

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 20.9%

+ 11.2%

- 35.0%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	105	- 19.2%	597	508	- 14.9%
Closed Sales	120	100	- 16.7%	542	481	- 11.3%
Median Sales Price*	\$286,500	\$299,950	+ 4.7%	\$288,000	\$310,000	+ 7.6%
Inventory of Homes for Sale	345	246	- 28.7%	--	--	--
Months Supply of Inventory	2.2	1.9	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	106	93	- 12.8%	127	107	- 15.6%
Percent of Original List Price Received*	98.9%	100.7%	+ 1.9%	95.8%	96.9%	+ 1.1%
New Listings	206	195	- 5.3%	688	607	- 11.8%

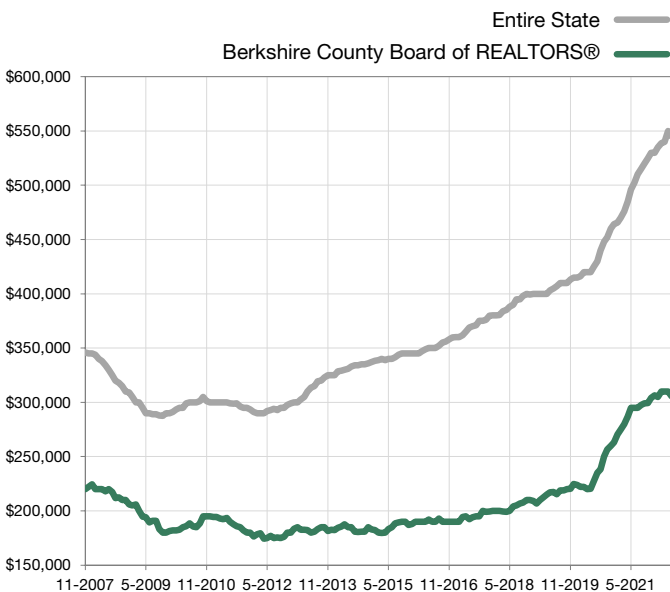
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	14	0.0%	88	63	- 28.4%
Closed Sales	13	8	- 38.5%	75	66	- 12.0%
Median Sales Price*	\$382,500	\$394,500	+ 3.1%	\$270,000	\$303,500	+ 12.4%
Inventory of Homes for Sale	49	24	- 51.0%	--	--	--
Months Supply of Inventory	2.7	1.5	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	152	52	- 66.0%	154	102	- 33.7%
Percent of Original List Price Received*	99.0%	99.2%	+ 0.2%	95.8%	96.8%	+ 1.0%
New Listings	19	17	- 10.5%	74	78	+ 5.4%

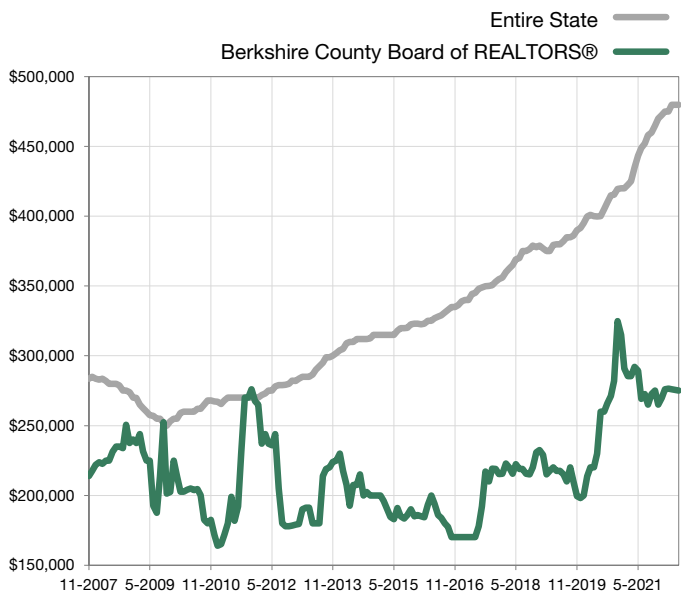
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 10.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.5%

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

- 19.6%

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

Single-Family Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	523	467	- 10.7%	2,227	1,845	- 17.2%
Closed Sales	462	399	- 13.6%	1,983	1,647	- 16.9%
Median Sales Price*	\$608,000	\$717,500	+ 18.0%	\$589,500	\$660,000	+ 12.0%
Inventory of Homes for Sale	702	616	- 12.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 12.9%	--	--	--
Cumulative Days on Market Until Sale	41	31	- 25.0%	63	38	- 39.4%
Percent of Original List Price Received*	103.9%	104.3%	+ 0.3%	100.3%	101.7%	+ 1.3%
New Listings	669	650	- 2.8%	2,420	2,224	- 8.1%

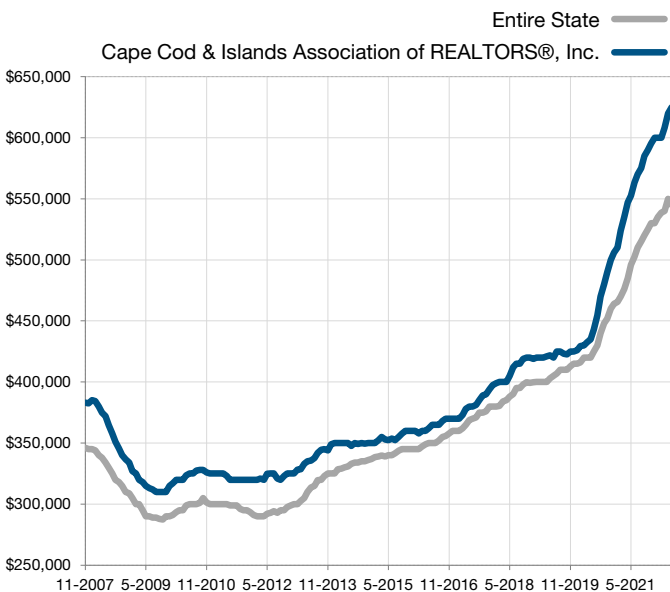
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	140	124	- 11.4%	633	496	- 21.6%
Closed Sales	119	118	- 0.8%	532	479	- 10.0%
Median Sales Price*	\$350,000	\$442,000	+ 26.3%	\$348,250	\$415,000	+ 19.2%
Inventory of Homes for Sale	215	110	- 48.8%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.7%	--	--	--
Cumulative Days on Market Until Sale	43	31	- 29.2%	76	40	- 46.8%
Percent of Original List Price Received*	102.8%	102.2%	- 0.7%	99.0%	101.7%	+ 2.8%
New Listings	144	115	- 20.1%	608	515	- 15.3%

