

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	12	+ 33.3%	39	28	- 28.2%
Closed Sales	18	10	- 44.4%	42	29	- 31.0%
Median Sales Price*	\$389,500	\$426,500	+ 9.5%	\$394,000	\$450,000	+ 14.2%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	57	28	- 50.9%	47	28	- 40.4%
Percent of Original List Price Received*	98.2%	99.2%	+ 1.0%	98.6%	101.6%	+ 3.0%
New Listings	10	15	+ 50.0%	37	35	- 5.4%

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

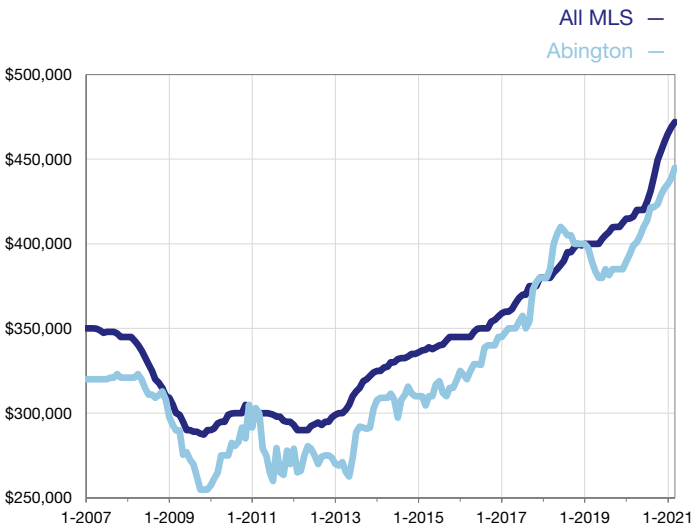
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	4	- 20.0%	14	10	- 28.6%
Closed Sales	6	5	- 16.7%	13	12	- 7.7%
Median Sales Price*	\$342,500	\$345,000	+ 0.7%	\$340,000	\$335,000	- 1.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	40	+ 25.0%	46	31	- 32.6%
Percent of Original List Price Received*	101.2%	98.1%	- 3.1%	99.4%	99.1%	- 0.3%
New Listings	6	4	- 33.3%	14	11	- 21.4%

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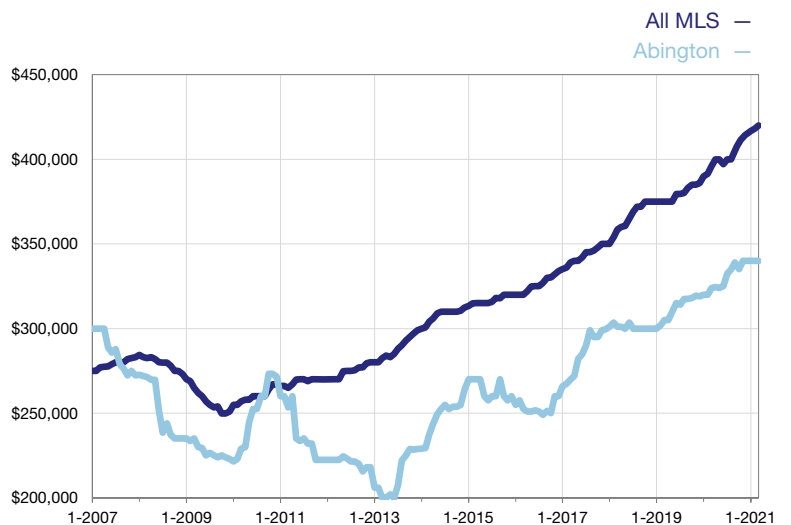
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Braintree

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	31	+ 93.8%	52	66	+ 26.9%
Closed Sales	19	19	0.0%	48	53	+ 10.4%
Median Sales Price*	\$535,000	\$650,000	+ 21.5%	\$522,500	\$610,000	+ 16.7%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	44	35	- 20.5%	39	35	- 10.3%
Percent of Original List Price Received*	100.5%	100.3%	- 0.2%	98.5%	98.3%	- 0.2%
New Listings	26	31	+ 19.2%	68	68	0.0%

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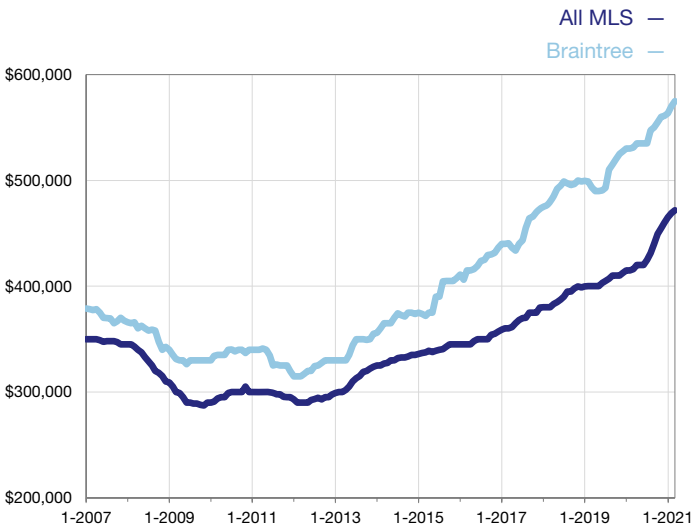
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	15	+ 25.0%	41	31	- 24.4%
Closed Sales	12	14	+ 16.7%	33	25	- 24.2%
Median Sales Price*	\$412,500	\$372,500	- 9.7%	\$369,900	\$365,000	- 1.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	49	77	+ 57.1%	61	61	0.0%
Percent of Original List Price Received*	96.1%	99.2%	+ 3.2%	95.0%	98.9%	+ 4.1%
New Listings	10	12	+ 20.0%	40	30	- 25.0%

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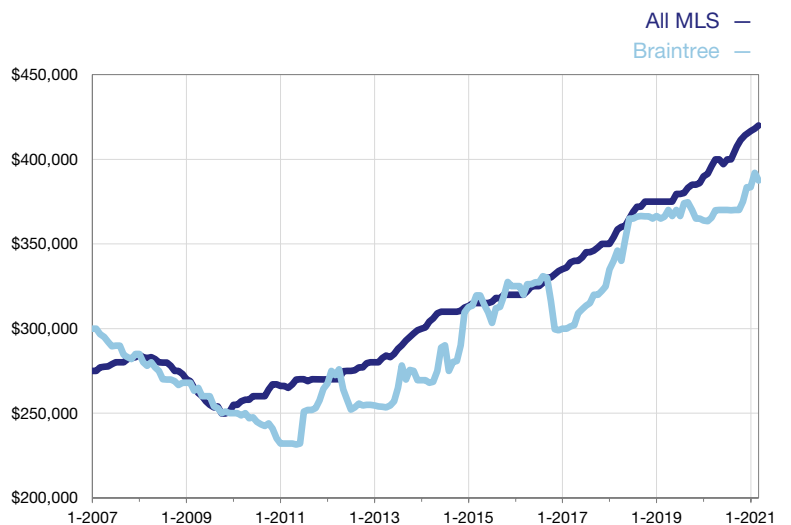
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bridgewater

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	27	+ 50.0%	46	59	+ 28.3%
Closed Sales	14	16	+ 14.3%	39	43	+ 10.3%
Median Sales Price*	\$387,625	\$403,000	+ 4.0%	\$399,000	\$429,900	+ 7.7%
Inventory of Homes for Sale	37	3	- 91.9%	--	--	--
Months Supply of Inventory	1.9	0.1	- 94.7%	--	--	--
Cumulative Days on Market Until Sale	77	27	- 64.9%	75	23	- 69.3%
Percent of Original List Price Received*	96.9%	99.7%	+ 2.9%	96.9%	100.2%	+ 3.4%
New Listings	20	20	0.0%	51	55	+ 7.8%

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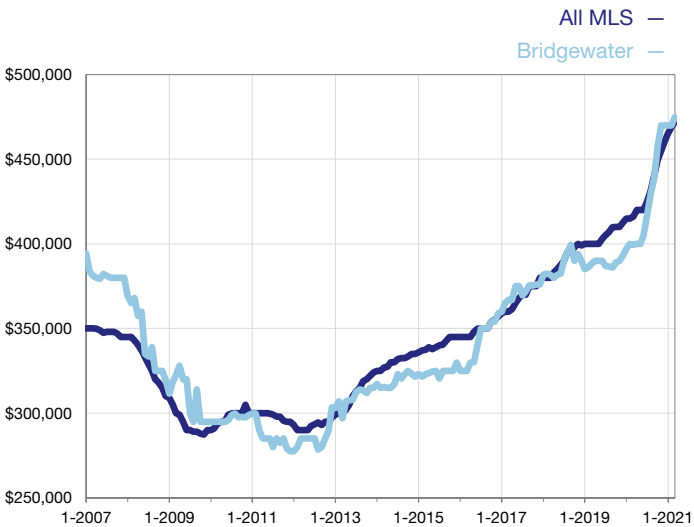
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	5	- 37.5%	20	13	- 35.0%
Closed Sales	4	7	+ 75.0%	11	9	- 18.2%
Median Sales Price*	\$292,500	\$325,000	+ 11.1%	\$305,000	\$325,000	+ 6.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	13	- 53.6%	38	19	- 50.0%
Percent of Original List Price Received*	99.2%	104.8%	+ 5.6%	99.9%	102.4%	+ 2.5%
New Listings	6	4	- 33.3%	22	16	- 27.3%

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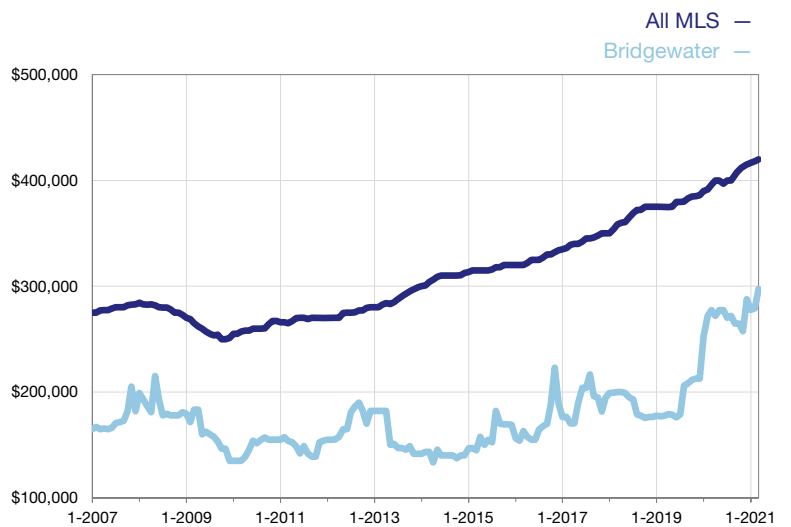
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Carver

