

# Multi-Family Housing Activity Report

May 2022



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	May-2021	May-2022	+ / -	YTD 2021	YTD 2022	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		684	<b>650</b>	- 5.0%	3,095	<b>2,885</b>	- 6.8%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$520,500	<b>\$600,000</b>	+ 15.3%	\$487,750	<b>\$565,000</b>	+ 15.8%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,457	<b>998</b>	- 31.5%	--	--	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.3	<b>1.4</b>	- 41.1%	--	--	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		39	<b>31</b>	- 19.2%	45	<b>40</b>	- 9.1%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		102.6%	<b>102.9%</b>	+ 0.3%	100.0%	<b>101.2%</b>	+ 1.2%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		1,107	<b>1,041</b>	- 6.0%	4,471	<b>4,198</b>	- 6.1%

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

