

# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	415	<b>336</b>	- 19.0%	1,089	<b>866</b>	- 20.5%
Closed Sales	334	<b>273</b>	- 18.3%	984	<b>801</b>	- 18.6%
Median Sales Price*	\$653,500	<b>\$627,500</b>	- 4.0%	\$585,000	<b>\$635,000</b>	+ 8.5%
Inventory of Homes for Sale	484	<b>354</b>	- 26.9%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	81	<b>38</b>	- 53.1%	75	<b>38</b>	- 49.3%
Percent of Original List Price Received*	99.1%	<b>101.7%</b>	+ 2.6%	98.3%	<b>100.1%</b>	+ 1.8%
New Listings	463	<b>430</b>	- 7.1%	1,014	<b>949</b>	- 6.4%

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

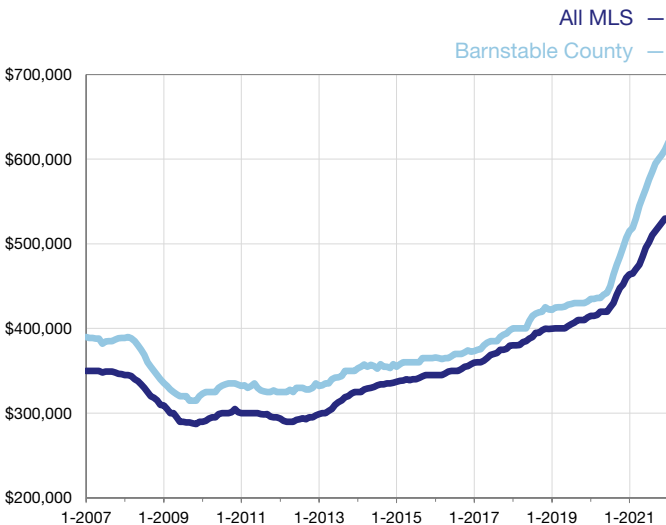
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	119	<b>99</b>	- 16.8%	343	<b>252</b>	- 26.5%
Closed Sales	119	<b>83</b>	- 30.3%	284	<b>232</b>	- 18.3%
Median Sales Price*	\$335,000	<b>\$425,000</b>	+ 26.9%	\$340,000	<b>\$417,500</b>	+ 22.8%
Inventory of Homes for Sale	201	<b>119</b>	- 40.8%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	87	<b>49</b>	- 43.7%	94	<b>47</b>	- 50.0%
Percent of Original List Price Received*	96.9%	<b>100.8%</b>	+ 4.0%	97.1%	<b>100.1%</b>	+ 3.1%
New Listings	118	<b>131</b>	+ 11.0%	288	<b>276</b>	- 4.2%

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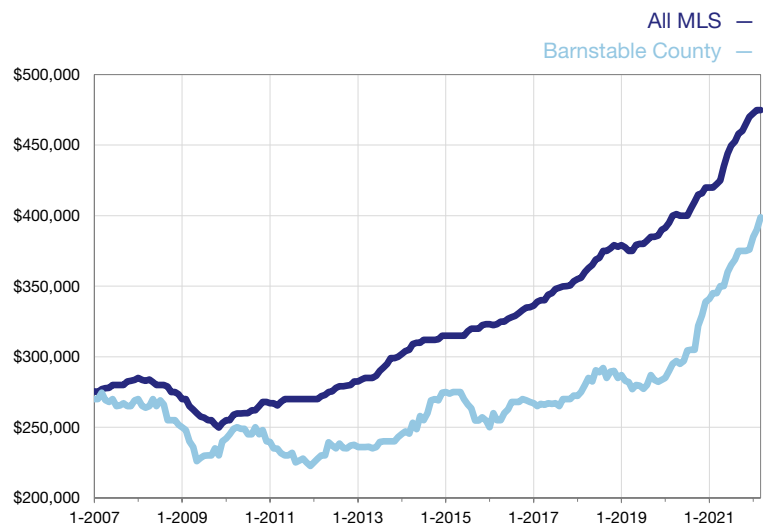
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Berkshire County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	126	101	- 19.8%	342	277	- 19.0%
Closed Sales	107	80	- 25.2%	297	291	- 2.0%
Median Sales Price*	\$250,000	\$322,500	+ 29.0%	\$263,950	\$300,250	+ 13.8%
Inventory of Homes for Sale	256	183	- 28.5%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	125	109	- 12.8%	128	108	- 15.6%
Percent of Original List Price Received*	95.3%	94.7%	- 0.6%	94.4%	94.8%	+ 0.4%
New Listings	160	124	- 22.5%	312	280	- 10.3%

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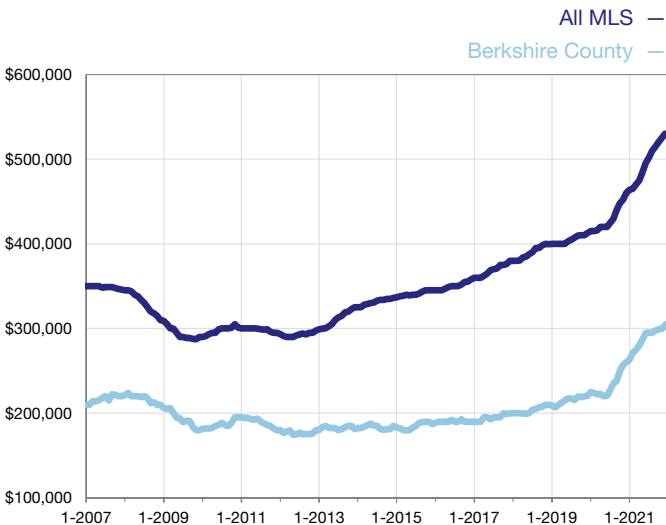
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	12	- 40.0%	55	38	- 30.9%
Closed Sales	15	12	- 20.0%	40	45	+ 12.5%
Median Sales Price*	\$350,000	\$295,000	- 15.7%	\$252,000	\$290,000	+ 15.1%
Inventory of Homes for Sale	49	25	- 49.0%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	163	81	- 50.3%	149	105	- 29.5%
Percent of Original List Price Received*	94.9%	96.8%	+ 2.0%	94.3%	95.9%	+ 1.7%
New Listings	15	28	+ 86.7%	35	53	+ 51.4%

