

# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Abington

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	13	- 27.8%	123	108	- 12.2%
Closed Sales	20	15	- 25.0%	105	106	+ 1.0%
Median Sales Price*	\$486,011	<b>\$495,000</b>	+ 1.8%	\$422,000	<b>\$467,500</b>	+ 10.8%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	20	27	+ 35.0%	36	21	- 41.7%
Percent of Original List Price Received*	100.0%	<b>103.4%</b>	+ 3.4%	99.0%	<b>103.6%</b>	+ 4.6%
New Listings	19	12	- 36.8%	122	119	- 2.5%

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

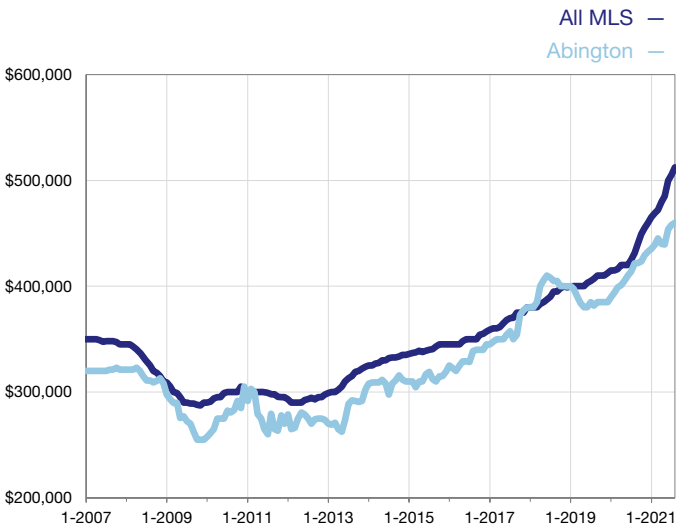
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	6	- 40.0%	37	38	+ 2.7%
Closed Sales	3	6	+ 100.0%	26	35	+ 34.6%
Median Sales Price*	\$339,900	<b>\$400,000</b>	+ 17.7%	\$337,450	<b>\$360,000</b>	+ 6.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	33	23	- 30.3%
Percent of Original List Price Received*	102.0%	<b>106.9%</b>	+ 4.8%	99.9%	<b>102.6%</b>	+ 2.7%
New Listings	10	6	- 40.0%	40	41	+ 2.5%

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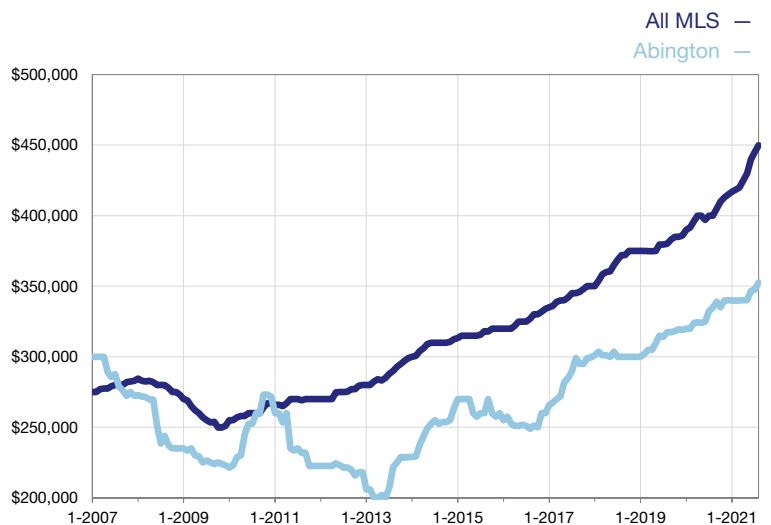
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

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## Braintree

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	36	30	- 16.7%	190	223	+ 17.4%
Closed Sales	31	37	+ 19.4%	161	206	+ 28.0%
Median Sales Price*	\$640,000	\$685,000	+ 7.0%	\$560,000	\$636,900	+ 13.7%
Inventory of Homes for Sale	40	21	- 47.5%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	25	19	- 24.0%	32	26	- 18.8%
Percent of Original List Price Received*	99.0%	103.0%	+ 4.0%	98.7%	102.0%	+ 3.3%
New Listings	43	29	- 32.6%	237	248	+ 4.6%

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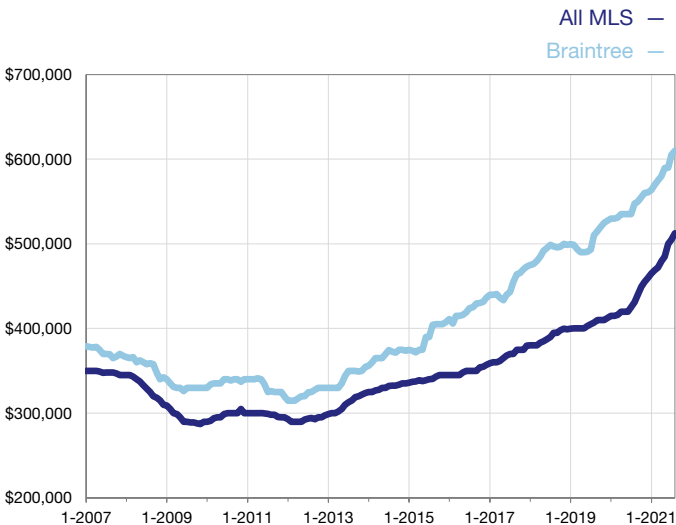
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	15	+ 36.4%	82	100	+ 22.0%
Closed Sales	10	10	0.0%	77	91	+ 18.2%
Median Sales Price*	\$378,000	\$450,000	+ 19.0%	\$378,500	\$392,000	+ 3.6%
Inventory of Homes for Sale	23	7	- 69.6%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	54	41	- 24.1%
Percent of Original List Price Received*	98.0%	100.9%	+ 3.0%	96.4%	99.9%	+ 3.6%
New Listings	20	12	- 40.0%	102	106	+ 3.9%

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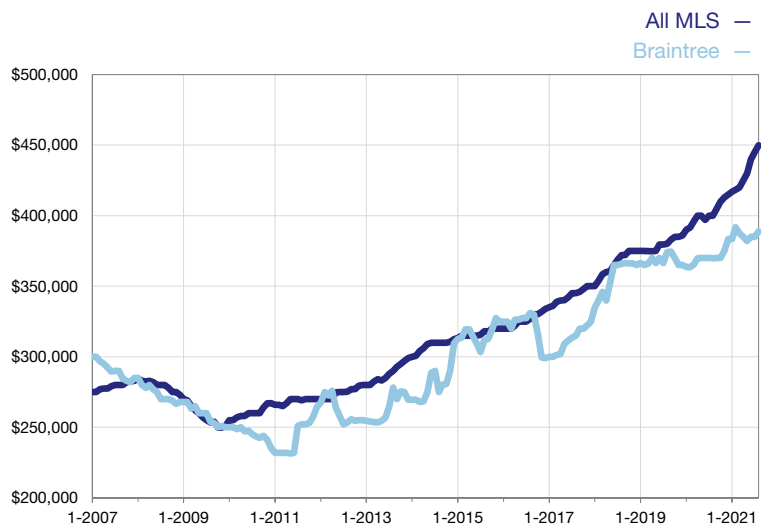
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

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## Bridgewater

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	21	+ 5.0%	188	162	- 13.8%
Closed Sales	29	26	- 10.3%	157	149	- 5.1%
Median Sales Price*	\$510,000	<b>\$515,000</b>	+ 1.0%	\$450,000	<b>\$520,000</b>	+ 15.6%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	55	30	- 45.5%
Percent of Original List Price Received*	99.8%	<b>102.6%</b>	+ 2.8%	98.3%	<b>102.8%</b>	+ 4.6%
New Listings	26	27	+ 3.8%	198	190	- 4.0%

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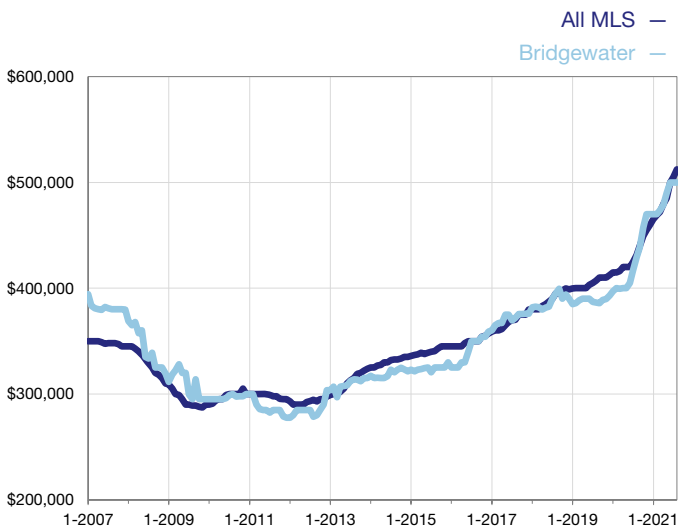
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	48	38	- 20.8%
Closed Sales	10	4	- 60.0%	47	32	- 31.9%
Median Sales Price*	\$276,500	<b>\$320,000</b>	+ 15.7%	\$257,500	<b>\$305,000</b>	+ 18.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	27	9	- 66.7%	31	16	- 48.4%
Percent of Original List Price Received*	101.1%	<b>104.0%</b>	+ 2.9%	99.4%	<b>104.3%</b>	+ 4.9%
New Listings	5	9	+ 80.0%	52	44	- 15.4%

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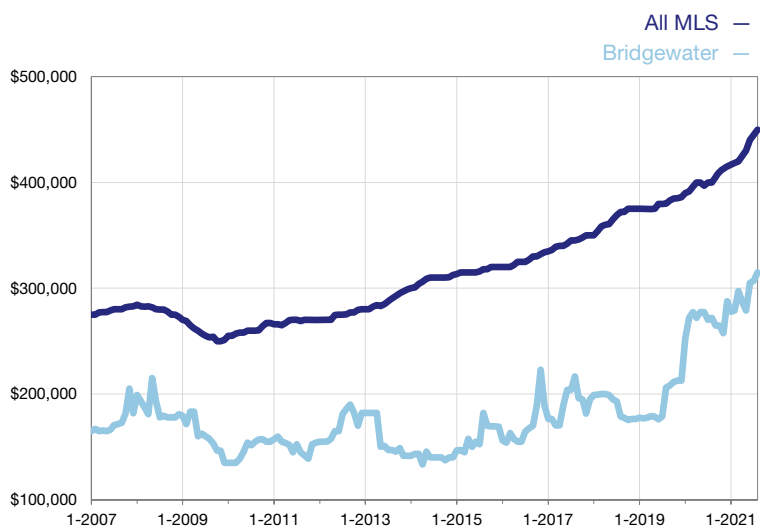
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

