

# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	417	<b>402</b>	- 3.6%	1,506	<b>1,243</b>	- 17.5%
Closed Sales	371	<b>300</b>	- 19.1%	1,355	<b>1,106</b>	- 18.4%
Median Sales Price*	\$625,000	<b>\$725,000</b>	+ 16.0%	\$600,000	<b>\$665,000</b>	+ 10.8%
Inventory of Homes for Sale	547	<b>401</b>	- 26.7%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	61	<b>39</b>	- 36.1%	71	<b>38</b>	- 46.5%
Percent of Original List Price Received*	101.5%	<b>103.2%</b>	+ 1.7%	99.2%	<b>100.9%</b>	+ 1.7%
New Listings	538	<b>453</b>	- 15.8%	1,551	<b>1,404</b>	- 9.5%

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

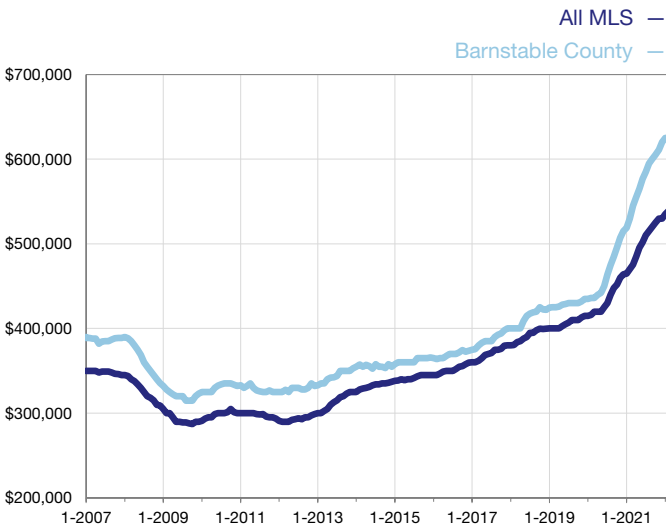
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	120	<b>101</b>	- 15.8%	463	<b>354</b>	- 23.5%
Closed Sales	108	<b>102</b>	- 5.6%	392	<b>334</b>	- 14.8%
Median Sales Price*	\$342,000	<b>\$405,000</b>	+ 18.4%	\$340,000	<b>\$415,000</b>	+ 22.1%
Inventory of Homes for Sale	208	<b>111</b>	- 46.6%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	55	<b>32</b>	- 41.8%	84	<b>42</b>	- 50.0%
Percent of Original List Price Received*	99.6%	<b>104.5%</b>	+ 4.9%	97.8%	<b>101.5%</b>	+ 3.8%
New Listings	138	<b>99</b>	- 28.3%	426	<b>376</b>	- 11.7%

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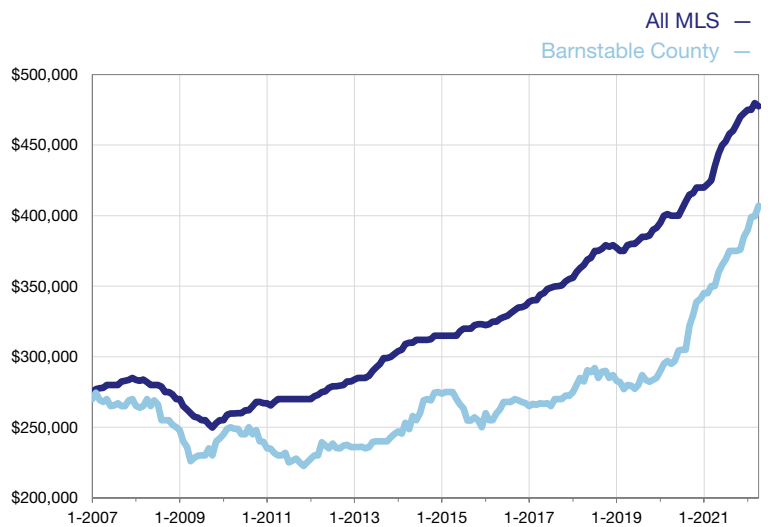
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2022

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## Berkshire County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	125	<b>113</b>	- 9.6%	467	<b>397</b>	- 15.0%
Closed Sales	125	<b>89</b>	- 28.8%	422	<b>379</b>	- 10.2%
Median Sales Price*	\$350,000	<b>\$340,000</b>	- 2.9%	\$292,500	<b>\$314,000</b>	+ 7.4%
Inventory of Homes for Sale	290	<b>175</b>	- 39.7%	--	--	--
Months Supply of Inventory	1.8	<b>1.4</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	146	<b>123</b>	- 15.8%	133	<b>111</b>	- 16.5%
Percent of Original List Price Received*	96.3%	<b>99.3%</b>	+ 3.1%	94.9%	<b>95.9%</b>	+ 1.1%
New Listings	170	<b>129</b>	- 24.1%	482	<b>411</b>	- 14.7%

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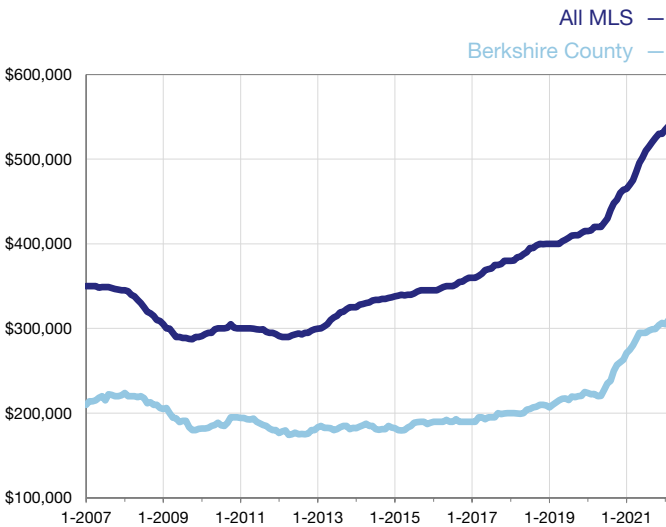
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	<b>7</b>	- 63.2%	74	<b>45</b>	- 39.2%
Closed Sales	22	<b>13</b>	- 40.9%	62	<b>58</b>	- 6.5%
Median Sales Price*	\$308,750	<b>\$355,000</b>	+ 15.0%	\$266,750	<b>\$292,500</b>	+ 9.7%
Inventory of Homes for Sale	44	<b>26</b>	- 40.9%	--	--	--
Months Supply of Inventory	2.3	<b>1.6</b>	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	165	<b>123</b>	- 25.5%	154	<b>109</b>	- 29.2%
Percent of Original List Price Received*	96.5%	<b>98.1%</b>	+ 1.7%	95.1%	<b>96.4%</b>	+ 1.4%
New Listings	20	<b>7</b>	- 65.0%	55	<b>61</b>	+ 10.9%