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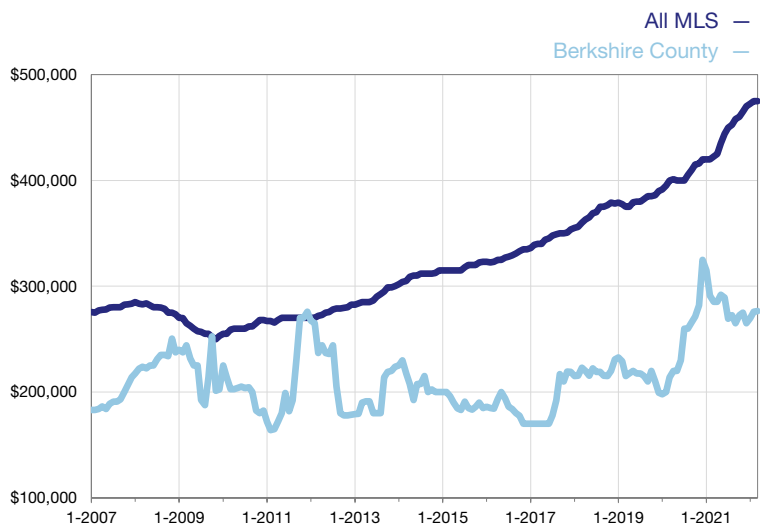
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Bristol County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	414	369	- 10.9%	990	867	- 12.4%
Closed Sales	307	251	- 18.2%	880	765	- 13.1%
Median Sales Price*	\$400,000	<b>\$435,000</b>	+ 8.7%	\$392,000	<b>\$435,000</b>	+ 11.0%
Inventory of Homes for Sale	390	251	- 35.6%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	36	38	+ 5.6%
Percent of Original List Price Received*	101.9%	102.5%	+ 0.6%	101.5%	101.3%	- 0.2%
New Listings	471	401	- 14.9%	1,069	959	- 10.3%

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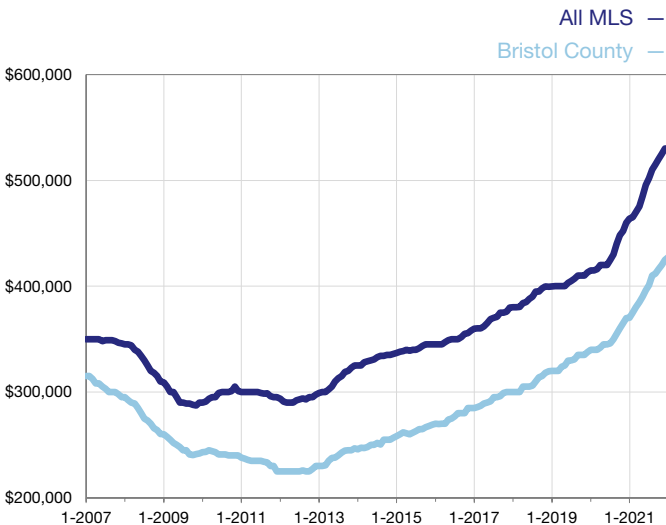
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	58	87	+ 50.0%	167	205	+ 22.8%
Closed Sales	66	66	0.0%	182	169	- 7.1%
Median Sales Price*	\$270,000	<b>\$303,000</b>	+ 12.2%	\$255,450	<b>\$300,000</b>	+ 17.4%
Inventory of Homes for Sale	60	47	- 21.7%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	37	31	- 16.2%
Percent of Original List Price Received*	101.0%	101.4%	+ 0.4%	98.9%	101.9%	+ 3.0%
New Listings	74	103	+ 39.2%	176	213	+ 21.0%

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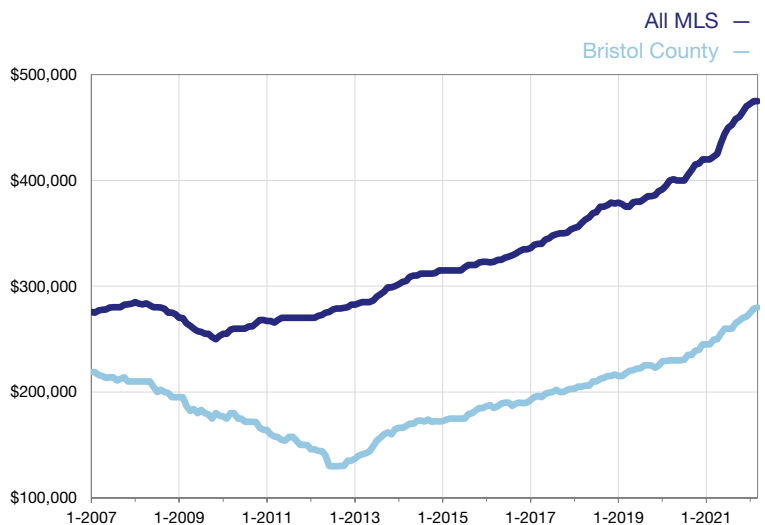
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – March 2022

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## Dukes County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	14	15	+ 7.1%
Closed Sales	4	4	0.0%	10	14	+ 40.0%
Median Sales Price*	\$793,000	<b>\$1,467,500</b>	+ 85.1%	\$879,000	<b>\$1,365,750</b>	+ 55.4%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	59	27	- 54.2%	50	62	+ 24.0%
Percent of Original List Price Received*	96.4%	95.7%	- 0.7%	93.8%	99.8%	+ 6.4%
New Listings	5	6	+ 20.0%	18	12	- 33.3%

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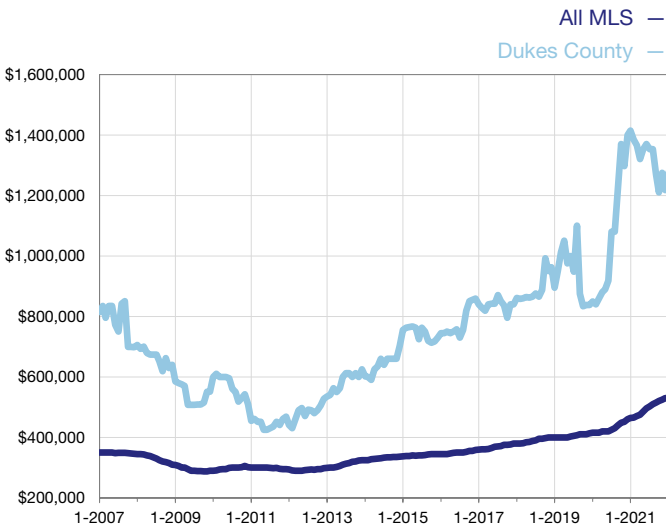
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$650,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	209	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	94.5%	0.0%	- 100.0%
New Listings	0	1	--	4	1	- 75.0%