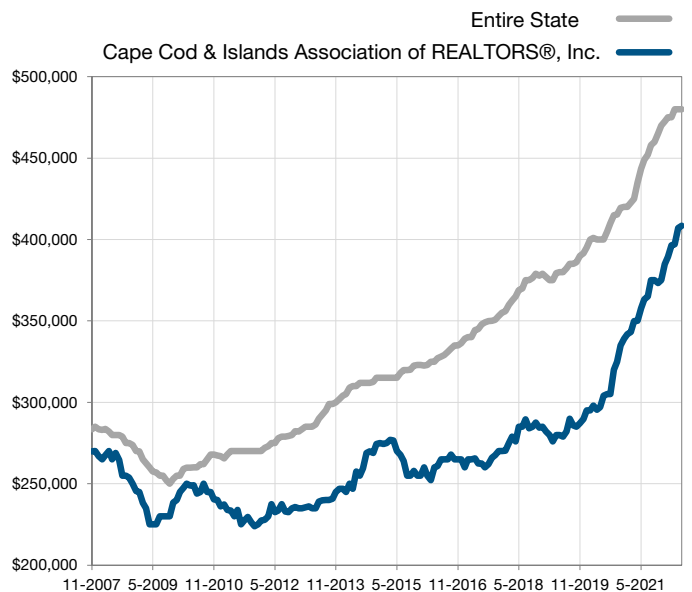
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

**GREATER BOSTON
ASSOCIATION
OF REALTORS®**

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,753	1,760	+ 0.4%	6,269	5,649	- 9.9%
Closed Sales	1,214	1,193	- 1.7%	4,542	4,085	- 10.1%
Median Sales Price*	\$756,500	\$875,000	+ 15.7%	\$720,000	\$804,000	+ 11.7%
Inventory of Homes for Sale	1,111	980	- 11.8%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	19	- 17.4%	35	27	- 22.9%
Percent of Original List Price Received*	106.1%	109.1%	+ 2.8%	103.0%	106.1%	+ 3.0%
New Listings	1,669	1,800	+ 7.8%	6,956	6,583	- 5.4%

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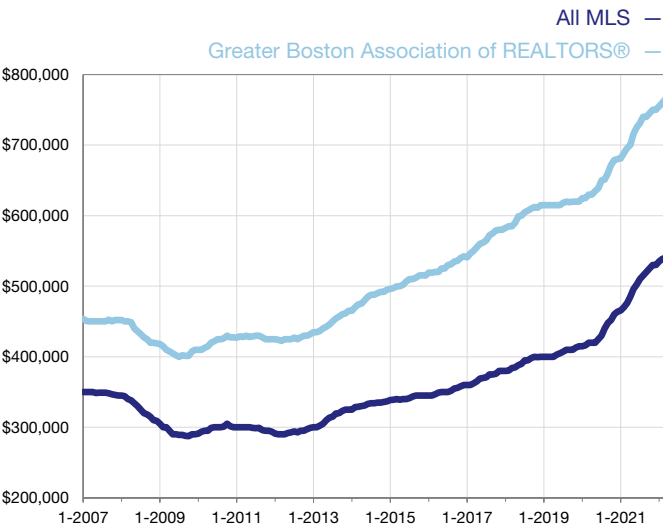
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,493	1,331	- 10.9%	6,562	5,660	- 13.7%
Closed Sales	1,435	1,149	- 19.9%	5,214	4,346	- 16.6%
Median Sales Price*	\$640,000	\$699,000	+ 9.2%	\$615,000	\$675,000	+ 9.8%
Inventory of Homes for Sale	2,122	1,622	- 23.6%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	38	30	- 21.1%	53	43	- 18.9%
Percent of Original List Price Received*	101.1%	103.3%	+ 2.2%	99.2%	101.5%	+ 2.3%
New Listings	1,651	1,661	+ 0.6%	7,874	7,215	- 8.4%

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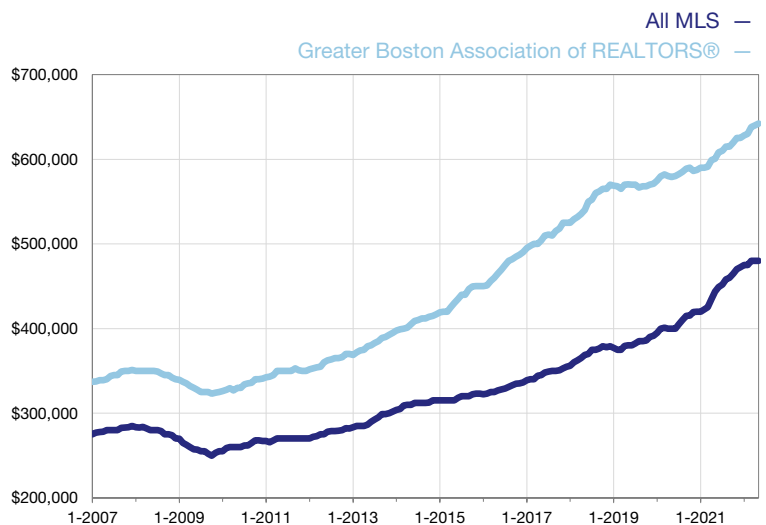
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 8.3%

