

# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**+ 16.7%**

**- 1.0%**

**- 39.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	106	78	- 26.4%	215	173	- 19.5%
Closed Sales	78	88	+ 12.8%	190	211	+ 11.1%
Median Sales Price*	\$272,450	<b>\$259,950</b>	- 4.6%	\$266,000	<b>\$299,000</b>	+ 12.4%
Inventory of Homes for Sale	256	176	- 31.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.6%	--	--	--
Cumulative Days on Market Until Sale	106	113	+ 6.9%	75	99	+ 31.6%
Percent of Original List Price Received*	90.9%	93.6%	+ 3.0%	93.8%	94.8%	+ 1.1%
New Listings	72	72	0.0%	152	153	+ 0.7%

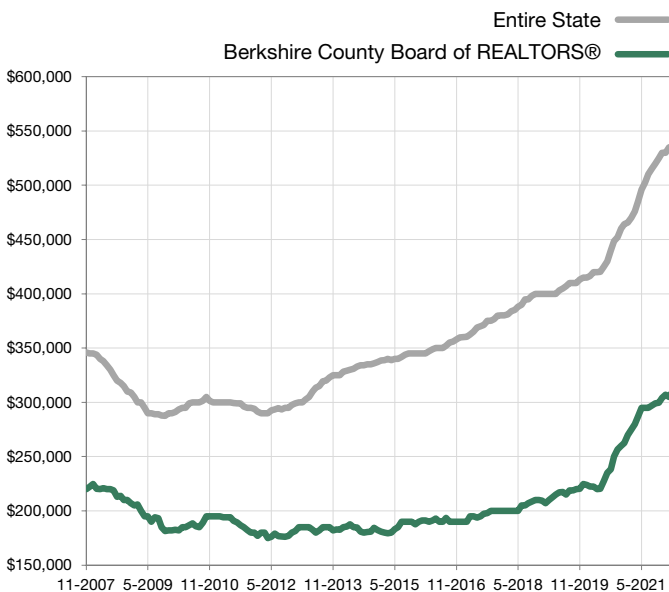
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	14	- 33.3%	35	26	- 25.7%
Closed Sales	12	17	+ 41.7%	25	33	+ 32.0%
Median Sales Price*	\$144,950	<b>\$295,000</b>	+ 103.5%	\$185,000	<b>\$290,000</b>	+ 56.8%
Inventory of Homes for Sale	58	15	- 74.1%	--	--	--
Months Supply of Inventory	3.6	0.8	- 76.4%	--	--	--
Cumulative Days on Market Until Sale	117	90	- 23.5%	96	104	+ 8.2%
Percent of Original List Price Received*	93.5%	94.5%	+ 1.1%	93.9%	95.6%	+ 1.8%
New Listings	8	13	+ 62.5%	20	25	+ 25.0%

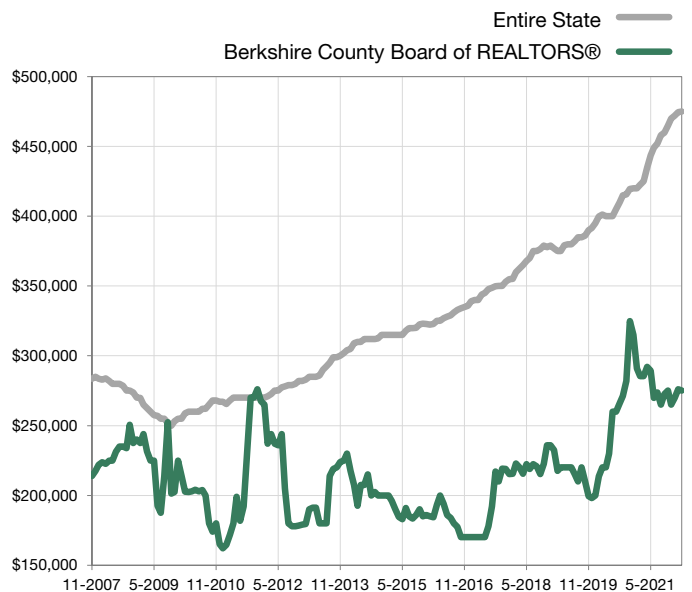
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**- 27.3%**

**+ 10.8%**

**- 48.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	389	302	- 22.4%	747	613	- 17.9%
Closed Sales	332	246	- 25.9%	712	596	- 16.3%
Median Sales Price*	\$538,000	<b>\$606,250</b>	+ 12.7%	\$540,000	<b>\$613,500</b>	+ 13.6%
Inventory of Homes for Sale	592	327	- 44.8%	--	--	--
Months Supply of Inventory	1.1	0.7	- 33.5%	--	--	--
Cumulative Days on Market Until Sale	77	41	- 46.7%	71	39	- 44.3%
Percent of Original List Price Received*	98.4%	99.9%	+ 1.5%	98.1%	99.4%	+ 1.4%
New Listings	321	298	- 7.2%	614	586	- 4.6%

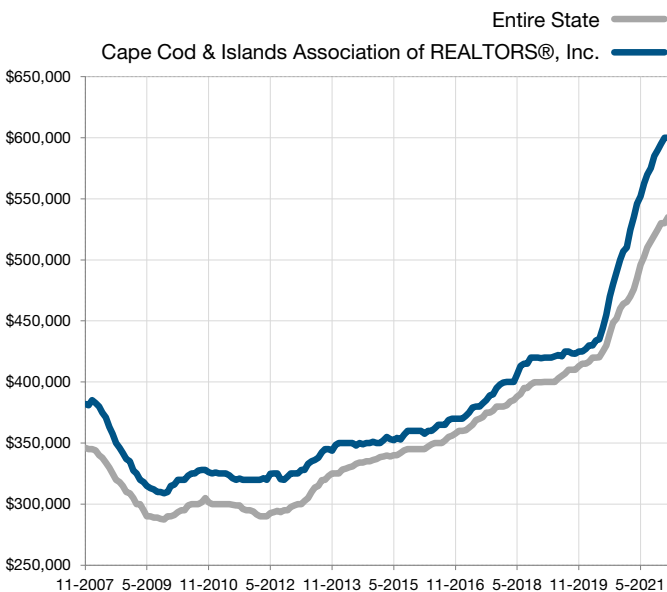
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	113	93	- 17.7%	231	173	- 25.1%
Closed Sales	93	63	- 32.3%	171	157	- 8.2%
Median Sales Price*	\$379,000	<b>\$425,000</b>	+ 12.1%	\$349,000	<b>\$410,000</b>	+ 17.5%
Inventory of Homes for Sale	233	101	- 56.7%	--	--	--
Months Supply of Inventory	1.8	0.9	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	120	36	- 69.5%	101	47	- 53.5%
Percent of Original List Price Received*	96.0%	98.8%	+ 2.9%	97.2%	99.6%	+ 2.5%
New Listings	71	73	+ 2.8%	177	156	- 11.9%