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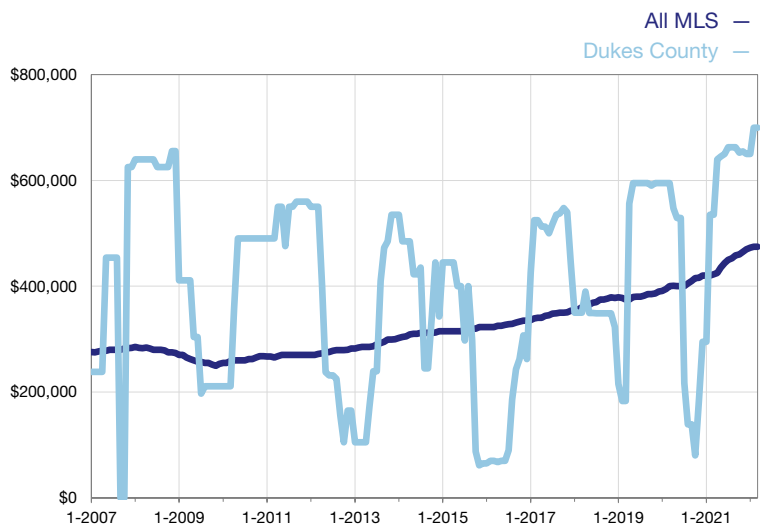
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Rolling 12-Month Calculation



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Rolling 12-Month Calculation



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## Essex County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	563	453	- 19.5%	1,170	974	- 16.8%
Closed Sales	306	281	- 8.2%	934	825	- 11.7%
Median Sales Price*	\$551,150	\$600,000	+ 8.9%	\$550,000	\$580,000	+ 5.5%
Inventory of Homes for Sale	360	267	- 25.8%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	37	26	- 29.7%	37	29	- 21.6%
Percent of Original List Price Received*	104.1%	106.7%	+ 2.5%	102.5%	103.9%	+ 1.4%
New Listings	629	569	- 9.5%	1,271	1,136	- 10.6%

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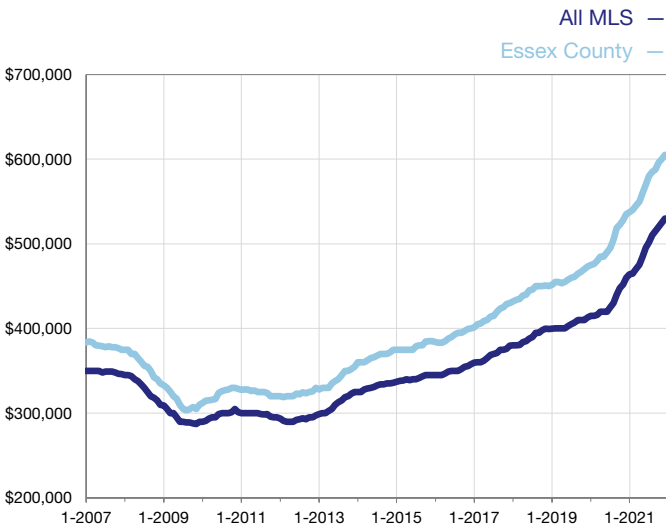
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	271	228	- 15.9%	666	554	- 16.8%
Closed Sales	196	180	- 8.2%	546	483	- 11.5%
Median Sales Price*	\$380,628	\$407,500	+ 7.1%	\$365,000	\$385,000	+ 5.5%
Inventory of Homes for Sale	236	126	- 46.6%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	35	35	0.0%	41	34	- 17.1%
Percent of Original List Price Received*	102.0%	103.9%	+ 1.9%	100.2%	102.8%	+ 2.6%
New Listings	313	274	- 12.5%	743	603	- 18.8%

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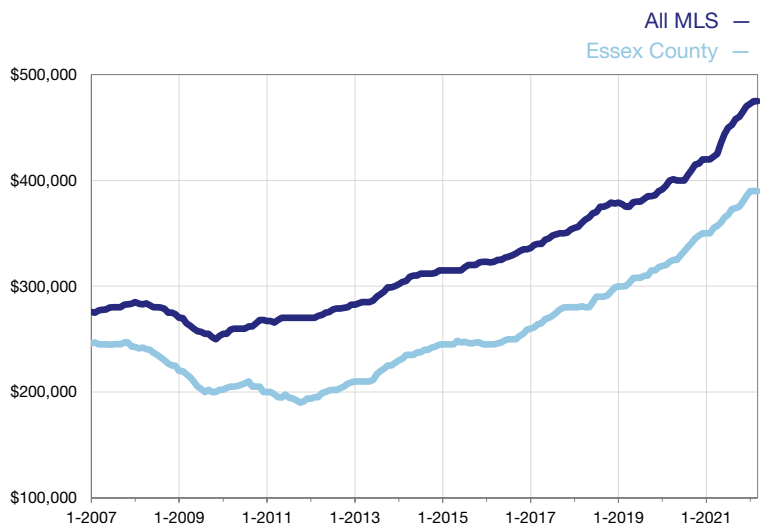
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## Franklin County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	41	42	+ 2.4%	103	96	- 6.8%
Closed Sales	24	27	+ 12.5%	113	103	- 8.8%
Median Sales Price*	\$249,000	\$255,000	+ 2.4%	\$265,000	\$315,000	+ 18.9%
Inventory of Homes for Sale	61	36	- 41.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	34	42	+ 23.5%	46	42	- 8.7%
Percent of Original List Price Received*	99.7%	101.8%	+ 2.1%	97.6%	101.3%	+ 3.8%
New Listings	45	49	+ 8.9%	104	104	0.0%