+ 5.0%

- 34.4%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	70	84	+ 20.0%	265	253	- 4.5%
Closed Sales	66	46	- 30.3%	219	158	- 27.9%
Median Sales Price*	\$694,000	\$737,500	+ 6.3%	\$650,000	\$688,000	+ 5.8%
Inventory of Homes for Sale	67	45	- 32.8%	--	--	--
Months Supply of Inventory	1.1	0.9	- 19.4%	--	--	--
Cumulative Days on Market Until Sale	35	22	- 36.7%	37	36	- 1.3%
Percent of Original List Price Received*	104.5%	106.0%	+ 1.4%	102.6%	105.1%	+ 2.4%
New Listings	80	87	+ 8.7%	309	296	- 4.2%

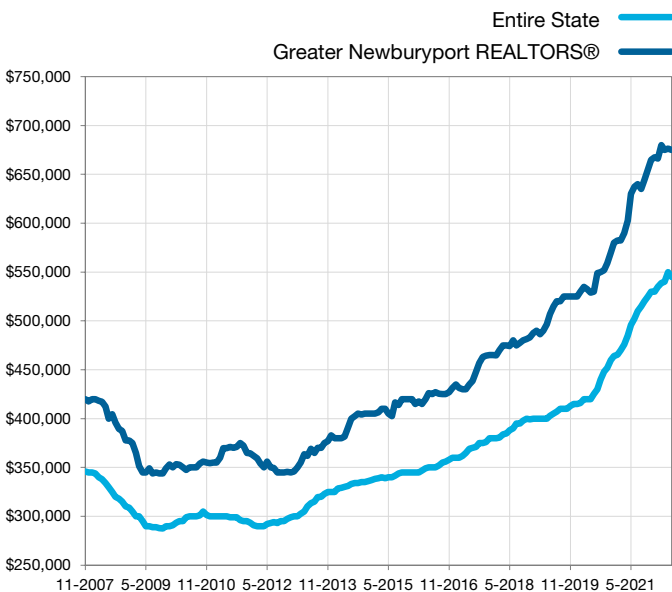
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	40	36	- 10.0%	217	147	- 32.3%
Closed Sales	34	43	+ 26.5%	172	145	- 15.7%
Median Sales Price*	\$437,500	\$465,000	+ 6.3%	\$431,450	\$491,000	+ 13.8%
Inventory of Homes for Sale	38	27	- 28.9%	--	--	--
Months Supply of Inventory	0.9	0.8	- 12.6%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.6%	41	32	- 20.9%
Percent of Original List Price Received*	105.7%	105.6%	- 0.1%	101.8%	103.9%	+ 2.0%
New Listings	50	39	- 22.0%	235	167	- 28.9%

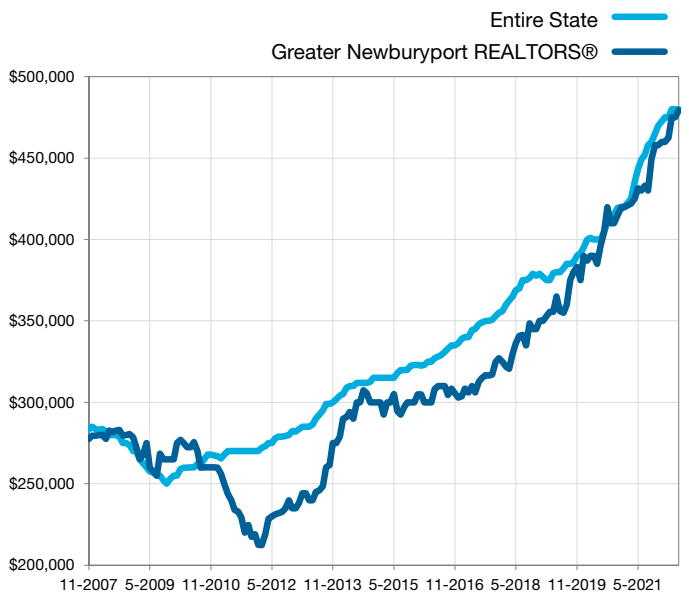
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 19.7%

+ 11.4%

- 26.5%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	272	312	+ 14.7%	1,108	999	- 9.8%
Closed Sales	248	197	- 20.6%	966	799	- 17.3%
Median Sales Price*	\$379,500	\$415,000	+ 9.4%	\$352,000	\$385,000	+ 9.4%
Inventory of Homes for Sale	250	199	- 20.4%	--	--	--
Months Supply of Inventory	1.0	0.8	- 14.4%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 6.8%	36	30	- 15.8%
Percent of Original List Price Received*	105.6%	107.4%	+ 1.7%	103.4%	103.6%	+ 0.2%
New Listings	286	328	+ 14.7%	1,198	1,139	- 4.9%

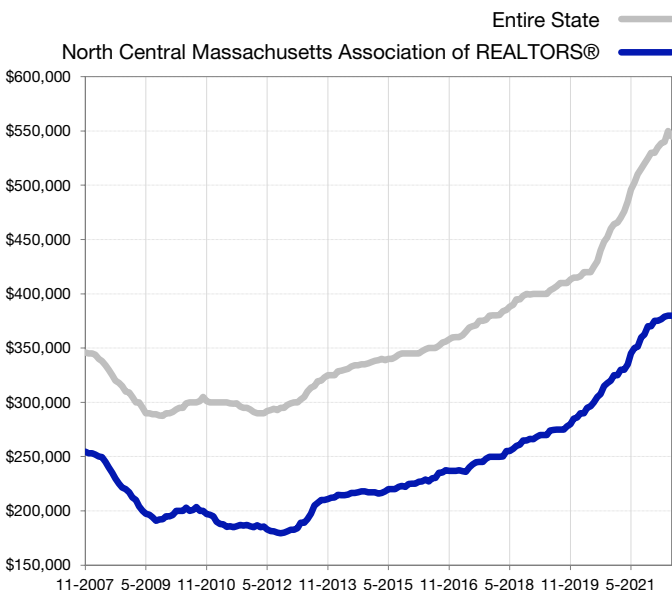
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	49	33	- 32.7%	190	169	- 11.1%
Closed Sales	45	39	- 13.3%	159	144	- 9.4%
Median Sales Price*	\$251,000	\$313,000	+ 24.7%	\$248,000	\$275,000	+ 10.9%
Inventory of Homes for Sale	44	25	- 43.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 40.2%	--	--	--
Cumulative Days on Market Until Sale	22	13	- 42.2%	33	20	- 39.4%
Percent of Original List Price Received*	105.8%	105.4%	- 0.4%	102.8%	104.1%	+ 1.3%
New Listings	51	31	- 39.2%	211	185	- 12.3%