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## Carver

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	15	+ 87.5%	63	98	+ 55.6%
Closed Sales	13	13	0.0%	59	81	+ 37.3%
Median Sales Price*	\$358,000	\$510,000	+ 42.5%	\$385,000	\$449,900	+ 16.9%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	51	29	- 43.1%	51	33	- 35.3%
Percent of Original List Price Received*	96.9%	106.0%	+ 9.4%	98.7%	104.1%	+ 5.5%
New Listings	9	13	+ 44.4%	80	106	+ 32.5%

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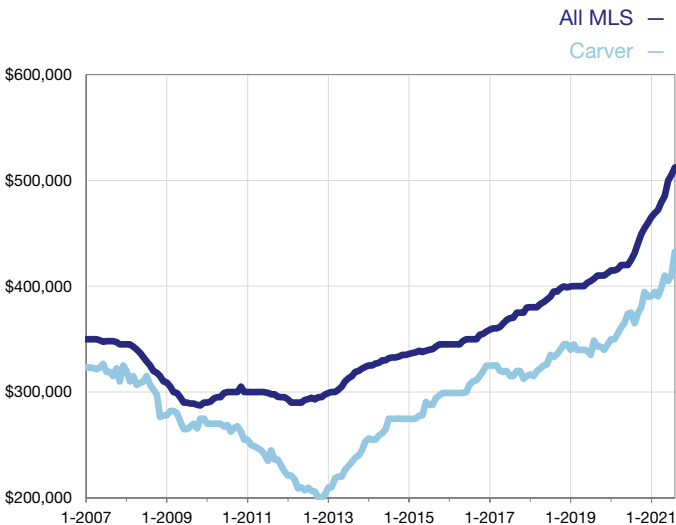
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	12	18	+ 50.0%
Closed Sales	2	2	0.0%	10	15	+ 50.0%
Median Sales Price*	\$397,000	\$338,500	- 14.7%	\$319,950	\$429,000	+ 34.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	3.3	1.3	- 60.6%	--	--	--
Cumulative Days on Market Until Sale	165	6	- 96.4%	97	48	- 50.5%
Percent of Original List Price Received*	102.1%	105.0%	+ 2.8%	100.1%	101.6%	+ 1.5%
New Listings	1	4	+ 300.0%	15	24	+ 60.0%

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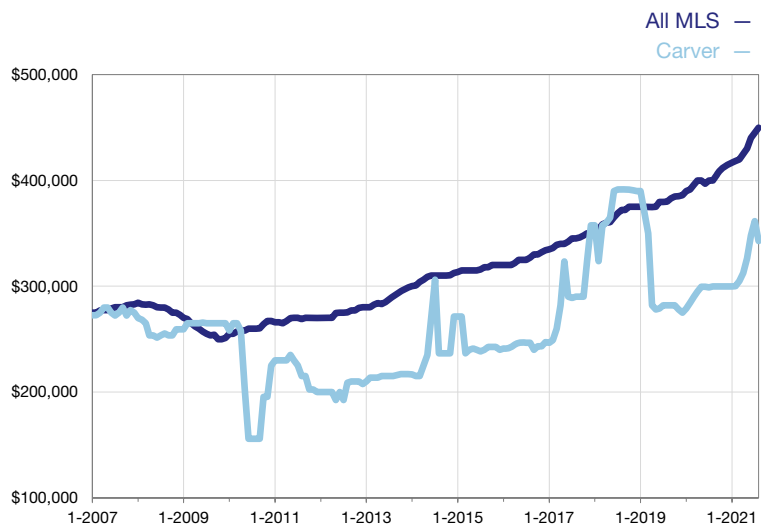
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

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## Cohasset

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	11	- 21.4%	109	98	- 10.1%
Closed Sales	18	9	- 50.0%	94	95	+ 1.1%
Median Sales Price*	\$1,300,000	<b>\$1,174,000</b>	- 9.7%	\$1,100,000	<b>\$1,350,000</b>	+ 22.7%
Inventory of Homes for Sale	46	23	- 50.0%	--	--	--
Months Supply of Inventory	4.4	1.8	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	44	31	- 29.5%	80	61	- 23.8%
Percent of Original List Price Received*	98.4%	<b>96.7%</b>	- 1.7%	94.6%	<b>97.6%</b>	+ 3.2%
New Listings	15	11	- 26.7%	163	113	- 30.7%

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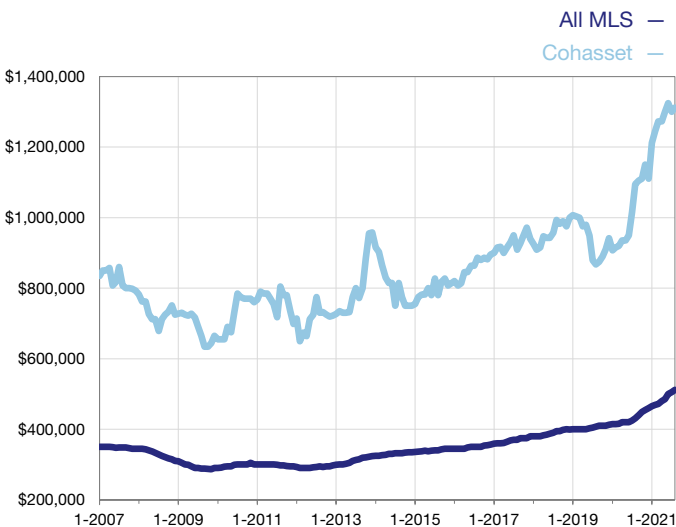
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	13	9	- 30.8%
Closed Sales	5	0	- 100.0%	12	9	- 25.0%
Median Sales Price*	\$900,000	<b>\$0</b>	- 100.0%	\$826,500	<b>\$716,625</b>	- 13.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	62	58	- 6.5%
Percent of Original List Price Received*	95.8%	<b>0.0%</b>	- 100.0%	97.4%	<b>94.6%</b>	- 2.9%
New Listings	1	1	0.0%	21	8	- 61.9%

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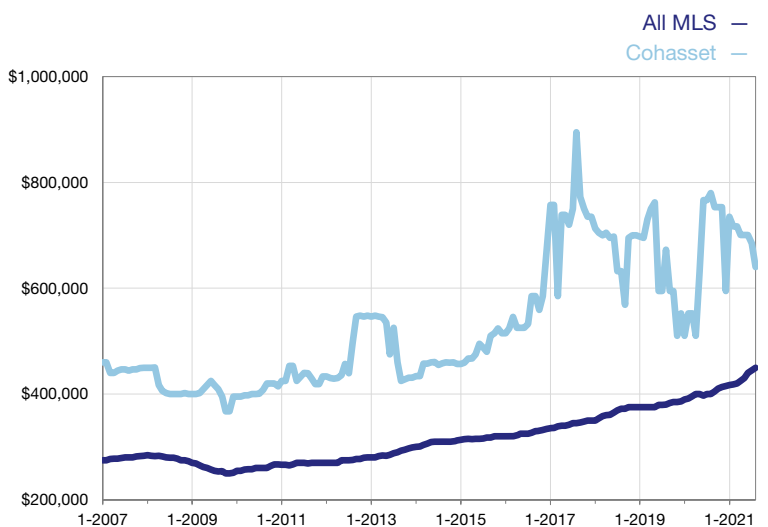
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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## Duxbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	17	- 19.0%	182	144	- 20.9%
Closed Sales	32	20	- 37.5%	154	126	- 18.2%
Median Sales Price*	\$811,000	<b>\$854,950</b>	+ 5.4%	\$734,500	<b>\$905,380</b>	+ 23.3%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	86	20	- 76.7%	76	23	- 69.7%
Percent of Original List Price Received*	97.6%	<b>104.4%</b>	+ 7.0%	96.4%	<b>105.1%</b>	+ 9.0%
New Listings	26	17	- 34.6%	200	178	- 11.0%

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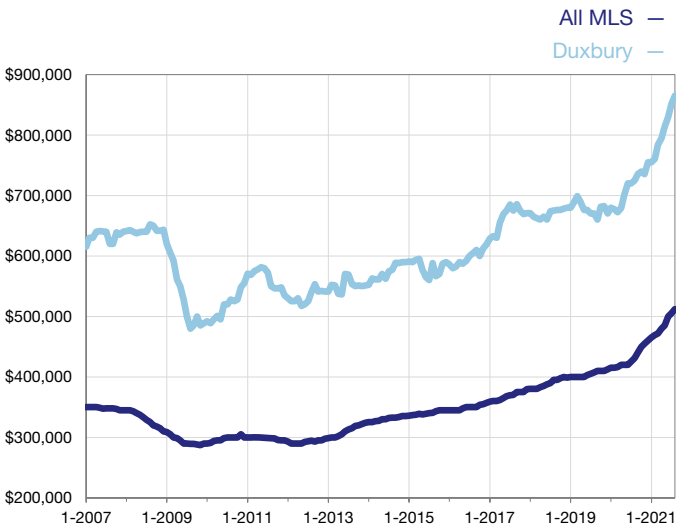
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	19	25	+ 31.6%
Closed Sales	2	4	+ 100.0%	21	21	0.0%
Median Sales Price*	\$406,250	<b>\$557,500</b>	+ 37.2%	\$390,000	<b>\$381,000</b>	- 2.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	112	25	- 77.7%	102	33	- 67.6%
Percent of Original List Price Received*	94.7%	<b>100.7%</b>	+ 6.3%	94.2%	<b>101.2%</b>	+ 7.4%
New Listings	4	2	- 50.0%	20	27	+ 35.0%

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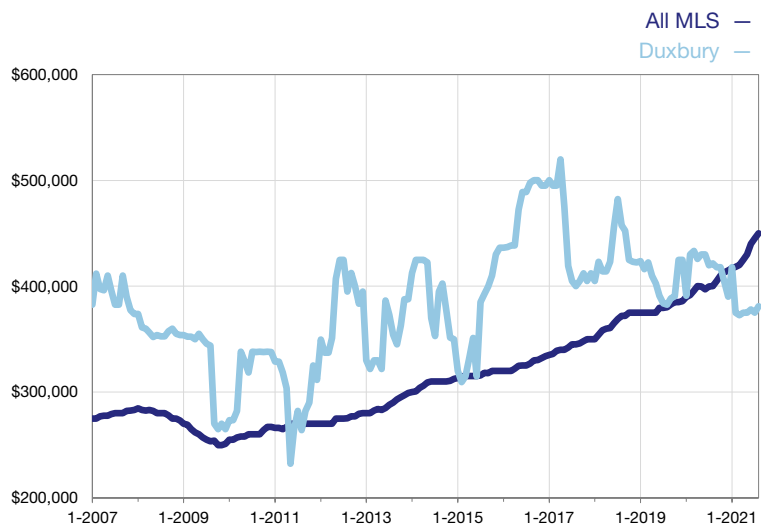
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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## East Bridgewater

