%	123	107	- 13.0%

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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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Local Market Update – November 2020

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Holbrook

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	17	+ 13.3%	147	142	- 3.4%
Closed Sales	10	11	+ 10.0%	146	127	- 13.0%
Median Sales Price*	\$357,500	\$410,000	+ 14.7%	\$360,500	\$389,900	+ 8.2%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	52	23	- 55.8%	40	37	- 7.5%
Percent of Original List Price Received*	97.1%	103.7%	+ 6.8%	99.1%	100.9%	+ 1.8%
New Listings	10	17	+ 70.0%	174	159	- 8.6%

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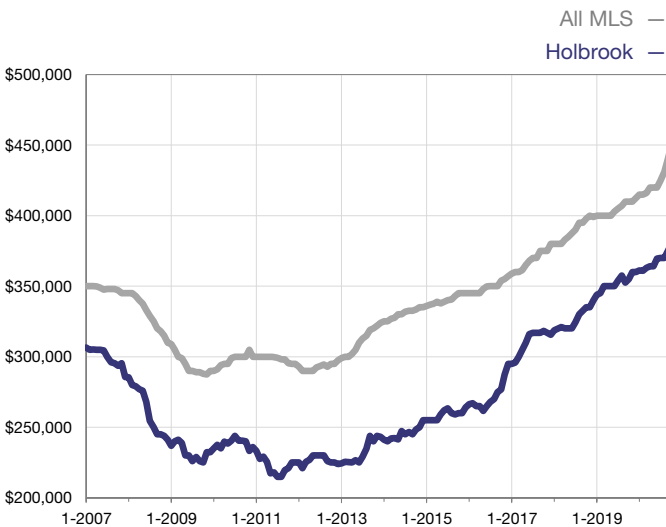
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	21	2	- 90.5%
Closed Sales	1	0	- 100.0%	20	3	- 85.0%
Median Sales Price*	\$351,900	\$0	- 100.0%	\$322,400	\$255,000	- 20.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	226	0	- 100.0%	73	104	+ 42.5%
Percent of Original List Price Received*	108.3%	0.0%	- 100.0%	105.0%	106.7%	+ 1.6%
New Listings	0	0	--	21	2	- 90.5%

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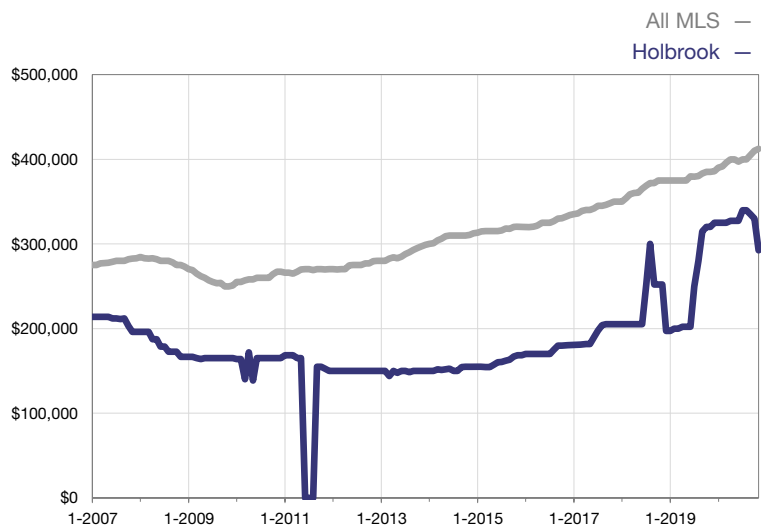
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Hull

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	16	+ 166.7%	148	134	- 9.5%
Closed Sales	8	16	+ 100.0%	148	115	- 22.3%
Median Sales Price*	\$347,500	\$487,500	+ 40.3%	\$425,000	\$480,000	+ 12.9%
Inventory of Homes for Sale	39	13	- 66.7%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	102	85	- 16.7%	67	67	0.0%
Percent of Original List Price Received*	90.2%	97.1%	+ 7.6%	92.6%	96.3%	+ 4.0%
New Listings	8	10	+ 25.0%	210	158	- 24.8%

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Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	3	0.0%	65	68	+ 4.6%
Closed Sales	4	5	+ 25.0%	63	76	+ 20.6%
Median Sales Price*	\$202,000	\$300,000	+ 48.5%	\$293,500	\$378,500	+ 29.0%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	4.7	2.0	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	151	241	+ 59.6%	86	105	+ 22.1%
Percent of Original List Price Received*	84.9%	93.7%	+ 10.4%	93.8%	96.1%	+ 2.5%
New Listings	6	6	0.0%	109	80	- 26.6%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Kingston

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	19	+ 58.3%	209	199	- 4.8%
Closed Sales	28	16	- 42.9%	196	174	- 11.2%
Median Sales Price*	\$400,000	\$567,450	+ 41.9%	\$428,000	\$454,500	+ 6.2%
Inventory of Homes for Sale	55	13	- 76.4%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	58	47	- 19.0%	58	51	- 12.1%
Percent of Original List Price Received*	96.7%	98.8%	+ 2.2%	96.8%	98.5%	+ 1.8%
New Listings	16	15	- 6.3%	278	205	- 26.3%

