

Multi-Family Housing Activity Report

March 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Mar-2021	Mar-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		657	599	- 8.8%	1,787	1,670	- 6.5%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$459,500	\$597,900	+ 30.1%	\$463,838	\$545,000	+ 17.5%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,260	792	- 37.1%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.0	1.1	- 47.1%	--	--	--
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.*		48	44	- 7.0%	48	44	- 7.1%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.7%	101.8%	+ 2.0%	98.8%	100.2%	+ 1.4%
New Listings A count of the properties that have been newly listed on the market in a given month.		989	1,000	+ 1.1%	2,294	2,204	- 3.9%

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