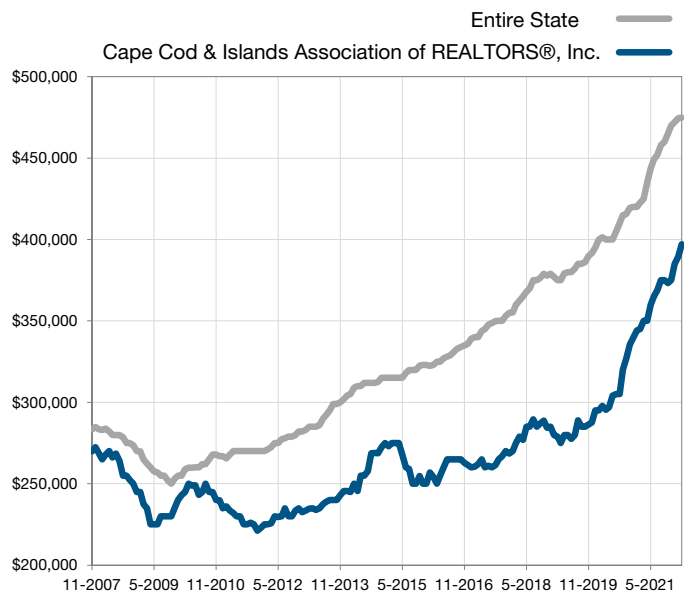
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	851	<b>780</b>	- 8.3%	1,539	<b>1,335</b>	- 13.3%
Closed Sales	606	<b>479</b>	- 21.0%	1,489	<b>1,229</b>	- 17.5%
Median Sales Price*	\$646,800	<b>\$755,000</b>	+ 16.7%	\$660,000	<b>\$735,000</b>	+ 11.4%
Inventory of Homes for Sale	942	<b>486</b>	- 48.4%	--	--	--
Months Supply of Inventory	0.8	<b>0.4</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	46	<b>40</b>	- 13.0%	42	<b>38</b>	- 9.5%
Percent of Original List Price Received*	99.9%	<b>103.1%</b>	+ 3.2%	99.8%	<b>101.9%</b>	+ 2.1%
New Listings	960	<b>849</b>	- 11.6%	1,695	<b>1,484</b>	- 12.4%

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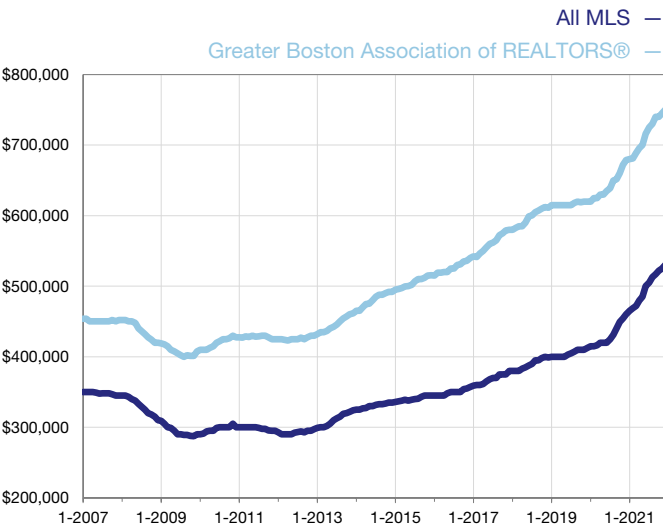
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,074	<b>942</b>	- 12.3%	1,987	<b>1,697</b>	- 14.6%
Closed Sales	642	<b>537</b>	- 16.4%	1,411	<b>1,261</b>	- 10.6%
Median Sales Price*	\$596,000	<b>\$650,000</b>	+ 9.1%	\$591,000	<b>\$625,000</b>	+ 5.8%
Inventory of Homes for Sale	1,973	<b>1,013</b>	- 48.7%	--	--	--
Months Supply of Inventory	2.2	<b>0.9</b>	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	70	<b>59</b>	- 15.7%	62	<b>56</b>	- 9.7%
Percent of Original List Price Received*	96.9%	<b>99.4%</b>	+ 2.6%	96.8%	<b>98.6%</b>	+ 1.9%
New Listings	1,178	<b>1,148</b>	- 2.5%	2,336	<b>2,029</b>	- 13.1%

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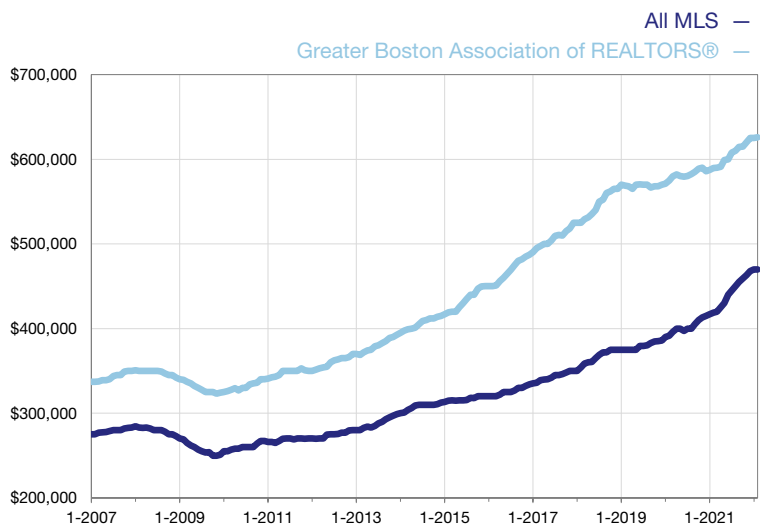
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 46.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 16.1%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 32.8%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	39	37	- 5.1%	75	63	- 16.0%
Closed Sales	36	16	- 55.6%	79	44	- 44.3%
Median Sales Price*	\$636,250	<b>\$609,500</b>	- 4.2%	\$632,500	<b>\$608,500</b>	- 3.8%
Inventory of Homes for Sale	41	23	- 43.9%	--	--	--
Months Supply of Inventory	0.7	0.4	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	49	30	- 40.1%	44	37	- 16.0%
Percent of Original List Price Received*	98.7%	103.6%	+ 5.0%	100.3%	102.3%	+ 2.1%
New Listings	39	41	+ 5.1%	76	68	- 10.5%