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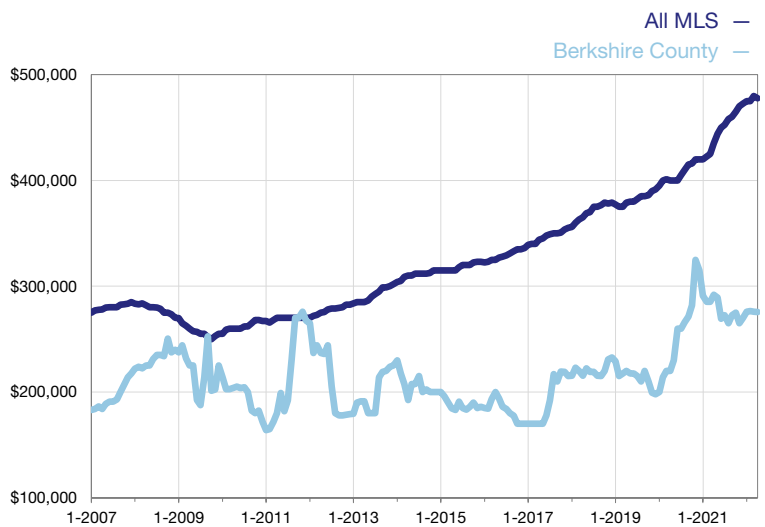
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Bristol County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	408	<b>365</b>	- 10.5%	1,397	<b>1,209</b>	- 13.5%
Closed Sales	329	<b>256</b>	- 22.2%	1,209	<b>1,024</b>	- 15.3%
Median Sales Price*	\$410,000	<b>\$461,000</b>	+ 12.4%	\$399,000	<b>\$445,000</b>	+ 11.5%
Inventory of Homes for Sale	419	<b>318</b>	- 24.1%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>35</b>	+ 16.7%	34	<b>37</b>	+ 8.8%
Percent of Original List Price Received*	104.1%	<b>102.4%</b>	- 1.6%	102.2%	<b>101.6%</b>	- 0.6%
New Listings	478	<b>457</b>	- 4.4%	1,547	<b>1,417</b>	- 8.4%

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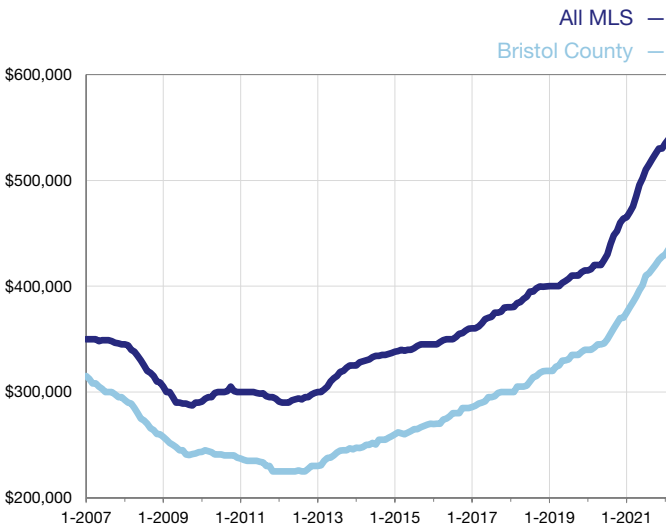
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	70	<b>94</b>	+ 34.3%	237	<b>295</b>	+ 24.5%
Closed Sales	49	<b>79</b>	+ 61.2%	231	<b>253</b>	+ 9.5%
Median Sales Price*	\$262,000	<b>\$291,000</b>	+ 11.1%	\$260,000	<b>\$298,500</b>	+ 14.8%
Inventory of Homes for Sale	74	<b>43</b>	- 41.9%	--	--	--
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	37	<b>20</b>	- 45.9%	37	<b>28</b>	- 24.3%
Percent of Original List Price Received*	103.3%	<b>105.5%</b>	+ 2.1%	99.9%	<b>103.1%</b>	+ 3.2%
New Listings	88	<b>91</b>	+ 3.4%	264	<b>306</b>	+ 15.9%

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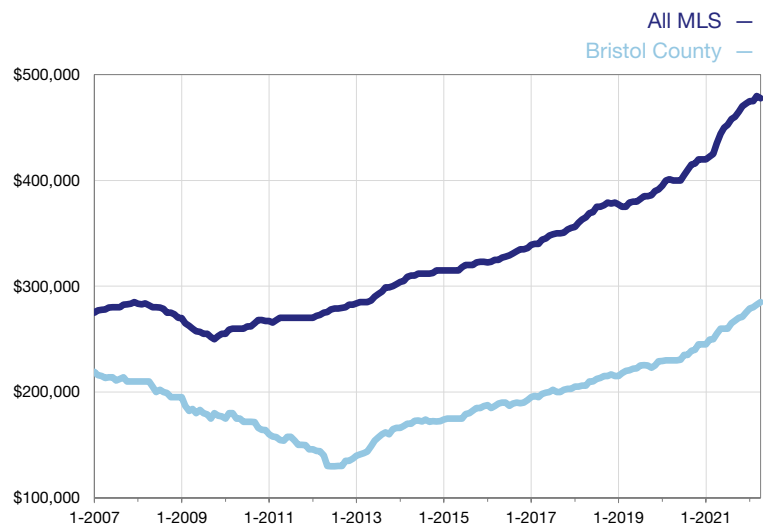
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Dukes County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	3	- 62.5%	22	17	- 22.7%
Closed Sales	5	2	- 60.0%	15	16	+ 6.7%
Median Sales Price*	\$1,270,000	<b>\$1,191,100</b>	- 6.2%	\$890,000	<b>\$1,365,750</b>	+ 53.5%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	46	109	+ 137.0%	49	68	+ 38.8%
Percent of Original List Price Received*	95.6%	88.5%	- 7.4%	94.4%	98.4%	+ 4.2%
New Listings	12	1	- 91.7%	30	13	- 56.7%