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	11	- 38.9%	84	77	- 8.3%
Closed Sales	20	10	- 50.0%	68	66	- 2.9%
Median Sales Price*	\$457,500	<b>\$567,500</b>	+ 24.0%	\$416,000	<b>\$467,500</b>	+ 12.4%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	34	0.0%	46	31	- 32.6%
Percent of Original List Price Received*	100.8%	<b>105.2%</b>	+ 4.4%	98.1%	<b>103.8%</b>	+ 5.8%
New Listings	12	10	- 16.7%	89	87	- 2.2%

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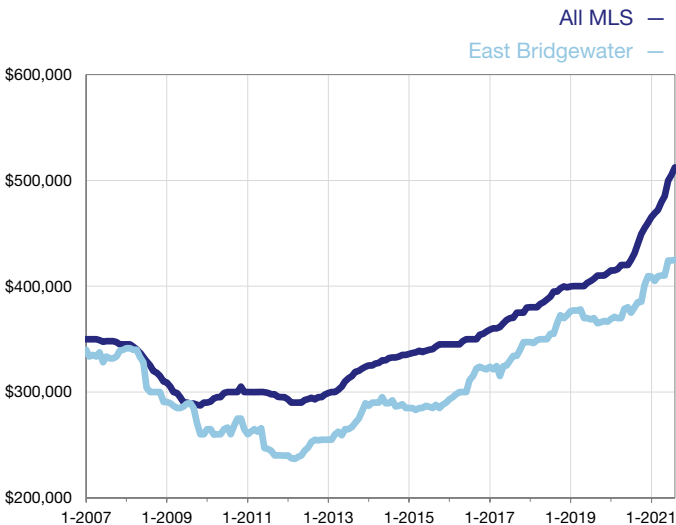
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	3	0.0%	17	18	+ 5.9%
Closed Sales	1	1	0.0%	13	18	+ 38.5%
Median Sales Price*	\$410,000	<b>\$385,000</b>	- 6.1%	\$240,000	<b>\$350,000</b>	+ 45.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	47	21	- 55.3%	70	26	- 62.9%
Percent of Original List Price Received*	101.2%	<b>102.7%</b>	+ 1.5%	98.3%	<b>102.1%</b>	+ 3.9%
New Listings	2	4	+ 100.0%	13	19	+ 46.2%

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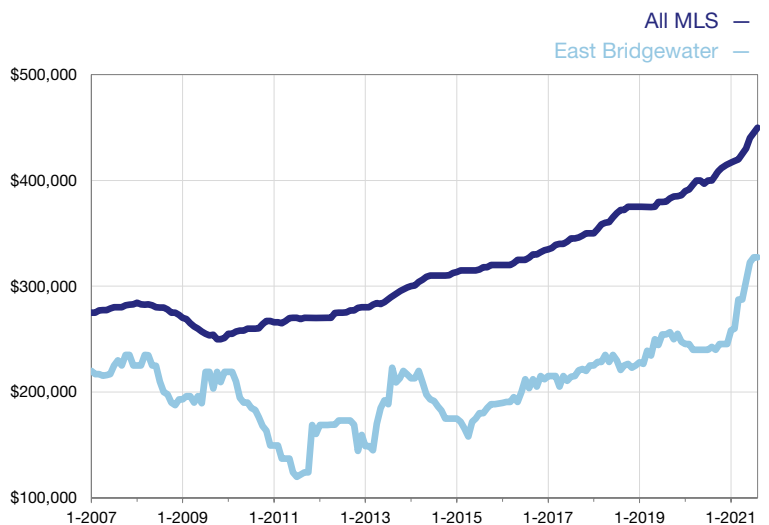
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Rolling 12-Month Calculation



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## Halifax

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	14	+ 75.0%	72	64	- 11.1%
Closed Sales	12	4	- 66.7%	58	54	- 6.9%
Median Sales Price*	\$400,000	\$497,500	+ 24.4%	\$412,500	\$455,000	+ 10.3%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	58	84	+ 44.8%	57	28	- 50.9%
Percent of Original List Price Received*	99.4%	93.4%	- 6.0%	98.5%	101.1%	+ 2.6%
New Listings	7	7	0.0%	71	64	- 9.9%

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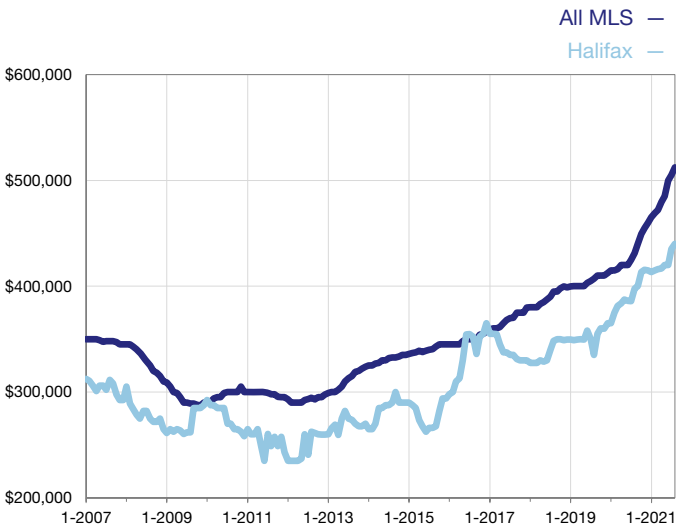
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	13	13	0.0%
Closed Sales	0	2	--	10	12	+ 20.0%
Median Sales Price*	\$0	\$316,750	--	\$240,000	\$279,000	+ 16.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	21	16	- 23.8%
Percent of Original List Price Received*	0.0%	103.2%	--	99.3%	108.0%	+ 8.8%
New Listings	3	1	- 66.7%	17	13	- 23.5%

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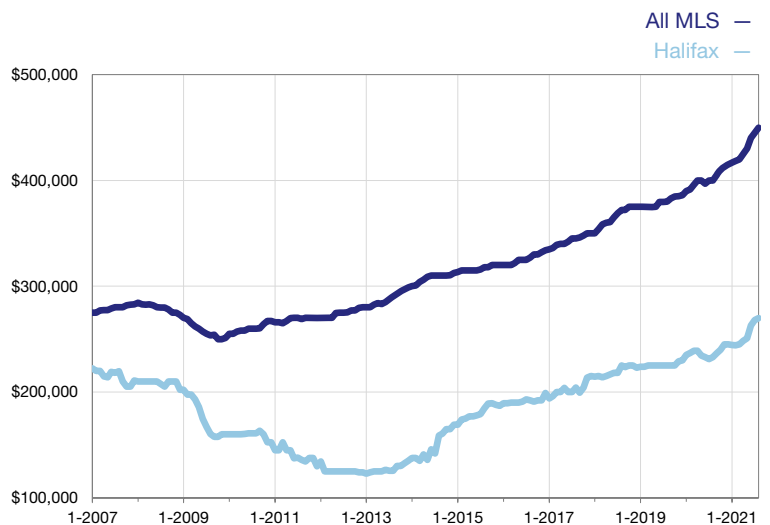
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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## Hanover

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	12	- 36.8%	135	114	- 15.6%
Closed Sales	24	18	- 25.0%	112	105	- 6.3%
Median Sales Price*	\$570,000	<b>\$755,000</b>	+ 32.5%	\$575,000	<b>\$665,000</b>	+ 15.7%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	43	25	- 41.9%	61	31	- 49.2%
Percent of Original List Price Received*	99.0%	<b>103.5%</b>	+ 4.5%	97.4%	<b>103.4%</b>	+ 6.2%
New Listings	30	15	- 50.0%	165	137	- 17.0%

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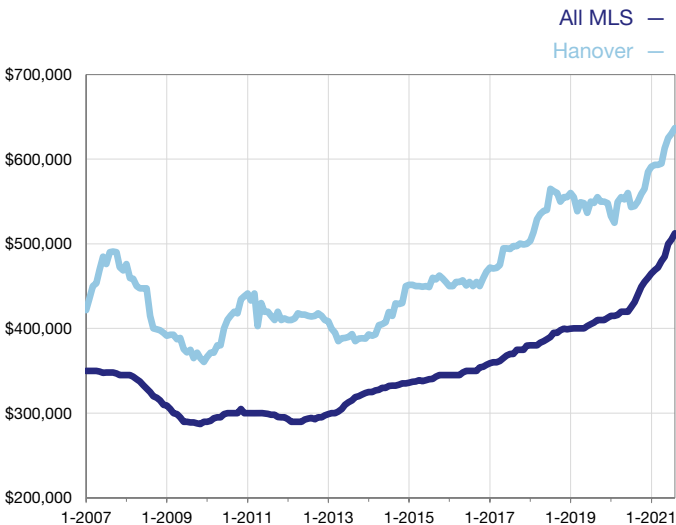
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	29	19	- 34.5%
Closed Sales	3	5	+ 66.7%	18	23	+ 27.8%
Median Sales Price*	\$460,000	<b>\$663,566</b>	+ 44.3%	\$513,750	<b>\$625,000</b>	+ 21.7%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	57	18	- 68.4%	34	31	- 8.8%
Percent of Original List Price Received*	100.1%	<b>101.3%</b>	+ 1.2%	100.4%	<b>101.2%</b>	+ 0.8%
New Listings	3	0	- 100.0%	43	20	- 53.5%

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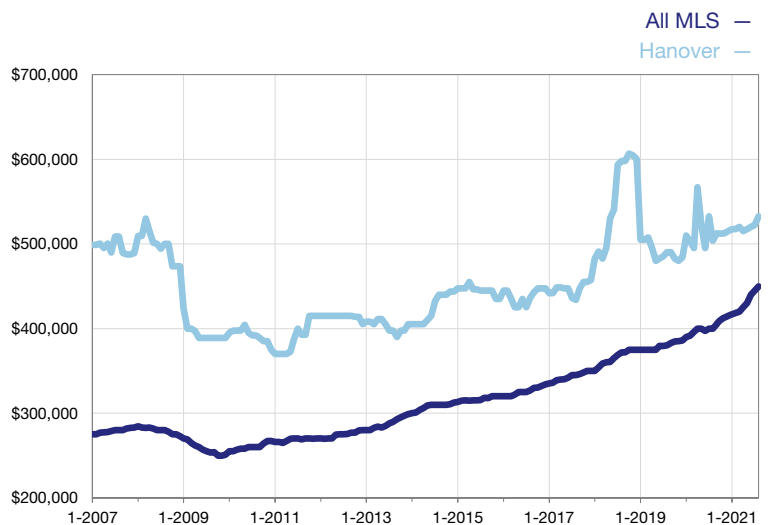
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hanson