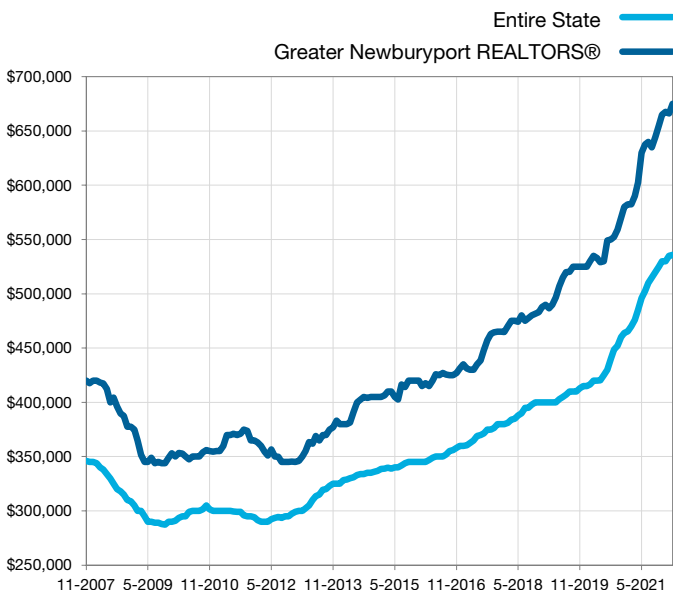
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	46	18	- 60.9%	78	39	- 50.0%
Closed Sales	28	18	- 35.7%	65	37	- 43.1%
Median Sales Price*	\$435,450	<b>\$367,750</b>	- 15.5%	\$415,000	<b>\$422,500</b>	+ 1.8%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	0.6	0.6	+ 1.7%	--	--	--
Cumulative Days on Market Until Sale	49	26	- 46.3%	48	27	- 43.4%
Percent of Original List Price Received*	99.2%	103.0%	+ 3.9%	98.4%	102.9%	+ 4.5%
New Listings	44	21	- 52.3%	74	44	- 40.5%

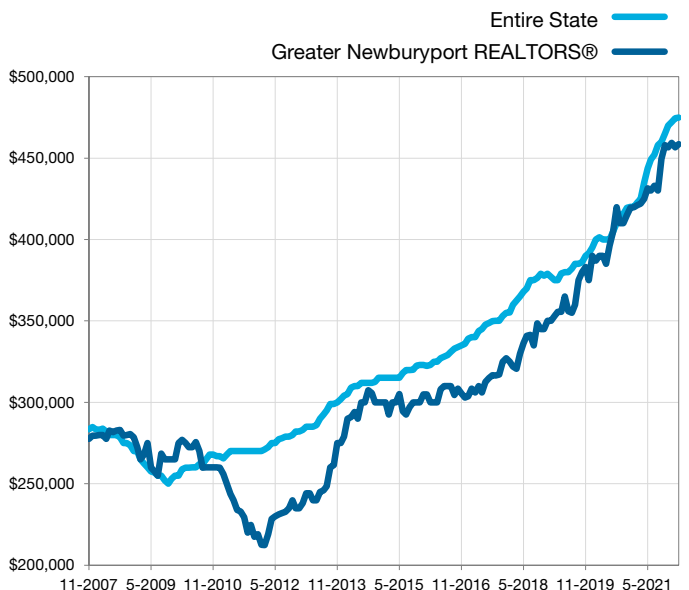
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 25.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 9.2%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 46.7%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	162	140	- 13.6%	325	285	- 12.3%
Closed Sales	152	116	- 23.7%	349	290	- 16.9%
Median Sales Price*	\$312,500	<b>\$340,000</b>	+ 8.8%	\$332,900	<b>\$362,500</b>	+ 8.9%
Inventory of Homes for Sale	221	112	- 49.3%	--	--	--
Months Supply of Inventory	0.9	0.5	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	50	33	- 33.0%	42	33	- 20.9%
Percent of Original List Price Received*	101.6%	101.1%	- 0.5%	101.4%	100.7%	- 0.8%
New Listings	162	142	- 12.3%	312	279	- 10.6%

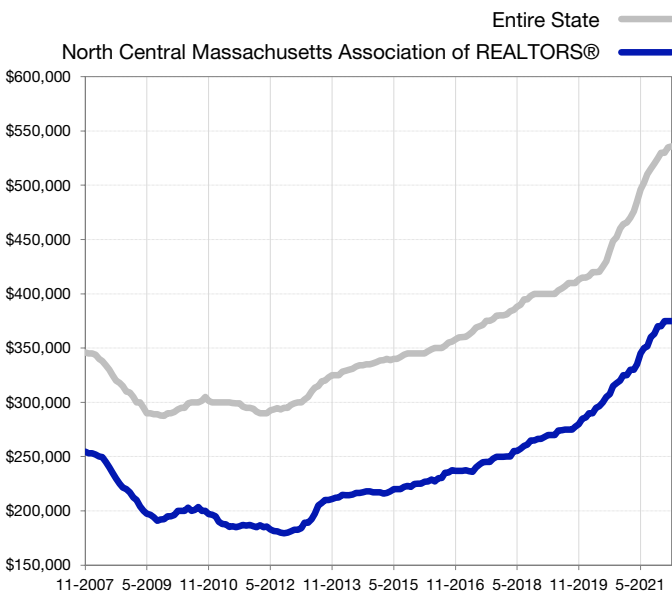
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	24	26	+ 8.3%	56	46	- 17.9%
Closed Sales	31	21	- 32.3%	60	47	- 21.7%
Median Sales Price*	\$245,000	<b>\$270,000</b>	+ 10.2%	\$249,950	<b>\$275,000</b>	+ 10.0%
Inventory of Homes for Sale	38	26	- 31.6%	--	--	--
Months Supply of Inventory	1.0	0.7	- 31.4%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.1%	44	29	- 35.0%
Percent of Original List Price Received*	99.6%	103.9%	+ 4.3%	99.6%	101.7%	+ 2.1%
New Listings	26	37	+ 42.3%	56	58	+ 3.6%