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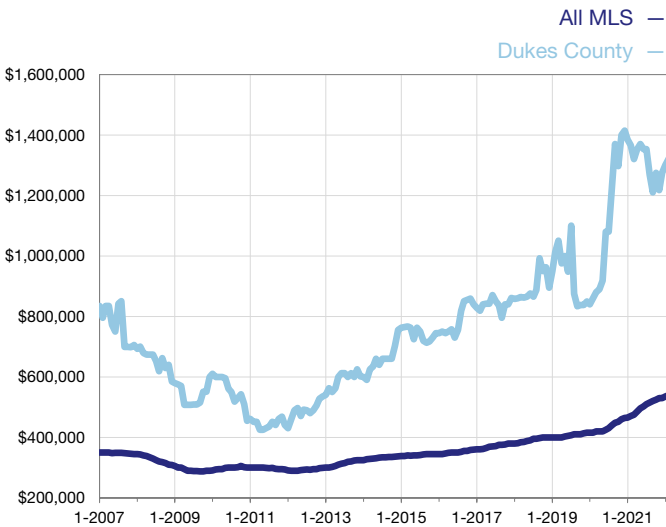
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$980,000	<b>\$0</b>	- 100.0%	\$652,500	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	57	0	- 100.0%	171	0	- 100.0%
Percent of Original List Price Received*	89.1%	0.0%	- 100.0%	93.1%	0.0%	- 100.0%
New Listings	1	1	0.0%	5	2	- 60.0%

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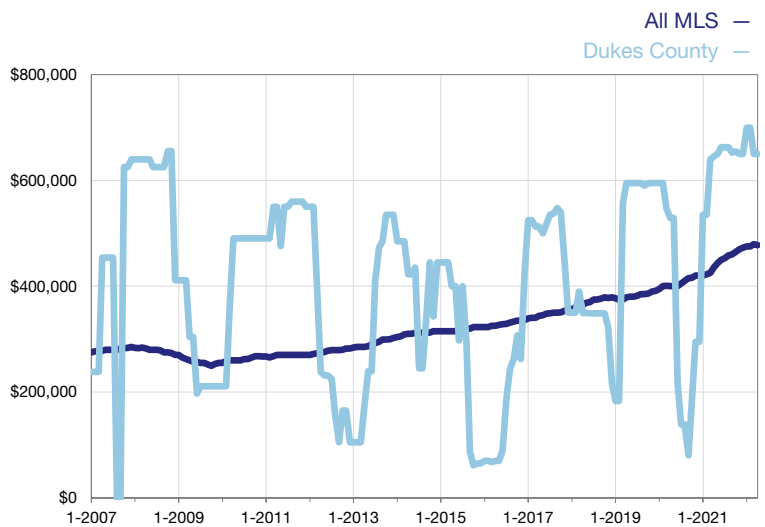
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Essex County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	516	510	- 1.2%	1,684	1,465	- 13.0%
Closed Sales	423	323	- 23.6%	1,357	1,150	- 15.3%
Median Sales Price*	\$601,000	\$624,950	+ 4.0%	\$562,000	\$592,000	+ 5.3%
Inventory of Homes for Sale	434	339	- 21.9%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	34	28	- 17.6%
Percent of Original List Price Received*	105.3%	108.0%	+ 2.6%	103.4%	105.1%	+ 1.6%
New Listings	627	605	- 3.5%	1,898	1,736	- 8.5%

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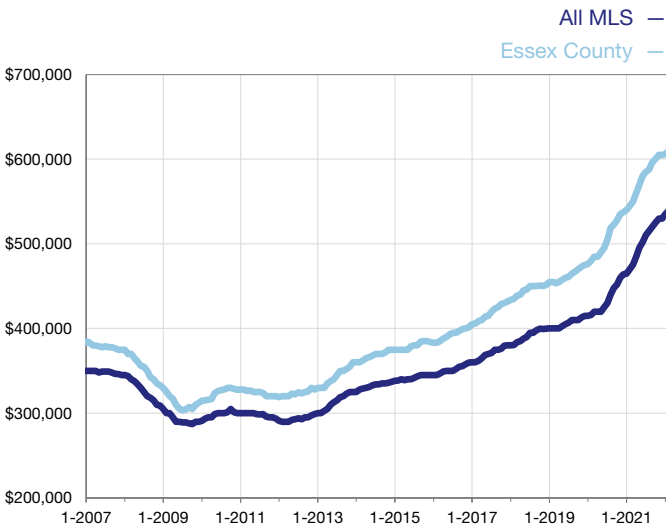
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	302	253	- 16.2%	968	802	- 17.1%
Closed Sales	226	200	- 11.5%	772	685	- 11.3%
Median Sales Price*	\$366,250	\$440,000	+ 20.1%	\$365,000	\$404,000	+ 10.7%
Inventory of Homes for Sale	236	144	- 39.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	38	33	- 13.2%
Percent of Original List Price Received*	103.1%	105.4%	+ 2.2%	101.0%	103.5%	+ 2.5%
New Listings	333	276	- 17.1%	1,076	879	- 18.3%

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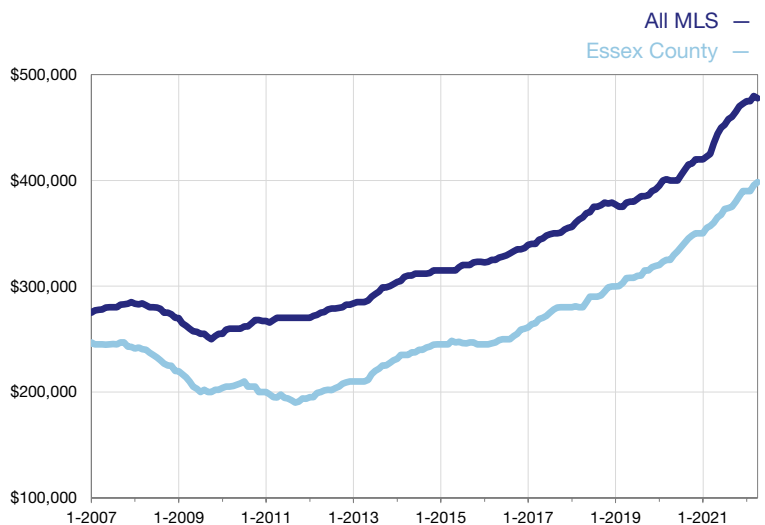
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Franklin County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	54	<b>52</b>	- 3.7%	157	<b>146</b>	- 7.0%
Closed Sales	27	<b>41</b>	+ 51.9%	140	<b>144</b>	+ 2.9%
Median Sales Price*	\$260,000	<b>\$297,450</b>	+ 14.4%	\$265,000	<b>\$307,000</b>	+ 15.8%
Inventory of Homes for Sale	64	<b>42</b>	- 34.4%	--	--	--
Months Supply of Inventory	1.1	<b>0.8</b>	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	69	<b>60</b>	- 13.0%	50	<b>47</b>	- 6.0%
Percent of Original List Price Received*	99.4%	<b>100.8%</b>	+ 1.4%	98.0%	<b>101.1%</b>	+ 3.2%
New Listings	62	<b>60</b>	- 3.2%	166	<b>164</b>	- 1.2%