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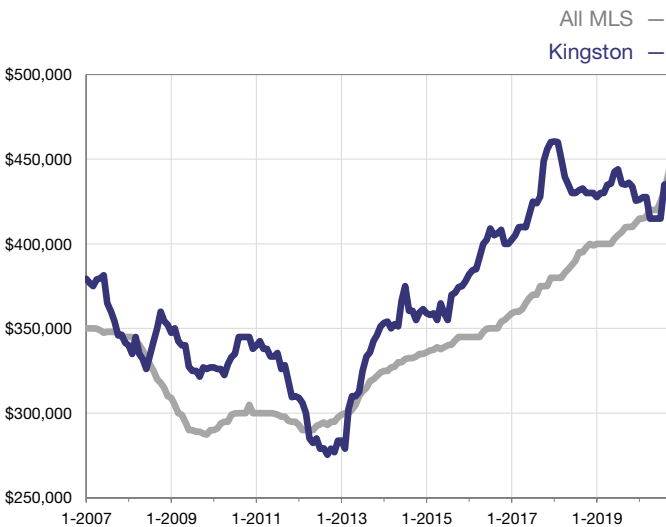
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	1	- 66.7%	22	26	+ 18.2%
Closed Sales	4	0	- 100.0%	21	25	+ 19.0%
Median Sales Price*	\$357,450	\$0	- 100.0%	\$362,500	\$382,000	+ 5.4%
Inventory of Homes for Sale	15	1	- 93.3%	--	--	--
Months Supply of Inventory	5.2	0.3	- 94.2%	--	--	--
Cumulative Days on Market Until Sale	96	0	- 100.0%	43	48	+ 11.6%
Percent of Original List Price Received*	96.9%	0.0%	- 100.0%	98.5%	98.9%	+ 0.4%
New Listings	2	0	- 100.0%	41	28	- 31.7%

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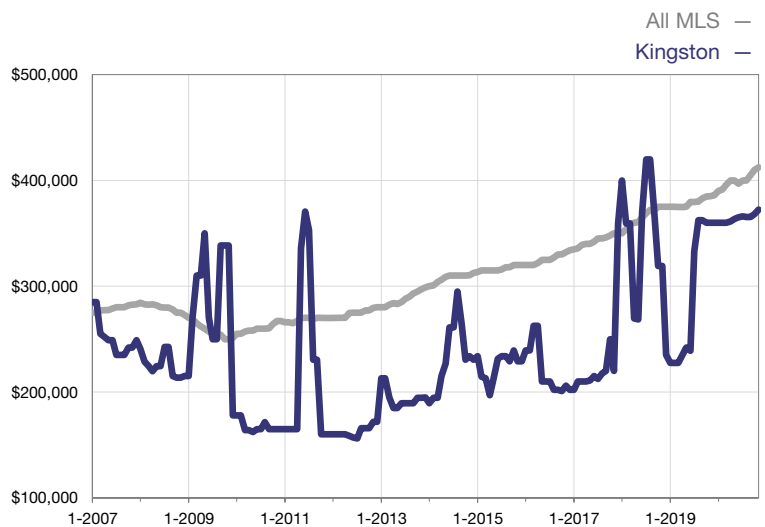
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Marshfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	18	- 5.3%	300	310	+ 3.3%
Closed Sales	34	23	- 32.4%	299	286	- 4.3%
Median Sales Price*	\$420,000	\$575,000	+ 36.9%	\$460,000	\$529,900	+ 15.2%
Inventory of Homes for Sale	67	22	- 67.2%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	66	33	- 50.0%	69	56	- 18.8%
Percent of Original List Price Received*	96.2%	100.5%	+ 4.5%	96.2%	98.5%	+ 2.4%
New Listings	20	19	- 5.0%	390	341	- 12.6%

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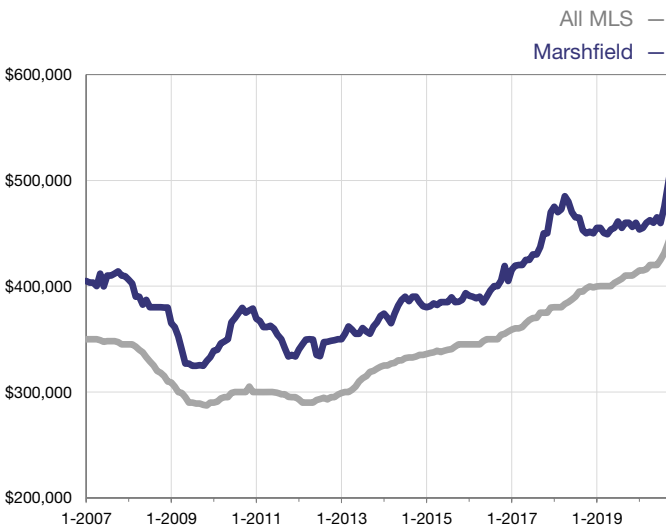
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	4	0.0%	43	38	- 11.6%
Closed Sales	3	3	0.0%	40	36	- 10.0%
Median Sales Price*	\$285,000	\$535,000	+ 87.7%	\$310,000	\$200,000	- 35.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	150	19	- 87.3%	82	38	- 53.7%
Percent of Original List Price Received*	96.9%	98.9%	+ 2.1%	97.0%	99.9%	+ 3.0%
New Listings	3	2	- 33.3%	44	48	+ 9.1%