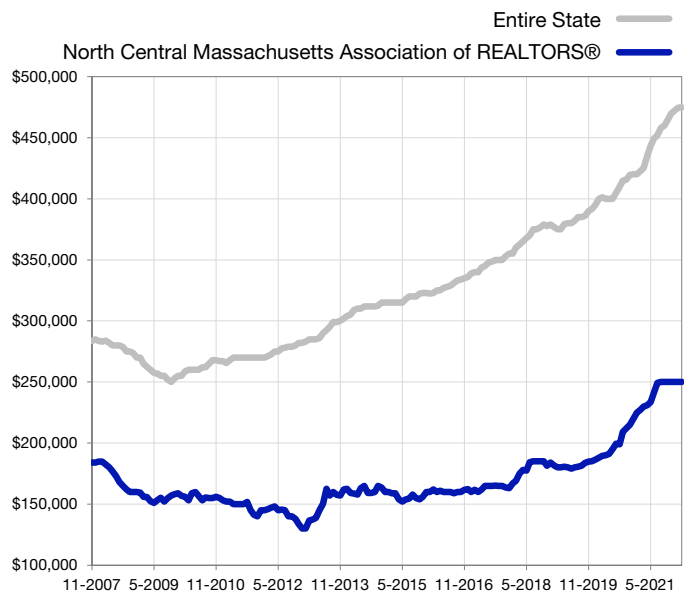
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 14.6%**

**+ 3.3%**

**- 54.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	203	193	- 4.9%	388	355	- 8.5%
Closed Sales	180	160	- 11.1%	400	385	- 3.8%
Median Sales Price*	\$560,000	<b>\$555,000</b>	- 0.9%	\$550,000	<b>\$575,000</b>	+ 4.5%
Inventory of Homes for Sale	224	<b>108</b>	- 51.8%	--	--	--
Months Supply of Inventory	0.7	<b>0.3</b>	- 51.1%	--	--	--
Cumulative Days on Market Until Sale	44	<b>33</b>	- 24.3%	36	<b>31</b>	- 14.3%
Percent of Original List Price Received*	101.2%	<b>102.2%</b>	+ 1.0%	102.0%	<b>102.0%</b>	+ 0.0%
New Listings	221	<b>209</b>	- 5.4%	412	<b>374</b>	- 9.2%

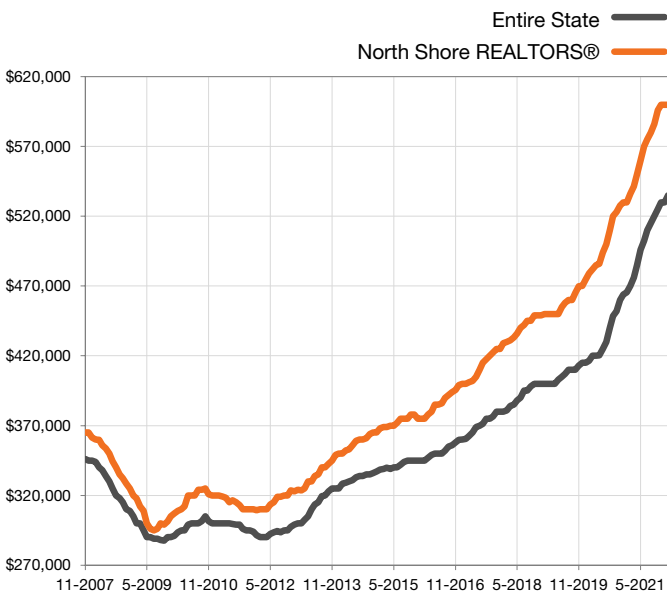
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	115	112	- 2.6%	245	222	- 9.4%
Closed Sales	107	85	- 20.6%	228	200	- 12.3%
Median Sales Price*	\$365,000	<b>\$369,000</b>	+ 1.1%	\$359,500	<b>\$390,000</b>	+ 8.5%
Inventory of Homes for Sale	135	<b>56</b>	- 58.5%	--	--	--
Months Supply of Inventory	0.9	<b>0.4</b>	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	45	<b>35</b>	- 21.9%	46	<b>37</b>	- 20.0%
Percent of Original List Price Received*	98.8%	<b>101.8%</b>	+ 3.1%	99.1%	<b>101.7%</b>	+ 2.6%
New Listings	128	<b>109</b>	- 14.8%	267	<b>207</b>	- 22.5%

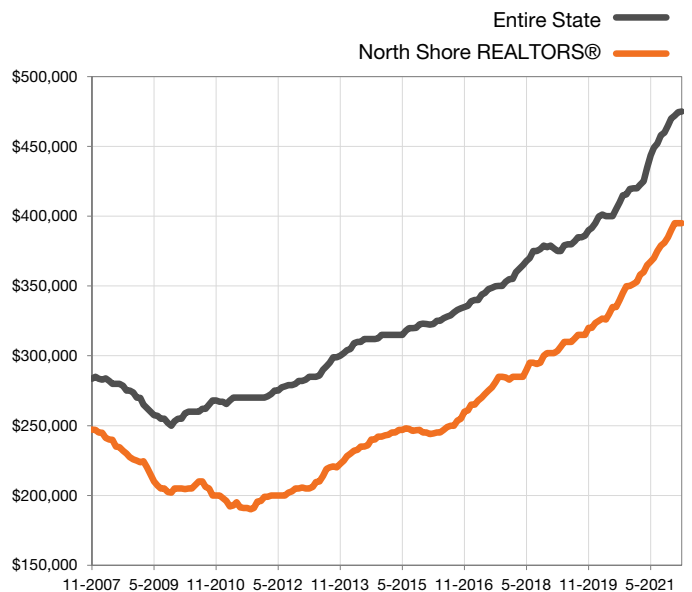
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Northeast Association of REALTORS®

**+ 0.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 3.1%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 47.2%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	213	182	- 14.6%	400	369	- 7.8%
Closed Sales	165	161	- 2.4%	384	367	- 4.4%
Median Sales Price*	\$490,000	<b>\$552,000</b>	+ 12.7%	\$490,000	<b>\$550,000</b>	+ 12.2%
Inventory of Homes for Sale	175	<b>102</b>	- 41.7%	--	--	--
Months Supply of Inventory	0.6	<b>0.3</b>	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	34	<b>28</b>	- 17.9%	33	<b>29</b>	- 11.4%
Percent of Original List Price Received*	102.1%	<b>104.7%</b>	+ 2.5%	101.7%	<b>103.4%</b>	+ 1.8%
New Listings	231	<b>194</b>	- 16.0%	439	<b>383</b>	- 12.8%