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	11	+ 22.2%	25	37	+ 48.0%
Closed Sales	9	9	0.0%	22	28	+ 27.3%
Median Sales Price*	\$419,900	\$385,000	- 8.3%	\$402,000	\$417,500	+ 3.9%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	61	28	- 54.1%	60	45	- 25.0%
Percent of Original List Price Received*	96.8%	105.0%	+ 8.5%	97.7%	100.7%	+ 3.1%
New Listings	10	11	+ 10.0%	25	34	+ 36.0%

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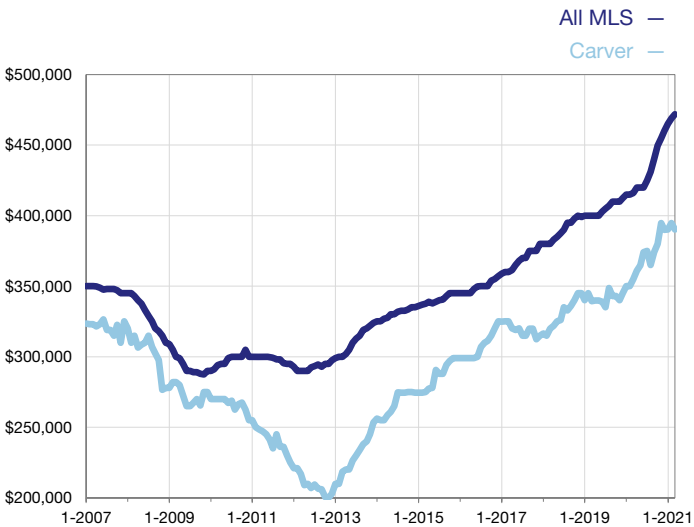
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Median Sales Price*	\$299,900	\$0	- 100.0%	\$379,500	\$429,000	+ 13.0%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	7.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	66	0	- 100.0%	80	72	- 10.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	99.8%	101.5%	+ 1.7%
New Listings	3	6	+ 100.0%	7	7	0.0%

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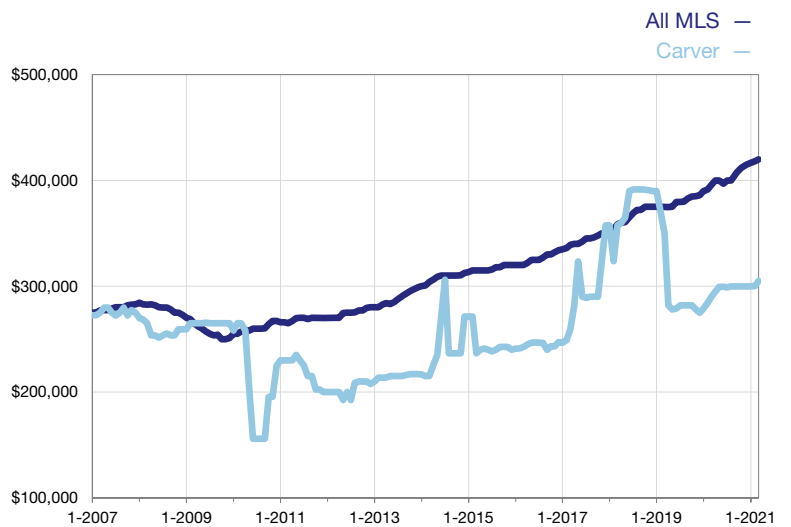
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Cohasset

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	16	+ 77.8%	22	40	+ 81.8%
Closed Sales	10	10	0.0%	25	26	+ 4.0%
Median Sales Price*	\$832,500	\$1,565,500	+ 88.0%	\$800,000	\$1,624,500	+ 103.1%
Inventory of Homes for Sale	51	14	- 72.5%	--	--	--
Months Supply of Inventory	4.7	1.1	- 76.6%	--	--	--
Cumulative Days on Market Until Sale	124	69	- 44.4%	118	90	- 23.7%
Percent of Original List Price Received*	93.5%	95.0%	+ 1.6%	91.1%	95.5%	+ 4.8%
New Listings	25	16	- 36.0%	59	40	- 32.2%

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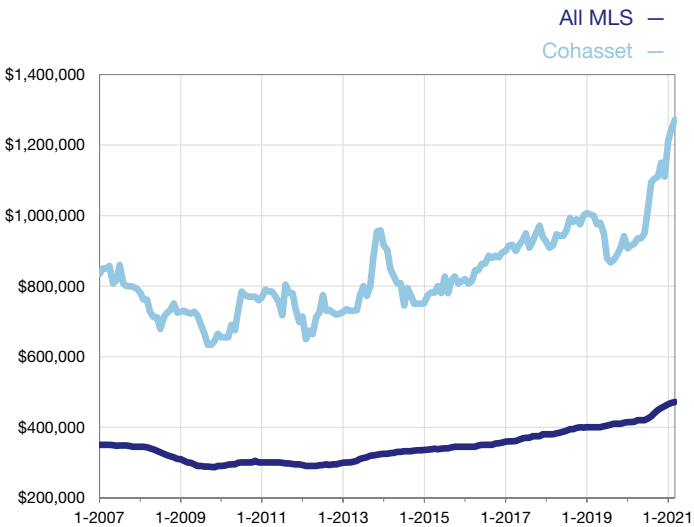
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	5	2	- 60.0%
Closed Sales	0	0	--	4	2	- 50.0%
Median Sales Price*	\$0	\$0	--	\$604,000	\$798,313	+ 32.2%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	3.5	0.9	- 74.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	78	43	- 44.9%
Percent of Original List Price Received*	0.0%	0.0%	--	97.4%	88.0%	- 9.7%
New Listings	1	3	+ 200.0%	11	3	- 72.7%

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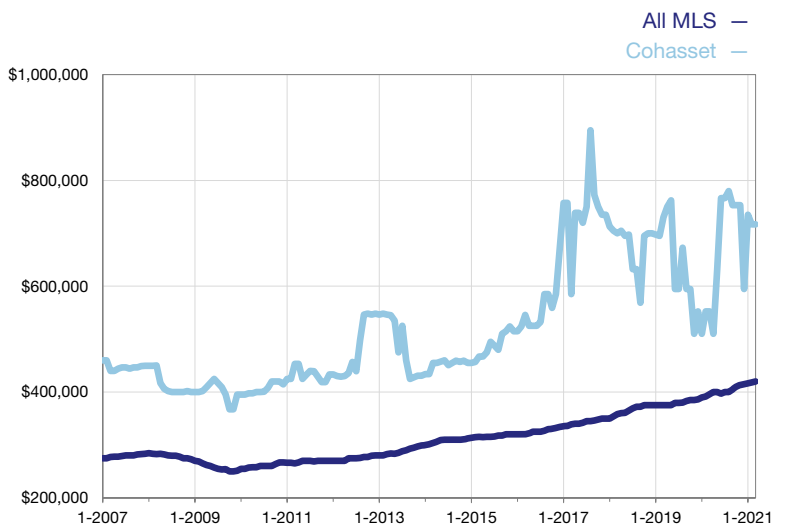
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Duxbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	23	+ 21.1%	45	44	- 2.2%
Closed Sales	13	9	- 30.8%	34	21	- 38.2%
Median Sales Price*	\$734,000	\$1,100,000	+ 49.9%	\$697,500	\$980,000	+ 40.5%
Inventory of Homes for Sale	46	16	- 65.2%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--
Cumulative Days on Market Until Sale	87	28	- 67.8%	104	29	- 72.1%
Percent of Original List Price Received*	94.6%	99.5%	+ 5.2%	93.8%	102.2%	+ 9.0%
New Listings	27	27	0.0%	63	56	- 11.1%

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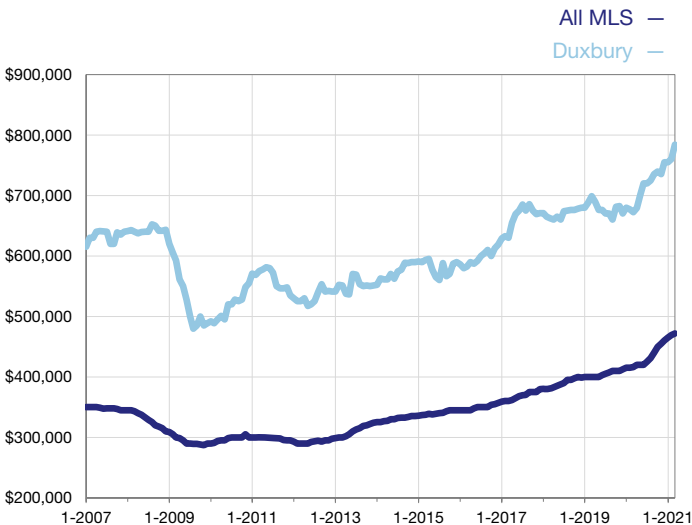
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	7	7	0.0%
Closed Sales	1	2	+ 100.0%	8	5	- 37.5%
Median Sales Price*	\$475,000	\$338,750	- 28.7%	\$452,500	\$375,000	- 17.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	58	92	+ 58.6%	121	71	- 41.3%
Percent of Original List Price Received*	99.0%	95.6%	- 3.4%	94.3%	96.8%	+ 2.7%
New Listings	1	5	+ 400.0%	5	6	+ 20.0%

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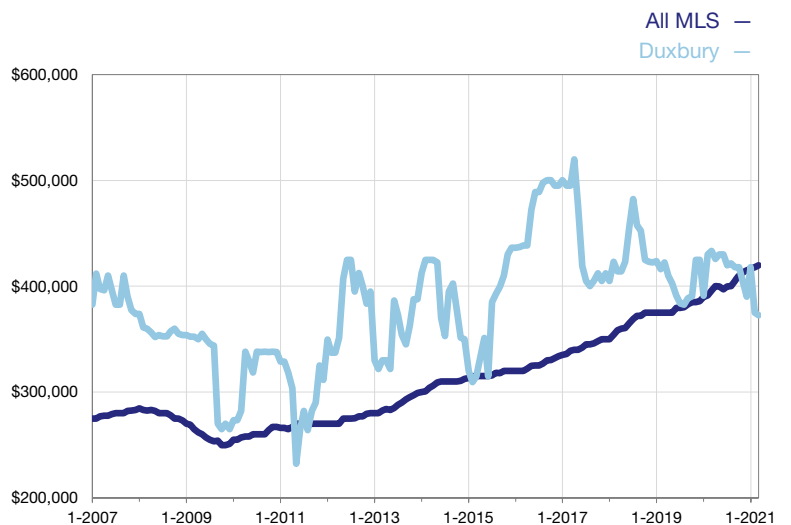
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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East Bridgewater