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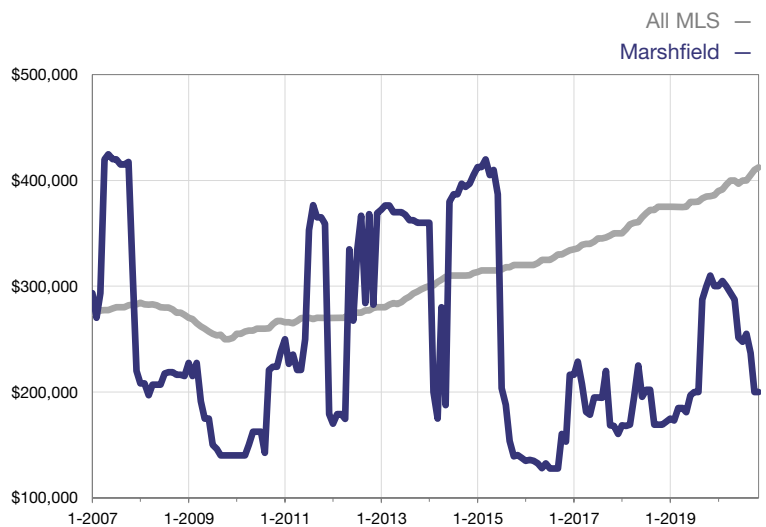
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Norwell

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	9	- 40.0%	159	166	+ 4.4%
Closed Sales	10	9	- 10.0%	152	153	+ 0.7%
Median Sales Price*	\$680,000	\$715,000	+ 5.1%	\$649,500	\$715,000	+ 10.1%
Inventory of Homes for Sale	49	26	- 46.9%	--	--	--
Months Supply of Inventory	3.5	1.9	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	98	72	- 26.5%	78	62	- 20.5%
Percent of Original List Price Received*	95.6%	99.2%	+ 3.8%	96.3%	98.0%	+ 1.8%
New Listings	12	12	0.0%	232	207	- 10.8%

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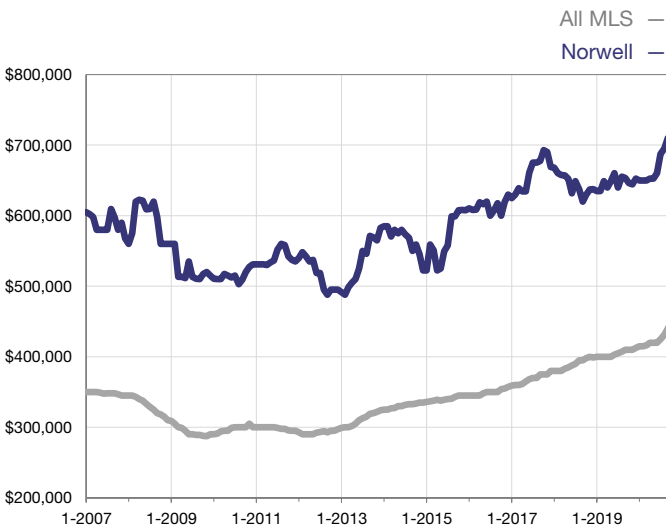
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	2	+ 100.0%	15	14	- 6.7%
Closed Sales	1	1	0.0%	15	10	- 33.3%
Median Sales Price*	\$849,000	\$699,000	- 17.7%	\$669,000	\$669,500	+ 0.1%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	167	720	+ 331.1%	106	164	+ 54.7%
Percent of Original List Price Received*	100.0%	87.5%	- 12.5%	97.1%	101.1%	+ 4.1%
New Listings	1	2	+ 100.0%	18	22	+ 22.2%

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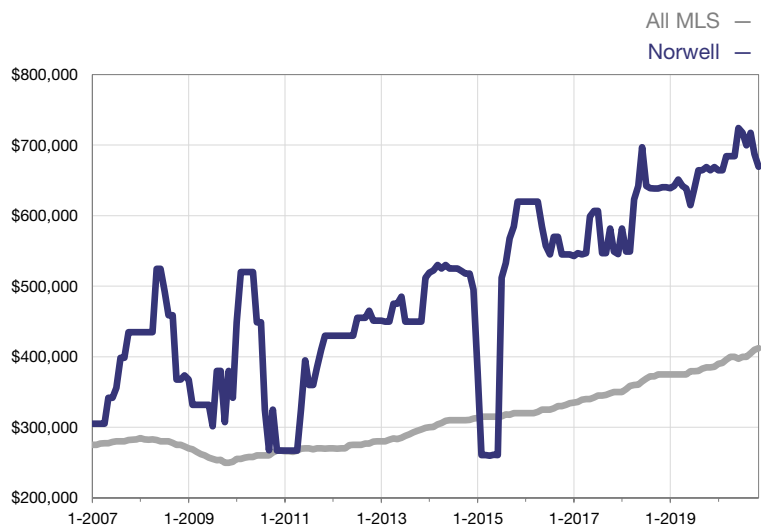
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Pembroke

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	23	+ 35.3%	221	232	+ 5.0%
Closed Sales	24	27	+ 12.5%	206	212	+ 2.9%
Median Sales Price*	\$359,450	\$460,000	+ 28.0%	\$431,000	\$450,000	+ 4.4%
Inventory of Homes for Sale	50	17	- 66.0%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	46	30	- 34.8%	61	58	- 4.9%
Percent of Original List Price Received*	97.7%	102.2%	+ 4.6%	97.2%	100.1%	+ 3.0%
New Listings	13	18	+ 38.5%	280	252	- 10.0%