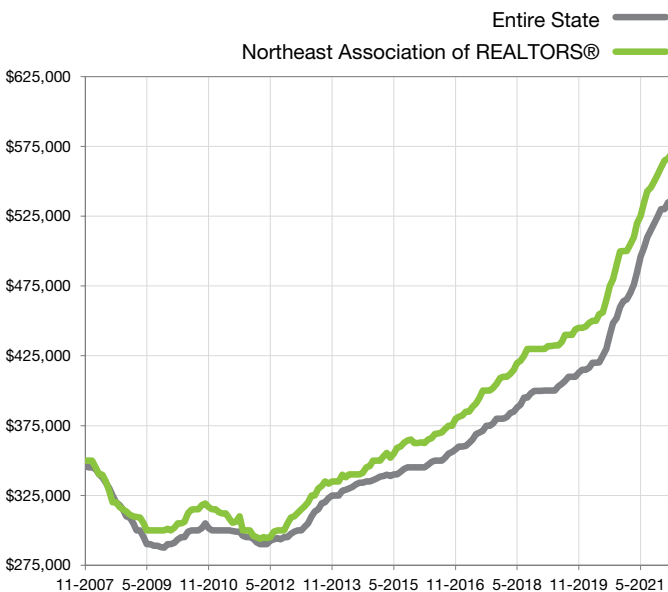
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	113	100	- 11.5%	201	186	- 7.5%
Closed Sales	71	76	+ 7.0%	185	165	- 10.8%
Median Sales Price*	\$278,000	<b>\$329,000</b>	+ 18.3%	\$269,900	<b>\$330,000</b>	+ 22.3%
Inventory of Homes for Sale	124	<b>56</b>	- 54.8%	--	--	--
Months Supply of Inventory	1.0	<b>0.4</b>	- 58.5%	--	--	--
Cumulative Days on Market Until Sale	40	<b>28</b>	- 30.6%	36	<b>30</b>	- 17.5%
Percent of Original List Price Received*	100.1%	<b>103.6%</b>	+ 3.5%	100.0%	<b>103.4%</b>	+ 3.4%
New Listings	133	<b>106</b>	- 20.3%	240	<b>197</b>	- 17.9%

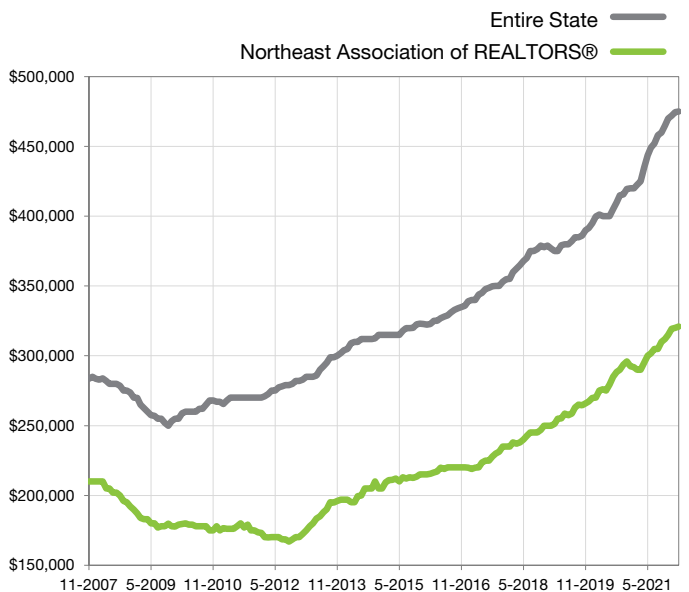
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### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 9.6%**

**+ 17.0%**

**- 42.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	330	<b>347</b>	+ 5.2%	653	<b>665</b>	+ 1.8%
Closed Sales	297	<b>286</b>	- 3.7%	702	<b>673</b>	- 4.1%
Median Sales Price*	\$352,000	<b>\$409,500</b>	+ 16.3%	\$360,000	<b>\$409,000</b>	+ 13.6%
Inventory of Homes for Sale	428	<b>239</b>	- 44.2%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</b>	- 43.0%	--	--	--
Cumulative Days on Market Until Sale	47	<b>39</b>	- 18.1%	42	<b>35</b>	- 16.3%
Percent of Original List Price Received*	99.5%	<b>101.7%</b>	+ 2.2%	100.1%	<b>101.4%</b>	+ 1.3%
New Listings	314	<b>371</b>	+ 18.2%	673	<b>637</b>	- 5.3%

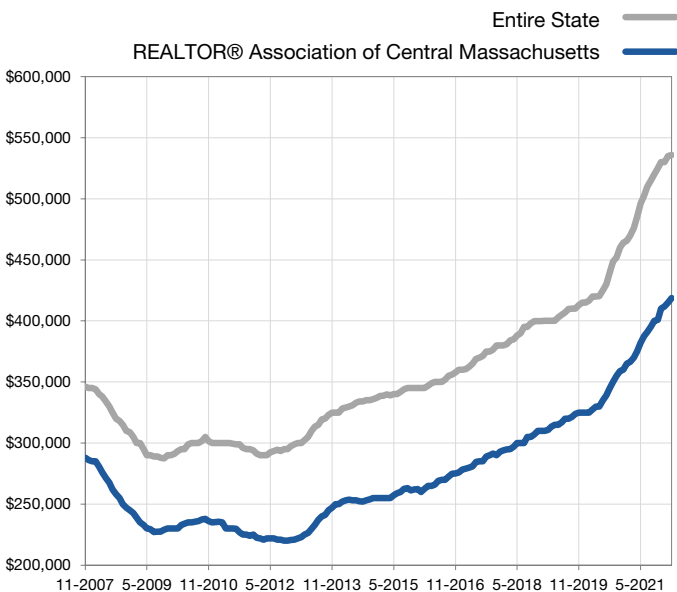
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	110	<b>103</b>	- 6.4%	238	<b>198</b>	- 16.8%
Closed Sales	100	<b>73</b>	- 27.0%	183	<b>155</b>	- 15.3%
Median Sales Price*	\$265,500	<b>\$326,500</b>	+ 23.0%	\$240,000	<b>\$320,000</b>	+ 33.3%
Inventory of Homes for Sale	131	<b>81</b>	- 38.2%	--	--	--
Months Supply of Inventory	1.0	<b>0.6</b>	- 42.8%	--	--	--
Cumulative Days on Market Until Sale	51	<b>50</b>	- 0.8%	45	<b>37</b>	- 18.6%
Percent of Original List Price Received*	99.4%	<b>101.6%</b>	+ 2.2%	99.7%	<b>101.6%</b>	+ 1.9%
New Listings	116	<b>109</b>	- 6.0%	221	<b>207</b>	- 6.3%