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	8	- 33.3%	71	71	0.0%
Closed Sales	10	7	- 30.0%	66	78	+ 18.2%
Median Sales Price*	\$402,500	\$500,000	+ 24.2%	\$425,500	\$490,000	+ 15.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	16	- 62.8%	47	23	- 51.1%
Percent of Original List Price Received*	99.0%	103.3%	+ 4.3%	100.0%	104.4%	+ 4.4%
New Listings	11	9	- 18.2%	74	83	+ 12.2%

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

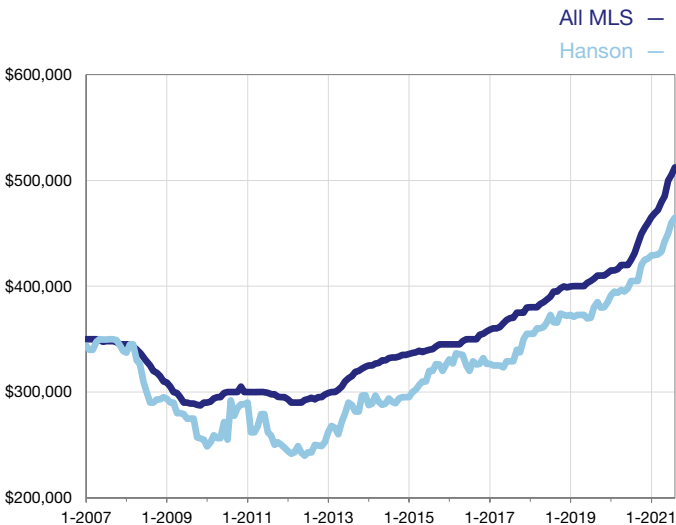
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	19	18	- 5.3%
Closed Sales	4	2	- 50.0%	18	12	- 33.3%
Median Sales Price*	\$419,950	\$568,500	+ 35.4%	\$353,500	\$505,000	+ 42.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	52	15	- 71.2%	67	19	- 71.6%
Percent of Original List Price Received*	98.1%	100.8%	+ 2.8%	98.4%	102.1%	+ 3.8%
New Listings	3	3	0.0%	23	19	- 17.4%

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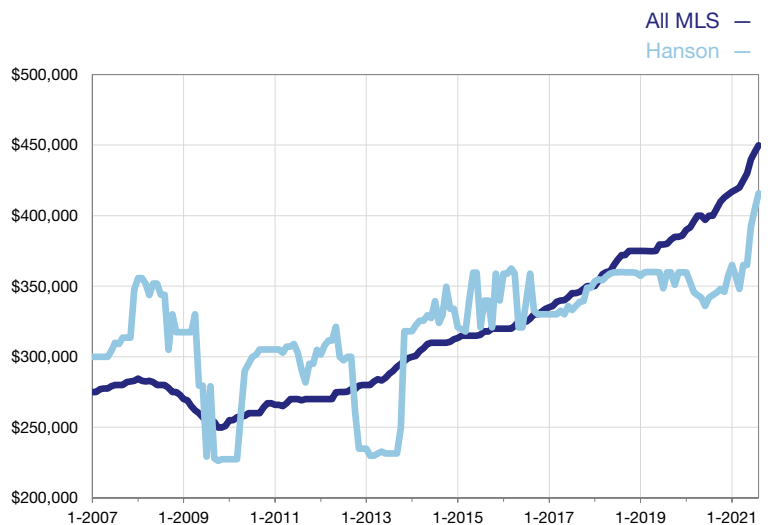
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hingham

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	34	17	- 50.0%	209	206	- 1.4%
Closed Sales	38	39	+ 2.6%	171	198	+ 15.8%
Median Sales Price*	\$830,000	\$1,100,000	+ 32.5%	\$819,000	\$1,162,500	+ 41.9%
Inventory of Homes for Sale	43	18	- 58.1%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	61	33	- 45.9%
Percent of Original List Price Received*	97.7%	102.4%	+ 4.8%	96.2%	101.3%	+ 5.3%
New Listings	18	18	0.0%	269	240	- 10.8%

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

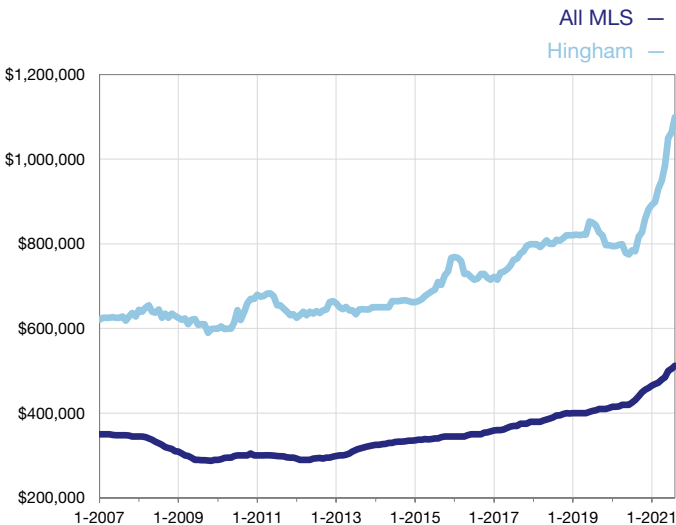
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	7	- 22.2%	43	64	+ 48.8%
Closed Sales	8	9	+ 12.5%	36	59	+ 63.9%
Median Sales Price*	\$360,000	\$525,000	+ 45.8%	\$457,500	\$785,000	+ 71.6%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	4.4	1.2	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	81	88	+ 8.6%	94	71	- 24.5%
Percent of Original List Price Received*	97.0%	100.3%	+ 3.4%	95.8%	98.3%	+ 2.6%
New Listings	10	3	- 70.0%	74	75	+ 1.4%

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

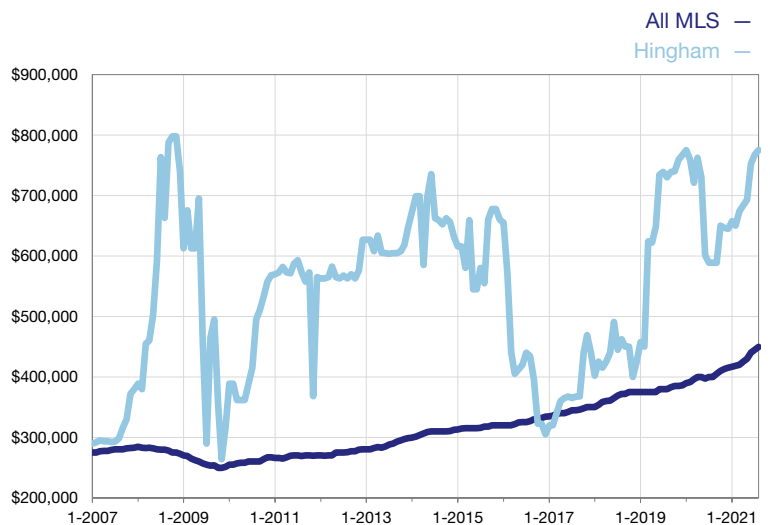
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holbrook

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	15	0.0%	98	96	- 2.0%
Closed Sales	11	14	+ 27.3%	88	97	+ 10.2%
Median Sales Price*	\$360,000	\$490,750	+ 36.3%	\$375,000	\$432,000	+ 15.2%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	33	16	- 51.5%	41	23	- 43.9%
Percent of Original List Price Received*	102.2%	104.9%	+ 2.6%	100.1%	104.2%	+ 4.1%
New Listings	16	11	- 31.3%	118	110	- 6.8%

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

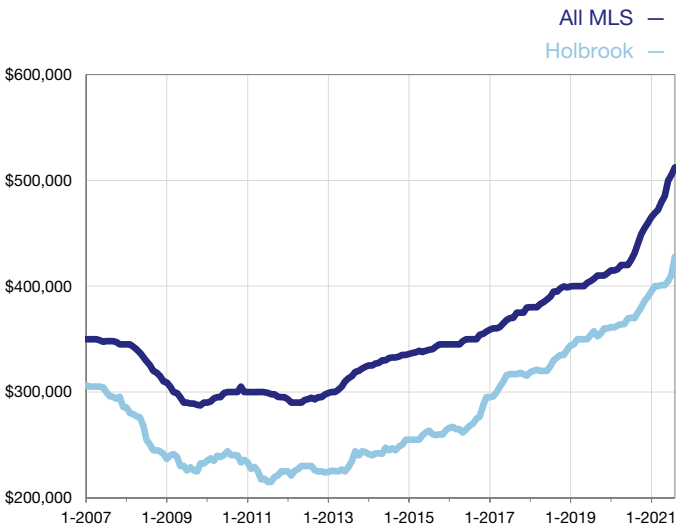
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	2	5	+ 150.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$275,450	\$260,000	- 5.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	148	13	- 91.2%
Percent of Original List Price Received*	0.0%	0.0%	--	105.8%	103.3%	- 2.4%
New Listings	1	1	0.0%	2	6	+ 200.0%

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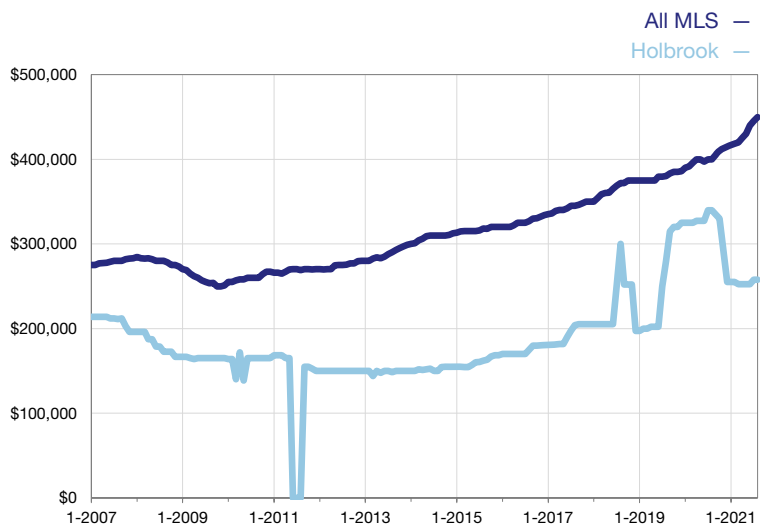
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	8	- 38.5%	92	98	+ 6.5%
Closed Sales	20	13	- 35.0%	75	92	+ 22.7%
Median Sales Price*	\$595,000	<b>\$610,000</b>	+ 2.5%	\$472,000	<b>\$600,500</b>	+ 27.2%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	45	23	- 48.9%	66	30	- 54.5%
Percent of Original List Price Received*	97.6%	101.5%	+ 4.0%	95.7%	101.3%	+ 5.9%
New Listings	18	12	- 33.3%	114	116	+ 1.8%