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

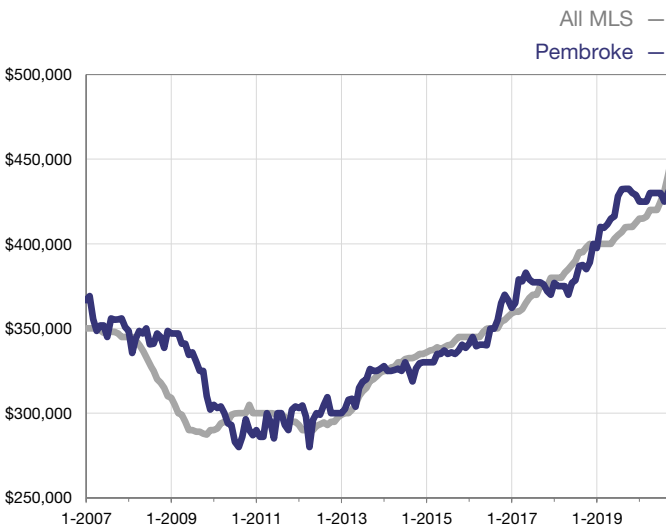
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	2	- 33.3%	30	26	- 13.3%
Closed Sales	4	0	- 100.0%	31	24	- 22.6%
Median Sales Price*	\$309,250	\$0	- 100.0%	\$306,900	\$337,000	+ 9.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	70	0	- 100.0%	52	63	+ 21.2%
Percent of Original List Price Received*	89.1%	0.0%	- 100.0%	96.9%	98.5%	+ 1.7%
New Listings	1	1	0.0%	33	27	- 18.2%

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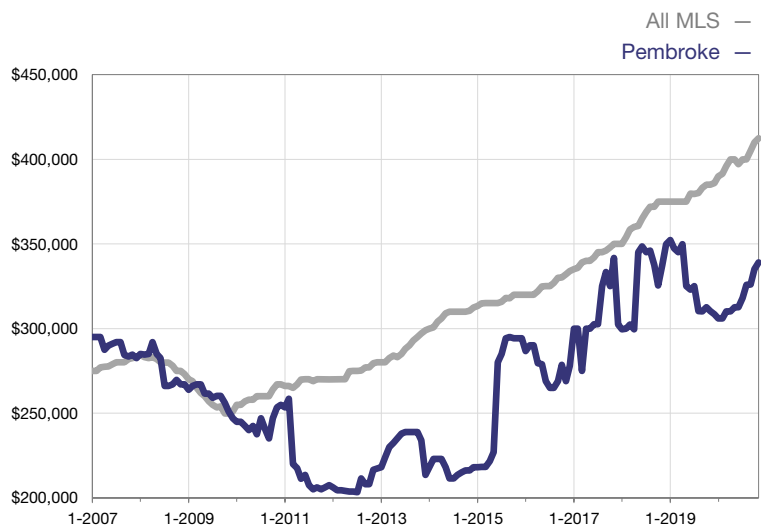
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Plymouth

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	87	79	- 9.2%	833	950	+ 14.0%
Closed Sales	78	75	- 3.8%	781	852	+ 9.1%
Median Sales Price*	\$408,000	\$451,960	+ 10.8%	\$398,000	\$445,000	+ 11.8%
Inventory of Homes for Sale	247	83	- 66.4%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--
Cumulative Days on Market Until Sale	89	35	- 60.7%	75	69	- 8.0%
Percent of Original List Price Received*	95.9%	100.8%	+ 5.1%	97.6%	98.3%	+ 0.7%
New Listings	69	76	+ 10.1%	1,196	1,043	- 12.8%

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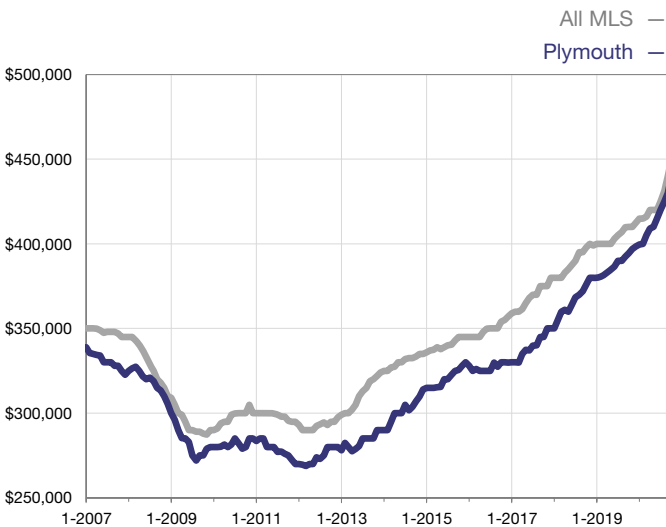
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	33	+ 153.8%	330	363	+ 10.0%
Closed Sales	22	39	+ 77.3%	309	339	+ 9.7%
Median Sales Price*	\$354,950	\$418,713	+ 18.0%	\$440,000	\$445,000	+ 1.1%
Inventory of Homes for Sale	101	41	- 59.4%	--	--	--
Months Supply of Inventory	3.7	1.3	- 64.9%	--	--	--
Cumulative Days on Market Until Sale	50	86	+ 72.0%	82	79	- 3.7%
Percent of Original List Price Received*	99.5%	100.4%	+ 0.9%	99.7%	100.1%	+ 0.4%
New Listings	18	34	+ 88.9%	439	421	- 4.1%