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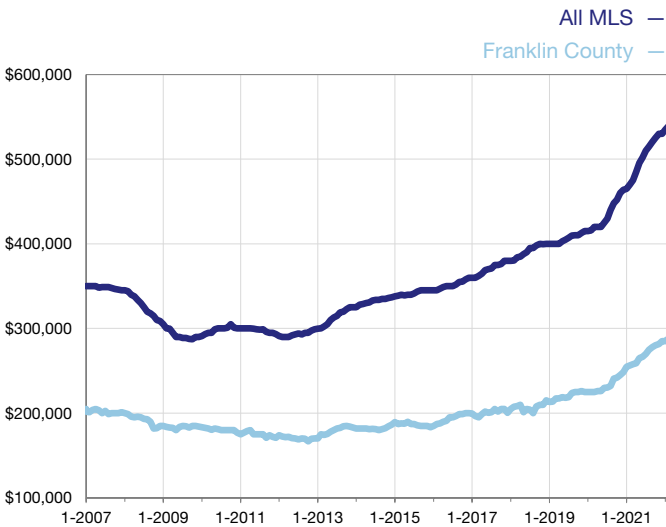
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	<b>1</b>	- 50.0%	8	<b>13</b>	+ 62.5%
Closed Sales	3	<b>4</b>	+ 33.3%	5	<b>13</b>	+ 160.0%
Median Sales Price*	\$206,000	<b>\$212,361</b>	+ 3.1%	\$185,000	<b>\$223,722</b>	+ 20.9%
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	<b>1.2</b>	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	59	<b>17</b>	- 71.2%	53	<b>20</b>	- 62.3%
Percent of Original List Price Received*	98.2%	<b>109.4%</b>	+ 11.4%	94.5%	<b>104.7%</b>	+ 10.8%
New Listings	2	<b>1</b>	- 50.0%	7	<b>16</b>	+ 128.6%

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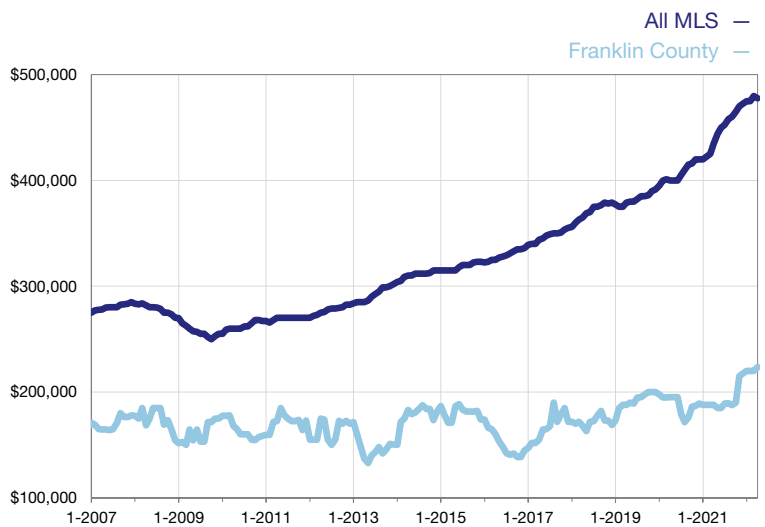
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	364	<b>353</b>	- 3.0%	1,284	<b>1,193</b>	- 7.1%
Closed Sales	310	<b>265</b>	- 14.5%	1,146	<b>999</b>	- 12.8%
Median Sales Price*	\$253,000	<b>\$280,000</b>	+ 10.7%	\$245,000	<b>\$270,000</b>	+ 10.2%
Inventory of Homes for Sale	388	<b>265</b>	- 31.7%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	<b>31</b>	- 11.4%	41	<b>34</b>	- 17.1%
Percent of Original List Price Received*	102.5%	<b>103.9%</b>	+ 1.4%	100.6%	<b>102.1%</b>	+ 1.5%
New Listings	459	<b>405</b>	- 11.8%	1,389	<b>1,293</b>	- 6.9%

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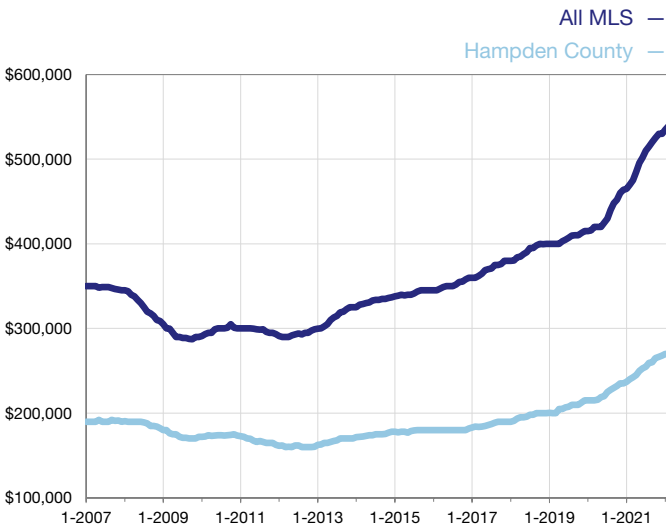
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	38	<b>57</b>	+ 50.0%	182	<b>210</b>	+ 15.4%
Closed Sales	49	<b>66</b>	+ 34.7%	165	<b>200</b>	+ 21.2%
Median Sales Price*	\$180,000	<b>\$189,500</b>	+ 5.3%	\$160,000	<b>\$182,750</b>	+ 14.2%
Inventory of Homes for Sale	52	<b>32</b>	- 38.5%	--	--	--
Months Supply of Inventory	1.1	<b>0.6</b>	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	38	<b>22</b>	- 42.1%	36	<b>26</b>	- 27.8%
Percent of Original List Price Received*	100.9%	<b>101.8%</b>	+ 0.9%	99.8%	<b>101.7%</b>	+ 1.9%
New Listings	57	<b>56</b>	- 1.8%	190	<b>209</b>	+ 10.0%