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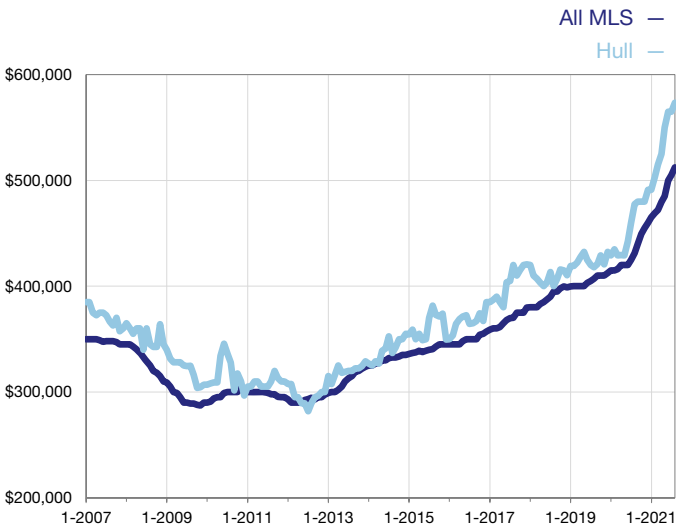
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	12	+ 71.4%	52	66	+ 26.9%
Closed Sales	10	5	- 50.0%	57	54	- 5.3%
Median Sales Price*	\$391,000	<b>\$550,000</b>	+ 40.7%	\$375,000	<b>\$396,000</b>	+ 5.6%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	74	18	- 75.7%	100	38	- 62.0%
Percent of Original List Price Received*	98.9%	102.3%	+ 3.4%	96.5%	98.8%	+ 2.4%
New Listings	4	8	+ 100.0%	60	66	+ 10.0%

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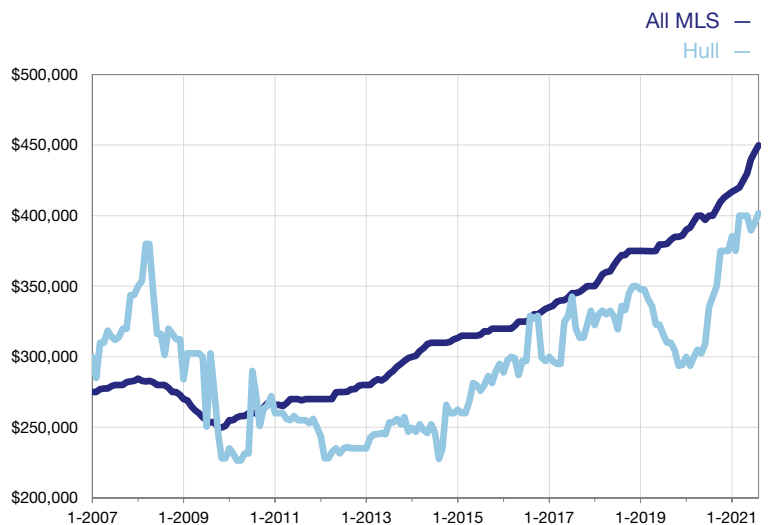
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	22	- 12.0%	141	109	- 22.7%
Closed Sales	27	16	- 40.7%	126	99	- 21.4%
Median Sales Price*	\$465,000	<b>\$615,000</b>	+ 32.3%	\$446,000	<b>\$615,000</b>	+ 37.9%
Inventory of Homes for Sale	25	14	- 44.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	34	+ 9.7%	51	38	- 25.5%
Percent of Original List Price Received*	100.8%	<b>102.2%</b>	+ 1.4%	98.0%	<b>102.7%</b>	+ 4.8%
New Listings	21	22	+ 4.8%	150	128	- 14.7%

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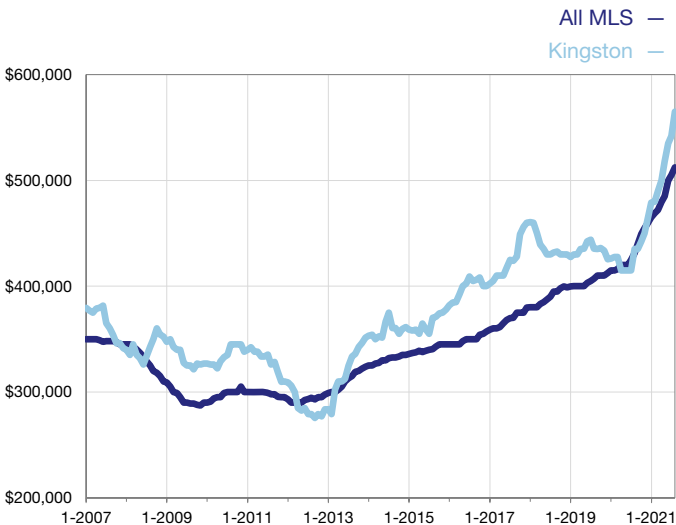
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	21	7	- 66.7%
Closed Sales	4	4	0.0%	21	6	- 71.4%
Median Sales Price*	\$327,250	<b>\$327,750</b>	+ 0.2%	\$382,500	<b>\$343,500</b>	- 10.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	44	59	+ 34.1%	53	68	+ 28.3%
Percent of Original List Price Received*	98.9%	<b>107.3%</b>	+ 8.5%	98.9%	<b>104.8%</b>	+ 6.0%
New Listings	0	0	--	22	8	- 63.6%

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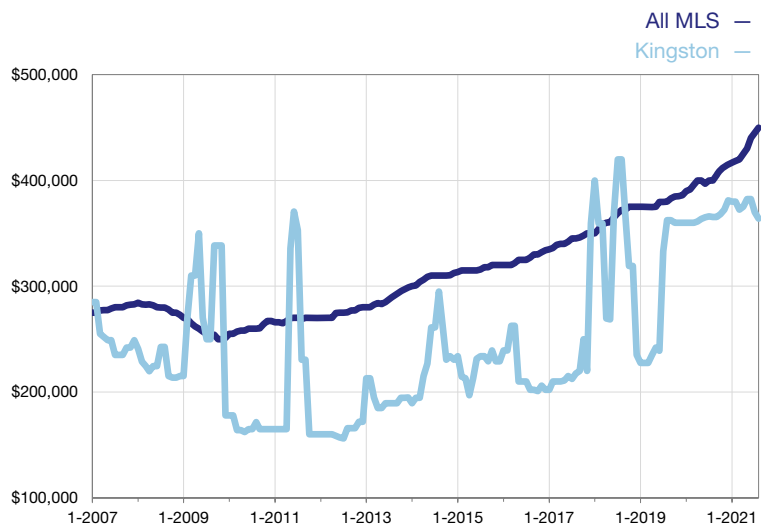
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	38	40	+ 5.3%	231	190	- 17.7%
Closed Sales	42	26	- 38.1%	183	157	- 14.2%
Median Sales Price*	\$545,000	\$597,500	+ 9.6%	\$485,000	\$621,500	+ 28.1%
Inventory of Homes for Sale	38	23	- 39.5%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	46	33	- 28.3%	67	28	- 58.2%
Percent of Original List Price Received*	99.8%	101.1%	+ 1.3%	97.2%	104.7%	+ 7.7%
New Listings	37	29	- 21.6%	261	217	- 16.9%

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

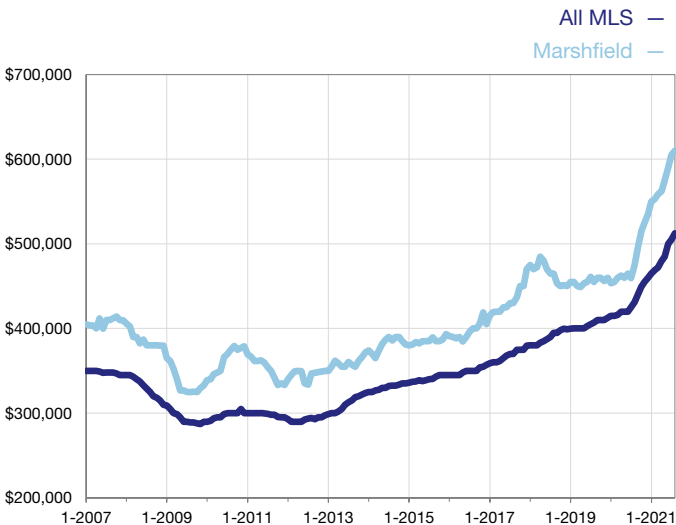
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	4	- 42.9%	27	30	+ 11.1%
Closed Sales	5	3	- 40.0%	25	23	- 8.0%
Median Sales Price*	\$332,000	\$340,000	+ 2.4%	\$207,000	\$228,000	+ 10.1%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	42	22	- 47.6%
Percent of Original List Price Received*	100.8%	96.8%	- 4.0%	98.8%	100.4%	+ 1.6%
New Listings	4	4	0.0%	38	32	- 15.8%

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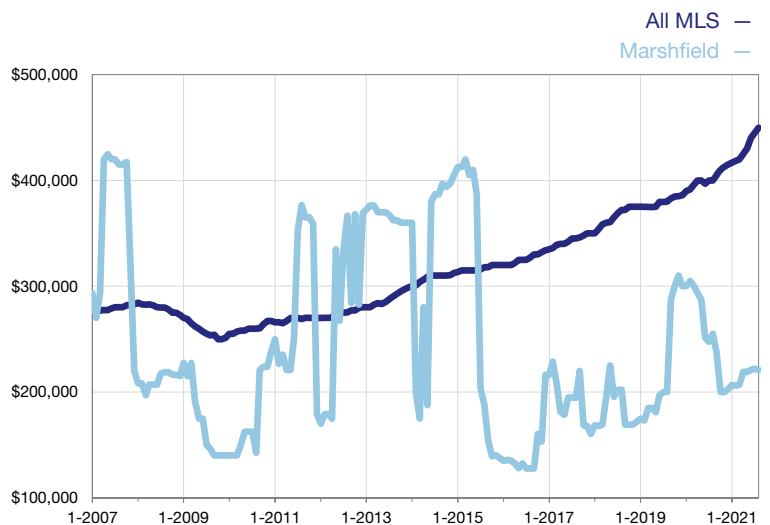
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwell