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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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Local Market Update – November 2020

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Plympton

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	1	- 50.0%	37	27	- 27.0%
Closed Sales	5	1	- 80.0%	38	22	- 42.1%
Median Sales Price*	\$400,000	\$255,000	- 36.3%	\$452,450	\$449,950	- 0.6%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	79	3	- 96.2%	57	75	+ 31.6%
Percent of Original List Price Received*	93.9%	94.5%	+ 0.6%	98.5%	97.1%	- 1.4%
New Listings	1	2	+ 100.0%	46	27	- 41.3%

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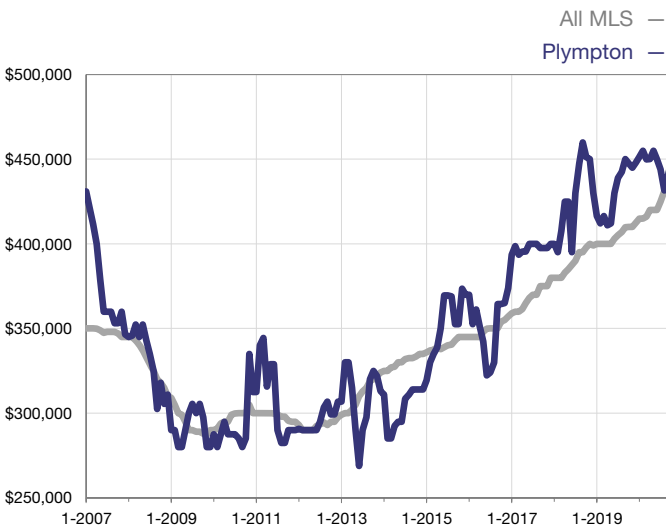
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$435,000	\$359,000	- 17.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	42	36	- 14.3%
Percent of Original List Price Received*	0.0%	0.0%	--	102.4%	94.7%	- 7.5%
New Listings	0	0	--	2	1	- 50.0%

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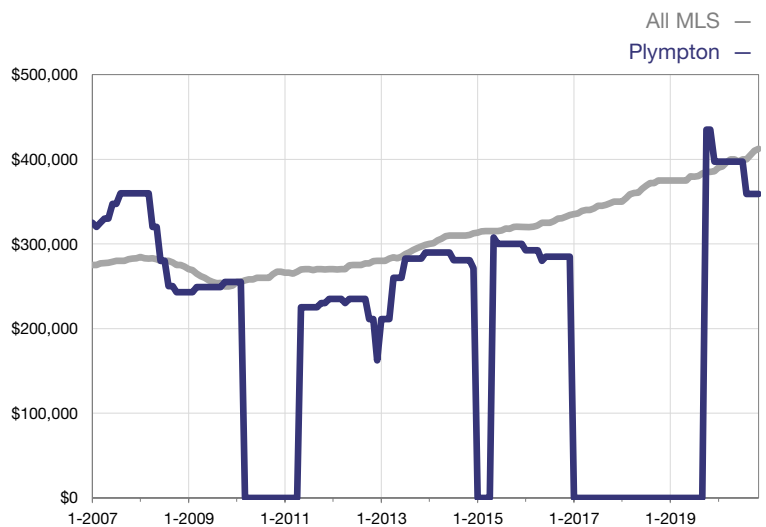
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2020

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Quincy

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	51	47	- 7.8%	447	437	- 2.2%
Closed Sales	35	46	+ 31.4%	407	401	- 1.5%
Median Sales Price*	\$513,000	\$502,500	- 2.0%	\$520,000	\$540,000	+ 3.8%
Inventory of Homes for Sale	73	45	- 38.4%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	53	32	- 39.6%	42	37	- 11.9%
Percent of Original List Price Received*	97.1%	98.9%	+ 1.9%	98.1%	99.4%	+ 1.3%
New Listings	34	43	+ 26.5%	595	525	- 11.8%

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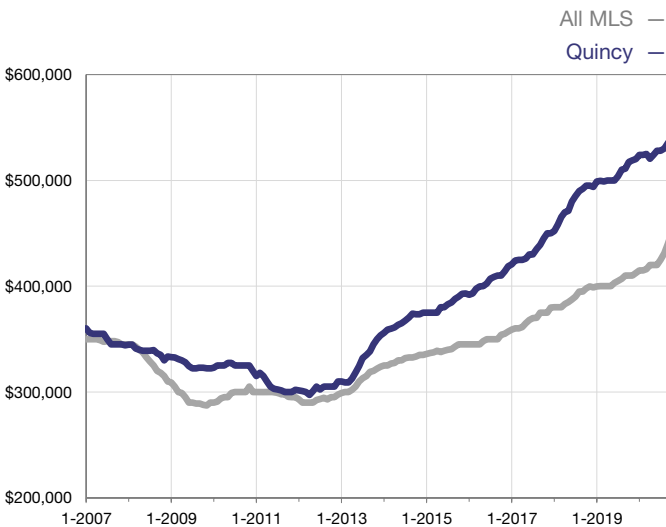
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	35	35	0.0%	413	399	- 3.4%
Closed Sales	36	36	0.0%	395	372	- 5.8%
Median Sales Price*	\$362,588	\$359,000	- 1.0%	\$377,000	\$425,000	+ 12.7%
Inventory of Homes for Sale	85	91	+ 7.1%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	43	29	- 32.6%	44	40	- 9.1%
Percent of Original List Price Received*	97.8%	99.3%	+ 1.5%	98.2%	98.8%	+ 0.6%
New Listings	33	35	+ 6.1%	547	546	- 0.2%