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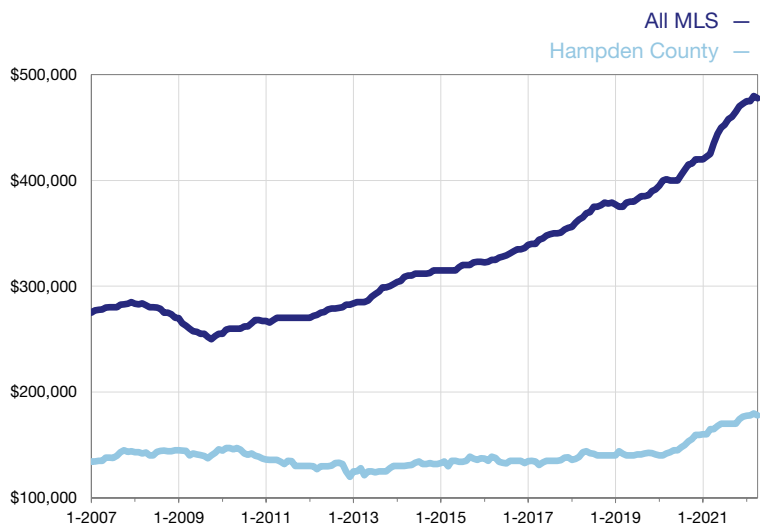
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampshire County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	116	<b>112</b>	- 3.4%	366	<b>353</b>	- 3.6%
Closed Sales	79	<b>92</b>	+ 16.5%	313	<b>300</b>	- 4.2%
Median Sales Price*	\$370,000	<b>\$393,000</b>	+ 6.2%	\$339,900	<b>\$375,000</b>	+ 10.3%
Inventory of Homes for Sale	142	<b>97</b>	- 31.7%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	47	<b>32</b>	- 31.9%	62	<b>42</b>	- 32.3%
Percent of Original List Price Received*	102.2%	<b>104.7%</b>	+ 2.4%	99.7%	<b>101.9%</b>	+ 2.2%
New Listings	148	<b>133</b>	- 10.1%	391	<b>395</b>	+ 1.0%

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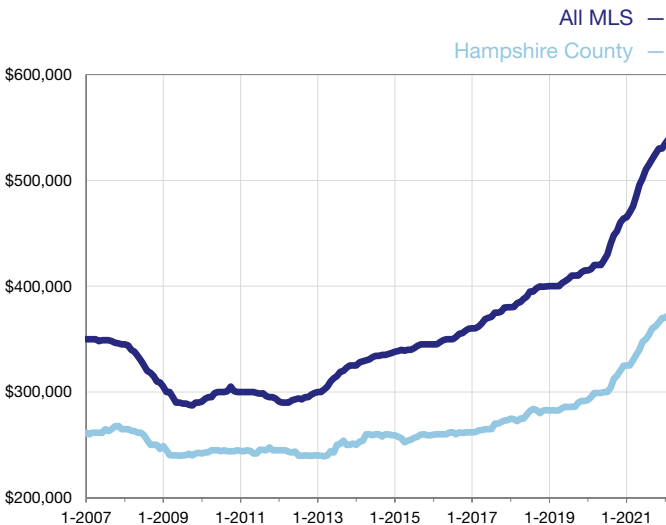
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	<b>31</b>	+ 24.0%	95	<b>87</b>	- 8.4%
Closed Sales	26	<b>24</b>	- 7.7%	77	<b>74</b>	- 3.9%
Median Sales Price*	\$245,500	<b>\$299,000</b>	+ 21.8%	\$231,000	<b>\$271,000</b>	+ 17.3%
Inventory of Homes for Sale	54	<b>34</b>	- 37.0%	--	--	--
Months Supply of Inventory	2.3	<b>1.2</b>	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	50	<b>28</b>	- 44.0%	61	<b>45</b>	- 26.2%
Percent of Original List Price Received*	100.5%	<b>107.5%</b>	+ 7.0%	98.6%	<b>104.8%</b>	+ 6.3%
New Listings	29	<b>34</b>	+ 17.2%	116	<b>105</b>	- 9.5%

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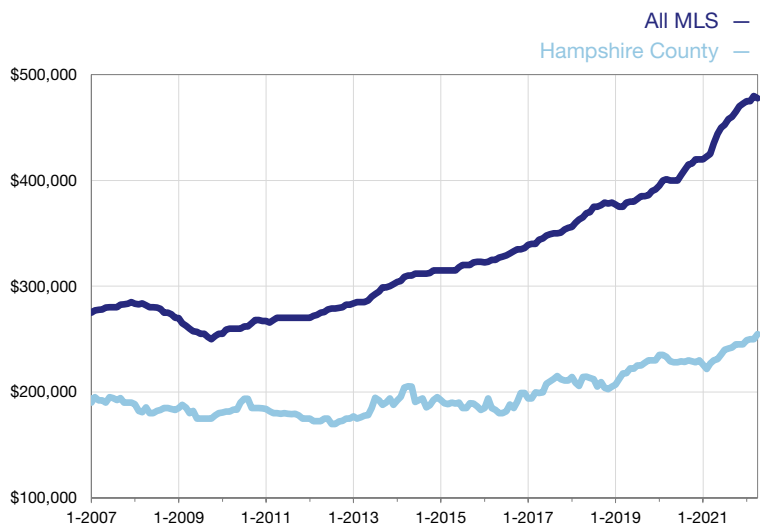
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – April 2022

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## Middlesex County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,124	<b>1,039</b>	- 7.6%	3,503	<b>3,091</b>	- 11.8%
Closed Sales	833	<b>715</b>	- 14.2%	2,613	<b>2,337</b>	- 10.6%
Median Sales Price*	\$710,000	<b>\$775,000</b>	+ 9.2%	\$655,000	<b>\$730,000</b>	+ 11.5%
Inventory of Homes for Sale	887	<b>740</b>	- 16.6%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	<b>22</b>	- 21.4%	38	<b>28</b>	- 26.3%
Percent of Original List Price Received*	105.4%	<b>108.8%</b>	+ 3.2%	102.6%	<b>105.5%</b>	+ 2.8%
New Listings	1,471	<b>1,287</b>	- 12.5%	4,017	<b>3,705</b>	- 7.8%

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

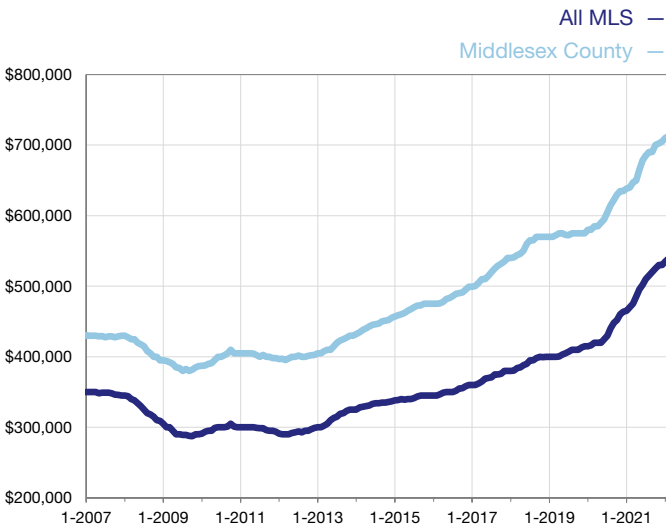
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	694	<b>596</b>	- 14.1%	2,370	<b>1,942</b>	- 18.1%
Closed Sales	609	<b>463</b>	- 24.0%	1,893	<b>1,486</b>	- 21.5%
Median Sales Price*	\$540,000	<b>\$625,000</b>	+ 15.7%	\$520,000	<b>\$579,950</b>	+ 11.5%
Inventory of Homes for Sale	708	<b>459</b>	- 35.2%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	42	<b>29</b>	- 31.0%	47	<b>36</b>	- 23.4%
Percent of Original List Price Received*	101.4%	<b>105.7%</b>	+ 4.2%	100.1%	<b>103.3%</b>	+ 3.2%
New Listings	897	<b>678</b>	- 24.4%	2,692	<b>2,277</b>	- 15.4%