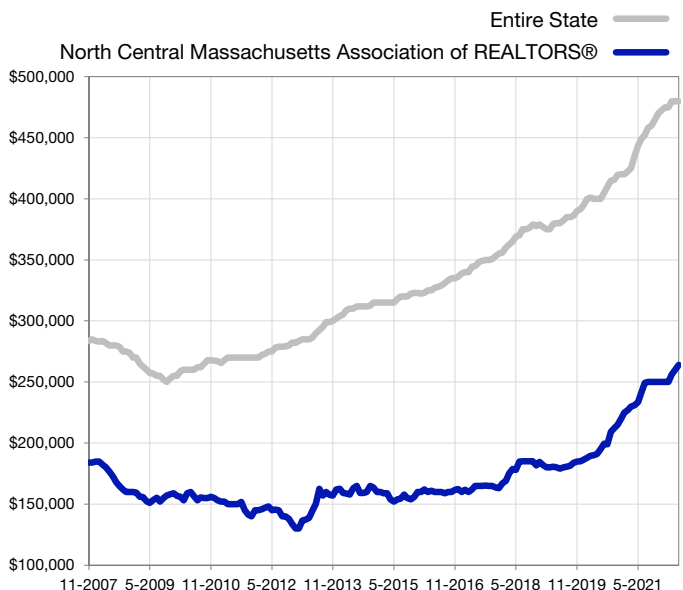
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 3.9%

+ 6.3%

- 11.2%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	416	397	- 4.6%	1,508	1,316	- 12.7%
Closed Sales	302	294	- 2.6%	1,180	1,067	- 9.6%
Median Sales Price*	\$605,000	\$647,500	+ 7.0%	\$569,500	\$600,000	+ 5.4%
Inventory of Homes for Sale	264	266	+ 0.8%	--	--	--
Months Supply of Inventory	0.8	0.8	+ 6.4%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 31.8%	32	25	- 21.3%
Percent of Original List Price Received*	106.2%	108.2%	+ 1.9%	104.2%	105.5%	+ 1.3%
New Listings	429	464	+ 8.2%	1,647	1,559	- 5.3%

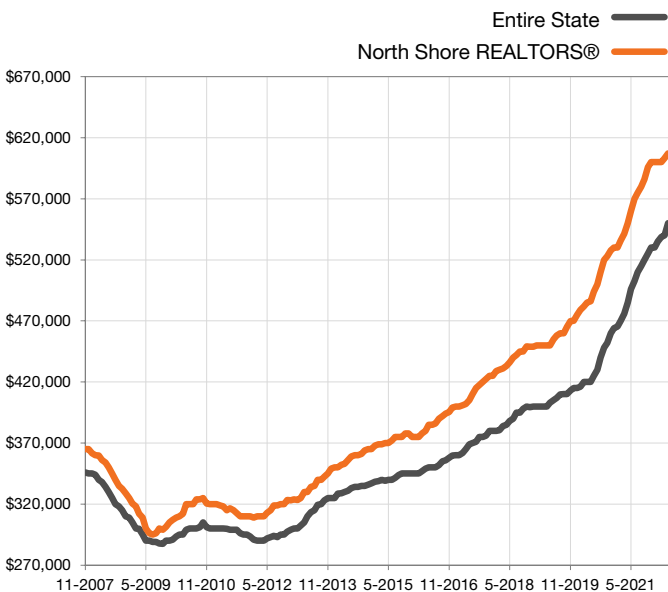
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	176	162	- 8.0%	785	696	- 11.3%
Closed Sales	162	166	+ 2.5%	663	628	- 5.3%
Median Sales Price*	\$403,000	\$440,000	+ 9.2%	\$381,000	\$415,000	+ 8.9%
Inventory of Homes for Sale	139	91	- 34.5%	--	--	--
Months Supply of Inventory	0.8	0.6	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 17.5%	37	32	- 11.6%
Percent of Original List Price Received*	103.1%	105.4%	+ 2.2%	101.5%	103.8%	+ 2.3%
New Listings	181	167	- 7.7%	851	756	- 11.2%

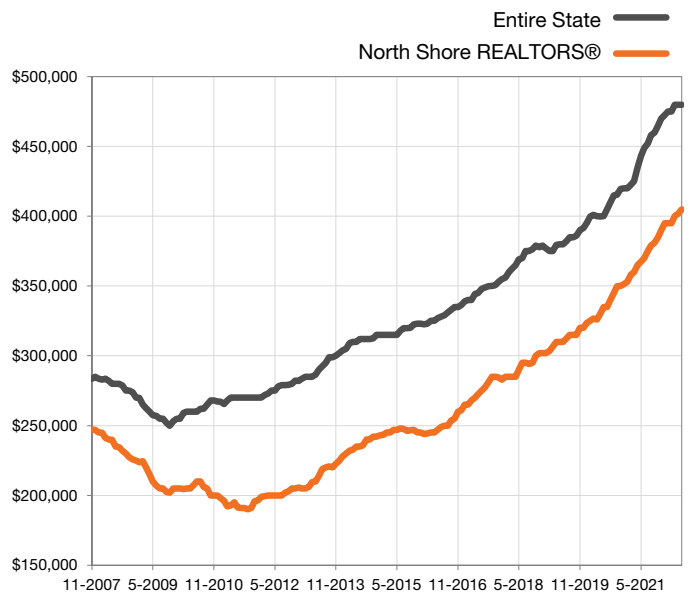
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 1.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.9%