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	18	- 18.2%	129	102	- 20.9%
Closed Sales	23	14	- 39.1%	109	86	- 21.1%
Median Sales Price*	\$776,000	<b>\$855,500</b>	+ 10.2%	\$710,000	<b>\$810,000</b>	+ 14.1%
Inventory of Homes for Sale	36	16	- 55.6%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	58	20	- 65.5%	69	32	- 53.6%
Percent of Original List Price Received*	99.5%	<b>107.6%</b>	+ 8.1%	97.1%	<b>103.8%</b>	+ 6.9%
New Listings	22	18	- 18.2%	160	118	- 26.3%

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

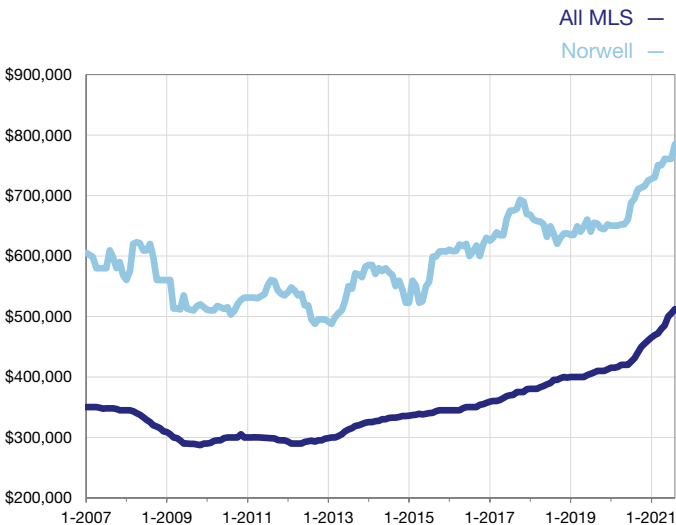
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	7	9	+ 28.6%
Closed Sales	0	1	--	7	13	+ 85.7%
Median Sales Price*	\$0	<b>\$822,000</b>	--	\$640,000	<b>\$700,000</b>	+ 9.4%
Inventory of Homes for Sale	14	3	- 78.6%	--	--	--
Months Supply of Inventory	9.3	1.8	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	0	72	--	123	121	- 1.6%
Percent of Original List Price Received*	0.0%	<b>99.2%</b>	--	102.7%	<b>99.7%</b>	- 2.9%
New Listings	1	2	+ 100.0%	19	13	- 31.6%

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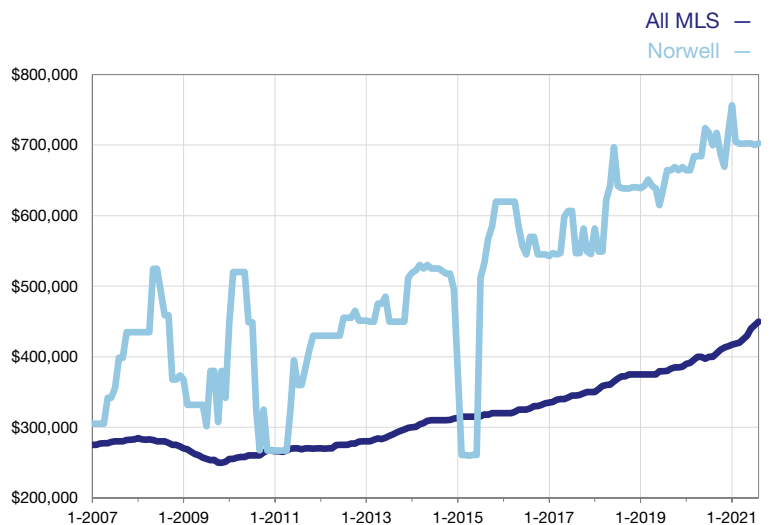
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	19	0.0%	161	155	- 3.7%
Closed Sales	24	24	0.0%	145	158	+ 9.0%
Median Sales Price*	\$450,868	\$562,500	+ 24.8%	\$435,000	\$543,750	+ 25.0%
Inventory of Homes for Sale	35	14	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	45	22	- 51.1%	67	43	- 35.8%
Percent of Original List Price Received*	101.1%	106.4%	+ 5.2%	99.2%	105.5%	+ 6.4%
New Listings	24	20	- 16.7%	186	169	- 9.1%

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

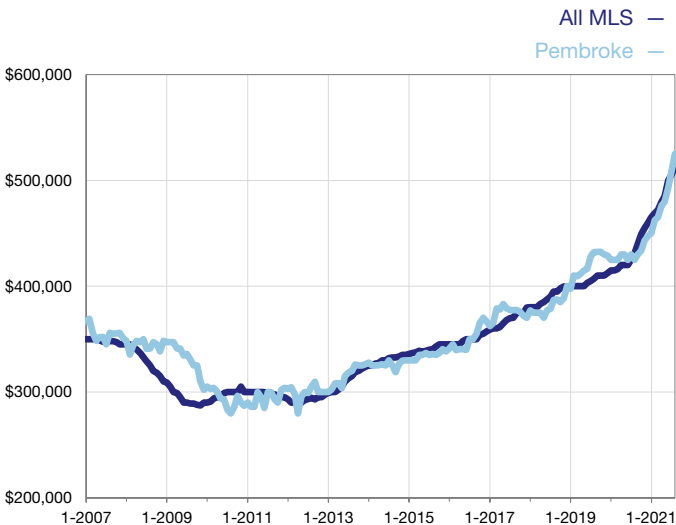
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	1	- 80.0%	21	13	- 38.1%
Closed Sales	2	1	- 50.0%	16	13	- 18.8%
Median Sales Price*	\$375,000	\$560,000	+ 49.3%	\$342,500	\$351,000	+ 2.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	63	15	- 76.2%	87	21	- 75.9%
Percent of Original List Price Received*	100.8%	101.8%	+ 1.0%	97.8%	103.6%	+ 5.9%
New Listings	5	1	- 80.0%	21	14	- 33.3%

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

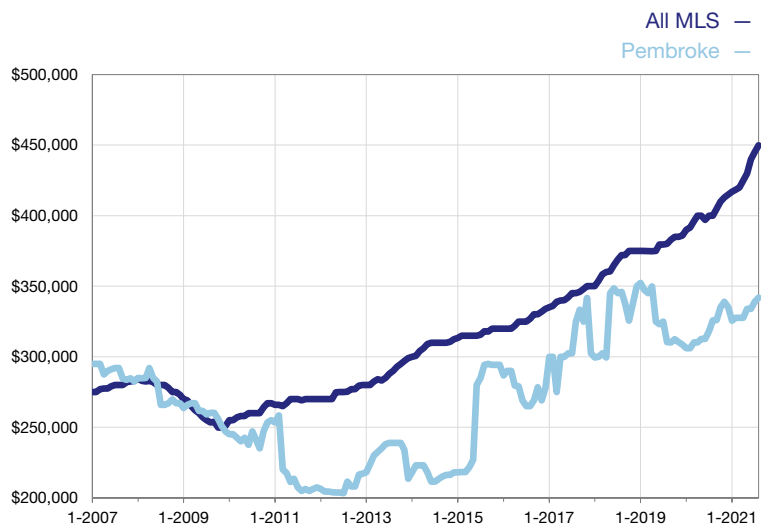
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	109	84	- 22.9%	673	597	- 11.3%
Closed Sales	86	83	- 3.5%	557	513	- 7.9%
Median Sales Price*	\$432,000	<b>\$520,000</b>	+ 20.4%	\$435,000	<b>\$500,000</b>	+ 14.9%
Inventory of Homes for Sale	144	66	- 54.2%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	44	23	- 47.7%	77	34	- 55.8%
Percent of Original List Price Received*	99.0%	<b>104.4%</b>	+ 5.5%	97.6%	<b>104.1%</b>	+ 6.7%
New Listings	100	79	- 21.0%	772	656	- 15.0%

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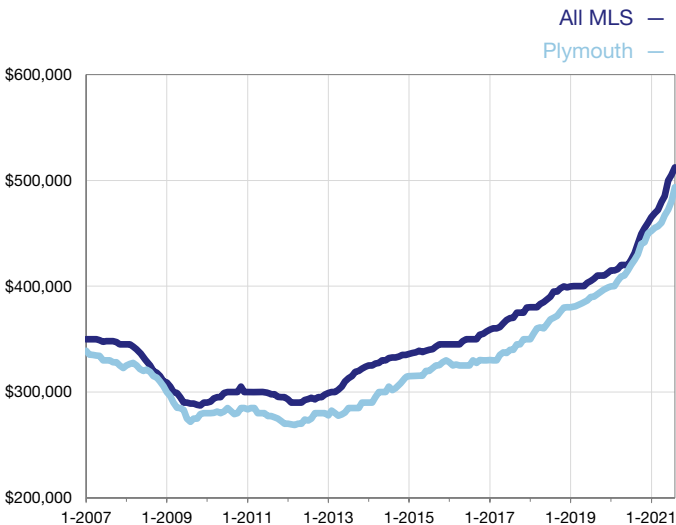
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	45	62	+ 37.8%	255	276	+ 8.2%
Closed Sales	37	42	+ 13.5%	210	231	+ 10.0%
Median Sales Price*	\$470,000	<b>\$442,700</b>	- 5.8%	\$447,053	<b>\$414,713</b>	- 7.2%
Inventory of Homes for Sale	65	30	- 53.8%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	66	26	- 60.6%	80	45	- 43.8%
Percent of Original List Price Received*	100.4%	<b>102.0%</b>	+ 1.6%	100.1%	<b>100.6%</b>	+ 0.5%
New Listings	50	62	+ 24.0%	314	320	+ 1.9%