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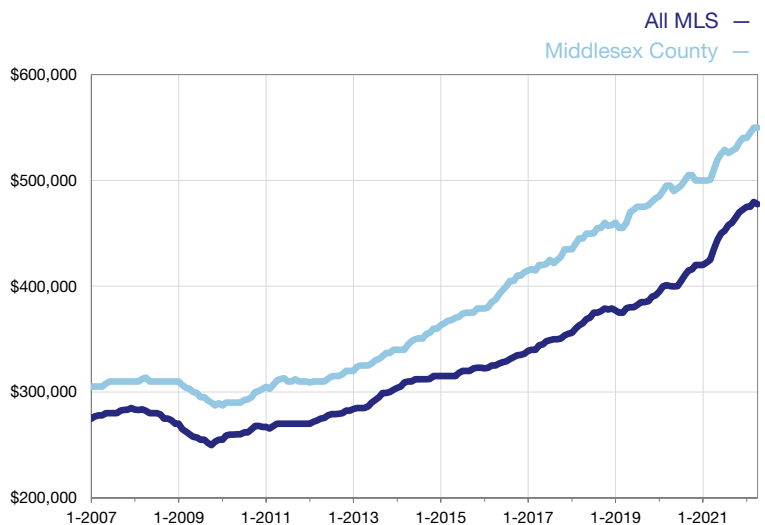
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	11	1	- 90.9%
Closed Sales	6	2	- 66.7%	14	4	- 71.4%
Median Sales Price*	\$4,490,000	\$1,982,500	- 55.8%	\$3,735,000	\$2,307,500	- 38.2%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	1.5	4.3	+ 186.7%	--	--	--
Cumulative Days on Market Until Sale	122	96	- 21.3%	178	171	- 3.9%
Percent of Original List Price Received*	88.6%	96.3%	+ 8.7%	91.5%	94.4%	+ 3.2%
New Listings	2	7	+ 250.0%	9	14	+ 55.6%

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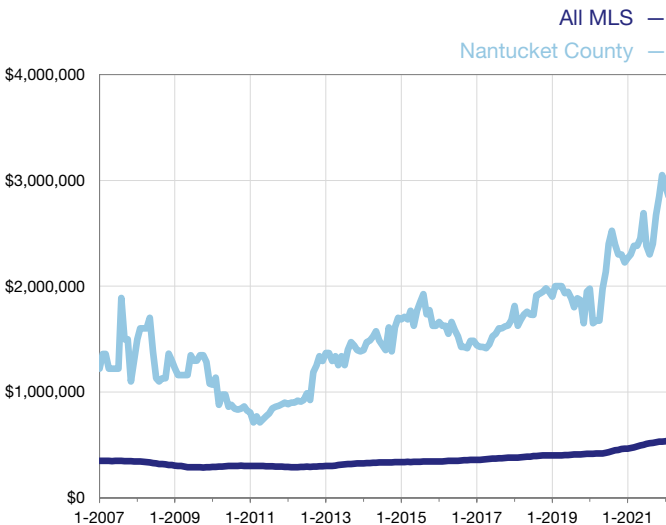
### Condominium Properties

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

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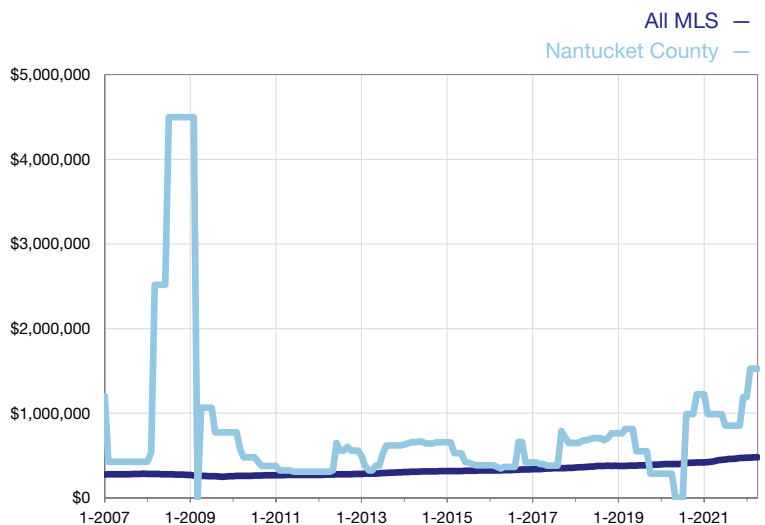
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	632	<b>568</b>	- 10.1%	2,008	<b>1,630</b>	- 18.8%
Closed Sales	442	<b>365</b>	- 17.4%	1,481	<b>1,230</b>	- 16.9%
Median Sales Price*	\$650,000	<b>\$740,000</b>	+ 13.8%	\$615,000	<b>\$680,500</b>	+ 10.7%
Inventory of Homes for Sale	579	<b>401</b>	- 30.7%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>21</b>	- 34.4%	37	<b>29</b>	- 21.6%
Percent of Original List Price Received*	103.5%	<b>107.2%</b>	+ 3.6%	101.7%	<b>104.3%</b>	+ 2.6%
New Listings	842	<b>709</b>	- 15.8%	2,336	<b>1,943</b>	- 16.8%

