# Multi-Family Housing Activity Report

## December 2021

### Key Metrics

|--------|-----------------------|----------|----------|--------|----------|----------|--------|
| **Closed Sales**  
A count of sales that have closed within a given month. | ![Sparkbar Chart] | 895 | 871 | - 2.7% | 6,659 | 9,031 | + 35.6% |
| **Median Sales Price**  
The point at which half of the homes sold in a given month were priced higher and one half priced lower. | ![Sparkbar Chart] | $465,000 | $565,000 | + 21.5% | $454,900 | $530,000 | + 16.5% |
| **Inventory of Homes for Sale**  
The number of properties available for sale in an active status at the end of the month. | ![Sparkbar Chart] | 1,511 | 703 | - 53.5% | -- | -- | -- |
| **Months Supply of Homes for Sale**  
Compares the number of active listings available to the average monthly pending sales* for the last 12 months. | ![Sparkbar Chart] | 2.7 | 0.9 | - 65.7% | -- | -- | -- |
| **Cumulative Days on Market**  
The average number of days between when a listing first goes active and when it goes into its final pending status.* | ![Sparkbar Chart] | 39 | 36 | - 8.4% | 44 | 36 | - 18.4% |
| **Pct. of Org. List Price Received**  
The average percentage found when dividing a property’s sales price by the original list price. | ![Sparkbar Chart] | 99.3% | 99.8% | + 0.5% | 98.5% | 100.7% | + 2.2% |
| **New Listings**  
A count of the properties that have been newly listed on the market in a given month. | ![Sparkbar Chart] | 514 | 439 | - 14.6% | 9,614 | 11,481 | + 19.4% |

* A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

All data from the Berkshire County Multiple Listing Service, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. Provided by MAR. Copyright ShowingTime.