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	6	- 40.0%	18	21	+ 16.7%
Closed Sales	7	6	- 14.3%	21	19	- 9.5%
Median Sales Price*	\$360,000	\$480,000	+ 33.3%	\$439,900	\$430,000	- 2.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	77	36	- 53.2%	75	49	- 34.7%
Percent of Original List Price Received*	96.9%	105.3%	+ 8.7%	96.5%	102.3%	+ 6.0%
New Listings	8	8	0.0%	17	23	+ 35.3%

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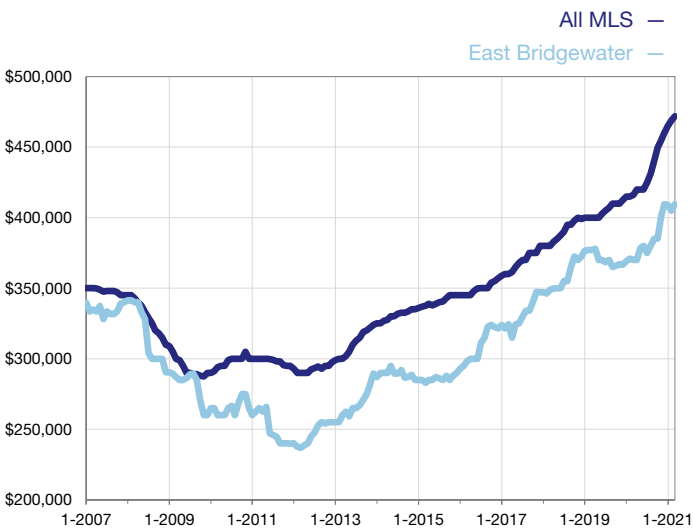
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	5	8	+ 60.0%
Closed Sales	3	2	- 33.3%	6	7	+ 16.7%
Median Sales Price*	\$230,000	\$412,500	+ 79.3%	\$238,250	\$399,000	+ 67.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	57	46	- 19.3%	46	25	- 45.7%
Percent of Original List Price Received*	99.3%	102.1%	+ 2.8%	99.2%	102.3%	+ 3.1%
New Listings	0	4	--	3	10	+ 233.3%

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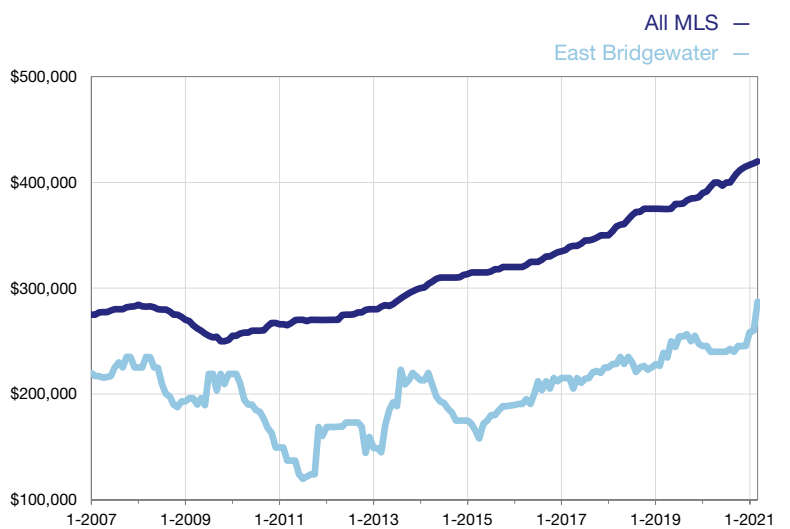
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Halifax

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	12	+ 9.1%	28	25	- 10.7%
Closed Sales	11	10	- 9.1%	17	18	+ 5.9%
Median Sales Price*	\$419,000	\$440,000	+ 5.0%	\$435,000	\$477,250	+ 9.7%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	70	21	- 70.0%	76	26	- 65.8%
Percent of Original List Price Received*	97.9%	98.5%	+ 0.6%	97.9%	99.0%	+ 1.1%
New Listings	11	9	- 18.2%	27	27	0.0%

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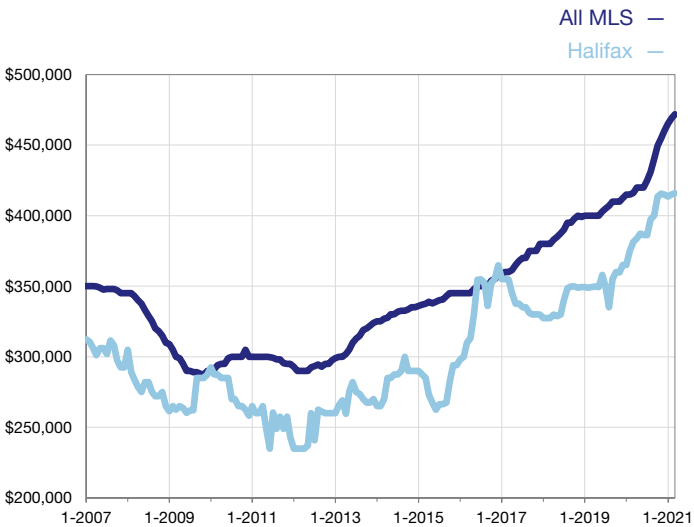
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	3	5	+ 66.7%
Closed Sales	0	2	--	4	2	- 50.0%
Median Sales Price*	\$0	\$265,000	--	\$251,000	\$265,000	+ 5.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	10	--	16	10	- 37.5%
Percent of Original List Price Received*	0.0%	110.3%	--	99.4%	110.3%	+ 11.0%
New Listings	1	3	+ 200.0%	3	5	+ 66.7%

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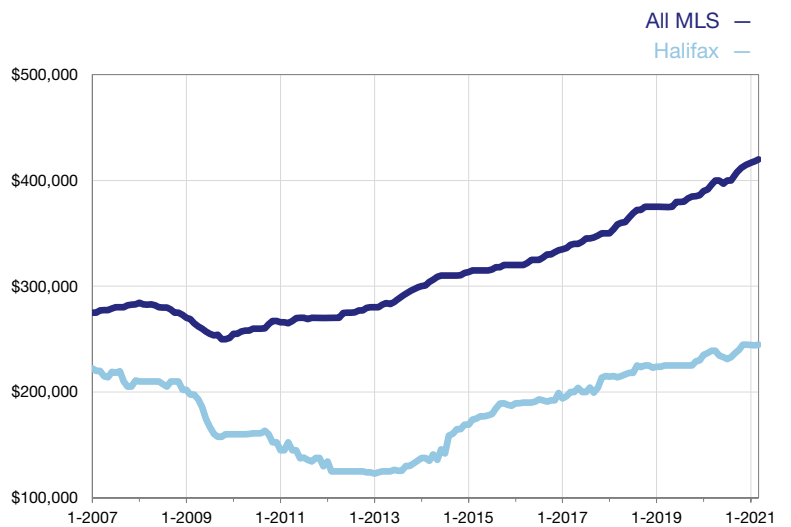
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Hanover

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	21	+ 16.7%	39	39	0.0%
Closed Sales	9	9	0.0%	24	25	+ 4.2%
Median Sales Price*	\$635,000	\$710,000	+ 11.8%	\$547,500	\$710,000	+ 29.7%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	136	40	- 70.6%	92	46	- 50.0%
Percent of Original List Price Received*	96.7%	106.0%	+ 9.6%	96.3%	101.6%	+ 5.5%
New Listings	23	23	0.0%	57	44	- 22.8%

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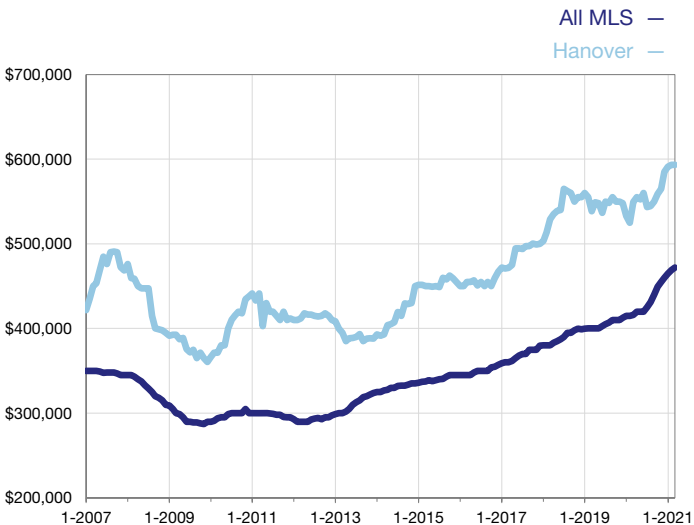
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	10	7	- 30.0%
Closed Sales	1	2	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$441,000	\$569,101	+ 29.0%	\$475,000	\$616,262	+ 29.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	120	0	- 100.0%	67	22	- 67.2%
Percent of Original List Price Received*	101.4%	102.0%	+ 0.6%	98.8%	101.8%	+ 3.0%
New Listings	6	3	- 50.0%	13	9	- 30.8%

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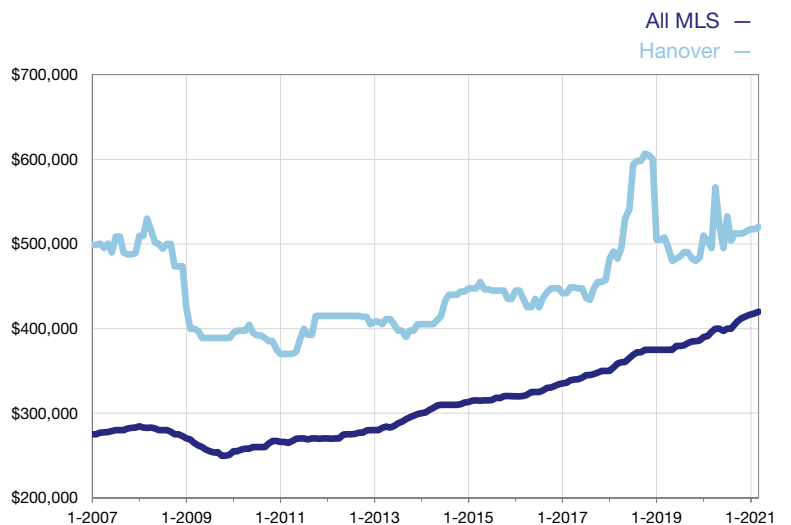
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Hanson