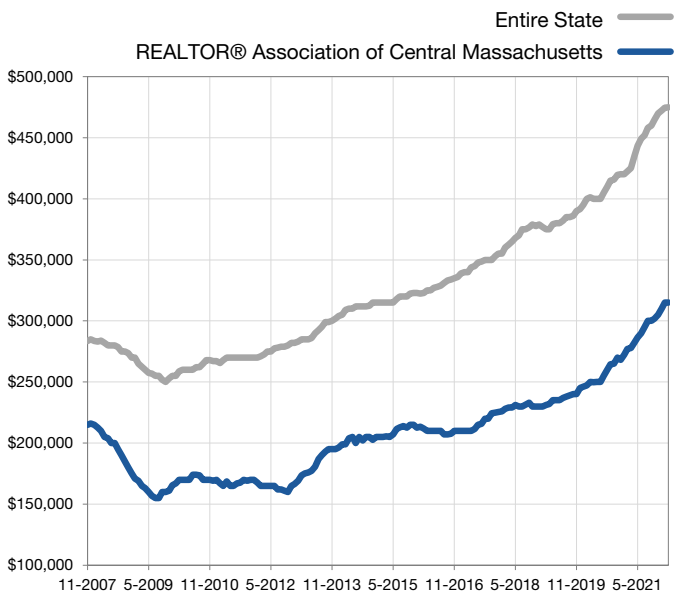
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 15.2%**

**+ 14.2%**

**- 42.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	374	<b>394</b>	+ 5.3%	773	<b>726</b>	- 6.1%
Closed Sales	350	<b>294</b>	- 16.0%	759	<b>667</b>	- 12.1%
Median Sales Price*	\$255,000	<b>\$285,000</b>	+ 11.8%	\$255,000	<b>\$281,000</b>	+ 10.2%
Inventory of Homes for Sale	525	<b>306</b>	- 41.7%	--	--	--
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.3%	--	--	--
Cumulative Days on Market Until Sale	51	<b>43</b>	- 15.1%	50	<b>39</b>	- 22.3%
Percent of Original List Price Received*	99.0%	<b>100.5%</b>	+ 1.5%	99.0%	<b>100.7%</b>	+ 1.8%
New Listings	356	<b>389</b>	+ 9.3%	742	<b>715</b>	- 3.6%

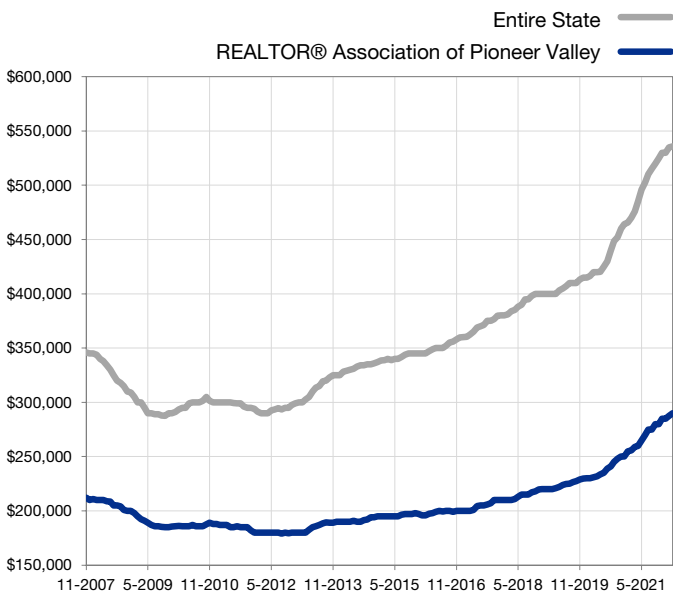
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	65	<b>67</b>	+ 3.1%	127	<b>126</b>	- 0.8%
Closed Sales	59	<b>53</b>	- 10.2%	112	<b>120</b>	+ 7.1%
Median Sales Price*	\$184,900	<b>\$209,900</b>	+ 13.5%	\$172,375	<b>\$211,500</b>	+ 22.7%
Inventory of Homes for Sale	107	<b>58</b>	- 45.8%	--	--	--
Months Supply of Inventory	1.6	<b>0.7</b>	- 55.9%	--	--	--
Cumulative Days on Market Until Sale	51	<b>28</b>	- 44.2%	47	<b>31</b>	- 34.7%
Percent of Original List Price Received*	97.6%	<b>101.0%</b>	+ 3.4%	98.1%	<b>101.4%</b>	+ 3.4%
New Listings	61	<b>71</b>	+ 16.4%	137	<b>130</b>	- 5.1%

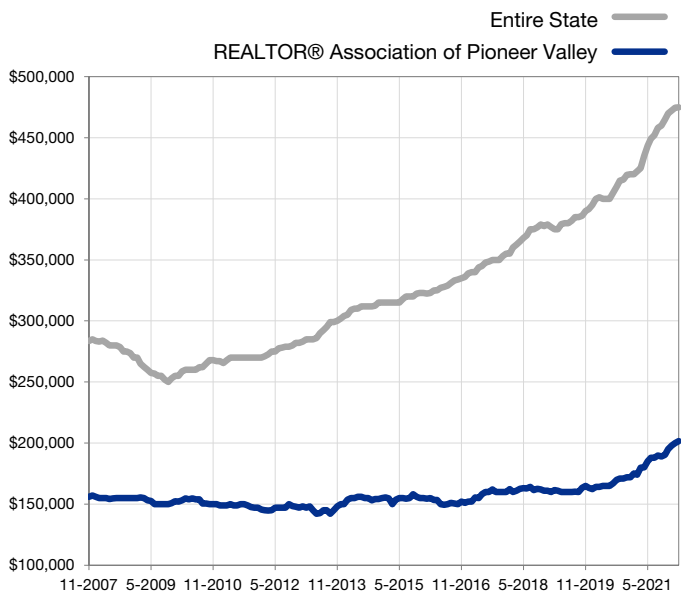
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 8.8%**