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

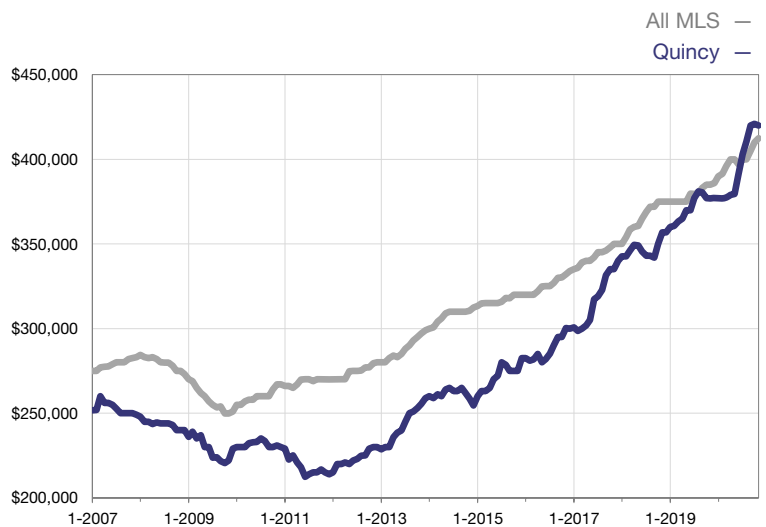
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Rockland

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	17	+ 183.3%	159	154	- 3.1%
Closed Sales	12	16	+ 33.3%	160	142	- 11.3%
Median Sales Price*	\$372,000	\$398,500	+ 7.1%	\$355,000	\$373,500	+ 5.2%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	46	35	- 23.9%	40	33	- 17.5%
Percent of Original List Price Received*	97.7%	102.3%	+ 4.7%	98.8%	101.5%	+ 2.7%
New Listings	7	11	+ 57.1%	180	171	- 5.0%

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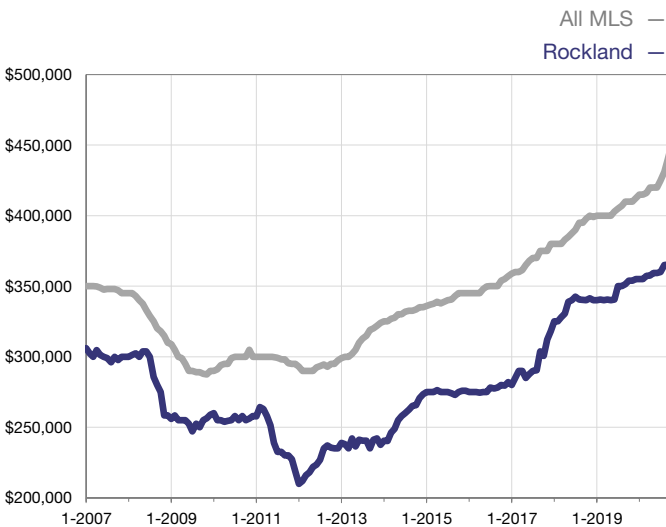
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	9	+ 125.0%	65	48	- 26.2%
Closed Sales	10	5	- 50.0%	61	42	- 31.1%
Median Sales Price*	\$290,000	\$375,000	+ 29.3%	\$285,000	\$302,500	+ 6.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	30	29	- 3.3%
Percent of Original List Price Received*	98.2%	100.4%	+ 2.2%	98.3%	99.2%	+ 0.9%
New Listings	3	5	+ 66.7%	66	54	- 18.2%

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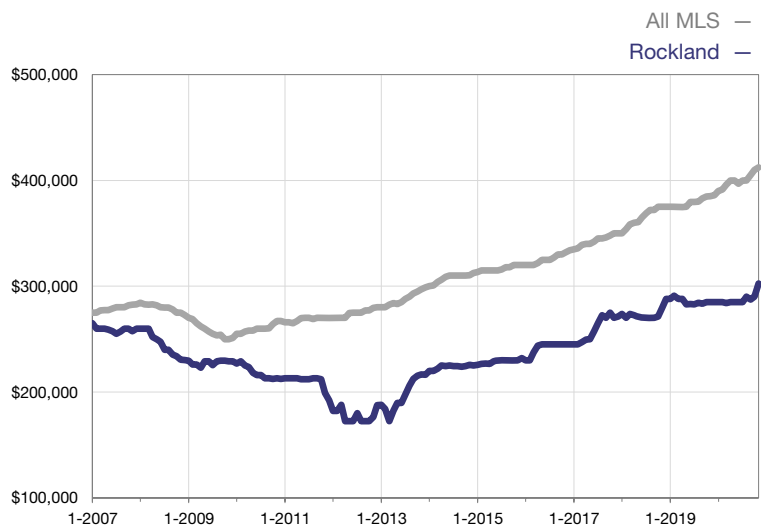
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2020