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	13	+ 225.0%	19	27	+ 42.1%
Closed Sales	5	7	+ 40.0%	22	28	+ 27.3%
Median Sales Price*	\$379,000	\$412,500	+ 8.8%	\$427,950	\$480,000	+ 12.2%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	56	40	- 28.6%	69	30	- 56.5%
Percent of Original List Price Received*	100.2%	99.5%	- 0.7%	98.9%	102.5%	+ 3.6%
New Listings	4	16	+ 300.0%	20	32	+ 60.0%

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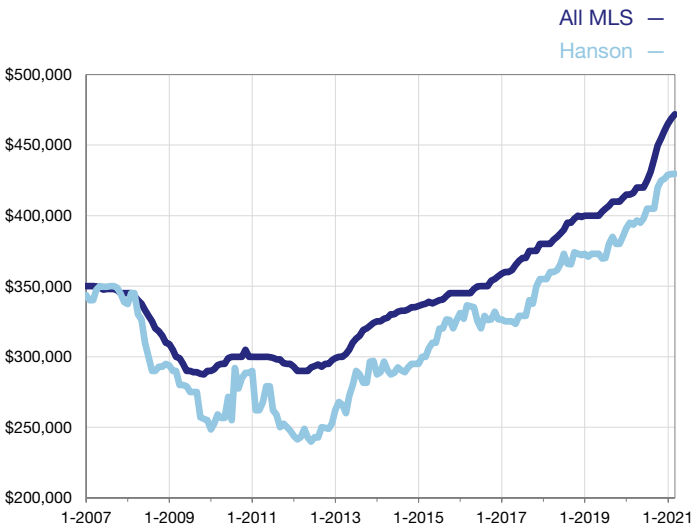
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	3	0.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Median Sales Price*	\$399,900	\$335,000	- 16.2%	\$399,900	\$335,000	- 16.2%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	3.4	0.3	- 91.2%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	34	20	- 41.2%
Percent of Original List Price Received*	100.0%	106.4%	+ 6.4%	96.0%	106.4%	+ 10.8%
New Listings	4	4	0.0%	7	5	- 28.6%

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

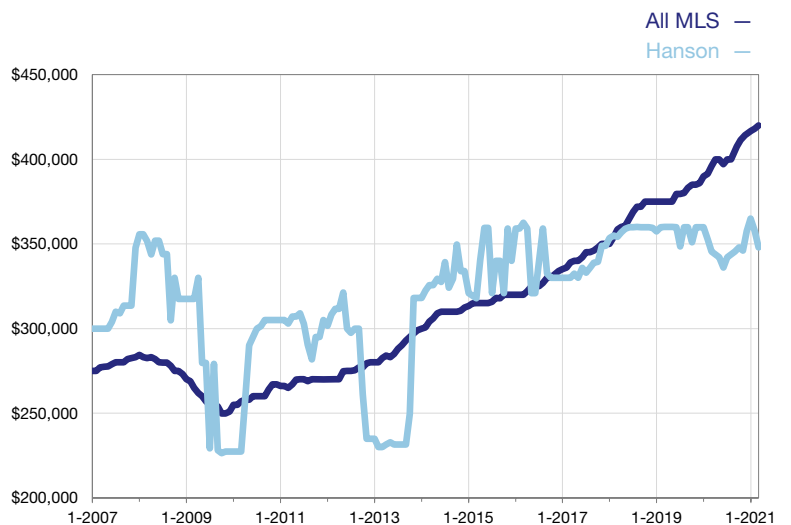
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hingham

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	31	+ 24.0%	55	65	+ 18.2%
Closed Sales	16	22	+ 37.5%	41	42	+ 2.4%
Median Sales Price*	\$767,500	\$1,337,000	+ 74.2%	\$770,000	\$1,202,500	+ 56.2%
Inventory of Homes for Sale	76	15	- 80.3%	--	--	--
Months Supply of Inventory	3.4	0.6	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	81	35	- 56.8%	101	66	- 34.7%
Percent of Original List Price Received*	95.2%	100.6%	+ 5.7%	94.2%	96.6%	+ 2.5%
New Listings	39	41	+ 5.1%	97	74	- 23.7%

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

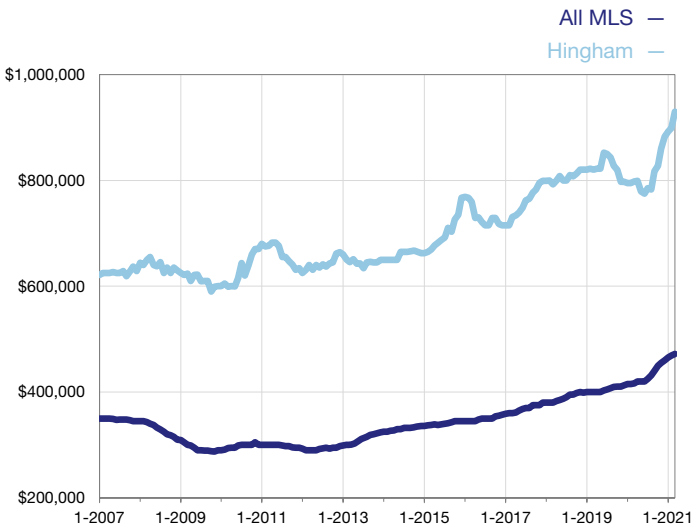
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	12	+ 500.0%	11	21	+ 90.9%
Closed Sales	3	3	0.0%	13	14	+ 7.7%
Median Sales Price*	\$475,000	\$1,025,000	+ 115.8%	\$475,000	\$729,500	+ 53.6%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	83	165	+ 98.8%	111	97	- 12.6%
Percent of Original List Price Received*	94.0%	96.8%	+ 3.0%	93.6%	98.0%	+ 4.7%
New Listings	4	14	+ 250.0%	30	30	0.0%

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

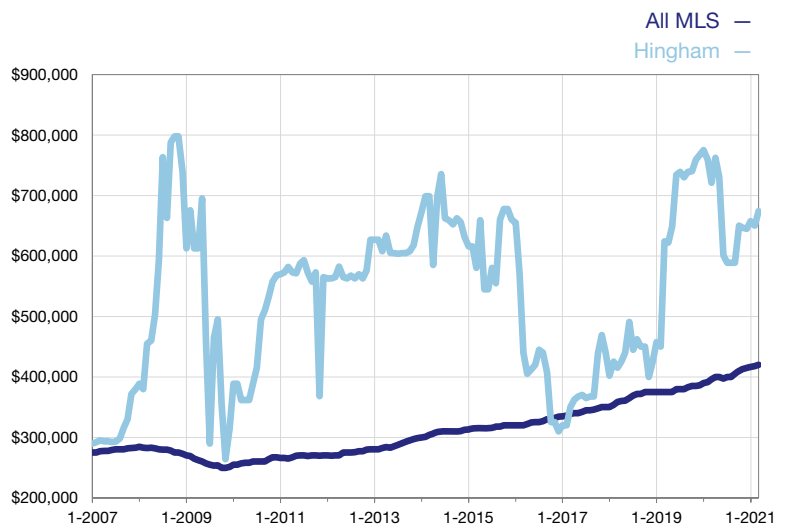
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	12	+ 100.0%	21	31	+ 47.6%
Closed Sales	6	6	0.0%	28	33	+ 17.9%
Median Sales Price*	\$384,000	\$500,000	+ 30.2%	\$367,000	\$428,000	+ 16.6%
Inventory of Homes for Sale	22	2	- 90.9%	--	--	--
Months Supply of Inventory	1.8	0.2	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	61	34	- 44.3%
Percent of Original List Price Received*	102.7%	100.7%	- 1.9%	97.5%	102.0%	+ 4.6%
New Listings	18	11	- 38.9%	40	32	- 20.0%

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

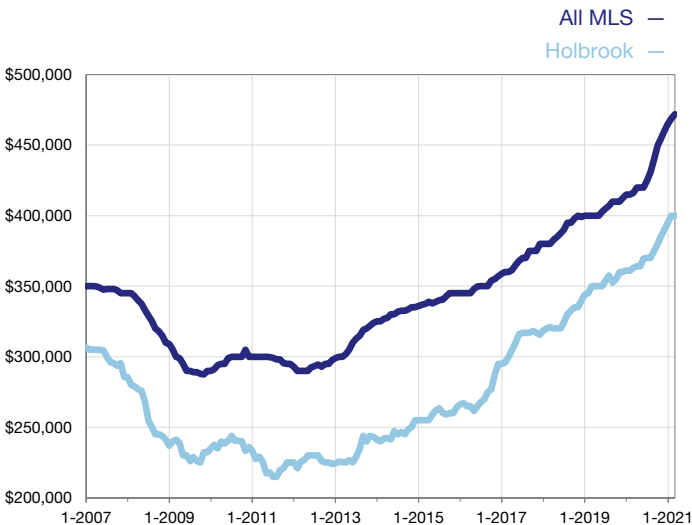
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$329,900	\$255,000	- 22.7%	\$329,900	\$255,000	- 22.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	288	11	- 96.2%	288	11	- 96.2%
Percent of Original List Price Received*	106.5%	101.0%	- 5.2%	106.5%	101.0%	- 5.2%
New Listings	0	0	--	0	2	--

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

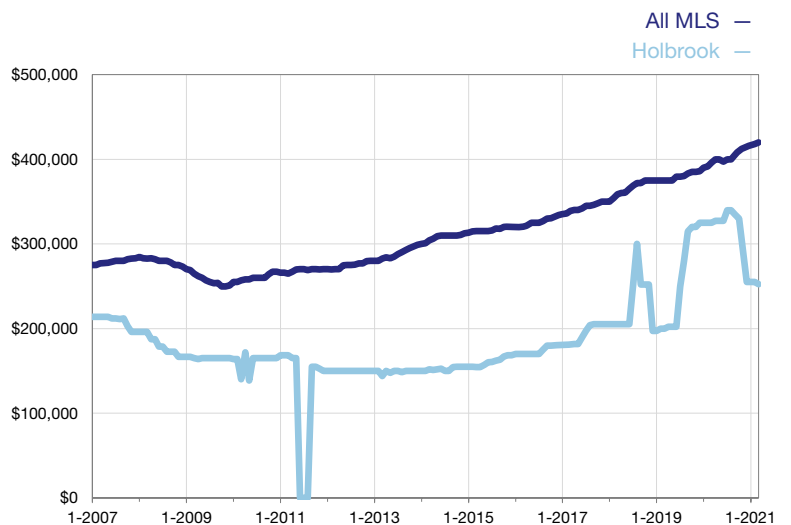
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Hull

