

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Central Region

- 8.2%

+ 12.4%

- 34.2%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	855	777	-9.1%	2,634	2,390	-9.3%
Closed Sales	598	554	-7.4%	2,182	2,012	-7.8%
Median Sales Price*	\$384,000	\$435,720	+ 13.5%	\$365,000	\$410,000	+ 12.3%
Inventory of Homes for Sale	836	575	-31.2%	--	--	--
Months Supply of Inventory	1.1	0.8	-27.3%	--	--	--
Cumulative Days on Market Until Sale	32	31	-3.1%	38	34	-10.5%
Percent of Original List Price Received*	104.8%	105.5%	+ 0.7%	102.3%	102.9%	+ 0.6%
New Listings	1,096	981	-10.5%	2,984	2,702	-9.5%

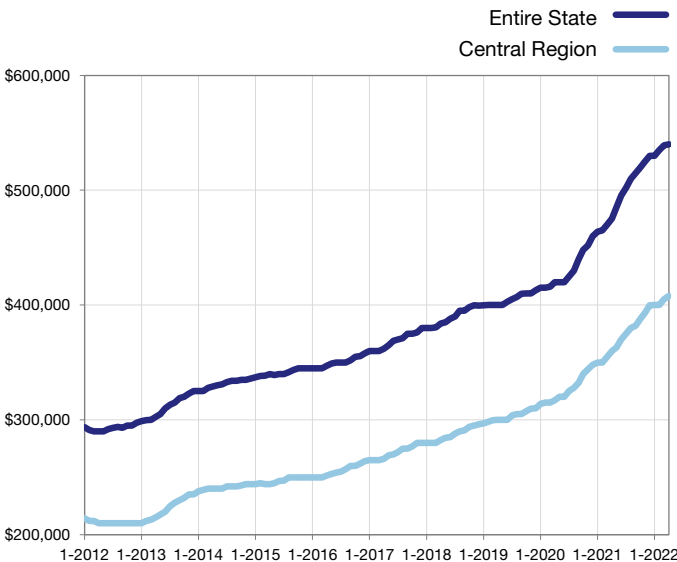
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	220	195	-11.4%	712	640	-10.1%
Closed Sales	144	144	0.0%	535	490	-8.4%
Median Sales Price*	\$266,000	\$322,500	+ 21.2%	\$255,000	\$315,000	+ 23.5%
Inventory of Homes for Sale	223	144	-35.4%	--	--	--
Months Supply of Inventory	1.3	0.8	-38.5%	--	--	--
Cumulative Days on Market Until Sale	32	23	-28.1%	38	31	-18.4%
Percent of Original List Price Received*	103.5%	106.3%	+ 2.7%	101.2%	103.9%	+ 2.7%
New Listings	274	234	-14.6%	783	726	-7.3%

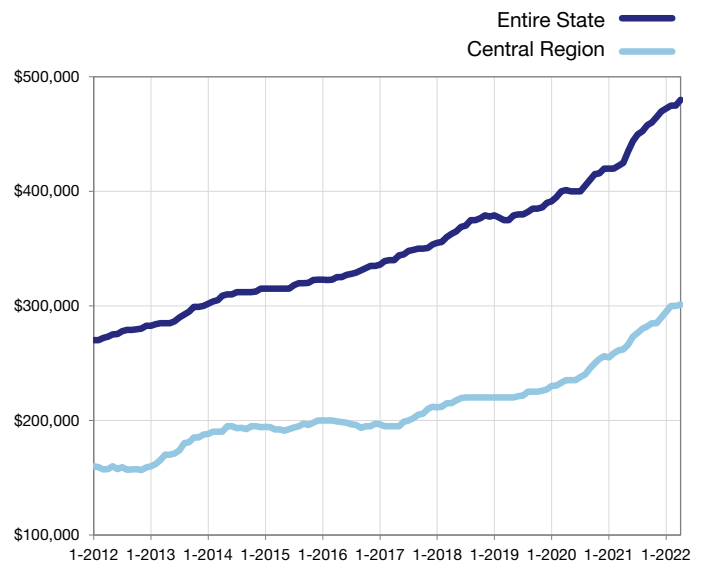
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