**+ 10.4%**

**- 46.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	277	290	+ 4.7%	583	551	- 5.5%
Closed Sales	261	224	- 14.2%	580	523	- 9.8%
Median Sales Price*	\$400,000	<b>\$442,000</b>	+ 10.5%	\$400,000	<b>\$450,000</b>	+ 12.5%
Inventory of Homes for Sale	414	214	- 48.3%	--	--	--
Months Supply of Inventory	1.0	0.5	- 46.5%	--	--	--
Cumulative Days on Market Until Sale	39	37	- 5.7%	38	37	- 3.8%
Percent of Original List Price Received*	101.2%	101.3%	+ 0.1%	101.1%	101.2%	+ 0.0%
New Listings	299	290	- 3.0%	616	578	- 6.2%

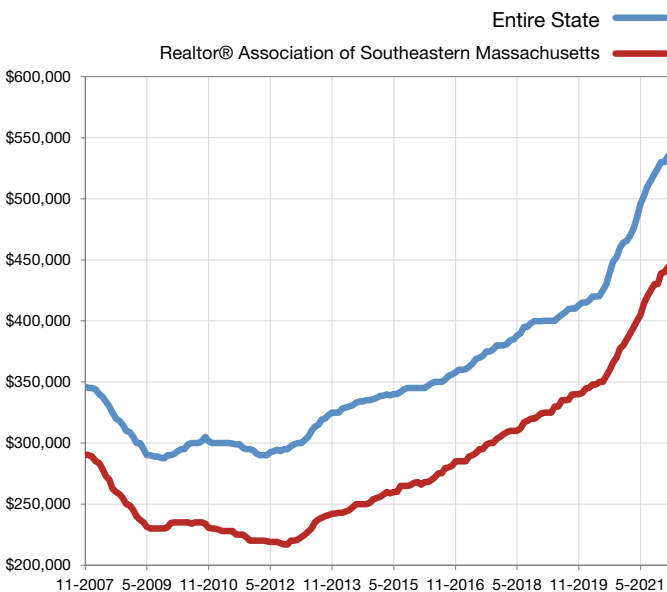
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	57	71	+ 24.6%	113	147	+ 30.1%
Closed Sales	47	57	+ 21.3%	123	107	- 13.0%
Median Sales Price*	\$240,000	<b>\$335,000</b>	+ 39.6%	\$245,000	<b>\$315,000</b>	+ 28.6%
Inventory of Homes for Sale	73	46	- 37.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 37.3%	--	--	--
Cumulative Days on Market Until Sale	40	33	- 15.9%	41	30	- 28.1%
Percent of Original List Price Received*	99.2%	102.6%	+ 3.4%	99.5%	102.7%	+ 3.2%
New Listings	63	71	+ 12.7%	127	142	+ 11.8%

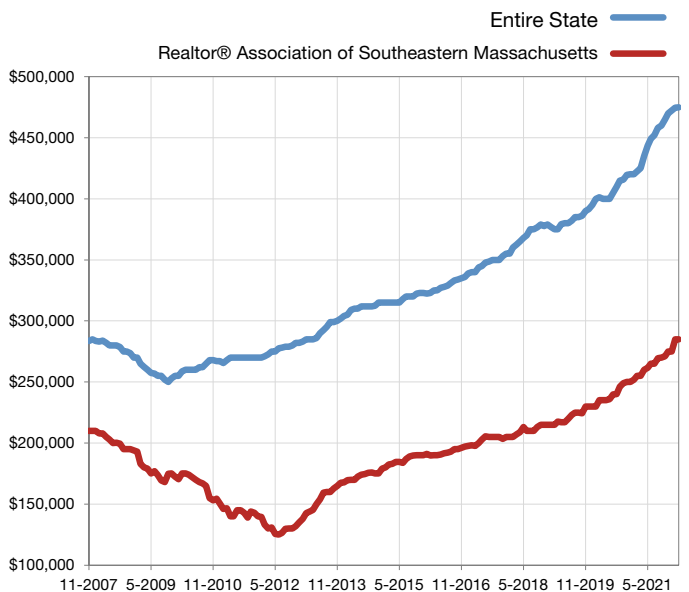
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**- 11.8%**

**+ 15.2%**

**- 36.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	72	<b>60</b>	- 16.7%	146	<b>117</b>	- 19.9%
Closed Sales	67	<b>57</b>	- 14.9%	147	<b>128</b>	- 12.9%
Median Sales Price*	\$346,500	<b>\$400,000</b>	+ 15.4%	\$338,000	<b>\$400,000</b>	+ 18.3%
Inventory of Homes for Sale	99	<b>67</b>	- 32.3%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	36	<b>42</b>	+ 17.2%	37	<b>44</b>	+ 20.0%
Percent of Original List Price Received*	101.7%	<b>99.2%</b>	- 2.4%	101.0%	<b>98.1%</b>	- 2.9%
New Listings	52	<b>57</b>	+ 9.6%	140	<b>115</b>	- 17.9%

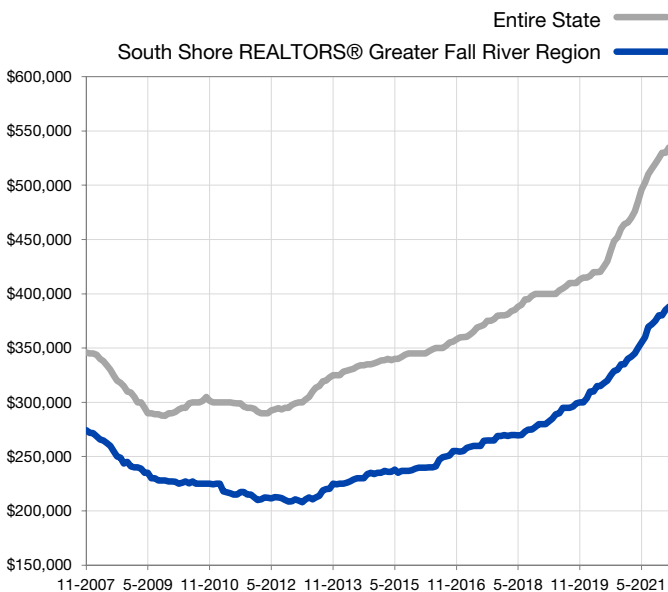
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	<b>14</b>	+ 55.6%	19	<b>17</b>	- 10.5%
Closed Sales	9	<b>10</b>	+ 11.1%	20	<b>19</b>	- 5.0%
Median Sales Price*	\$280,000	<b>\$159,500</b>	- 43.0%	\$209,000	<b>\$163,900</b>	- 21.6%
Inventory of Homes for Sale	21	<b>9</b>	- 57.1%	--	--	--
Months Supply of Inventory	2.2	<b>0.8</b>	- 63.9%	--	--	--
Cumulative Days on Market Until Sale	48	<b>83</b>	+ 71.9%	46	<b>49</b>	+ 6.9%
Percent of Original List Price Received*	96.7%	<b>93.5%</b>	- 3.3%	94.6%	<b>97.0%</b>	+ 2.5%
New Listings	3	<b>9</b>	+ 200.0%	14	<b>10</b>	- 28.6%