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	17	+ 21.4%	27	33	+ 22.2%
Closed Sales	10	7	- 30.0%	18	22	+ 22.2%
Median Sales Price*	\$367,500	\$460,000	+ 25.2%	\$410,750	\$457,500	+ 11.4%
Inventory of Homes for Sale	37	9	- 75.7%	--	--	--
Months Supply of Inventory	3.0	0.8	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	111	24	- 78.4%	107	38	- 64.5%
Percent of Original List Price Received*	96.3%	104.3%	+ 8.3%	95.2%	99.8%	+ 4.8%
New Listings	16	14	- 12.5%	44	34	- 22.7%

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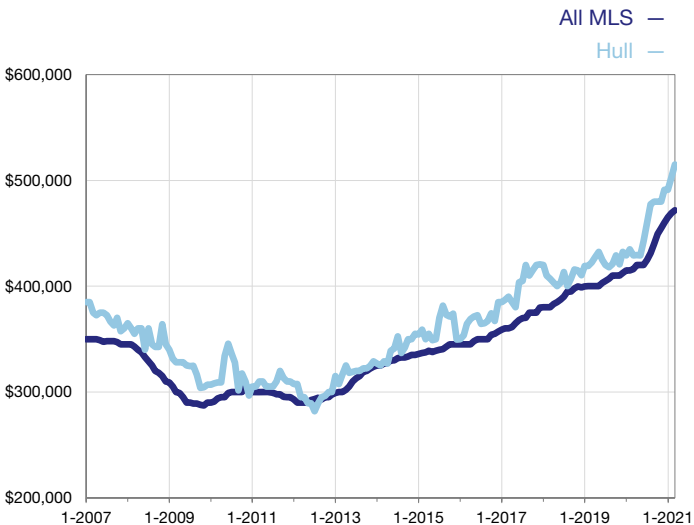
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	16	26	+ 62.5%
Closed Sales	6	13	+ 116.7%	14	18	+ 28.6%
Median Sales Price*	\$362,500	\$435,000	+ 20.0%	\$342,500	\$425,400	+ 24.2%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	3.2	1.1	- 65.6%	--	--	--
Cumulative Days on Market Until Sale	60	63	+ 5.0%	74	60	- 18.9%
Percent of Original List Price Received*	93.8%	98.2%	+ 4.7%	92.3%	96.6%	+ 4.7%
New Listings	8	12	+ 50.0%	21	27	+ 28.6%

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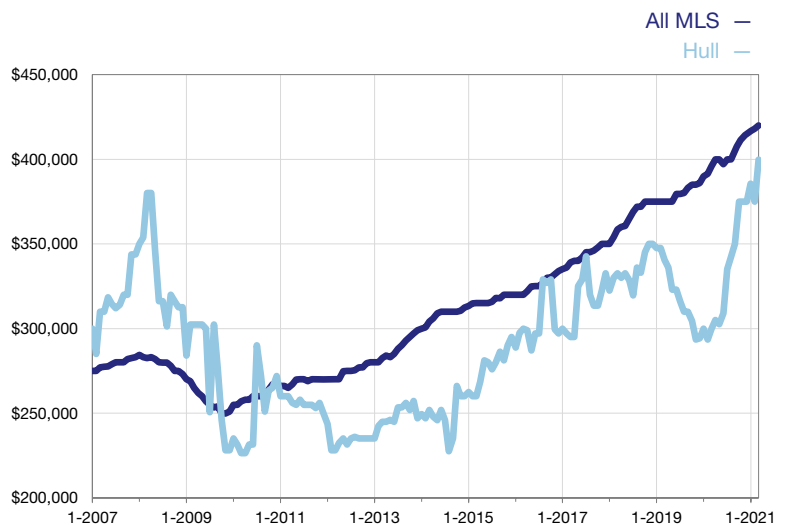
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	9	- 35.7%	41	23	- 43.9%
Closed Sales	12	12	0.0%	29	31	+ 6.9%
Median Sales Price*	\$463,150	\$590,000	+ 27.4%	\$435,000	\$580,000	+ 33.3%
Inventory of Homes for Sale	39	14	- 64.1%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	44	21	- 52.3%	63	38	- 39.7%
Percent of Original List Price Received*	98.1%	104.7%	+ 6.7%	96.2%	100.8%	+ 4.8%
New Listings	21	15	- 28.6%	52	31	- 40.4%

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

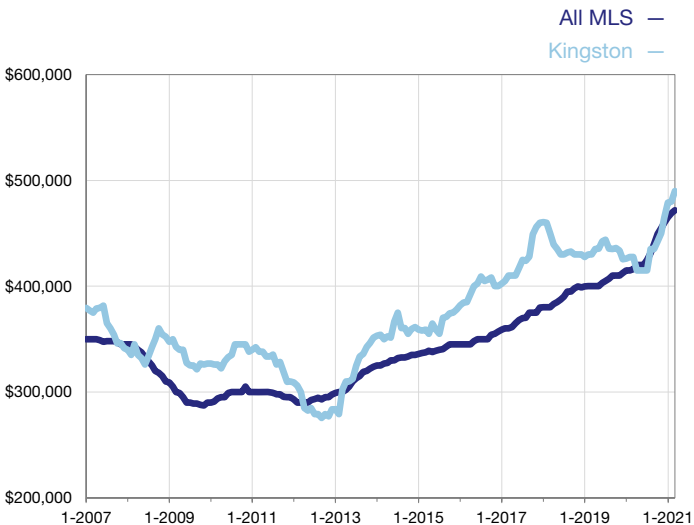
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	0	- 100.0%	9	1	- 88.9%
Closed Sales	3	1	- 66.7%	4	1	- 75.0%
Median Sales Price*	\$382,000	\$332,000	- 13.1%	\$391,000	\$332,000	- 15.1%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.1	0.4	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	42	168	+ 300.0%	60	168	+ 180.0%
Percent of Original List Price Received*	100.8%	94.9%	- 5.9%	99.8%	94.9%	- 4.9%
New Listings	3	0	- 100.0%	9	0	- 100.0%

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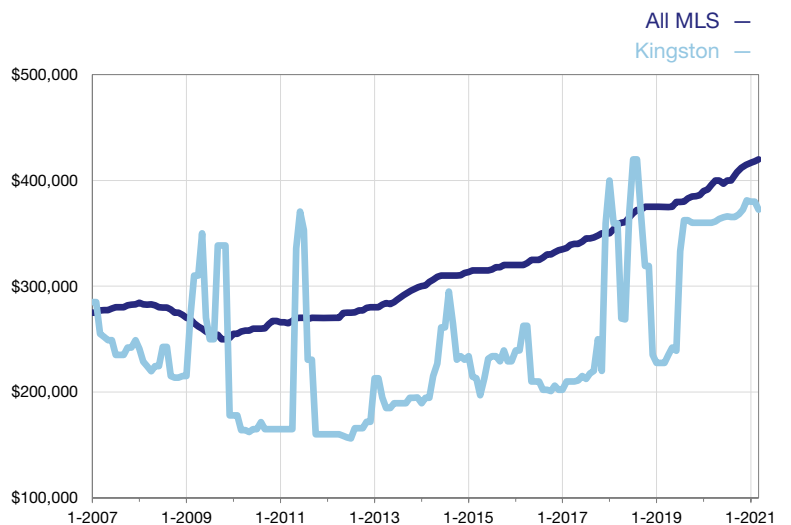
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Marshfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	17	- 32.0%	64	49	- 23.4%
Closed Sales	16	13	- 18.8%	46	43	- 6.5%
Median Sales Price*	\$492,000	\$620,000	+ 26.0%	\$462,000	\$595,000	+ 28.8%
Inventory of Homes for Sale	51	18	- 64.7%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	95	42	- 55.8%	104	37	- 64.4%
Percent of Original List Price Received*	96.5%	104.3%	+ 8.1%	94.3%	102.6%	+ 8.8%
New Listings	29	19	- 34.5%	80	49	- 38.8%

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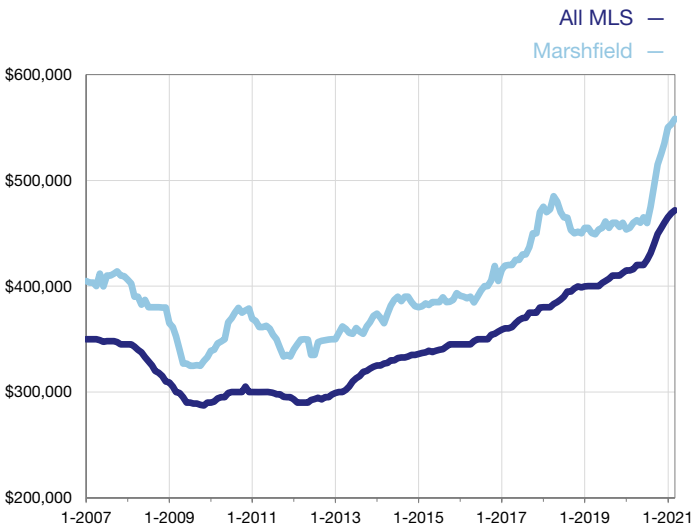
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	7	10	+ 42.9%
Closed Sales	1	3	+ 200.0%	6	7	+ 16.7%
Median Sales Price*	\$191,000	\$221,000	+ 15.7%	\$213,450	\$221,000	+ 3.5%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	21	22	+ 4.8%
Percent of Original List Price Received*	103.8%	101.4%	- 2.3%	100.4%	101.1%	+ 0.7%
New Listings	7	1	- 85.7%	15	10	- 33.3%