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

- 21.0%

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

Single-Family Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	409	428	+ 4.6%	1,504	1,443	- 4.1%
Closed Sales	323	323	0.0%	1,196	1,137	- 4.9%
Median Sales Price*	\$560,000	\$650,000	+ 16.1%	\$533,500	\$597,000	+ 11.9%
Inventory of Homes for Sale	198	202	+ 2.0%	--	--	--
Months Supply of Inventory	0.6	0.6	+ 5.4%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 22.8%	29	23	- 18.4%
Percent of Original List Price Received*	107.3%	108.0%	+ 0.7%	104.8%	106.4%	+ 1.5%
New Listings	410	447	+ 9.0%	1,629	1,623	- 0.4%

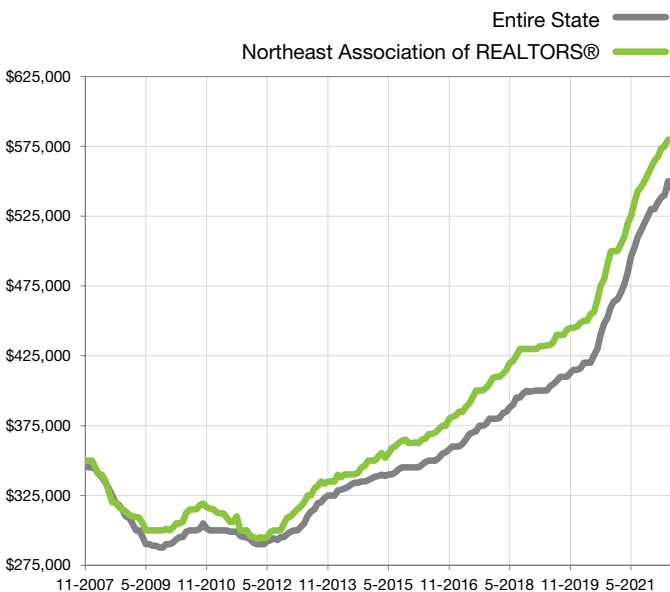
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	146	134	- 8.2%	655	588	- 10.2%
Closed Sales	142	139	- 2.1%	557	507	- 9.0%
Median Sales Price*	\$315,000	\$355,000	+ 12.7%	\$290,000	\$350,000	+ 20.7%
Inventory of Homes for Sale	130	69	- 46.9%	--	--	--
Months Supply of Inventory	1.0	0.5	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 22.7%	29	25	- 14.6%
Percent of Original List Price Received*	104.7%	106.0%	+ 1.3%	102.4%	105.2%	+ 2.8%
New Listings	155	147	- 5.2%	737	630	- 14.5%

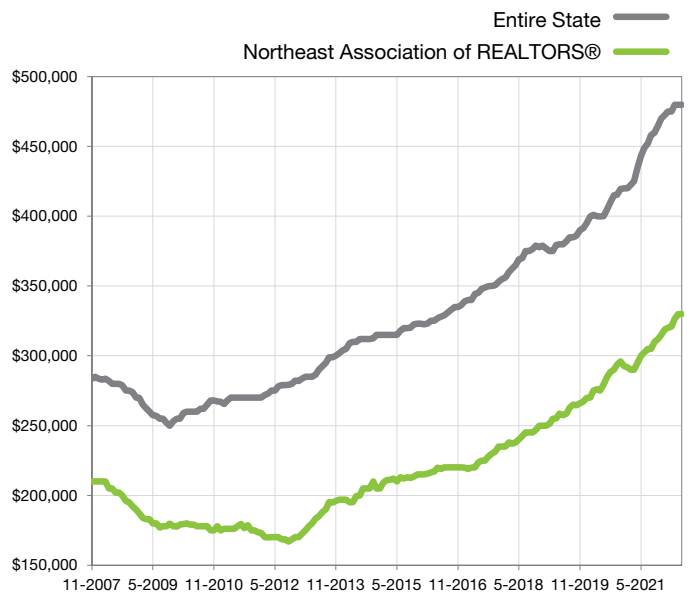
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 8.5%

+ 11.3%

- 25.3%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	661	692	+ 4.7%	2,458	2,346	- 4.6%
Closed Sales	489	424	- 13.3%	1,953	1,842	- 5.7%
Median Sales Price*	\$420,000	\$459,125	+ 9.3%	\$385,000	\$430,000	+ 11.7%
Inventory of Homes for Sale	535	422	- 21.1%	--	--	--
Months Supply of Inventory	1.0	0.8	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	24	24	+ 0.1%	34	32	- 5.9%
Percent of Original List Price Received*	104.9%	107.1%	+ 2.1%	102.8%	104.0%	+ 1.2%
New Listings	675	748	+ 10.8%	2,746	2,634	- 4.1%

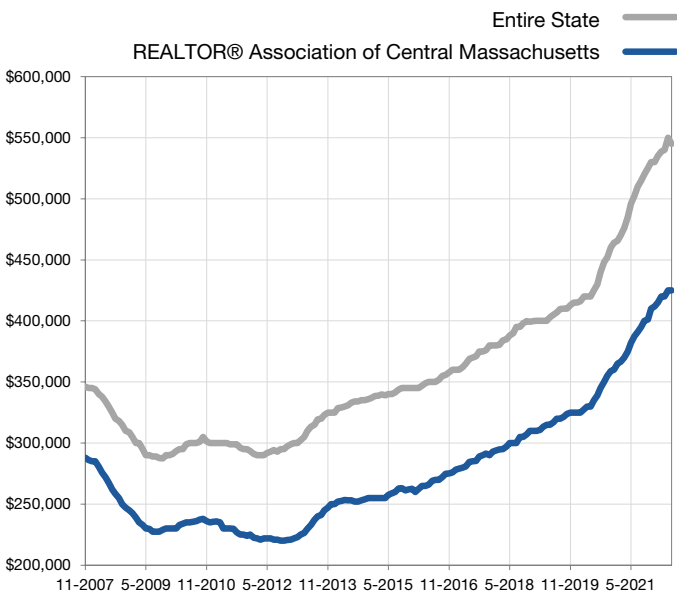
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	187	187	0.0%	758	686	- 9.5%
Closed Sales	136	133	- 2.2%	557	524	- 5.9%
Median Sales Price*	\$317,500	\$355,000	+ 11.8%	\$285,000	\$335,000	+ 17.5%
Inventory of Homes for Sale	146	105	- 28.1%	--	--	--
Months Supply of Inventory	1.1	0.8	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 19.4%	35	31	- 13.9%
Percent of Original List Price Received*	103.1%	106.5%	+ 3.3%	101.6%	104.6%	+ 3.0%
New Listings	165	183	+ 10.9%	788	759	- 3.7%

