

Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Quincy

Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	47	27	- 42.6%	436	452	+ 3.7%
Closed Sales	47	47	0.0%	402	443	+ 10.2%
Median Sales Price*	\$505,000	\$650,000	+ 28.7%	\$540,500	\$624,000	+ 15.4%
Inventory of Homes for Sale	58	31	- 46.6%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	33	25	- 24.2%	37	28	- 24.3%
Percent of Original List Price Received*	98.7%	100.7%	+ 2.0%	99.3%	102.3%	+ 3.0%
New Listings	43	25	- 41.9%	524	513	- 2.1%

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

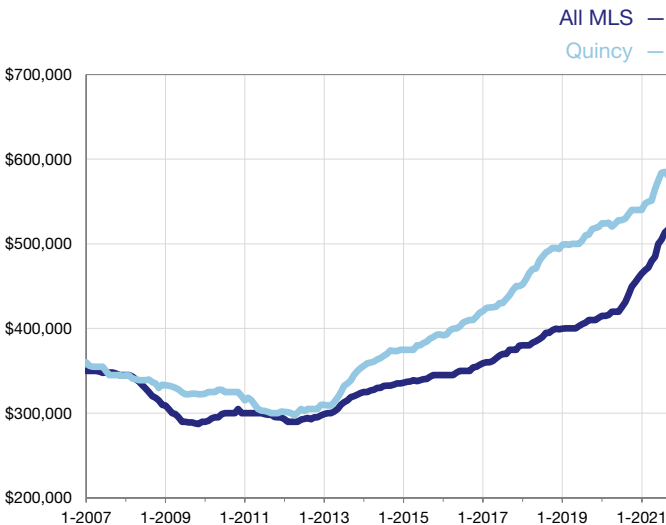
Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	40	+ 37.9%	390	527	+ 35.1%
Closed Sales	36	34	- 5.6%	372	512	+ 37.6%
Median Sales Price*	\$359,000	\$507,500	+ 41.4%	\$425,000	\$458,500	+ 7.9%
Inventory of Homes for Sale	124	44	- 64.5%	--	--	--
Months Supply of Inventory	3.6	1.0	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	29	51	+ 75.9%	40	46	+ 15.0%
Percent of Original List Price Received*	99.3%	100.3%	+ 1.0%	98.8%	99.6%	+ 0.8%
New Listings	35	40	+ 14.3%	547	649	+ 18.6%

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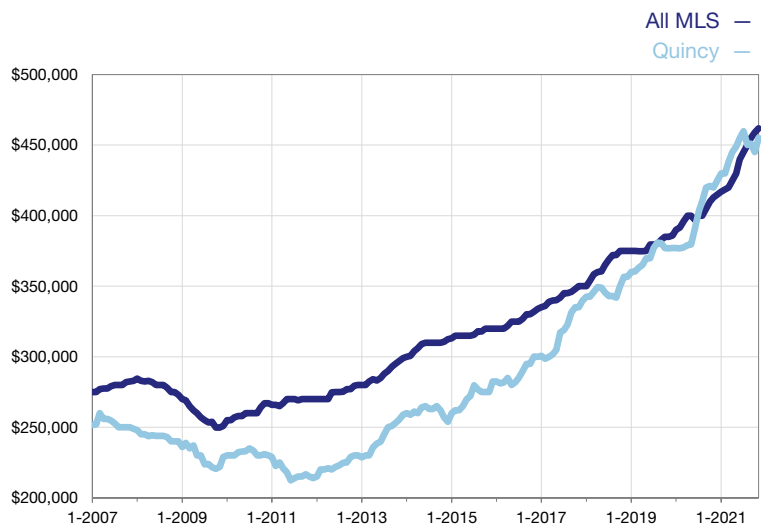
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Rockland

Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	12	- 29.4%	154	160	+ 3.9%
Closed Sales	16	8	- 50.0%	142	157	+ 10.6%
Median Sales Price*	\$398,500	\$408,000	+ 2.4%	\$373,500	\$440,000	+ 17.8%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.4%	33	22	- 33.3%
Percent of Original List Price Received*	102.3%	102.0%	- 0.3%	101.5%	104.5%	+ 3.0%
New Listings	11	6	- 45.5%	172	166	- 3.5%