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

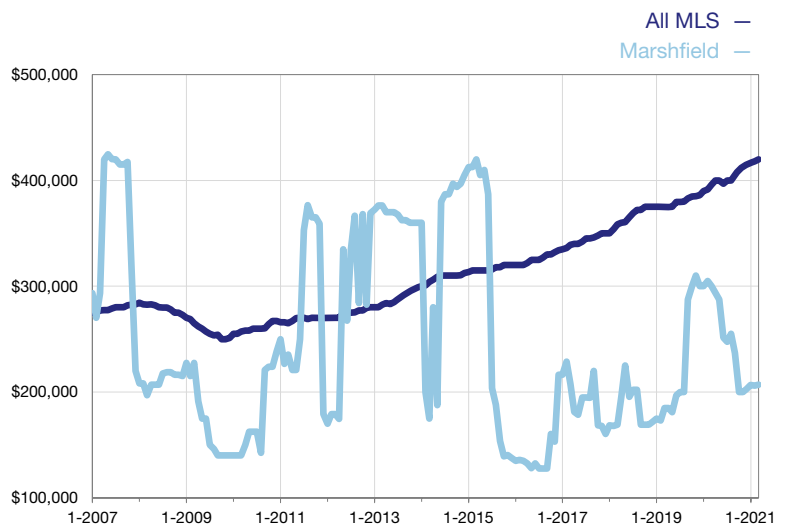
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Norwell

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	16	+ 45.5%	32	38	+ 18.8%
Closed Sales	10	13	+ 30.0%	29	27	- 6.9%
Median Sales Price*	\$664,950	\$875,000	+ 31.6%	\$625,000	\$853,300	+ 36.5%
Inventory of Homes for Sale	36	11	- 69.4%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	87	48	- 44.8%	90	38	- 57.8%
Percent of Original List Price Received*	95.1%	102.3%	+ 7.6%	95.2%	101.0%	+ 6.1%
New Listings	13	10	- 23.1%	46	31	- 32.6%

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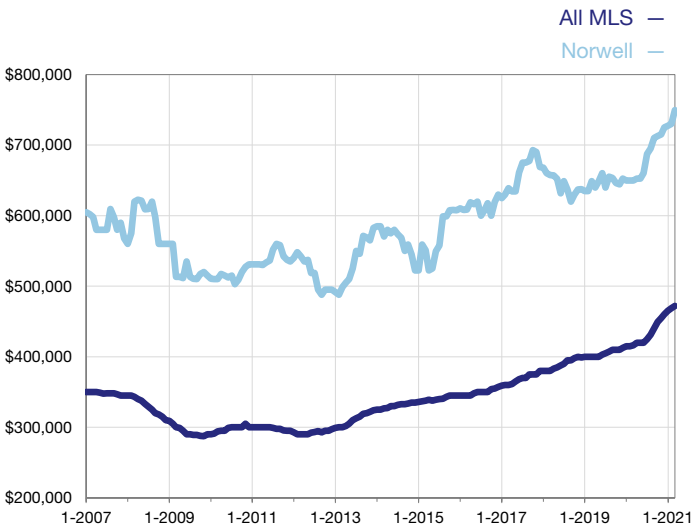
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	1	2	+ 100.0%	2	8	+ 300.0%
Median Sales Price*	\$799,000	\$720,000	- 9.9%	\$719,500	\$699,000	- 2.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	4.6	1.5	- 67.4%	--	--	--
Cumulative Days on Market Until Sale	4	8	+ 100.0%	145	116	- 20.0%
Percent of Original List Price Received*	100.0%	104.6%	+ 4.6%	99.2%	99.8%	+ 0.6%
New Listings	1	1	0.0%	5	6	+ 20.0%

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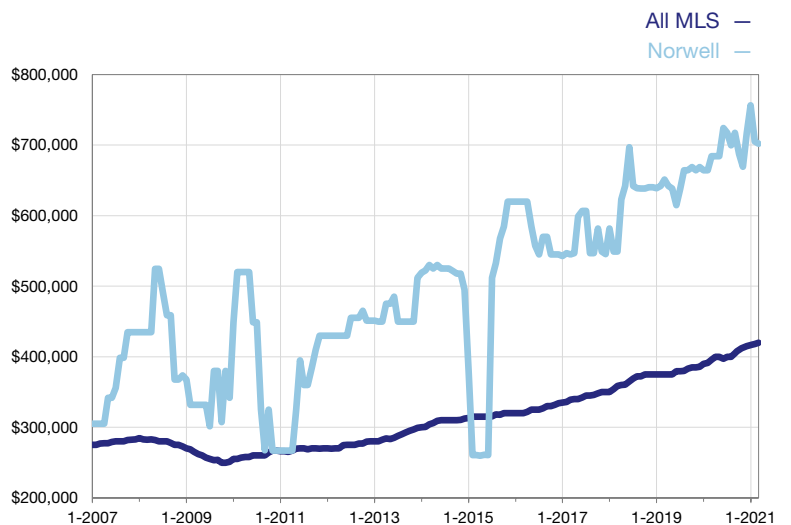
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	20	- 31.0%	58	45	- 22.4%
Closed Sales	13	15	+ 15.4%	38	38	0.0%
Median Sales Price*	\$525,000	\$565,000	+ 7.6%	\$406,100	\$542,500	+ 33.6%
Inventory of Homes for Sale	31	8	- 74.2%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	92	41	- 55.4%	75	55	- 26.7%
Percent of Original List Price Received*	101.0%	104.6%	+ 3.6%	97.8%	103.6%	+ 5.9%
New Listings	22	28	+ 27.3%	67	44	- 34.3%

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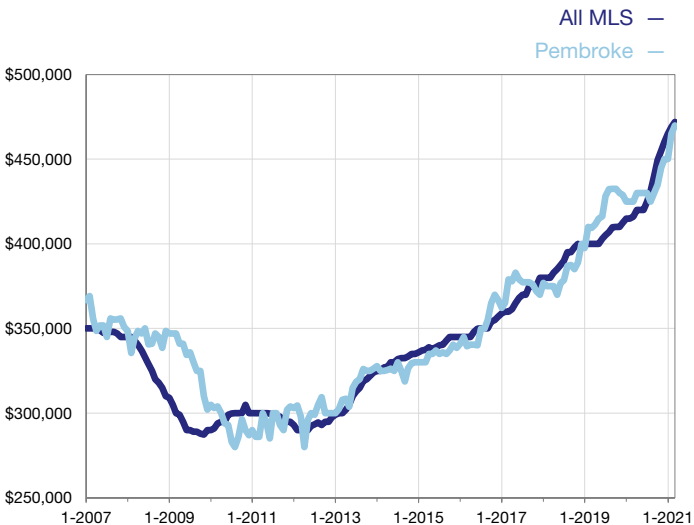
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	9	5	- 44.4%
Closed Sales	2	0	- 100.0%	6	5	- 16.7%
Median Sales Price*	\$329,950	\$0	- 100.0%	\$329,950	\$326,000	- 1.2%
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	29	0	- 100.0%	29	26	- 10.3%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	98.4%	99.4%	+ 1.0%
New Listings	1	3	+ 200.0%	9	4	- 55.6%

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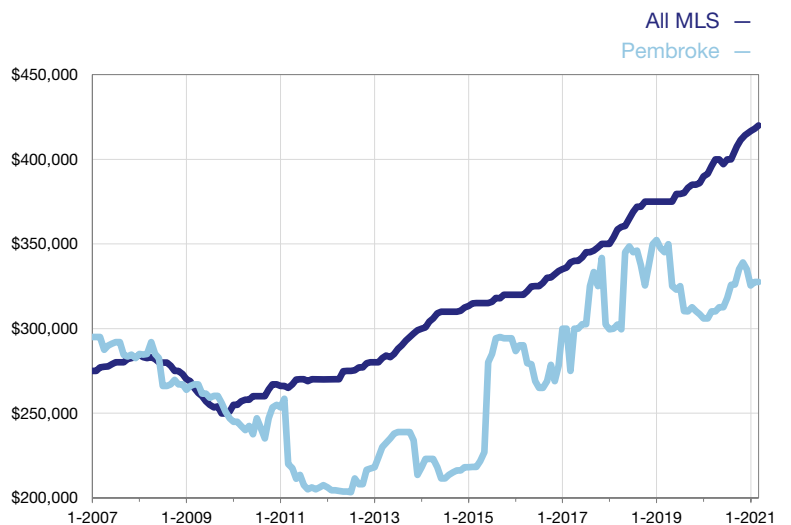
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	66	107	+ 62.1%	193	219	+ 13.5%
Closed Sales	63	55	- 12.7%	172	145	- 15.7%
Median Sales Price*	\$417,500	\$455,000	+ 9.0%	\$407,500	\$465,000	+ 14.1%
Inventory of Homes for Sale	192	36	- 81.3%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	74	36	- 51.4%	87	40	- 54.0%
Percent of Original List Price Received*	98.4%	102.6%	+ 4.3%	96.8%	100.6%	+ 3.9%
New Listings	99	100	+ 1.0%	253	203	- 19.8%

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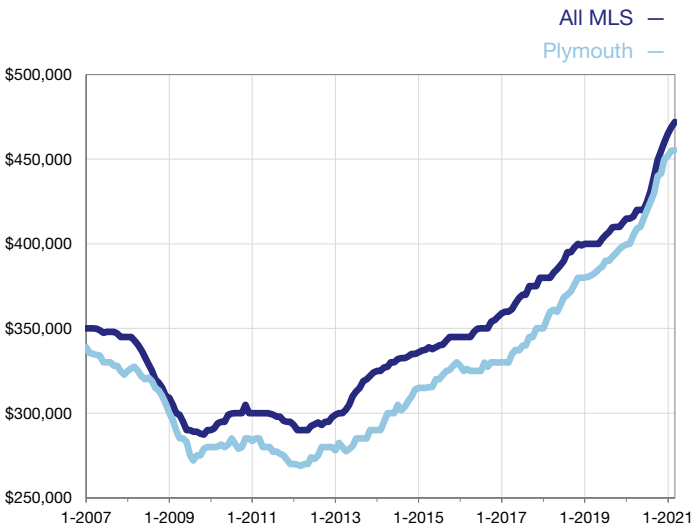
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	30	49	+ 63.3%	82	96	+ 17.1%
Closed Sales	17	20	+ 17.6%	67	69	+ 3.0%
Median Sales Price*	\$380,000	\$492,315	+ 29.6%	\$446,390	\$435,000	- 2.6%
Inventory of Homes for Sale	107	43	- 59.8%	--	--	--
Months Supply of Inventory	3.8	1.3	- 65.8%	--	--	--
Cumulative Days on Market Until Sale	66	72	+ 9.1%	70	50	- 28.6%
Percent of Original List Price Received*	101.3%	100.0%	- 1.3%	100.3%	98.4%	- 1.9%
New Listings	46	56	+ 21.7%	127	124	- 2.4%