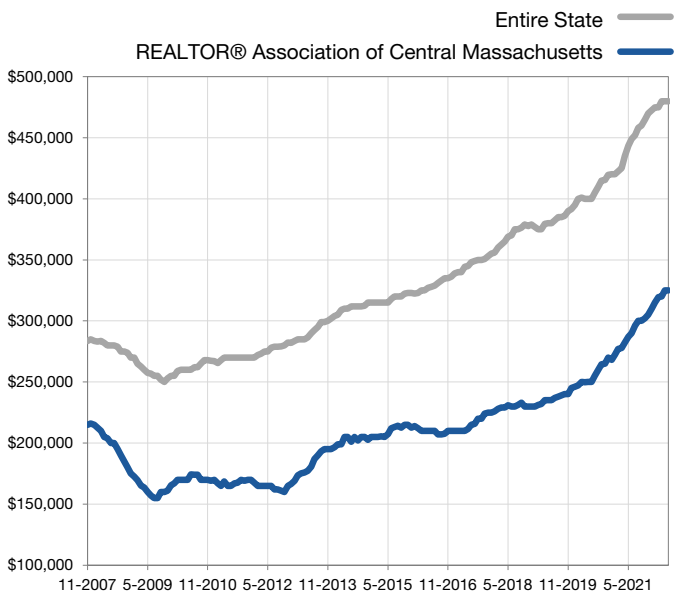
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 3.5%

+ 13.0%

- 30.0%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	617	606	- 1.8%	2,414	2,255	- 6.6%
Closed Sales	445	419	- 5.8%	2,037	1,861	- 8.6%
Median Sales Price*	\$285,000	\$316,000	+ 10.9%	\$265,000	\$300,000	+ 13.2%
Inventory of Homes for Sale	599	461	- 23.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 19.3%	--	--	--
Cumulative Days on Market Until Sale	35	29	- 16.9%	44	36	- 20.0%
Percent of Original List Price Received*	103.4%	104.8%	+ 1.3%	100.9%	102.5%	+ 1.6%
New Listings	673	687	+ 2.1%	2,610	2,515	- 3.6%

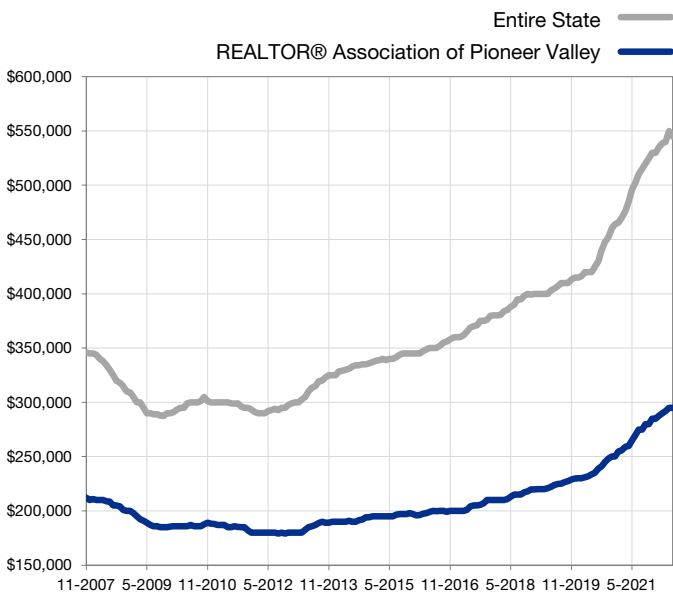
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	103	88	- 14.6%	386	394	+ 2.1%
Closed Sales	65	73	+ 12.3%	312	361	+ 15.7%
Median Sales Price*	\$200,000	\$241,000	+ 20.5%	\$184,450	\$212,000	+ 14.9%
Inventory of Homes for Sale	102	70	- 31.4%	--	--	--
Months Supply of Inventory	1.4	0.8	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	44	26	- 41.3%	44	29	- 32.9%
Percent of Original List Price Received*	102.3%	105.3%	+ 2.9%	99.9%	103.2%	+ 3.3%
New Listings	102	96	- 5.9%	413	425	+ 2.9%

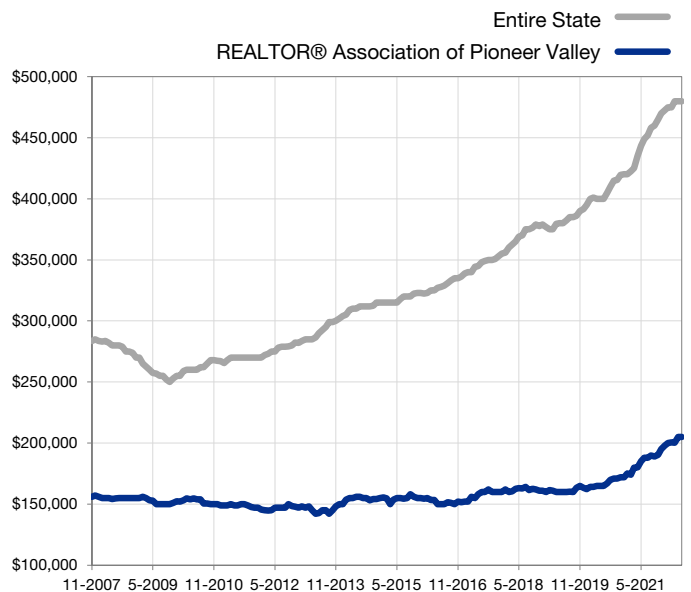
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 8.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.8%