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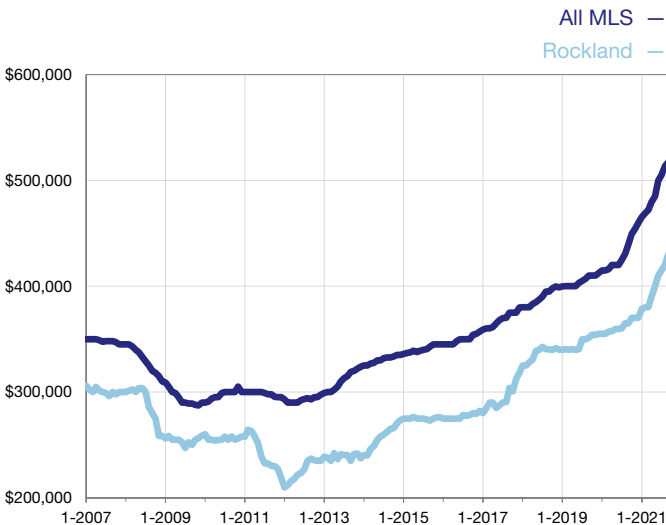
Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	4	- 55.6%	48	44	- 8.3%
Closed Sales	5	5	0.0%	42	46	+ 9.5%
Median Sales Price*	\$375,000	\$362,000	- 3.5%	\$302,500	\$360,000	+ 19.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	29	20	- 31.0%
Percent of Original List Price Received*	100.4%	102.9%	+ 2.5%	99.2%	101.9%	+ 2.7%
New Listings	5	4	- 20.0%	51	47	- 7.8%

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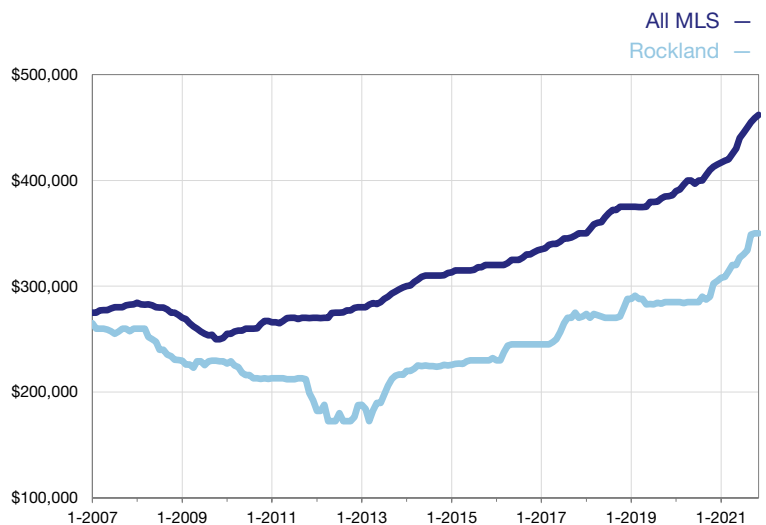
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Rolling 12-Month Calculation



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Scituate

Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	27	19	- 29.6%	341	264	- 22.6%
Closed Sales	28	28	0.0%	302	256	- 15.2%
Median Sales Price*	\$707,500	\$785,500	+ 11.0%	\$670,000	\$800,000	+ 19.4%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	51	31	- 39.2%	64	37	- 42.2%
Percent of Original List Price Received*	99.7%	102.0%	+ 2.3%	97.5%	104.0%	+ 6.7%
New Listings	25	15	- 40.0%	363	303	- 16.5%