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Northern Region

- 16.8%

+ 9.6%

- 28.7%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	723	715	-1.1%	2,382	2,129	-10.6%
Closed Sales	604	486	-19.5%	1,904	1,696	-10.9%
Median Sales Price*	\$580,000	\$625,000	+ 7.8%	\$545,000	\$590,000	+ 8.3%
Inventory of Homes for Sale	555	454	-18.2%	--	--	--
Months Supply of Inventory	0.8	0.7	-12.5%	--	--	--
Cumulative Days on Market Until Sale	25	24	-4.0%	32	27	-15.6%
Percent of Original List Price Received*	105.5%	108.0%	+ 2.4%	103.5%	105.1%	+ 1.5%
New Listings	884	855	-3.3%	2,666	2,482	-6.9%

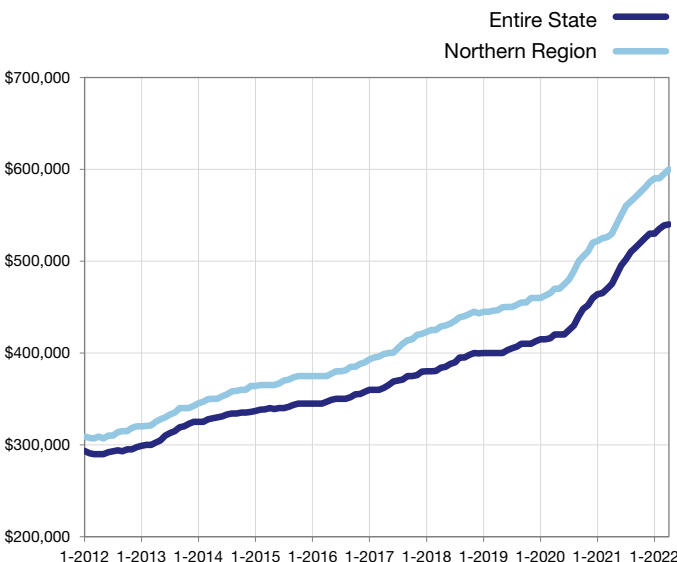
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	394	346	-12.2%	1,295	1,111	-14.2%
Closed Sales	302	274	-9.3%	1,054	927	-12.0%
Median Sales Price*	\$350,000	\$427,000	+ 22.0%	\$343,500	\$389,800	+ 13.5%
Inventory of Homes for Sale	311	182	-41.5%	--	--	--
Months Supply of Inventory	0.9	0.6	-33.3%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	37	32	-13.5%
Percent of Original List Price Received*	103.1%	105.9%	+ 2.7%	101.2%	103.9%	+ 2.7%
New Listings	440	373	-15.2%	1,437	1,199	-16.6%

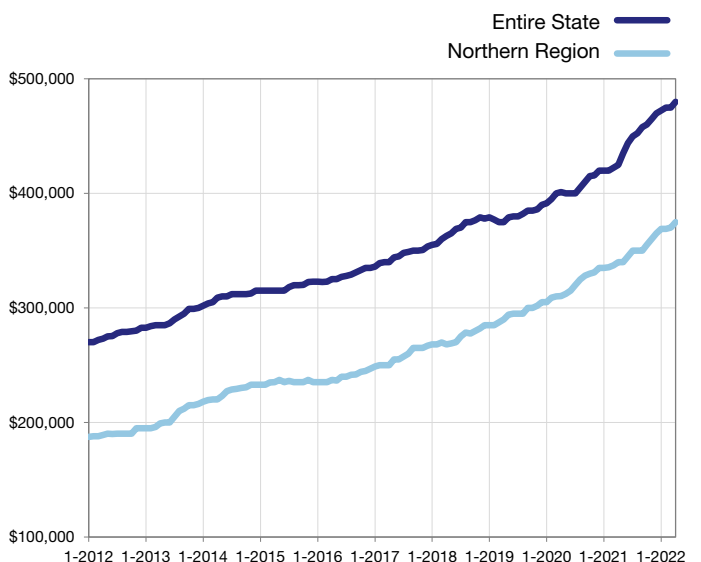
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 15.4%