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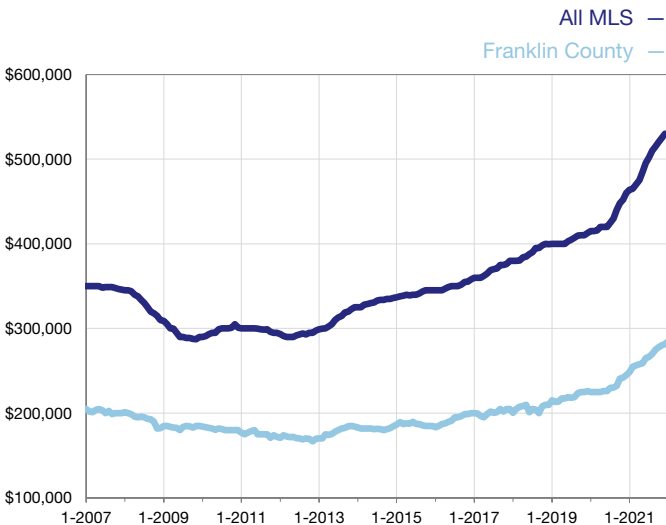
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	6	+ 50.0%	6	12	+ 100.0%
Closed Sales	0	5	--	2	9	+ 350.0%
Median Sales Price*	\$0	\$225,000	--	\$158,750	\$225,000	+ 41.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	34	21	- 38.2%
Percent of Original List Price Received*	0.0%	104.1%	--	88.9%	102.7%	+ 15.5%
New Listings	3	4	+ 33.3%	5	15	+ 200.0%

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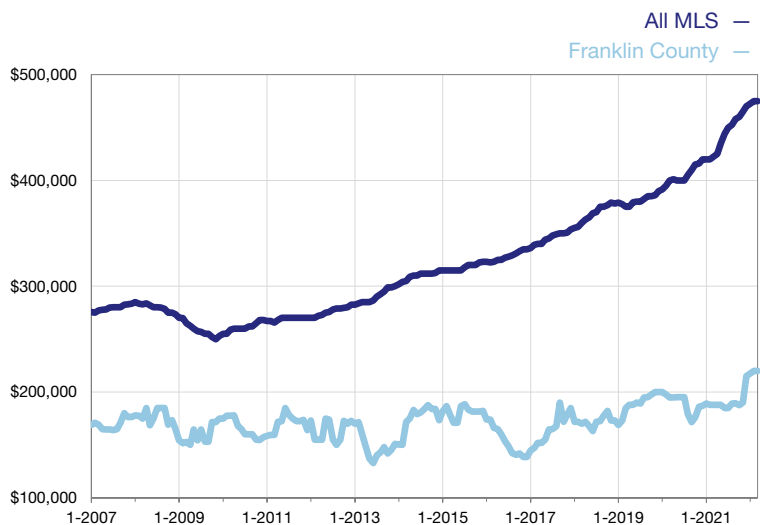
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – March 2022

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## Hampden County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	349	<b>352</b>	+ 0.9%	920	<b>864</b>	- 6.1%
Closed Sales	314	<b>267</b>	- 15.0%	836	<b>730</b>	- 12.7%
Median Sales Price*	\$249,000	<b>\$272,000</b>	+ 9.2%	\$242,000	<b>\$265,000</b>	+ 9.5%
Inventory of Homes for Sale	329	<b>216</b>	- 34.3%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	42	<b>33</b>	- 21.4%	44	<b>35</b>	- 20.5%
Percent of Original List Price Received*	100.6%	<b>102.5%</b>	+ 1.9%	99.9%	<b>101.4%</b>	+ 1.5%
New Listings	378	<b>366</b>	- 3.2%	930	<b>890</b>	- 4.3%

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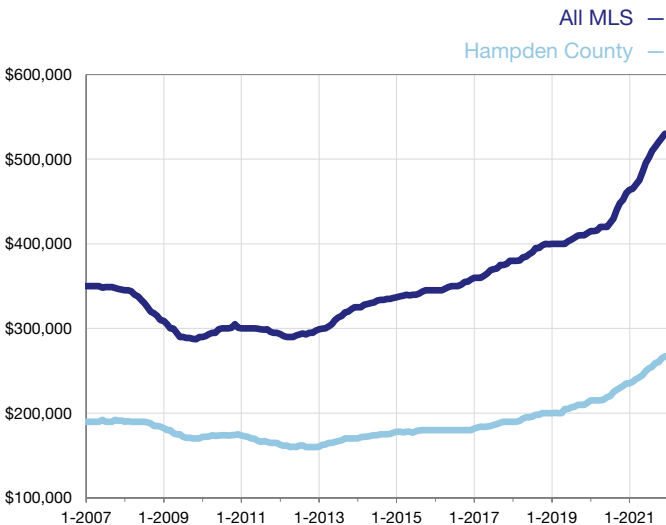
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	59	<b>68</b>	+ 15.3%	144	<b>154</b>	+ 6.9%
Closed Sales	40	<b>44</b>	+ 10.0%	116	<b>133</b>	+ 14.7%
Median Sales Price*	\$151,500	<b>\$162,500</b>	+ 7.3%	\$150,450	<b>\$177,900</b>	+ 18.2%
Inventory of Homes for Sale	36	<b>34</b>	- 5.6%	--	--	--
Months Supply of Inventory	0.8	<b>0.6</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	36	<b>31</b>	- 13.9%	35	<b>28</b>	- 20.0%
Percent of Original List Price Received*	100.3%	<b>103.1%</b>	+ 2.8%	99.3%	<b>101.6%</b>	+ 2.3%
New Listings	46	<b>63</b>	+ 37.0%	133	<b>153</b>	+ 15.0%

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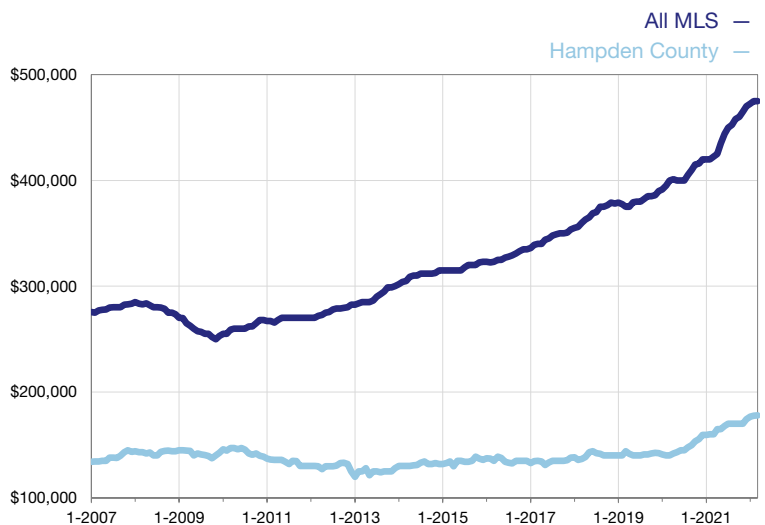
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampshire County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	104	<b>108</b>	+ 3.8%	250	<b>245</b>	- 2.0%
Closed Sales	83	<b>67</b>	- 19.3%	234	<b>208</b>	- 11.1%
Median Sales Price*	\$335,000	<b>\$395,000</b>	+ 17.9%	\$332,250	<b>\$365,000</b>	+ 9.9%
Inventory of Homes for Sale	122	<b>78</b>	- 36.1%	--	--	--
Months Supply of Inventory	1.1	<b>0.8</b>	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	66	<b>48</b>	- 27.3%	67	<b>47</b>	- 29.9%
Percent of Original List Price Received*	100.0%	<b>101.1%</b>	+ 1.1%	98.9%	<b>100.7%</b>	+ 1.8%
New Listings	106	<b>122</b>	+ 15.1%	243	<b>264</b>	+ 8.6%