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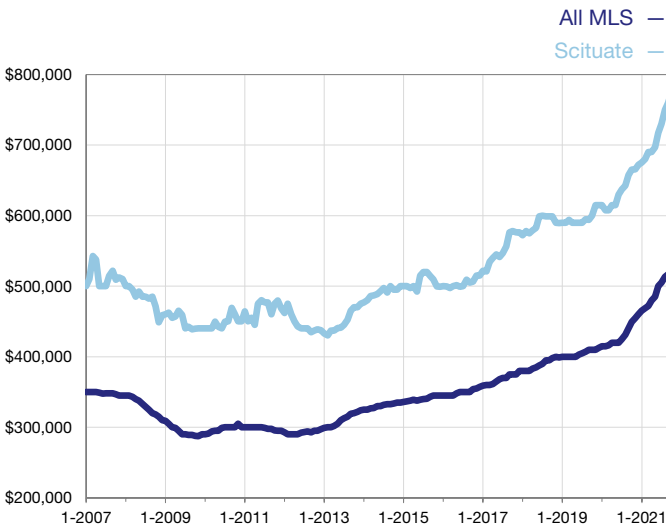
Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	10	+ 66.7%	82	76	- 7.3%
Closed Sales	6	2	- 66.7%	58	73	+ 25.9%
Median Sales Price*	\$721,250	\$805,500	+ 11.7%	\$675,000	\$800,000	+ 18.5%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	4.8	3.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	61	18	- 70.5%	74	62	- 16.2%
Percent of Original List Price Received*	101.3%	100.1%	- 1.2%	101.6%	108.2%	+ 6.5%
New Listings	3	6	+ 100.0%	101	105	+ 4.0%

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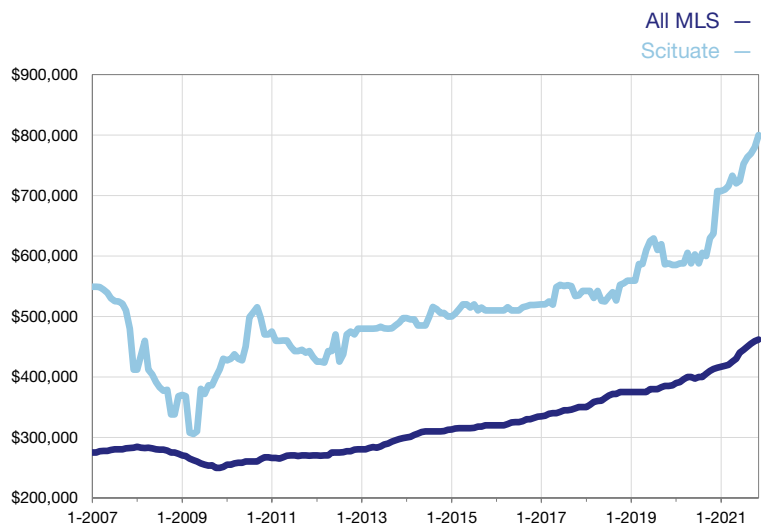
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Weymouth

Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	35	39	+ 11.4%	539	539	0.0%
Closed Sales	51	57	+ 11.8%	500	500	0.0%
Median Sales Price*	\$475,000	\$531,000	+ 11.8%	\$460,000	\$536,500	+ 16.6%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	32	25	- 21.9%
Percent of Original List Price Received*	103.4%	102.4%	- 1.0%	100.8%	103.7%	+ 2.9%
New Listings	31	31	0.0%	579	579	0.0%

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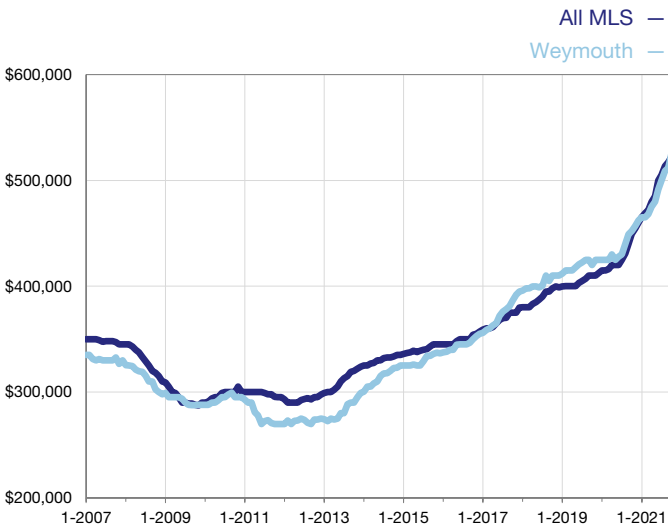
Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	16	- 15.8%	234	231	- 1.3%
Closed Sales	17	23	+ 35.3%	227	217	- 4.4%
Median Sales Price*	\$305,000	\$310,000	+ 1.6%	\$290,000	\$310,000	+ 6.9%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	48	33	- 31.3%
Percent of Original List Price Received*	99.4%	101.8%	+ 2.4%	98.7%	101.2%	+ 2.5%
New Listings	17	18	+ 5.9%	268	262	- 2.2%