+ 11.9%

- 28.4%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	475	437	-8.0%	1,644	1,463	-11.0%
Closed Sales	389	308	-20.8%	1,460	1,257	-13.9%
Median Sales Price*	\$410,000	\$450,000	+ 9.8%	\$395,000	\$440,000	+ 11.4%
Inventory of Homes for Sale	507	392	-22.7%	--	--	--
Months Supply of Inventory	1.0	0.9	-10.0%	--	--	--
Cumulative Days on Market Until Sale	32	35	+ 9.4%	36	37	+ 2.8%
Percent of Original List Price Received*	103.3%	102.6%	-0.7%	101.8%	101.5%	-0.3%
New Listings	559	536	-4.1%	1,817	1,697	-6.6%

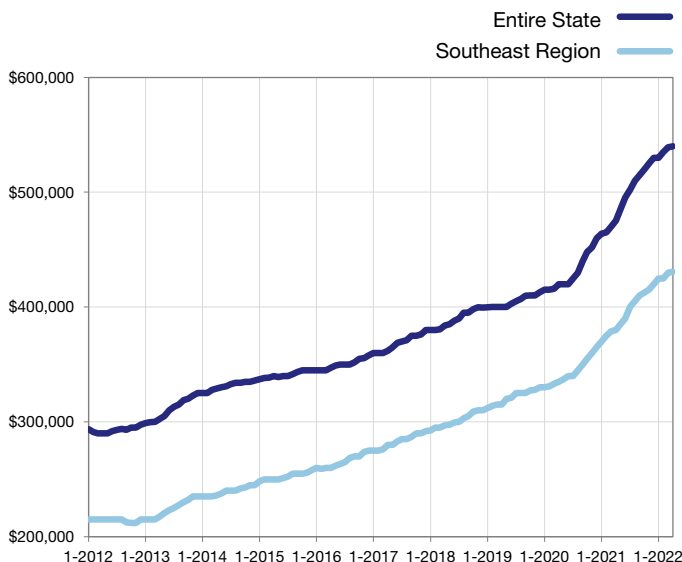
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	94	93	-1.1%	292	320	+ 9.6%
Closed Sales	59	81	+ 37.3%	272	282	+ 3.7%
Median Sales Price*	\$260,000	\$312,500	+ 20.2%	\$260,000	\$307,500	+ 18.3%
Inventory of Homes for Sale	114	74	-35.1%	--	--	--
Months Supply of Inventory	1.4	0.9	-35.7%	--	--	--
Cumulative Days on Market Until Sale	40	31	-22.5%	38	33	-13.2%
Percent of Original List Price Received*	102.9%	104.7%	+ 1.7%	100.4%	102.6%	+ 2.2%
New Listings	109	106	-2.8%	342	345	+ 0.9%

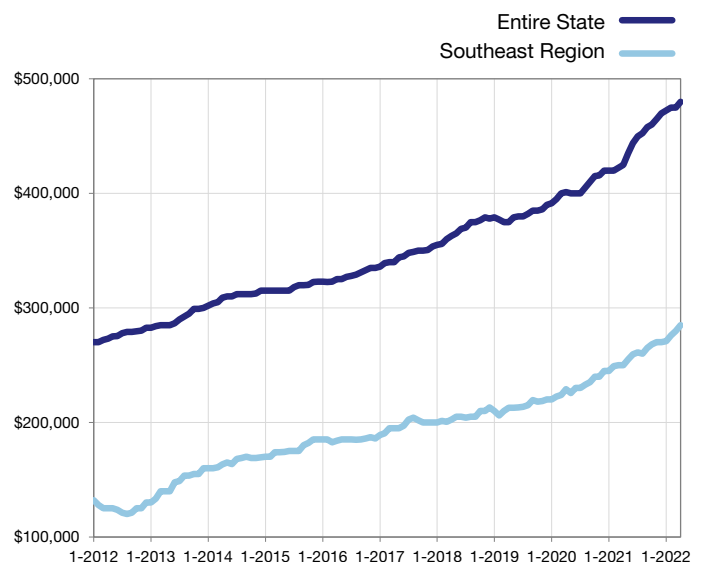
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Single-Family Properties