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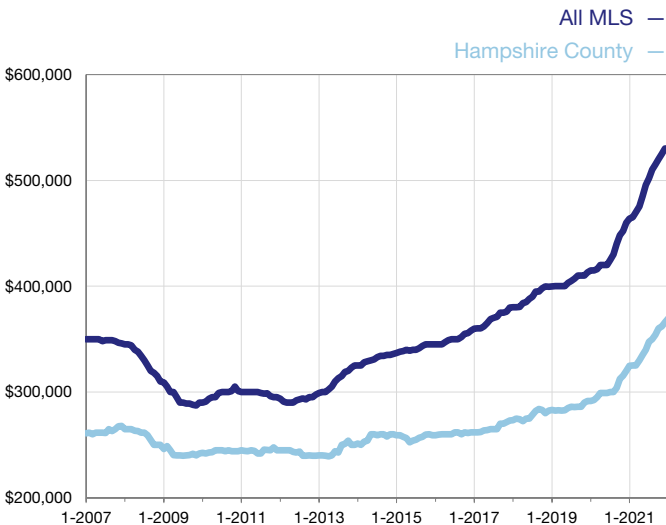
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	30	<b>26</b>	- 13.3%	70	<b>57</b>	- 18.6%
Closed Sales	17	<b>22</b>	+ 29.4%	51	<b>50</b>	- 2.0%
Median Sales Price*	\$202,750	<b>\$245,250</b>	+ 21.0%	\$220,000	<b>\$265,500</b>	+ 20.7%
Inventory of Homes for Sale	53	<b>31</b>	- 41.5%	--	--	--
Months Supply of Inventory	2.3	<b>1.1</b>	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	44	<b>60</b>	+ 36.4%	66	<b>53</b>	- 19.7%
Percent of Original List Price Received*	98.3%	<b>104.3%</b>	+ 6.1%	97.6%	<b>103.6%</b>	+ 6.1%
New Listings	39	<b>40</b>	+ 2.6%	87	<b>71</b>	- 18.4%

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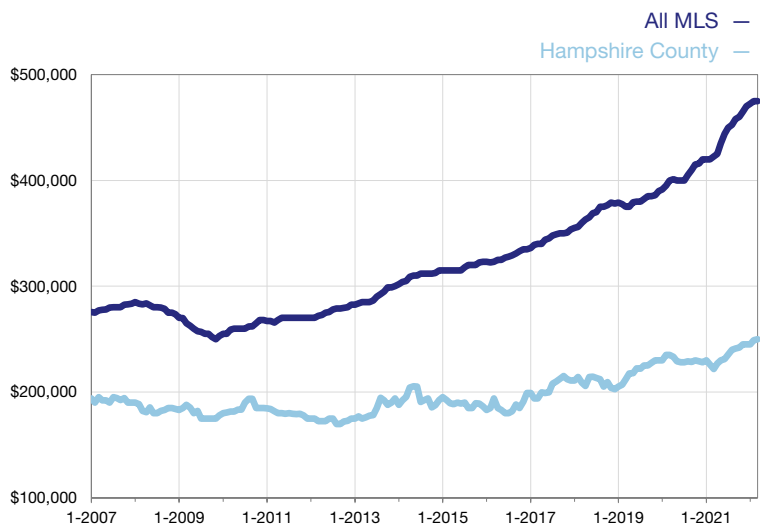
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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## Middlesex County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,162	<b>1,033</b>	- 11.1%	2,381	<b>2,073</b>	- 12.9%
Closed Sales	621	<b>599</b>	- 3.5%	1,781	<b>1,619</b>	- 9.1%
Median Sales Price*	\$652,000	<b>\$750,000</b>	+ 15.0%	\$635,000	<b>\$700,500</b>	+ 10.3%
Inventory of Homes for Sale	605	<b>542</b>	- 10.4%	--	--	--
Months Supply of Inventory	0.6	<b>0.6</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	<b>25</b>	- 46.8%	42	<b>31</b>	- 26.2%
Percent of Original List Price Received*	102.9%	<b>106.8%</b>	+ 3.8%	101.3%	<b>104.1%</b>	+ 2.8%
New Listings	1,205	<b>1,252</b>	+ 3.9%	2,546	<b>2,422</b>	- 4.9%

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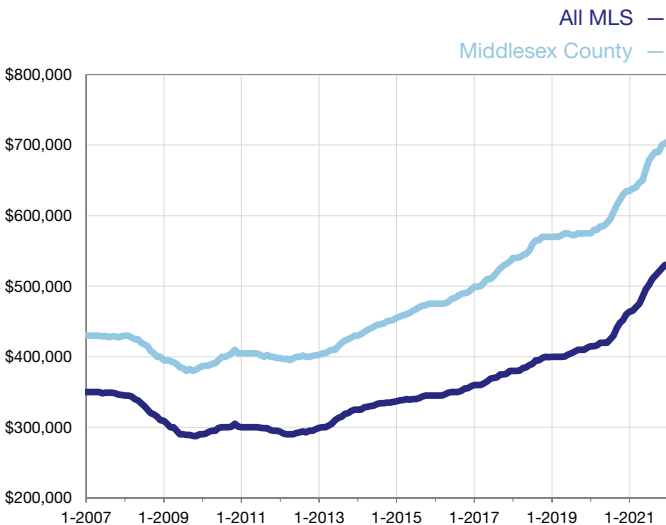
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	736	<b>655</b>	- 11.0%	1,676	<b>1,363</b>	- 18.7%
Closed Sales	546	<b>407</b>	- 25.5%	1,284	<b>1,013</b>	- 21.1%
Median Sales Price*	\$528,500	<b>\$580,000</b>	+ 9.7%	\$510,000	<b>\$555,000</b>	+ 8.8%
Inventory of Homes for Sale	578	<b>391</b>	- 32.4%	--	--	--
Months Supply of Inventory	1.1	<b>0.7</b>	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	47	<b>35</b>	- 25.5%	49	<b>40</b>	- 18.4%
Percent of Original List Price Received*	100.6%	<b>104.6%</b>	+ 4.0%	99.4%	<b>102.3%</b>	+ 2.9%
New Listings	755	<b>789</b>	+ 4.5%	1,795	<b>1,597</b>	- 11.0%