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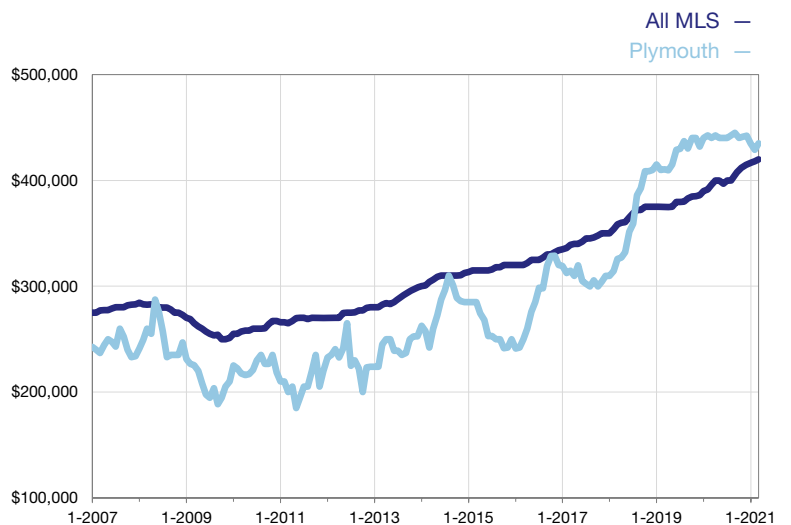
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plympton

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	5	6	+ 20.0%
Closed Sales	3	1	- 66.7%	3	5	+ 66.7%
Median Sales Price*	\$449,900	\$575,000	+ 27.8%	\$449,900	\$575,000	+ 27.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	43	19	- 55.8%	43	25	- 41.9%
Percent of Original List Price Received*	88.4%	108.5%	+ 22.7%	88.4%	102.1%	+ 15.5%
New Listings	2	3	+ 50.0%	4	6	+ 50.0%

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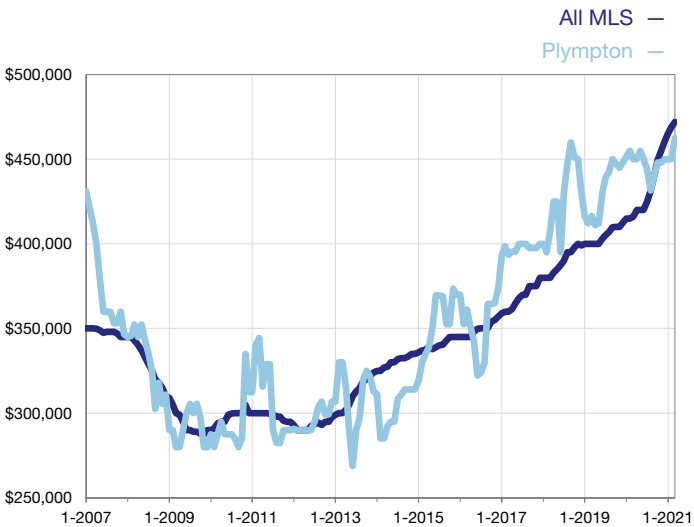
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

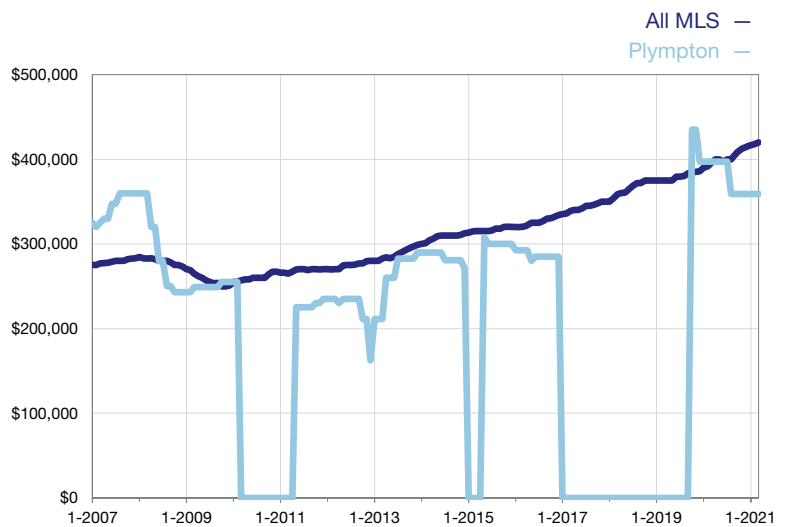
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Quincy

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	44	+ 37.5%	76	98	+ 28.9%
Closed Sales	25	29	+ 16.0%	74	88	+ 18.9%
Median Sales Price*	\$520,000	\$560,000	+ 7.7%	\$520,000	\$562,500	+ 8.2%
Inventory of Homes for Sale	53	23	- 56.6%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	60	25	- 58.3%	54	34	- 37.0%
Percent of Original List Price Received*	97.0%	103.4%	+ 6.6%	96.8%	100.4%	+ 3.7%
New Listings	41	44	+ 7.3%	100	101	+ 1.0%

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

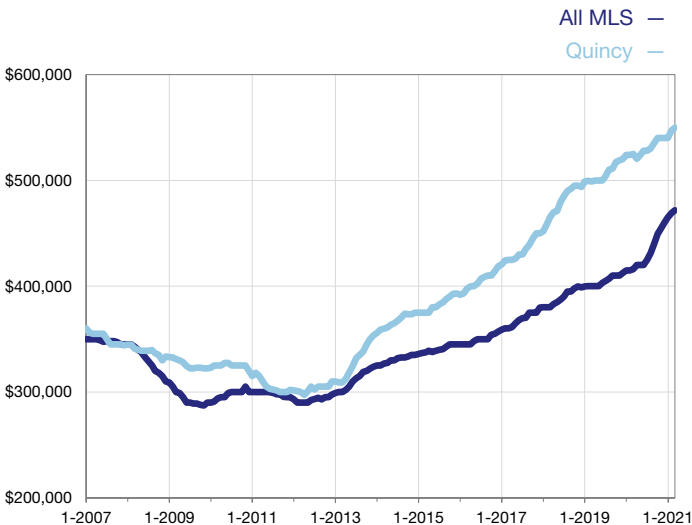
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	69	+ 200.0%	80	149	+ 86.3%
Closed Sales	37	47	+ 27.0%	85	100	+ 17.6%
Median Sales Price*	\$385,000	\$510,000	+ 32.5%	\$386,000	\$479,950	+ 24.3%
Inventory of Homes for Sale	71	61	- 14.1%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	42	59	+ 40.5%	56	55	- 1.8%
Percent of Original List Price Received*	99.6%	97.9%	- 1.7%	97.8%	97.4%	- 0.4%
New Listings	38	80	+ 110.5%	113	185	+ 63.7%

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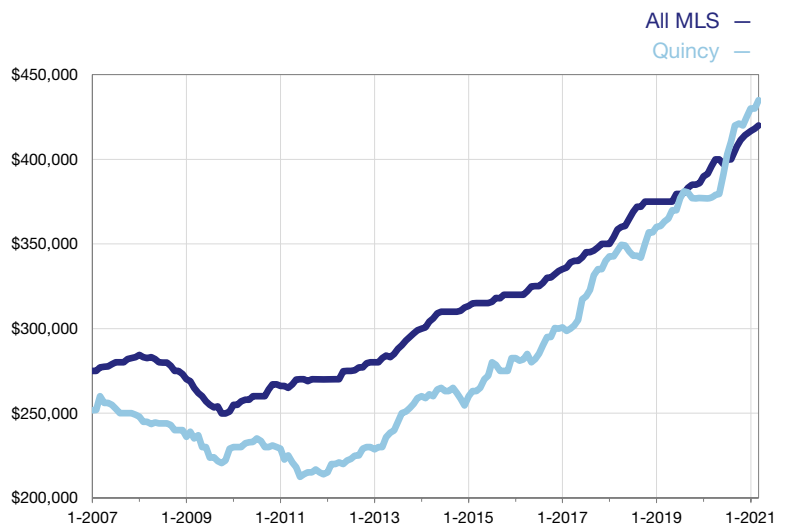
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Rockland

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	26	+ 36.8%	32	39	+ 21.9%
Closed Sales	10	10	0.0%	25	23	- 8.0%
Median Sales Price*	\$372,450	\$387,450	+ 4.0%	\$364,900	\$415,000	+ 13.7%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	36	24	- 33.3%
Percent of Original List Price Received*	100.4%	103.5%	+ 3.1%	100.4%	102.8%	+ 2.4%
New Listings	18	24	+ 33.3%	42	42	0.0%

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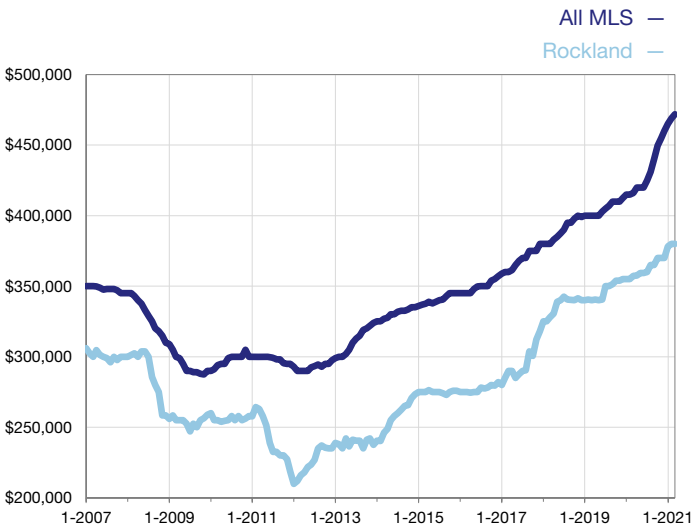
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	8	10	+ 25.0%
Closed Sales	3	5	+ 66.7%	8	11	+ 37.5%
Median Sales Price*	\$204,000	\$347,500	+ 70.3%	\$251,500	\$333,000	+ 32.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	26	+ 52.9%	27	23	- 14.8%
Percent of Original List Price Received*	100.3%	98.3%	- 2.0%	99.0%	99.7%	+ 0.7%
New Listings	3	4	+ 33.3%	11	9	- 18.2%