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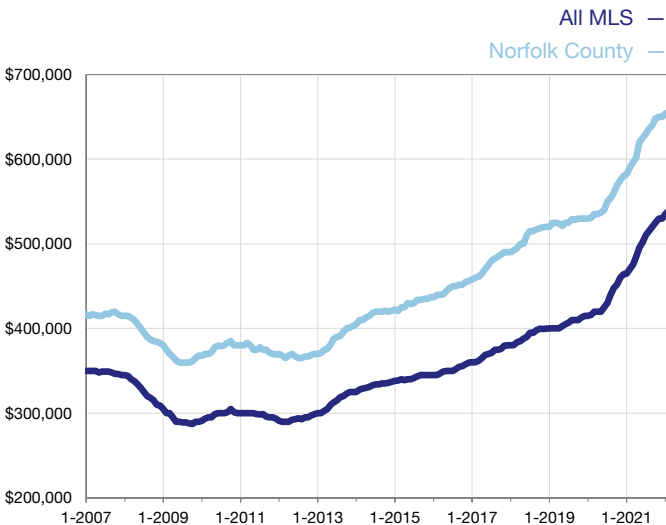
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	330	<b>285</b>	- 13.6%	1,049	<b>863</b>	- 17.7%
Closed Sales	238	<b>172</b>	- 27.7%	746	<b>661</b>	- 11.4%
Median Sales Price*	\$519,950	<b>\$532,500</b>	+ 2.4%	\$470,000	<b>\$510,000</b>	+ 8.5%
Inventory of Homes for Sale	435	<b>207</b>	- 52.4%	--	--	--
Months Supply of Inventory	1.8	<b>0.9</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	51	<b>35</b>	- 31.4%	56	<b>44</b>	- 21.4%
Percent of Original List Price Received*	100.3%	<b>103.8%</b>	+ 3.5%	99.0%	<b>101.7%</b>	+ 2.7%
New Listings	435	<b>316</b>	- 27.4%	1,293	<b>985</b>	- 23.8%

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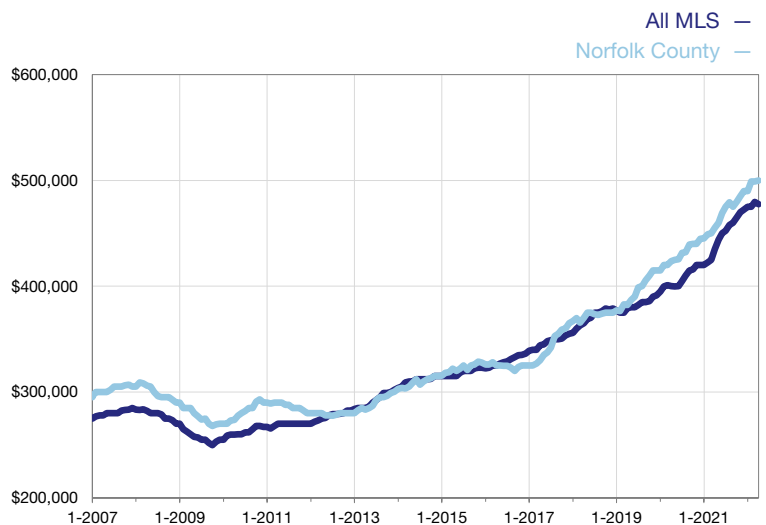
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	556	<b>493</b>	- 11.3%	1,811	<b>1,514</b>	- 16.4%
Closed Sales	421	<b>333</b>	- 20.9%	1,468	<b>1,274</b>	- 13.2%
Median Sales Price*	\$499,900	<b>\$540,000</b>	+ 8.0%	\$469,100	<b>\$530,000</b>	+ 13.0%
Inventory of Homes for Sale	498	<b>350</b>	- 29.7%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	<b>34</b>	0.0%	38	<b>34</b>	- 10.5%
Percent of Original List Price Received*	103.6%	<b>104.4%</b>	+ 0.8%	101.8%	<b>102.5%</b>	+ 0.7%
New Listings	672	<b>552</b>	- 17.9%	2,010	<b>1,704</b>	- 15.2%

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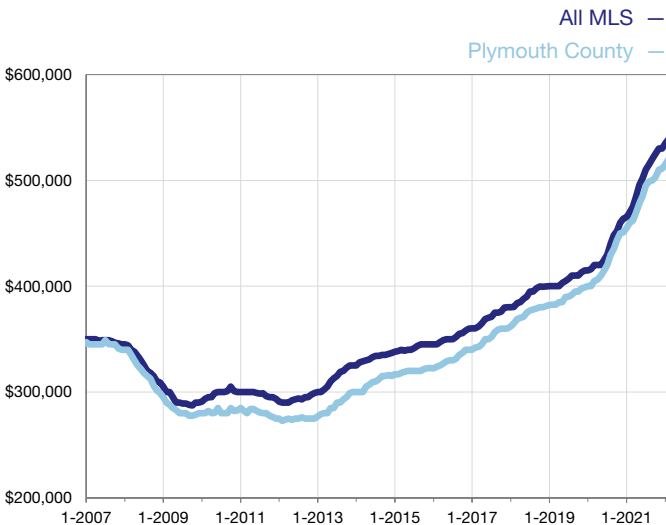
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	143	<b>87</b>	- 39.2%	469	<b>334</b>	- 28.8%
Closed Sales	122	<b>90</b>	- 26.2%	397	<b>306</b>	- 22.9%
Median Sales Price*	\$368,700	<b>\$419,498</b>	+ 13.8%	\$360,000	<b>\$400,000</b>	+ 11.1%
Inventory of Homes for Sale	166	<b>82</b>	- 50.6%	--	--	--
Months Supply of Inventory	1.3	<b>0.8</b>	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	41	<b>41</b>	0.0%	47	<b>37</b>	- 21.3%
Percent of Original List Price Received*	101.7%	<b>104.4%</b>	+ 2.7%	100.5%	<b>103.0%</b>	+ 2.5%
New Listings	137	<b>100</b>	- 27.0%	549	<b>364</b>	- 33.7%

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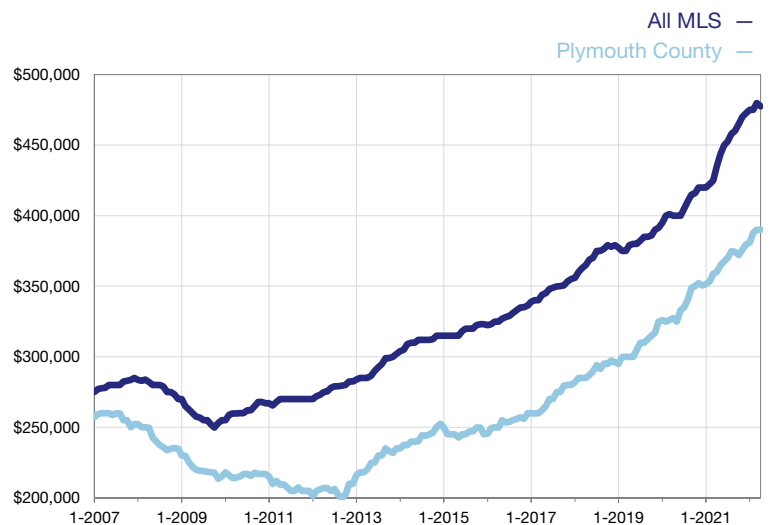
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	<b>151</b>	+ 16.2%	400	<b>427</b>	+ 6.7%
Closed Sales	95	<b>91</b>	- 4.2%	342	<b>321</b>	- 6.1%
Median Sales Price*	\$660,000	<b>\$760,000</b>	+ 15.2%	\$650,000	<b>\$715,000</b>	+ 10.0%
Inventory of Homes for Sale	196	<b>143</b>	- 27.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.2</b>	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	46	<b>24</b>	- 47.8%	44	<b>39</b>	- 11.4%
Percent of Original List Price Received*	102.3%	<b>104.0%</b>	+ 1.7%	100.1%	<b>101.5%</b>	+ 1.4%
New Listings	193	<b>202</b>	+ 4.7%	506	<b>540</b>	+ 6.7%