Condominium Properties



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West Region

- 8.4%

+ 8.1%

- 37.8%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	656	627	-4.4%	2,265	2,080	-8.2%
Closed Sales	540	484	-10.4%	2,014	1,813	-10.0%
Median Sales Price*	\$279,000	\$300,750	+ 7.8%	\$263,000	\$293,000	+ 11.4%
Inventory of Homes for Sale	886	574	-35.2%	--	--	--
Months Supply of Inventory	1.3	0.9	-30.8%	--	--	--
Cumulative Days on Market Until Sale	65	51	-21.5%	65	53	-18.5%
Percent of Original List Price Received*	100.9%	102.8%	+ 1.9%	99.1%	100.6%	+ 1.5%
New Listings	838	719	-14.2%	2,418	2,244	-7.2%

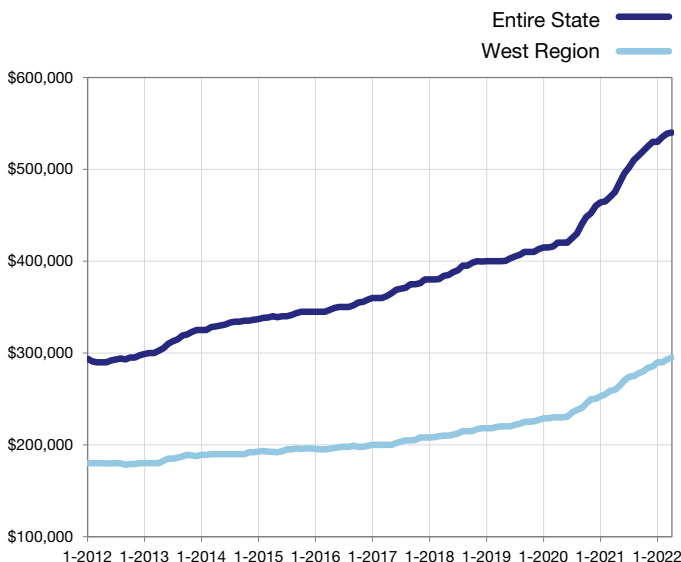
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	84	96	+ 14.3%	357	353	-1.1%
Closed Sales	100	107	+ 7.0%	309	345	+ 11.7%
Median Sales Price*	\$216,500	\$222,500	+ 2.8%	\$188,000	\$215,000	+ 14.4%
Inventory of Homes for Sale	152	95	-37.5%	--	--	--
Months Supply of Inventory	1.7	0.9	-47.1%	--	--	--
Cumulative Days on Market Until Sale	69	35	-49.3%	65	44	-32.3%
Percent of Original List Price Received*	99.8%	102.9%	+ 3.1%	98.5%	101.6%	+ 3.1%
New Listings	108	98	-9.3%	366	389	+ 6.3%

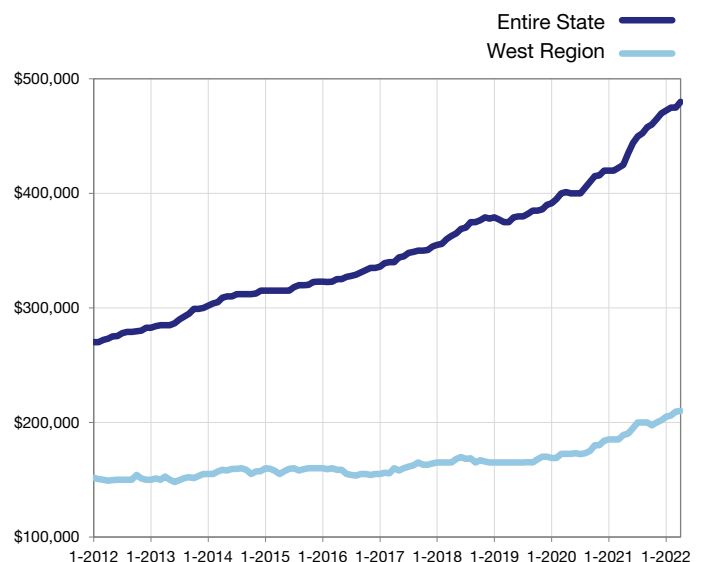
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