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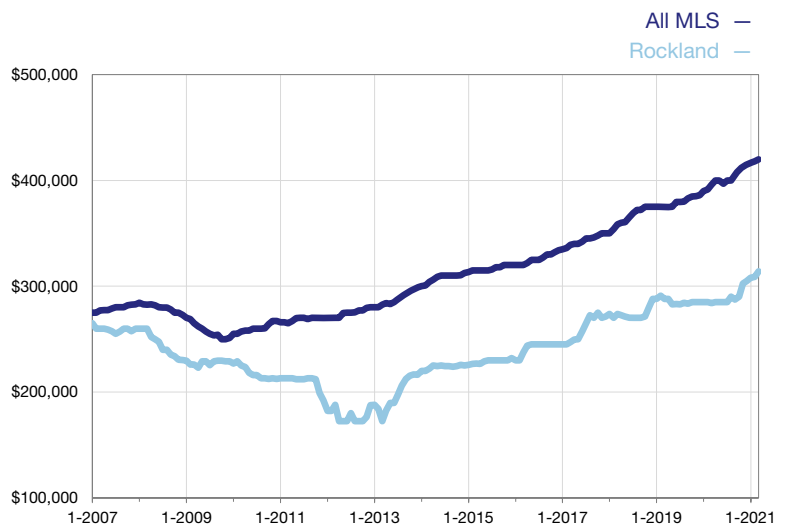
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Scituate

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	27	+ 28.6%	74	51	- 31.1%
Closed Sales	25	12	- 52.0%	58	43	- 25.9%
Median Sales Price*	\$580,000	\$958,019	+ 65.2%	\$562,000	\$700,000	+ 24.6%
Inventory of Homes for Sale	62	10	- 83.9%	--	--	--
Months Supply of Inventory	2.4	0.4	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	86	86	0.0%	86	58	- 32.6%
Percent of Original List Price Received*	95.6%	105.4%	+ 10.3%	94.2%	101.6%	+ 7.9%
New Listings	32	23	- 28.1%	89	53	- 40.4%

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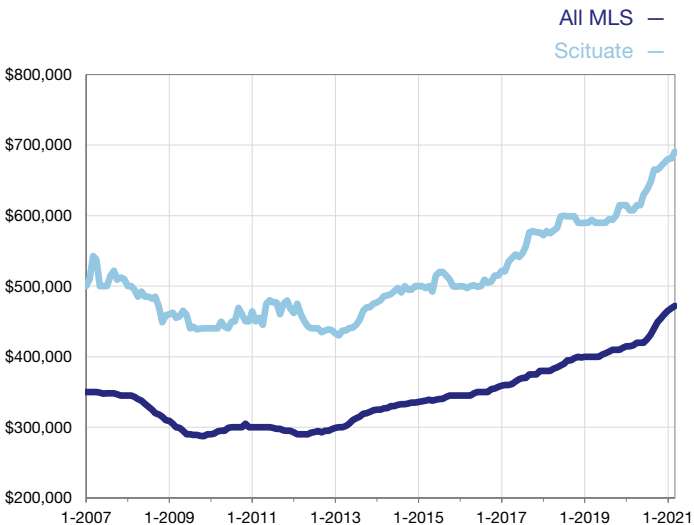
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	9	+ 28.6%	21	23	+ 9.5%
Closed Sales	3	4	+ 33.3%	6	9	+ 50.0%
Median Sales Price*	\$600,000	\$737,500	+ 22.9%	\$619,500	\$699,000	+ 12.8%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	7.2	1.8	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	78	15	- 80.8%	66	40	- 39.4%
Percent of Original List Price Received*	96.8%	103.0%	+ 6.4%	96.8%	104.6%	+ 8.1%
New Listings	9	8	- 11.1%	22	22	0.0%

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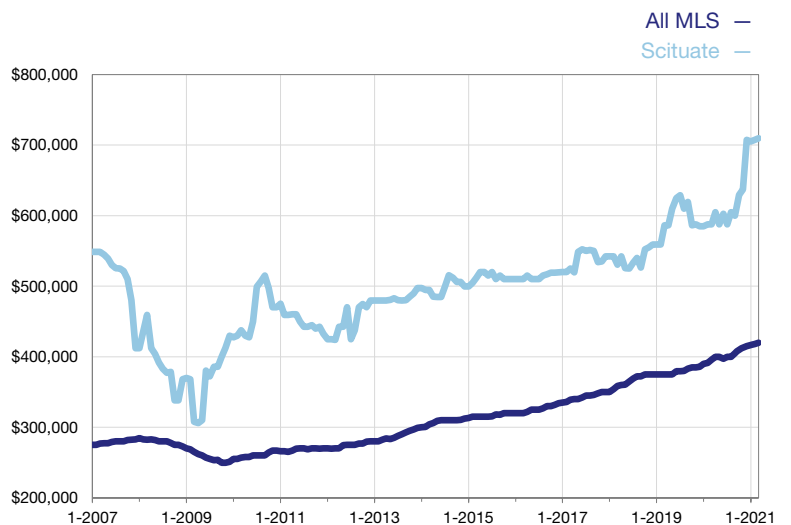
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Weymouth

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	42	64	+ 52.4%	111	125	+ 12.6%
Closed Sales	44	32	- 27.3%	90	80	- 11.1%
Median Sales Price*	\$425,000	\$477,500	+ 12.4%	\$425,000	\$487,500	+ 14.7%
Inventory of Homes for Sale	53	19	- 64.2%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	48	24	- 50.0%	53	30	- 43.4%
Percent of Original List Price Received*	98.7%	103.9%	+ 5.3%	97.5%	103.1%	+ 5.7%
New Listings	48	71	+ 47.9%	133	132	- 0.8%

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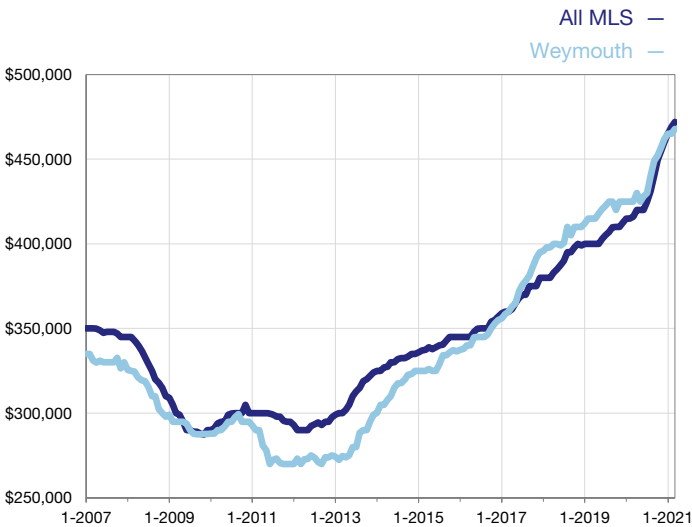
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	20	+ 17.6%	60	54	- 10.0%
Closed Sales	23	22	- 4.3%	52	44	- 15.4%
Median Sales Price*	\$282,000	\$319,000	+ 13.1%	\$296,000	\$307,550	+ 3.9%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	77	33	- 57.1%	79	37	- 53.2%
Percent of Original List Price Received*	97.6%	100.4%	+ 2.9%	96.6%	99.2%	+ 2.7%
New Listings	15	30	+ 100.0%	57	64	+ 12.3%

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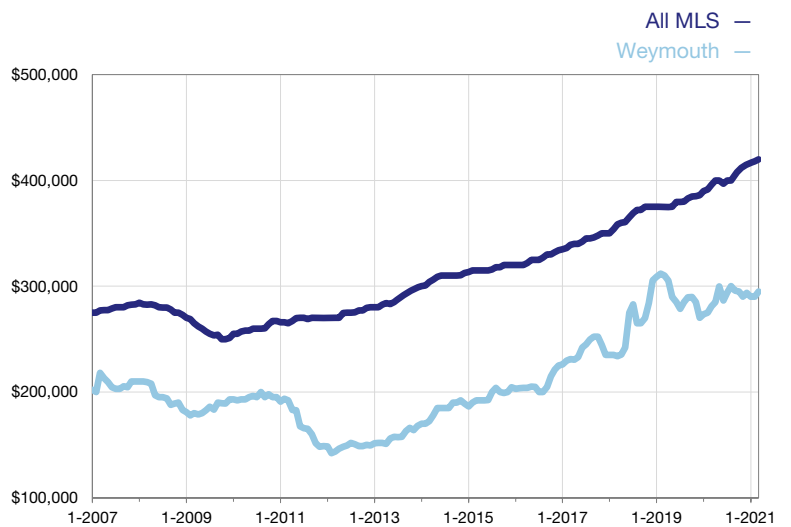
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2021

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Whitman

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	15	- 16.7%	30	40	+ 33.3%
Closed Sales	8	14	+ 75.0%	23	34	+ 47.8%
Median Sales Price*	\$424,900	\$435,000	+ 2.4%	\$417,000	\$425,000	+ 1.9%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	25	15	- 40.0%	36	24	- 33.3%
Percent of Original List Price Received*	99.1%	104.4%	+ 5.3%	98.6%	102.2%	+ 3.7%
New Listings	22	19	- 13.6%	40	41	+ 2.5%

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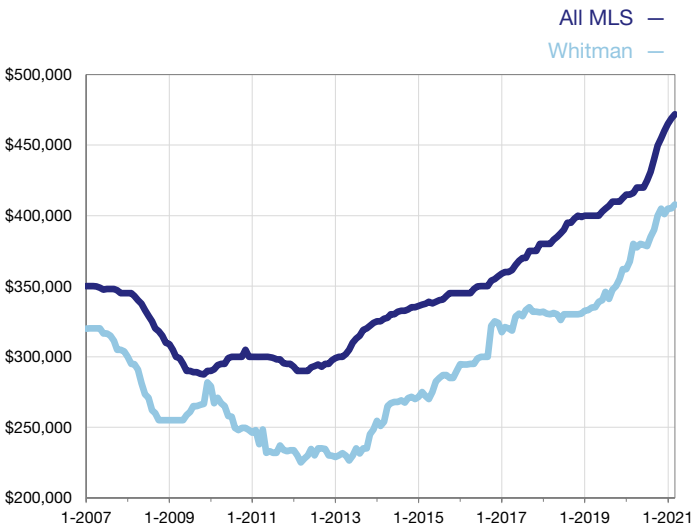
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	9	+ 80.0%	14	15	+ 7.1%
Closed Sales	3	8	+ 166.7%	11	15	+ 36.4%
Median Sales Price*	\$319,000	\$340,650	+ 6.8%	\$310,000	\$334,900	+ 8.0%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	2.3	0.2	- 91.3%	--	--	--
Cumulative Days on Market Until Sale	77	15	- 80.5%	55	30	- 45.5%
Percent of Original List Price Received*	96.6%	104.0%	+ 7.7%	99.1%	102.6%	+ 3.5%
New Listings	6	6	0.0%	15	14	- 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