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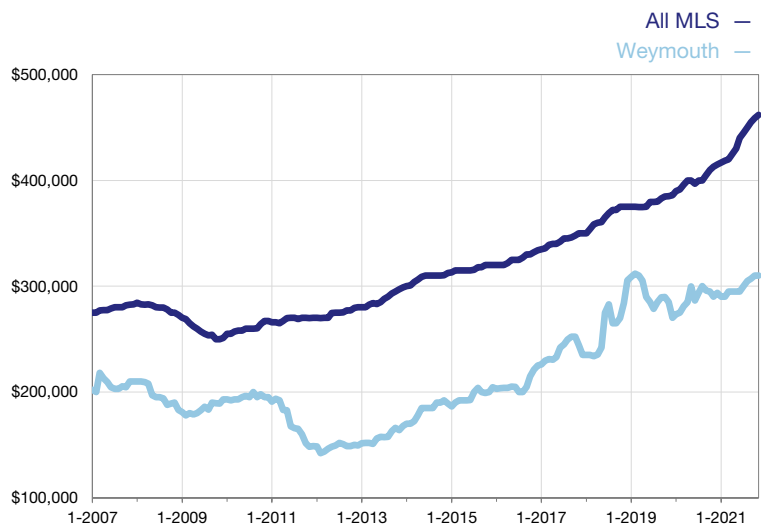
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Whitman

Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	13	+ 30.0%	144	141	- 2.1%
Closed Sales	11	12	+ 9.1%	142	141	- 0.7%
Median Sales Price*	\$445,000	\$495,000	+ 11.2%	\$400,500	\$445,000	+ 11.1%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	20	37	+ 85.0%	25	27	+ 8.0%
Percent of Original List Price Received*	102.4%	96.9%	- 5.4%	100.7%	103.3%	+ 2.6%
New Listings	10	16	+ 60.0%	158	154	- 2.5%

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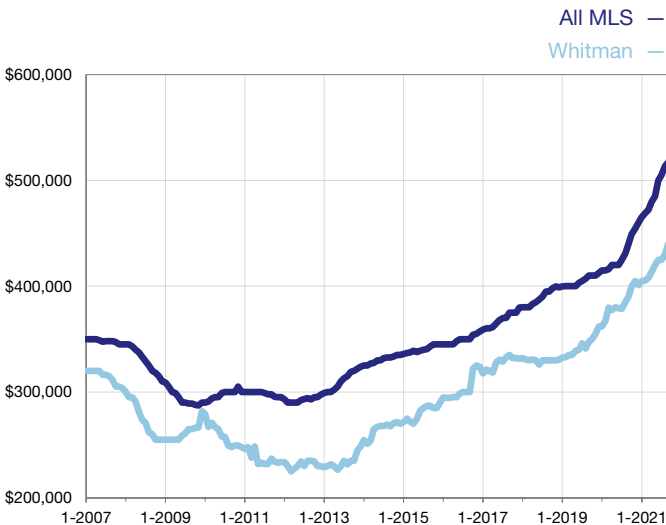
Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	78	50	- 35.9%
Closed Sales	12	6	- 50.0%	58	68	+ 17.2%
Median Sales Price*	\$329,400	\$387,450	+ 17.6%	\$319,950	\$351,450	+ 9.8%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	38	25	- 34.2%
Percent of Original List Price Received*	104.6%	102.4%	- 2.1%	102.0%	103.4%	+ 1.4%
New Listings	1	2	+ 100.0%	80	50	- 37.5%

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