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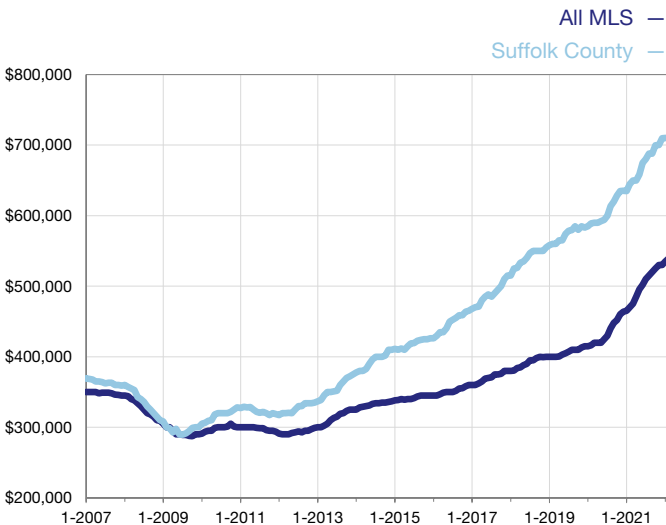
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	721	<b>667</b>	- 7.5%	2,385	<b>2,180</b>	- 8.6%
Closed Sales	597	<b>514</b>	- 13.9%	1,746	<b>1,528</b>	- 12.5%
Median Sales Price*	\$670,000	<b>\$747,500</b>	+ 11.6%	\$650,000	<b>\$690,000</b>	+ 6.2%
Inventory of Homes for Sale	1,345	<b>935</b>	- 30.5%	--	--	--
Months Supply of Inventory	2.8	<b>1.8</b>	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	59	<b>42</b>	- 28.8%	66	<b>57</b>	- 13.6%
Percent of Original List Price Received*	98.6%	<b>100.5%</b>	+ 1.9%	97.2%	<b>98.7%</b>	+ 1.5%
New Listings	1,024	<b>849</b>	- 17.1%	3,108	<b>2,929</b>	- 5.8%

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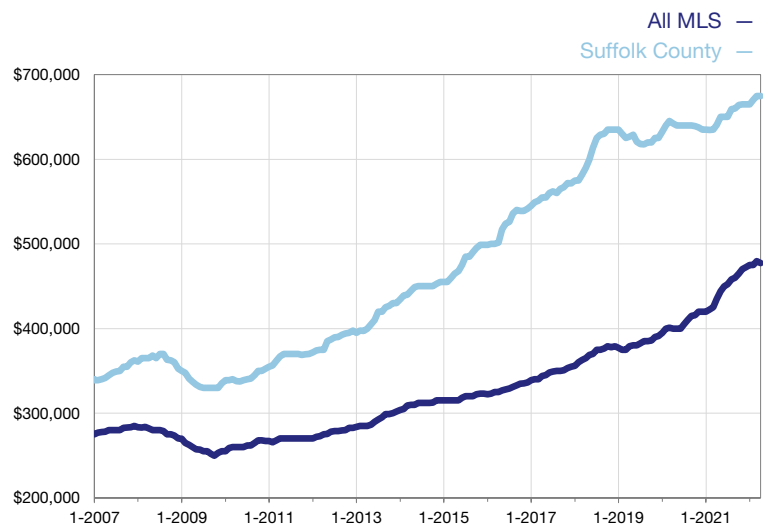
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	766	<b>703</b>	- 8.2%	2,366	<b>2,164</b>	- 8.5%
Closed Sales	535	<b>501</b>	- 6.4%	1,963	<b>1,803</b>	- 8.2%
Median Sales Price*	\$380,000	<b>\$430,000</b>	+ 13.2%	\$358,500	<b>\$400,000</b>	+ 11.6%
Inventory of Homes for Sale	750	<b>517</b>	- 31.1%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	33	<b>30</b>	- 9.1%	38	<b>34</b>	- 10.5%
Percent of Original List Price Received*	104.8%	<b>105.3%</b>	+ 0.5%	102.2%	<b>102.8%</b>	+ 0.6%
New Listings	973	<b>880</b>	- 9.6%	2,677	<b>2,441</b>	- 8.8%

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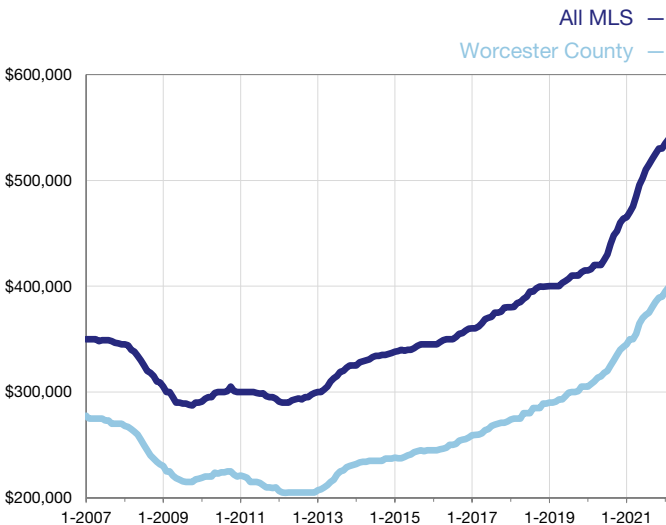
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	196	<b>167</b>	- 14.8%	620	<b>576</b>	- 7.1%
Closed Sales	130	<b>125</b>	- 3.8%	463	<b>439</b>	- 5.2%
Median Sales Price*	\$260,000	<b>\$320,000</b>	+ 23.1%	\$250,000	<b>\$310,000</b>	+ 24.0%
Inventory of Homes for Sale	197	<b>135</b>	- 31.5%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>23</b>	- 23.3%	37	<b>32</b>	- 13.5%
Percent of Original List Price Received*	103.9%	<b>106.3%</b>	+ 2.3%	101.3%	<b>103.8%</b>	+ 2.5%
New Listings	247	<b>208</b>	- 15.8%	681	<b>658</b>	- 3.4%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