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

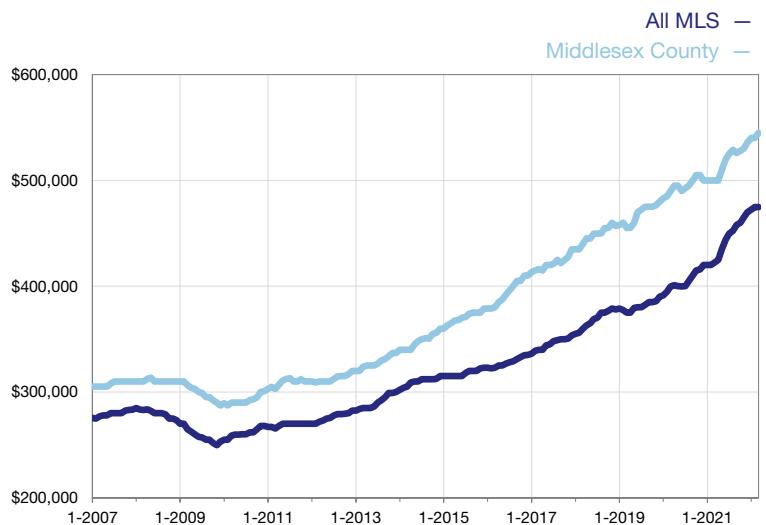
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	9	1	- 88.9%
Closed Sales	2	1	- 50.0%	8	2	- 75.0%
Median Sales Price*	\$3,972,500	<b>\$9,850,000</b>	+ 148.0%	\$2,722,500	<b>\$5,800,000</b>	+ 113.0%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.5	<b>2.9</b>	+ 93.3%	--	--	--
Cumulative Days on Market Until Sale	153	<b>429</b>	+ 180.4%	227	<b>246</b>	+ 8.4%
Percent of Original List Price Received*	97.4%	<b>90.4%</b>	- 7.2%	93.9%	<b>92.5%</b>	- 1.5%
New Listings	4	6	+ 50.0%	7	8	+ 14.3%

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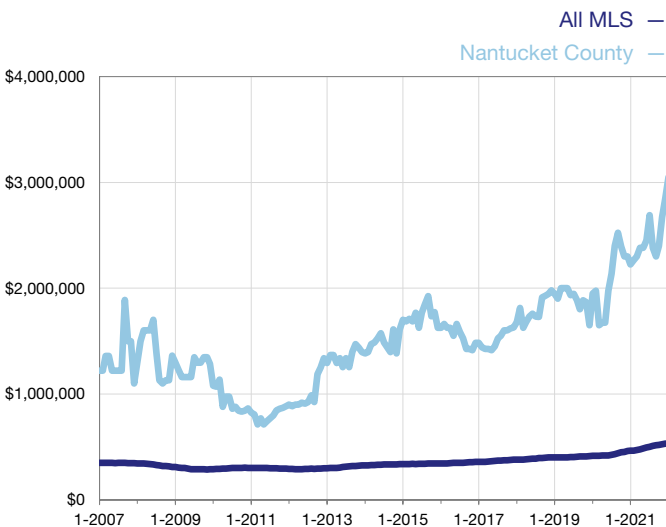
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$740,000	<b>\$0</b>	- 100.0%	\$740,000	<b>\$1,545,000</b>	+ 108.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	94	0	- 100.0%	94	<b>104</b>	+ 10.6%
Percent of Original List Price Received*	94.3%	<b>0.0%</b>	- 100.0%	94.3%	<b>100.0%</b>	+ 6.0%
New Listings	2	0	- 100.0%	2	0	- 100.0%

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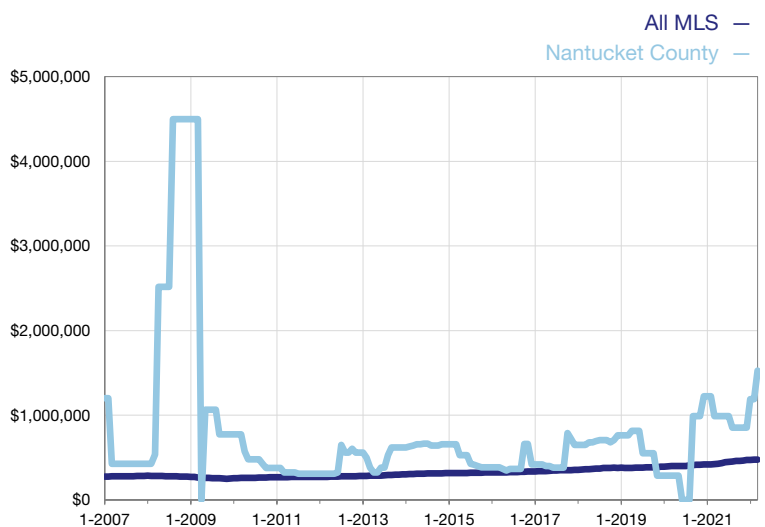
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	678	508	- 25.1%	1,376	1,080	- 21.5%
Closed Sales	374	310	- 17.1%	1,038	859	- 17.2%
Median Sales Price*	\$615,000	\$660,000	+ 7.3%	\$600,000	\$660,000	+ 10.0%
Inventory of Homes for Sale	428	281	- 34.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	25	- 24.2%	39	32	- 17.9%
Percent of Original List Price Received*	102.5%	105.3%	+ 2.7%	100.9%	103.1%	+ 2.2%
New Listings	735	604	- 17.8%	1,494	1,235	- 17.3%