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Scituate

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	24	27	+ 12.5%	293	344	+ 17.4%
Closed Sales	16	28	+ 75.0%	263	305	+ 16.0%
Median Sales Price*	\$692,500	\$707,500	+ 2.2%	\$615,000	\$674,500	+ 9.7%
Inventory of Homes for Sale	96	18	- 81.3%	--	--	--
Months Supply of Inventory	4.2	0.7	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	94	51	- 45.7%	76	65	- 14.5%
Percent of Original List Price Received*	92.2%	99.7%	+ 8.1%	95.2%	97.5%	+ 2.4%
New Listings	24	25	+ 4.2%	466	364	- 21.9%

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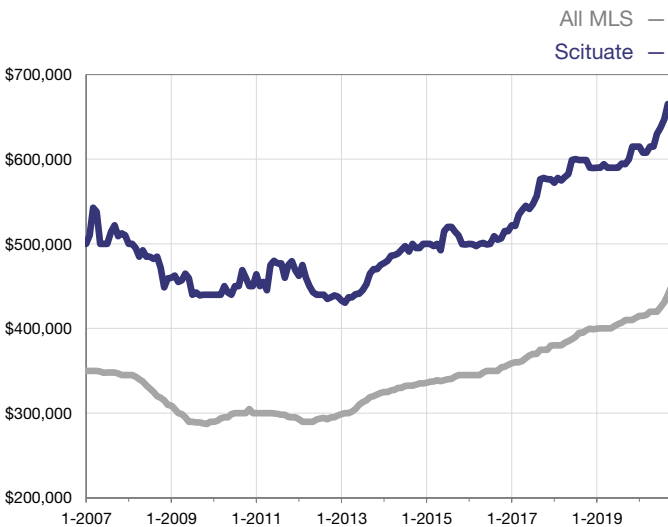
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	6	+ 200.0%	39	85	+ 117.9%
Closed Sales	0	5	--	23	57	+ 147.8%
Median Sales Price*	\$0	\$722,500	--	\$587,500	\$705,000	+ 20.0%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	9.4	3.0	- 68.1%	--	--	--
Cumulative Days on Market Until Sale	0	68	--	84	75	- 10.7%
Percent of Original List Price Received*	0.0%	101.4%	--	96.5%	101.6%	+ 5.3%
New Listings	3	3	0.0%	78	101	+ 29.5%

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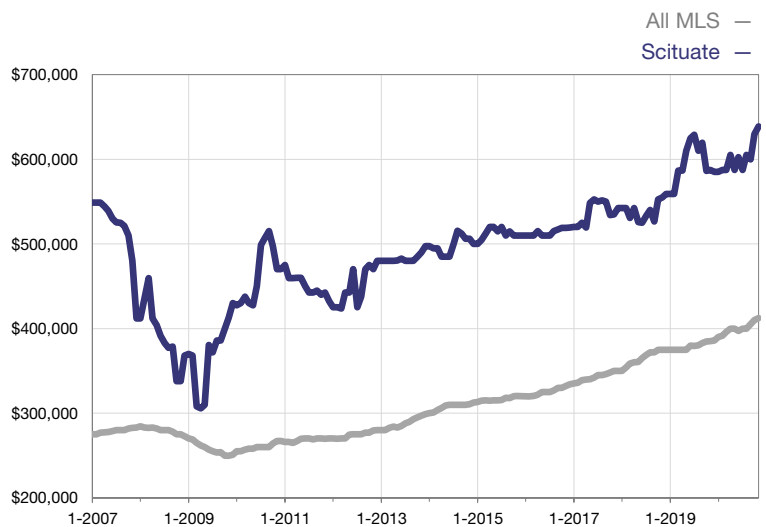
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Weymouth

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	34	37	+ 8.8%	516	543	+ 5.2%
Closed Sales	38	48	+ 26.3%	484	497	+ 2.7%
Median Sales Price*	\$425,000	\$471,500	+ 10.9%	\$425,000	\$460,000	+ 8.2%
Inventory of Homes for Sale	73	27	- 63.0%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	43	25	- 41.9%	40	32	- 20.0%
Percent of Original List Price Received*	98.9%	103.4%	+ 4.6%	98.2%	100.8%	+ 2.6%
New Listings	36	31	- 13.9%	640	580	- 9.4%

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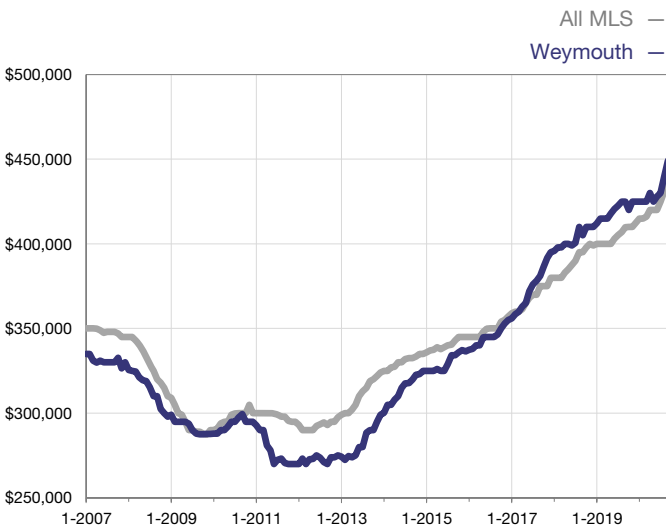
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	20	+ 11.1%	265	236	- 10.9%
Closed Sales	15	17	+ 13.3%	245	226	- 7.8%
Median Sales Price*	\$330,000	\$305,000	- 7.6%	\$268,900	\$292,500	+ 8.8%
Inventory of Homes for Sale	50	19	- 62.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	63	31	- 50.8%	49	48	- 2.0%
Percent of Original List Price Received*	96.2%	99.4%	+ 3.3%	98.4%	98.7%	+ 0.3%
New Listings	21	17	- 19.0%	304	268	- 11.8%