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

- 14.2%

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

Single-Family Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	407	446	+ 9.6%	1,747	1,593	- 8.8%
Closed Sales	347	313	- 9.8%	1,522	1,318	- 13.4%
Median Sales Price*	\$430,000	\$489,800	+ 13.9%	\$410,000	\$456,000	+ 11.2%
Inventory of Homes for Sale	410	386	- 5.9%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 3.6%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 8.9%	35	33	- 5.8%
Percent of Original List Price Received*	103.8%	104.2%	+ 0.4%	102.4%	102.7%	+ 0.3%
New Listings	469	535	+ 14.1%	1,949	1,905	- 2.3%

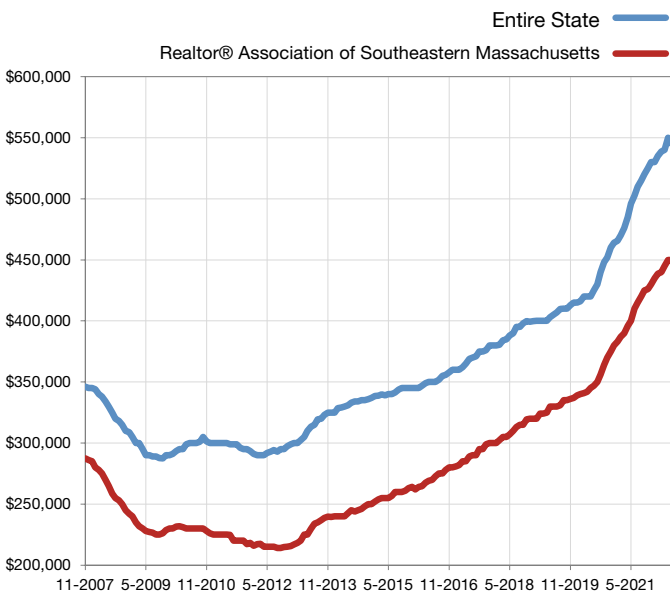
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	97	88	- 9.3%	352	358	+ 1.7%
Closed Sales	71	62	- 12.7%	305	305	0.0%
Median Sales Price*	\$270,000	\$347,500	+ 28.7%	\$268,000	\$325,000	+ 21.3%
Inventory of Homes for Sale	84	50	- 40.5%	--	--	--
Months Supply of Inventory	1.2	0.7	- 37.2%	--	--	--
Cumulative Days on Market Until Sale	26	26	- 3.1%	35	29	- 18.2%
Percent of Original List Price Received*	103.3%	106.4%	+ 3.0%	101.5%	104.0%	+ 2.5%
New Listings	100	82	- 18.0%	403	378	- 6.2%

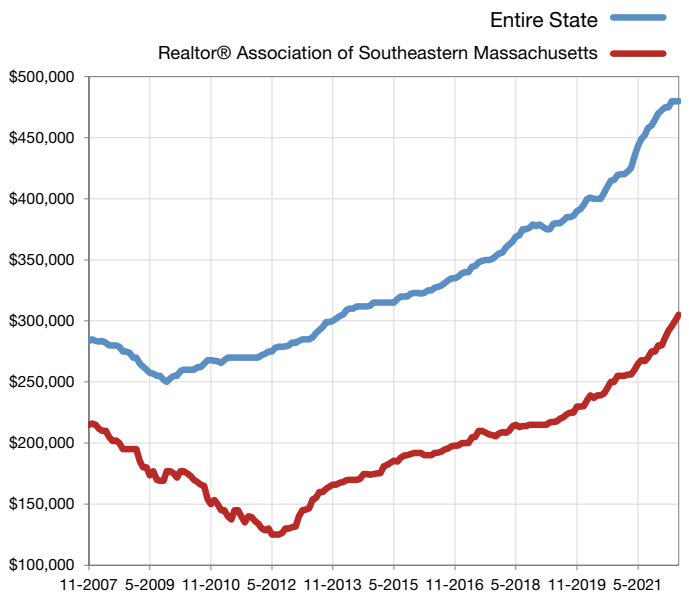
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS® Greater Fall River Region

+ 11.5%

+ 19.0%

- 21.3%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	94	84	- 10.6%	398	360	- 9.5%
Closed Sales	79	88	+ 11.4%	364	343	- 5.8%
Median Sales Price*	\$388,000	\$460,000	+ 18.6%	\$360,000	\$420,000	+ 16.7%
Inventory of Homes for Sale	102	90	- 11.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 5.7%	--	--	--
Cumulative Days on Market Until Sale	37	22	- 41.4%	34	38	+ 12.2%
Percent of Original List Price Received*	102.9%	102.5%	- 0.4%	101.8%	99.8%	- 1.9%
New Listings	93	94	+ 1.1%	430	418	- 2.8%

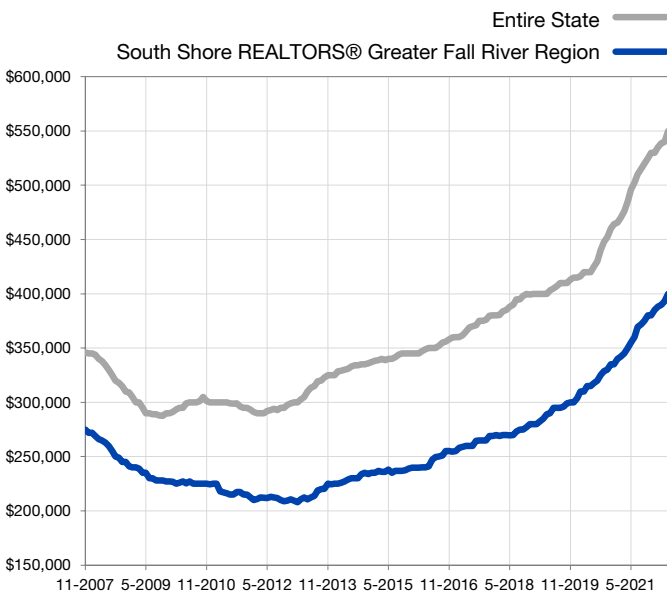
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	9	- 43.8%	53	54	+ 1.9%
Closed Sales	12	15	+ 25.0%	50	55	+ 10.0%
Median Sales Price*	\$221,450	\$275,000	+ 24.2%	\$221,000	\$212,500	- 3.8%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	2.0	1.1	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 7.1%	33	43	+ 30.5%
Percent of Original List Price Received*	100.9%	100.7%	- 0.2%	98.0%	98.6%	+ 0.6%
New Listings	21	7	- 66.7%	60	55	- 8.3%