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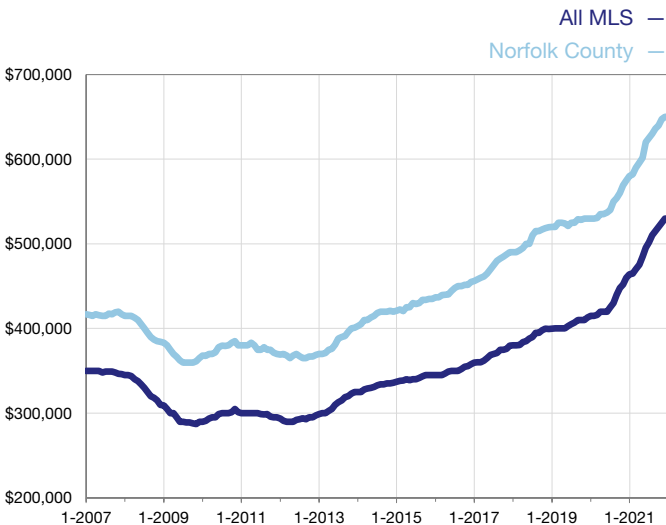
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	314	257	- 18.2%	719	589	- 18.1%
Closed Sales	221	178	- 19.5%	508	486	- 4.3%
Median Sales Price*	\$452,000	\$500,450	+ 10.7%	\$457,000	\$500,500	+ 9.5%
Inventory of Homes for Sale	379	187	- 50.7%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	58	46	- 20.7%	58	47	- 19.0%
Percent of Original List Price Received*	99.4%	103.1%	+ 3.7%	98.3%	101.0%	+ 2.7%
New Listings	368	309	- 16.0%	858	667	- 22.3%

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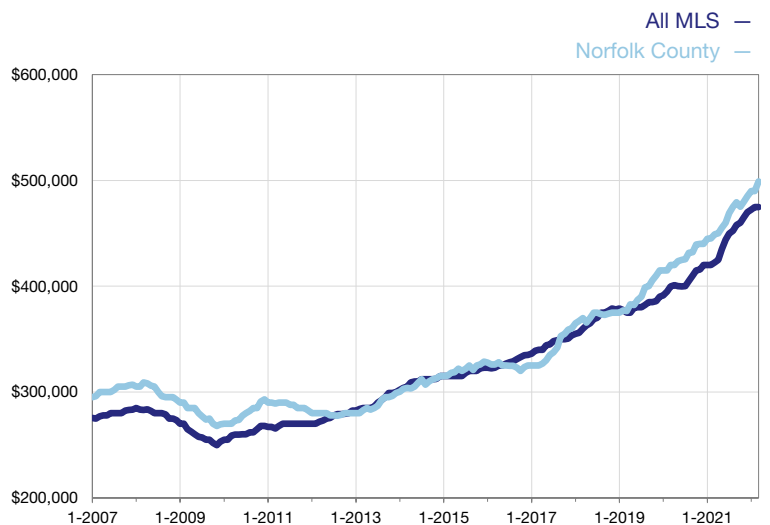
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	554	446	- 19.5%	1,257	1,053	- 16.2%
Closed Sales	383	335	- 12.5%	1,047	939	- 10.3%
Median Sales Price*	\$462,500	\$549,900	+ 18.9%	\$460,000	\$525,000	+ 14.1%
Inventory of Homes for Sale	444	295	- 33.6%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	37	35	- 5.4%	40	34	- 15.0%
Percent of Original List Price Received*	102.4%	102.6%	+ 0.2%	101.0%	101.8%	+ 0.8%
New Listings	608	547	- 10.0%	1,338	1,154	- 13.8%

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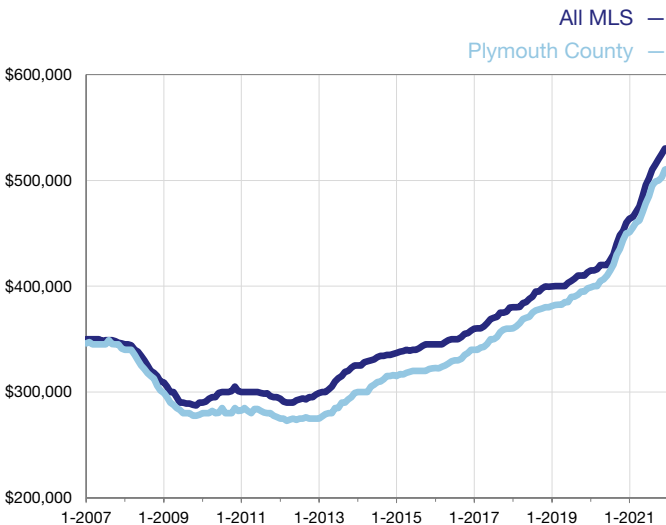
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	152	99	- 34.9%	327	251	- 23.2%
Closed Sales	109	83	- 23.9%	275	215	- 21.8%
Median Sales Price*	\$372,000	\$425,000	+ 14.2%	\$351,000	\$400,000	+ 14.0%
Inventory of Homes for Sale	182	80	- 56.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	51	34	- 33.3%	50	35	- 30.0%
Percent of Original List Price Received*	100.9%	103.3%	+ 2.4%	100.0%	102.5%	+ 2.5%
New Listings	186	102	- 45.2%	412	265	- 35.7%

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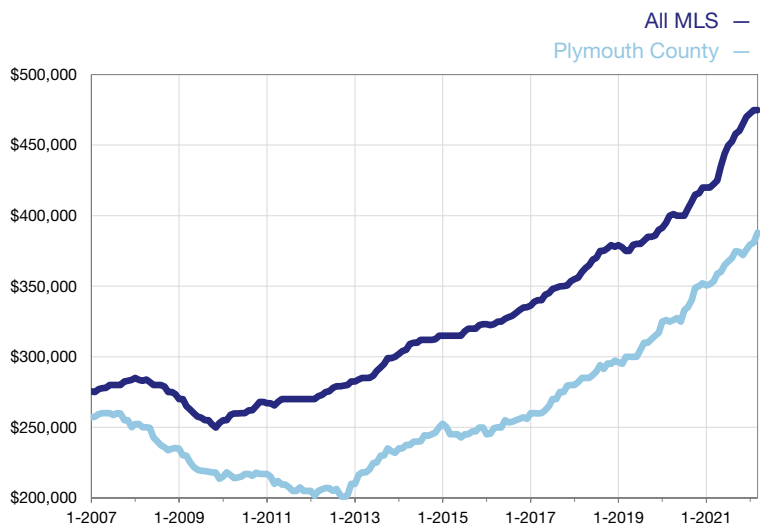
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	122	<b>146</b>	+ 19.7%	270	<b>284</b>	+ 5.2%
Closed Sales	84	<b>79</b>	- 6.0%	247	<b>229</b>	- 7.3%
Median Sales Price*	\$710,000	<b>\$741,000</b>	+ 4.4%	\$640,000	<b>\$685,000</b>	+ 7.0%
Inventory of Homes for Sale	145	<b>98</b>	- 32.4%	--	--	--
Months Supply of Inventory	1.3	<b>0.8</b>	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	42	<b>39</b>	- 7.1%	44	<b>46</b>	+ 4.5%
Percent of Original List Price Received*	101.9%	<b>103.4%</b>	+ 1.5%	99.2%	<b>100.5%</b>	+ 1.3%
New Listings	151	<b>188</b>	+ 24.5%	313	<b>338</b>	+ 8.0%