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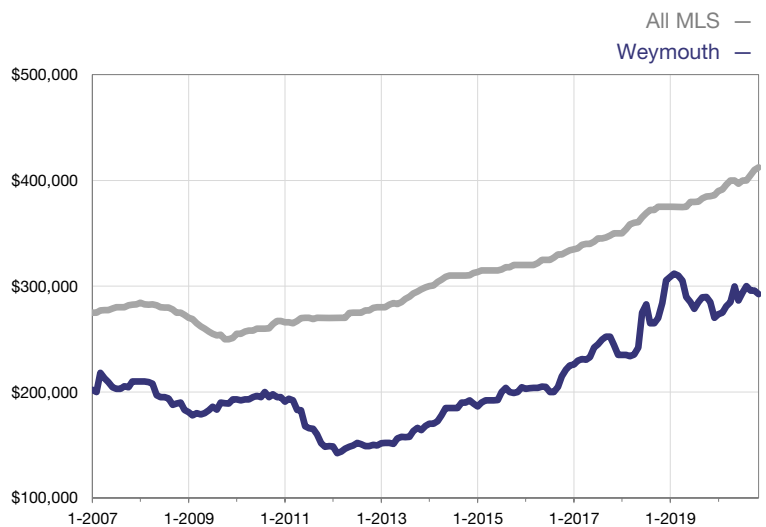
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Whitman

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	11	+ 10.0%	139	148	+ 6.5%
Closed Sales	15	11	- 26.7%	137	142	+ 3.6%
Median Sales Price*	\$395,000	\$445,000	+ 12.7%	\$360,000	\$400,500	+ 11.3%
Inventory of Homes for Sale	23	7	- 69.6%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	33	20	- 39.4%	40	25	- 37.5%
Percent of Original List Price Received*	98.3%	102.4%	+ 4.2%	99.2%	100.7%	+ 1.5%
New Listings	11	10	- 9.1%	166	157	- 5.4%

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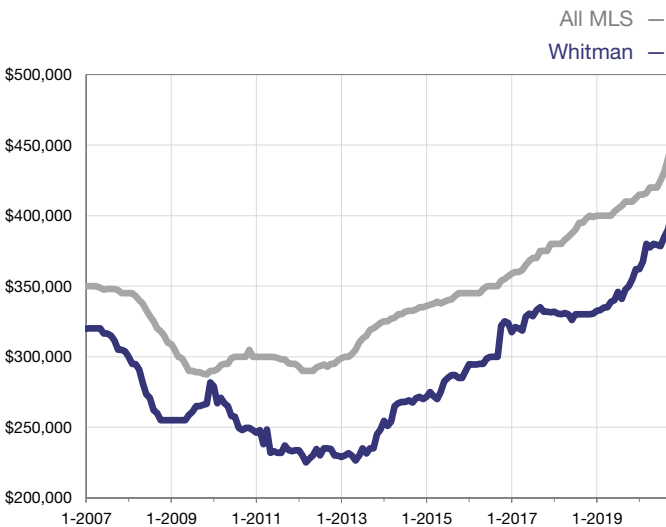
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	1	- 75.0%	32	78	+ 143.8%
Closed Sales	5	10	+ 100.0%	32	52	+ 62.5%
Median Sales Price*	\$342,000	\$340,128	- 0.5%	\$293,000	\$322,400	+ 10.0%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--
Cumulative Days on Market Until Sale	39	26	- 33.3%	43	42	- 2.3%
Percent of Original List Price Received*	99.0%	105.5%	+ 6.6%	99.0%	102.1%	+ 3.1%
New Listings	5	1	- 80.0%	46	80	+ 73.9%

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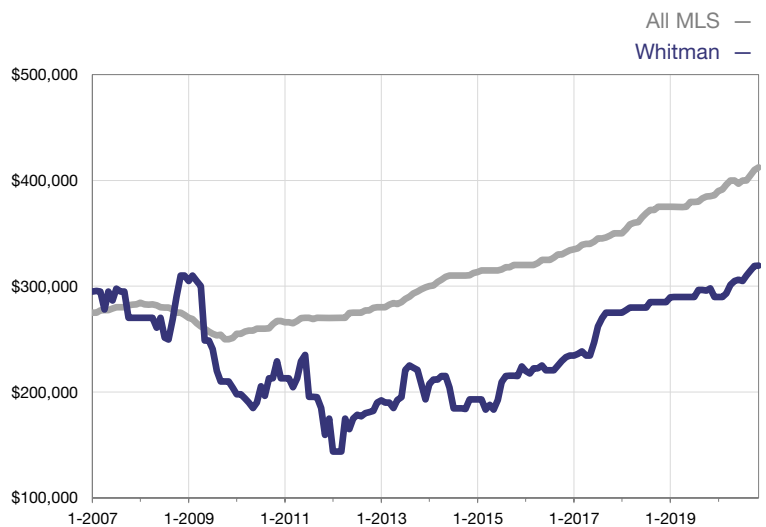
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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