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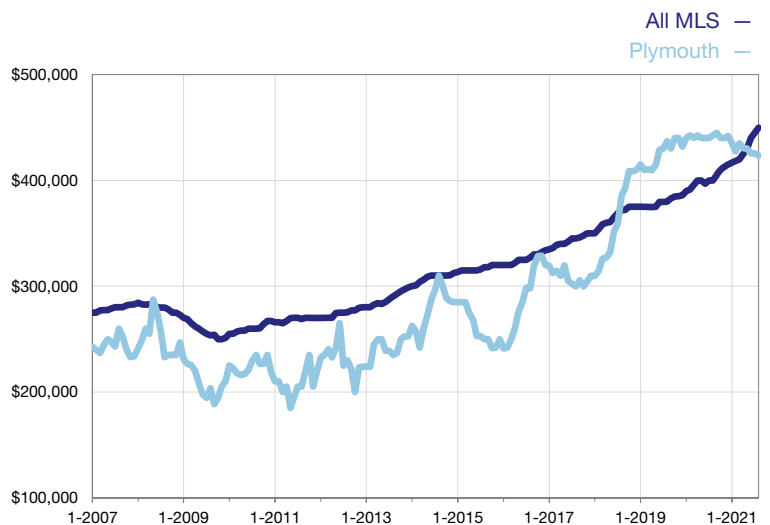
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plympton

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	5	+ 25.0%	20	28	+ 40.0%
Closed Sales	3	6	+ 100.0%	12	23	+ 91.7%
Median Sales Price*	\$438,000	<b>\$622,000</b>	+ 42.0%	\$431,500	<b>\$570,000</b>	+ 32.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.7</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	<b>18</b>	- 25.0%	43	<b>25</b>	- 41.9%
Percent of Original List Price Received*	102.8%	<b>105.1%</b>	+ 2.2%	95.9%	<b>103.2%</b>	+ 7.6%
New Listings	1	5	+ 400.0%	19	31	+ 63.2%

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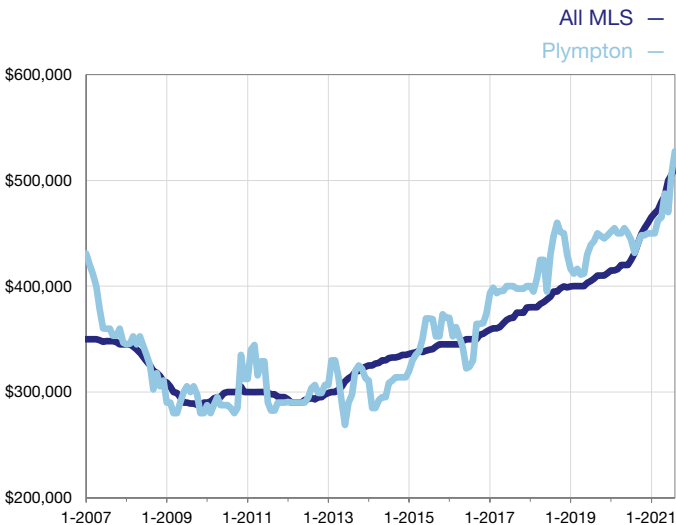
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$359,000	<b>\$0</b>	- 100.0%	\$359,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	36	0	- 100.0%	36	0	- 100.0%
Percent of Original List Price Received*	94.7%	<b>0.0%</b>	- 100.0%	94.7%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

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

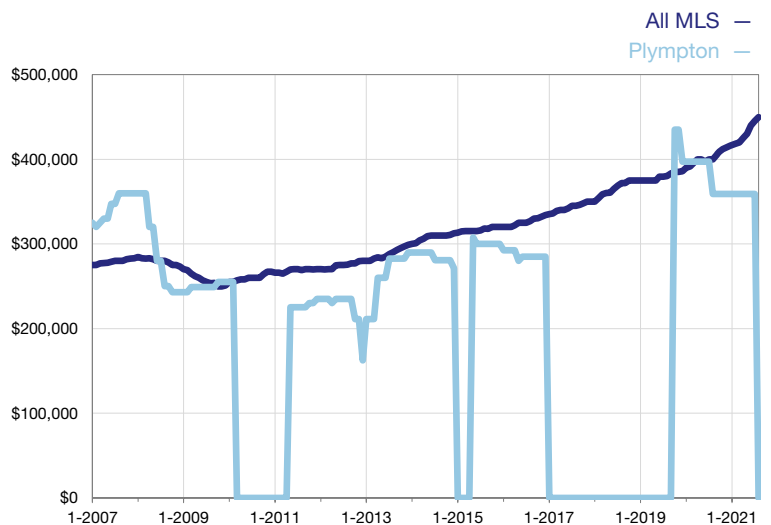
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Quincy

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	42	49	+ 16.7%	292	331	+ 13.4%
Closed Sales	50	42	- 16.0%	265	305	+ 15.1%
Median Sales Price*	\$556,500	<b>\$622,000</b>	+ 11.8%	\$535,000	<b>\$620,000</b>	+ 15.9%
Inventory of Homes for Sale	66	40	- 39.4%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	52	29	- 44.2%	39	28	- 28.2%
Percent of Original List Price Received*	99.5%	<b>102.1%</b>	+ 2.6%	98.9%	<b>102.7%</b>	+ 3.8%
New Listings	51	42	- 17.6%	363	377	+ 3.9%

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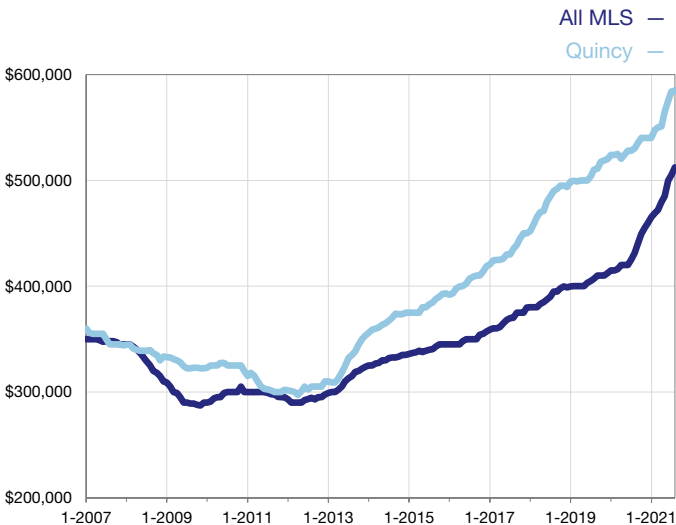
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	44	45	+ 2.3%	273	416	+ 52.4%
Closed Sales	38	66	+ 73.7%	243	374	+ 53.9%
Median Sales Price*	\$431,250	<b>\$380,000</b>	- 11.9%	\$429,900	<b>\$470,000</b>	+ 9.3%
Inventory of Homes for Sale	77	57	- 26.0%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 16.7%	45	47	+ 4.4%
Percent of Original List Price Received*	98.6%	<b>100.9%</b>	+ 2.3%	98.6%	<b>99.3%</b>	+ 0.7%
New Listings	58	54	- 6.9%	362	516	+ 42.5%

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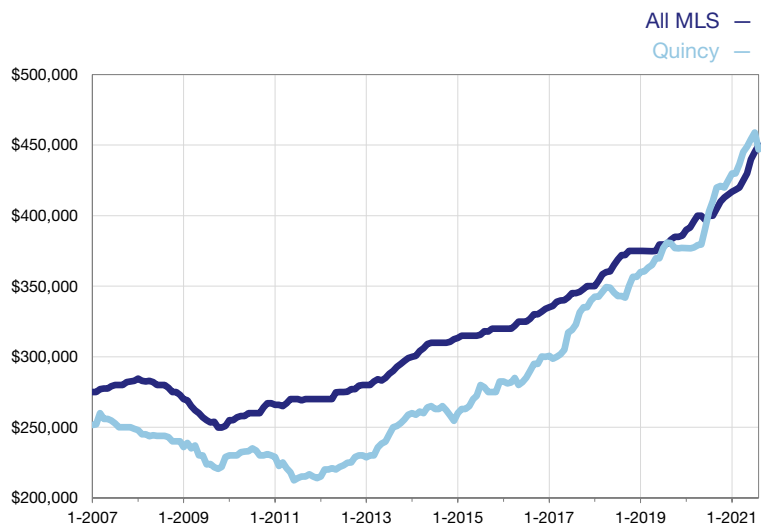
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rockland

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	15	+ 7.1%	105	129	+ 22.9%
Closed Sales	18	17	- 5.6%	95	114	+ 20.0%
Median Sales Price*	\$382,500	<b>\$430,000</b>	+ 12.4%	\$370,000	<b>\$440,000</b>	+ 18.9%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 15.8%	36	20	- 44.4%
Percent of Original List Price Received*	101.4%	<b>103.6%</b>	+ 2.2%	100.6%	<b>105.4%</b>	+ 4.8%
New Listings	10	18	+ 80.0%	118	139	+ 17.8%

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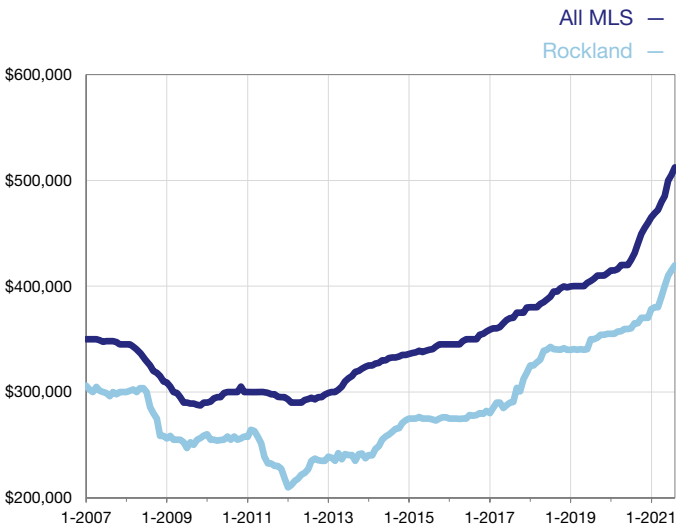
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	4	- 42.9%	31	33	+ 6.5%
Closed Sales	7	7	0.0%	24	33	+ 37.5%
Median Sales Price*	\$320,000	<b>\$360,000</b>	+ 12.5%	\$287,500	<b>\$347,500</b>	+ 20.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.7	0.2	- 88.2%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	28	20	- 28.6%
Percent of Original List Price Received*	98.5%	<b>100.0%</b>	+ 1.5%	99.1%	<b>101.7%</b>	+ 2.6%
New Listings	7	3	- 57.1%	39	34	- 12.8%