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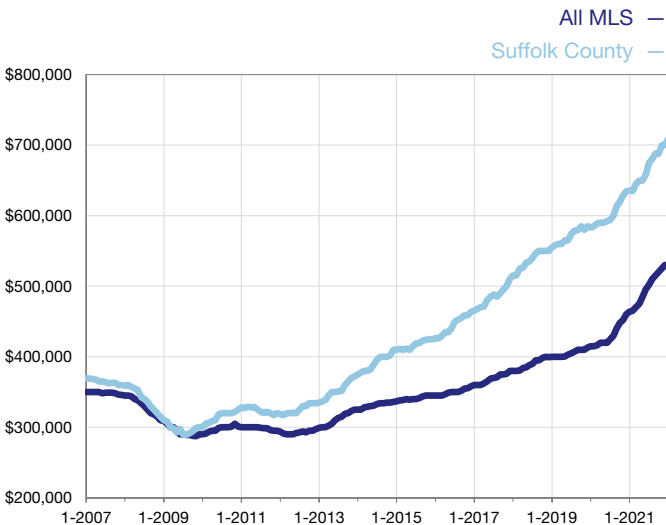
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	727	<b>694</b>	- 4.5%	1,664	<b>1,536</b>	- 7.7%
Closed Sales	518	<b>398</b>	- 23.2%	1,149	<b>998</b>	- 13.1%
Median Sales Price*	\$644,450	<b>\$699,000</b>	+ 8.5%	\$645,000	<b>\$671,000</b>	+ 4.0%
Inventory of Homes for Sale	1,216	<b>838</b>	- 31.1%	--	--	--
Months Supply of Inventory	2.8	<b>1.6</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	70	<b>57</b>	- 18.6%	70	<b>64</b>	- 8.6%
Percent of Original List Price Received*	97.7%	<b>99.2%</b>	+ 1.5%	96.4%	<b>97.8%</b>	+ 1.5%
New Listings	938	<b>969</b>	+ 3.3%	2,084	<b>2,080</b>	- 0.2%

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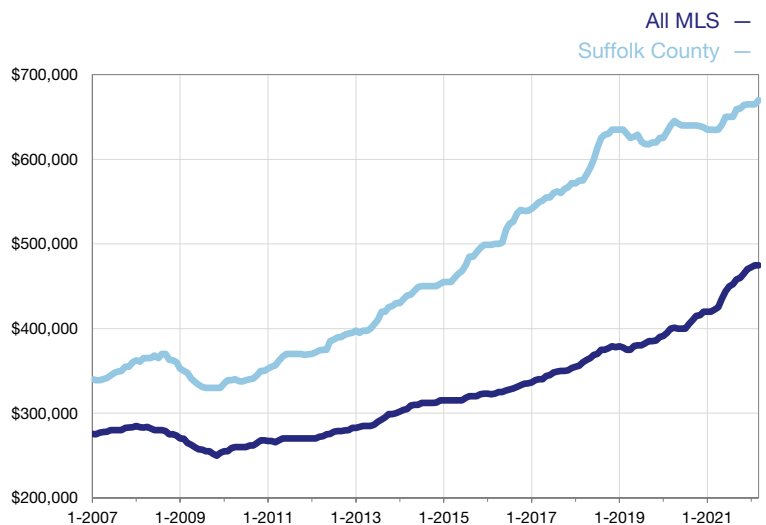
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	727	660	- 9.2%	1,600	1,493	- 6.7%
Closed Sales	483	429	- 11.2%	1,428	1,296	- 9.2%
Median Sales Price*	\$365,000	\$402,500	+ 10.3%	\$350,000	\$395,000	+ 12.9%
Inventory of Homes for Sale	617	378	- 38.7%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	36	34	- 5.6%	40	35	- 12.5%
Percent of Original List Price Received*	102.9%	103.3%	+ 0.4%	101.2%	101.9%	+ 0.7%
New Listings	820	733	- 10.6%	1,705	1,561	- 8.4%

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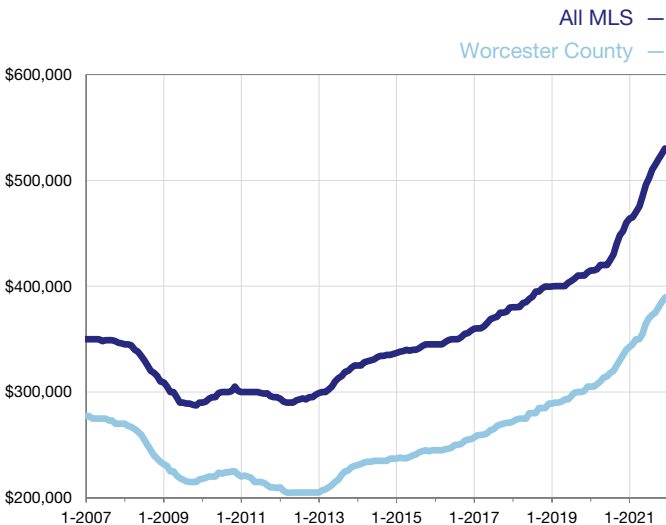
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	174	196	+ 12.6%	424	420	- 0.9%
Closed Sales	123	130	+ 5.7%	333	314	- 5.7%
Median Sales Price*	\$281,000	\$299,500	+ 6.6%	\$249,806	\$305,000	+ 22.1%
Inventory of Homes for Sale	158	98	- 38.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.5%	40	35	- 12.5%
Percent of Original List Price Received*	101.3%	104.7%	+ 3.4%	100.3%	102.9%	+ 2.6%
New Listings	197	201	+ 2.0%	433	449	+ 3.7%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