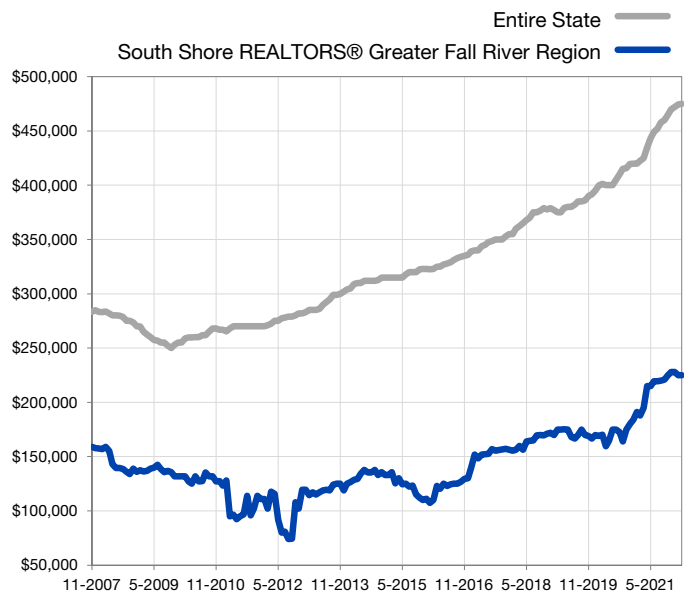
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 20.4%**

**+ 10.4%**

**- 57.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	355	290	- 18.3%	682	555	- 18.6%
Closed Sales	264	207	- 21.6%	632	540	- 14.6%
Median Sales Price*	\$505,750	<b>\$570,000</b>	+ 12.7%	\$515,000	<b>\$575,000</b>	+ 11.7%
Inventory of Homes for Sale	396	<b>189</b>	- 52.3%	--	--	--
Months Supply of Inventory	0.8	<b>0.4</b>	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	46	<b>32</b>	- 31.0%	42	<b>34</b>	- 19.7%
Percent of Original List Price Received*	100.3%	<b>101.7%</b>	+ 1.4%	100.0%	<b>101.5%</b>	+ 1.5%
New Listings	365	<b>292</b>	- 20.0%	720	<b>559</b>	- 22.4%

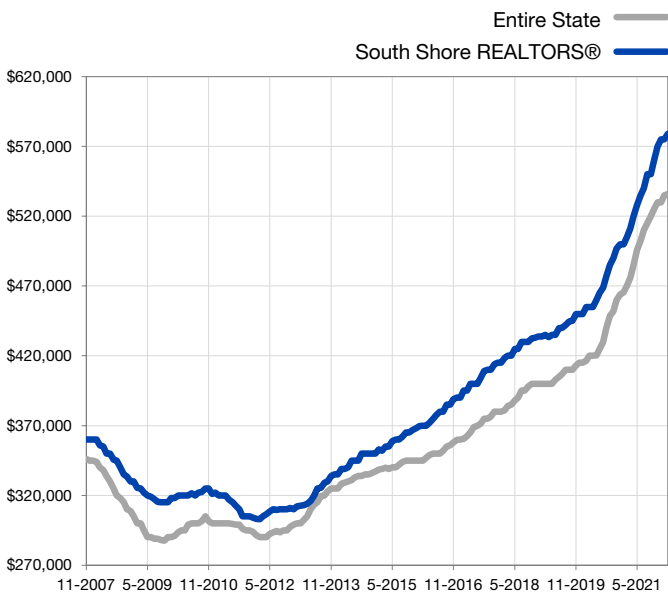
### Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	154	125	- 18.8%	271	215	- 20.7%
Closed Sales	104	86	- 17.3%	219	199	- 9.1%
Median Sales Price*	\$350,000	<b>\$386,500</b>	+ 10.4%	\$365,000	<b>\$401,000</b>	+ 9.9%
Inventory of Homes for Sale	248	<b>83</b>	- 66.5%	--	--	--
Months Supply of Inventory	1.5	<b>0.5</b>	- 68.3%	--	--	--
Cumulative Days on Market Until Sale	42	<b>41</b>	- 0.4%	49	<b>41</b>	- 15.6%
Percent of Original List Price Received*	98.6%	<b>101.3%</b>	+ 2.7%	98.3%	<b>100.6%</b>	+ 2.3%
New Listings	179	<b>119</b>	- 33.5%	337	<b>219</b>	- 35.0%

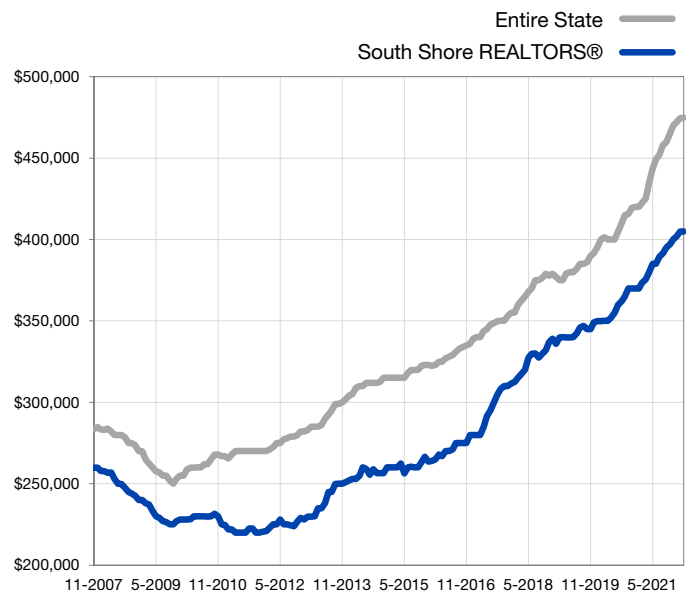
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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