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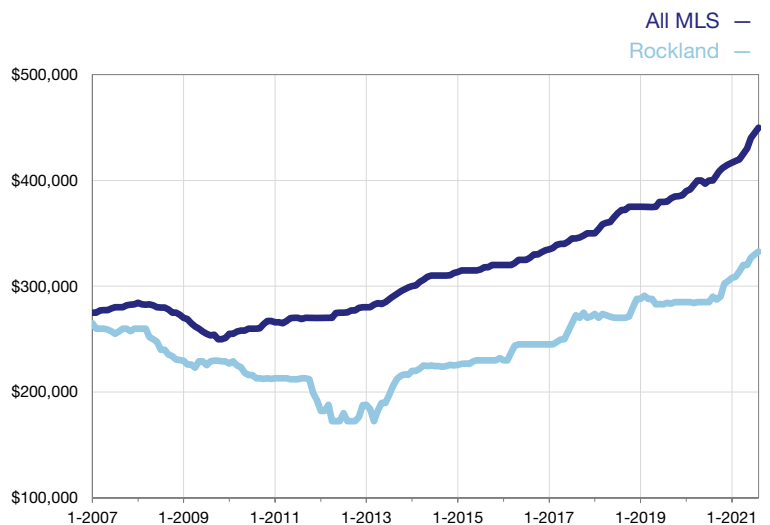
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	37	35	- 5.4%	248	191	- 23.0%
Closed Sales	38	28	- 26.3%	205	169	- 17.6%
Median Sales Price*	\$665,000	<b>\$889,000</b>	+ 33.7%	\$640,000	<b>\$800,000</b>	+ 25.0%
Inventory of Homes for Sale	46	30	- 34.8%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	56	36	- 35.7%	71	34	- 52.1%
Percent of Original List Price Received*	99.7%	105.1%	+ 5.4%	96.9%	104.9%	+ 8.3%
New Listings	37	36	- 2.7%	271	227	- 16.2%

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

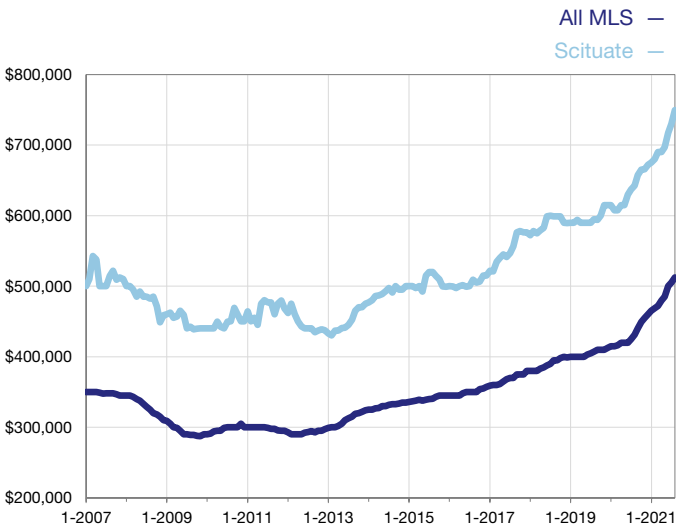
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	4	- 63.6%	60	57	- 5.0%
Closed Sales	6	6	0.0%	36	53	+ 47.2%
Median Sales Price*	\$737,371	<b>\$782,625</b>	+ 6.1%	\$629,500	<b>\$765,250</b>	+ 21.6%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	5.6	2.7	- 51.8%	--	--	--
Cumulative Days on Market Until Sale	58	33	- 43.1%	80	50	- 37.5%
Percent of Original List Price Received*	108.7%	106.0%	- 2.5%	100.8%	106.7%	+ 5.9%
New Listings	11	7	- 36.4%	73	74	+ 1.4%

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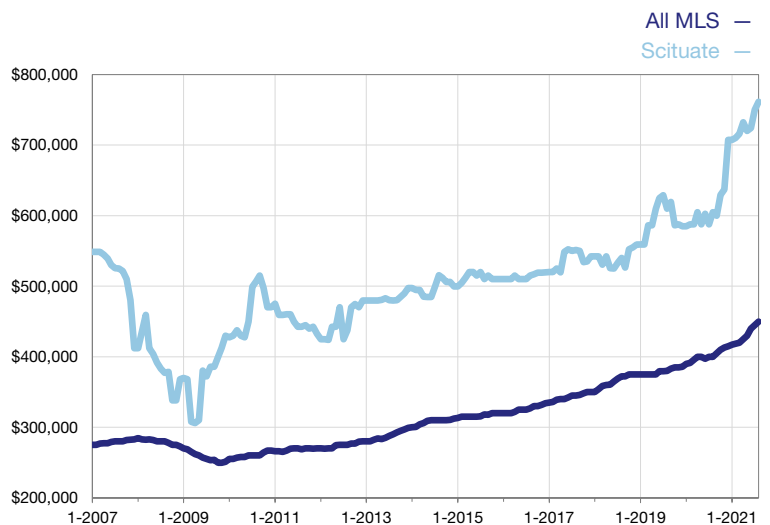
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Weymouth

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	59	59	0.0%	388	390	+ 0.5%
Closed Sales	62	60	- 3.2%	331	332	+ 0.3%
Median Sales Price*	\$480,000	\$550,000	+ 14.6%	\$452,000	\$538,000	+ 19.0%
Inventory of Homes for Sale	39	37	- 5.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	36	24	- 33.3%
Percent of Original List Price Received*	102.9%	103.1%	+ 0.2%	99.8%	104.5%	+ 4.7%
New Listings	55	46	- 16.4%	421	429	+ 1.9%

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

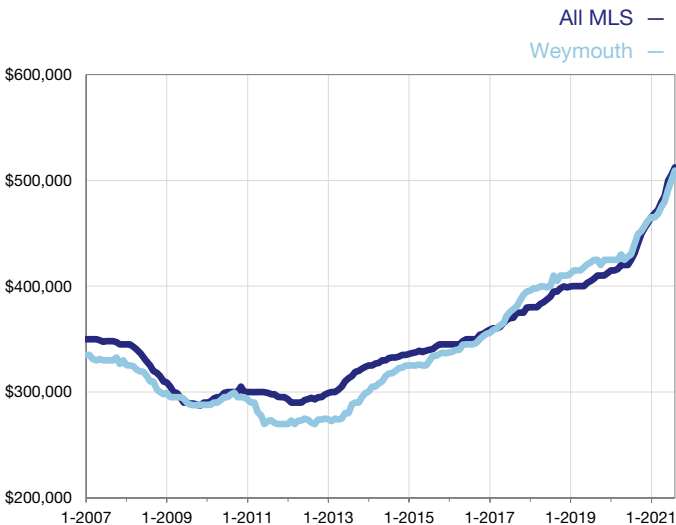
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	21	- 12.5%	157	168	+ 7.0%
Closed Sales	22	15	- 31.8%	155	149	- 3.9%
Median Sales Price*	\$310,000	\$325,000	+ 4.8%	\$307,950	\$310,000	+ 0.7%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	56	31	- 44.6%
Percent of Original List Price Received*	99.6%	101.8%	+ 2.2%	98.1%	101.1%	+ 3.1%
New Listings	24	22	- 8.3%	189	195	+ 3.2%

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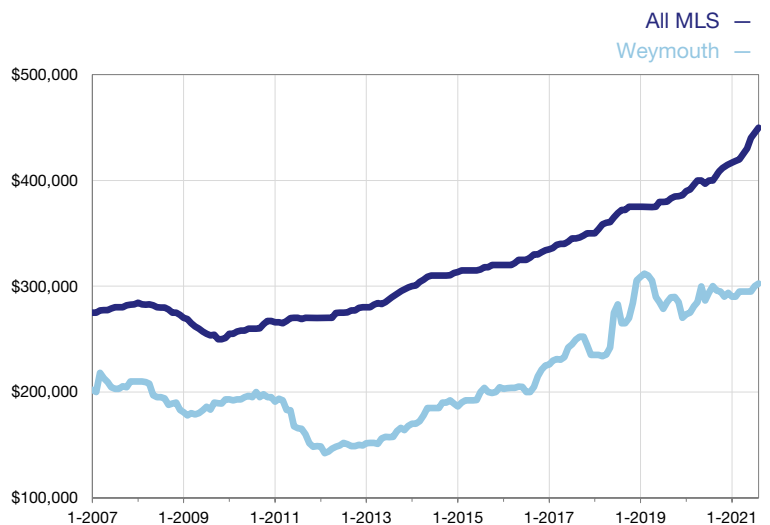
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Whitman

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	9	- 18.2%	107	107	0.0%
Closed Sales	24	13	- 45.8%	102	109	+ 6.9%
Median Sales Price*	\$382,500	<b>\$430,000</b>	+ 12.4%	\$379,250	<b>\$430,000</b>	+ 13.4%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	12	19	+ 58.3%	25	26	+ 4.0%
Percent of Original List Price Received*	104.2%	<b>105.3%</b>	+ 1.1%	100.6%	<b>104.3%</b>	+ 3.7%
New Listings	12	14	+ 16.7%	121	117	- 3.3%

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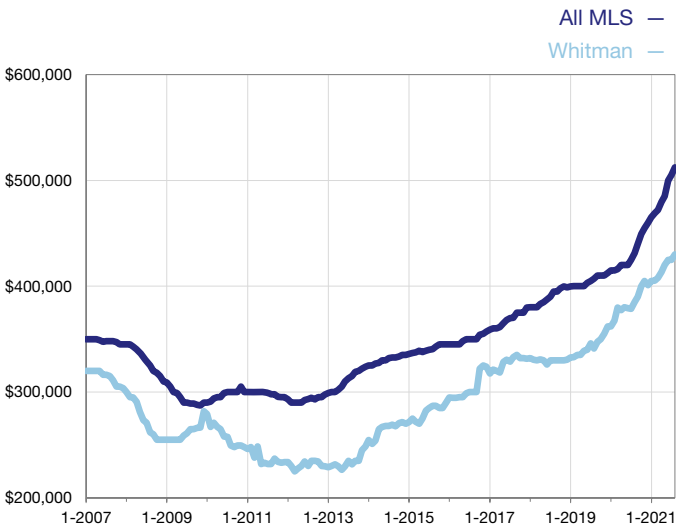
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	10	- 41.2%	63	39	- 38.1%
Closed Sales	7	5	- 28.6%	33	43	+ 30.3%
Median Sales Price*	\$319,900	<b>\$367,000</b>	+ 14.7%	\$314,900	<b>\$350,000</b>	+ 11.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	34	9	- 73.5%	52	20	- 61.5%
Percent of Original List Price Received*	102.0%	<b>104.1%</b>	+ 2.1%	100.5%	<b>103.5%</b>	+ 3.0%
New Listings	20	10	- 50.0%	65	41	- 36.9%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