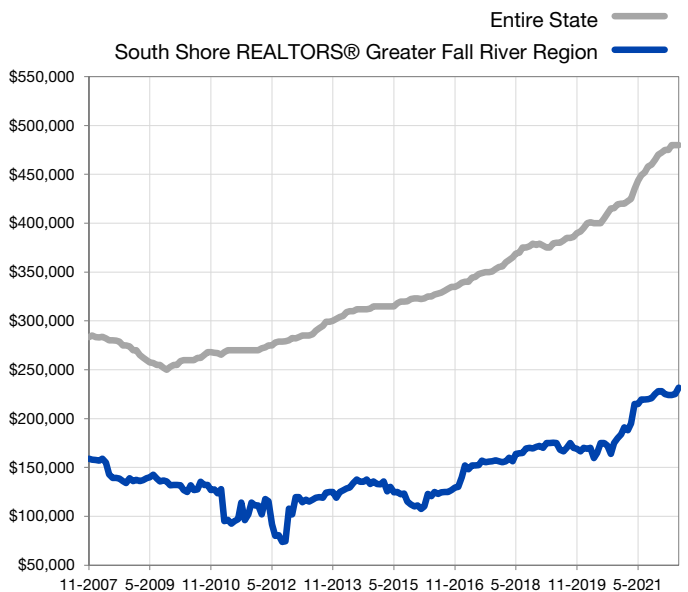
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 8.6%

+ 12.7%

- 36.0%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	563	546	- 3.0%	2,281	1,879	- 17.6%
Closed Sales	449	404	- 10.0%	1,798	1,476	- 17.9%
Median Sales Price*	\$583,000	\$665,000	+ 14.1%	\$550,000	\$625,000	+ 13.6%
Inventory of Homes for Sale	460	376	- 18.3%	--	--	--
Months Supply of Inventory	0.9	0.9	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 16.0%	35	30	- 16.2%
Percent of Original List Price Received*	104.2%	106.0%	+ 1.7%	102.4%	103.9%	+ 1.5%
New Listings	631	643	+ 1.9%	2,549	2,202	- 13.6%

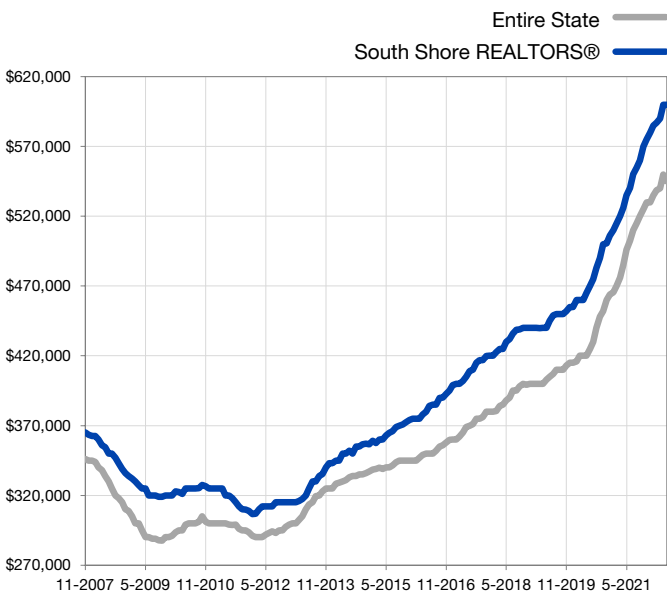
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	179	154	- 14.0%	870	649	- 25.4%
Closed Sales	154	144	- 6.5%	724	584	- 19.3%
Median Sales Price*	\$392,000	\$435,000	+ 11.0%	\$390,000	\$425,000	+ 9.0%
Inventory of Homes for Sale	248	81	- 67.3%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	46	24	- 47.2%	48	35	- 27.3%
Percent of Original List Price Received*	100.9%	104.2%	+ 3.3%	99.8%	102.4%	+ 2.6%
New Listings	197	160	- 18.8%	1,047	694	- 33.7%

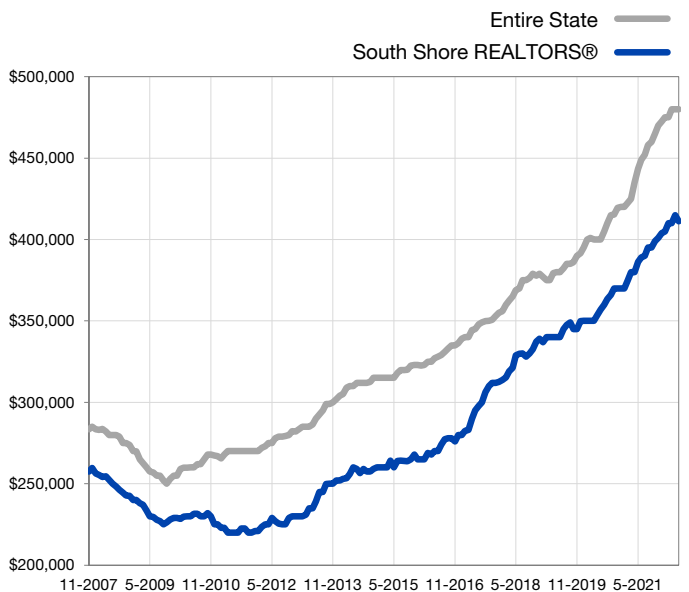
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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