

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	449	404	- 10.0%	2,453	2,053	- 16.3%
Closed Sales	482	395	- 18.0%	2,268	1,874	- 17.4%
Median Sales Price*	\$590,000	\$720,000	+ 22.0%	\$600,000	\$689,000	+ 14.8%
Inventory of Homes for Sale	708	641	- 9.5%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	27	19	- 29.6%	56	33	- 41.1%
Percent of Original List Price Received*	103.8%	104.2%	+ 0.4%	101.2%	102.2%	+ 1.0%
New Listings	582	570	- 2.1%	2,751	2,558	- 7.0%

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

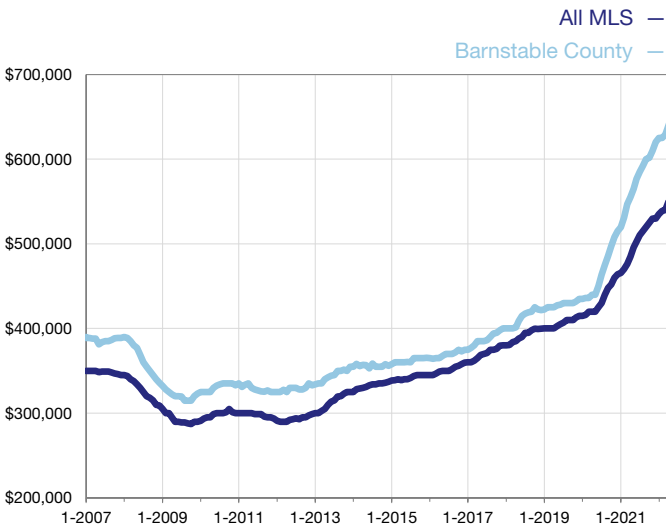
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	117	104	- 11.1%	721	565	- 21.6%
Closed Sales	138	101	- 26.8%	650	551	- 15.2%
Median Sales Price*	\$399,000	\$420,000	+ 5.3%	\$350,000	\$420,000	+ 20.0%
Inventory of Homes for Sale	190	140	- 26.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	67	39	- 41.8%
Percent of Original List Price Received*	103.0%	104.0%	+ 1.0%	99.8%	102.1%	+ 2.3%
New Listings	125	146	+ 16.8%	703	630	- 10.4%

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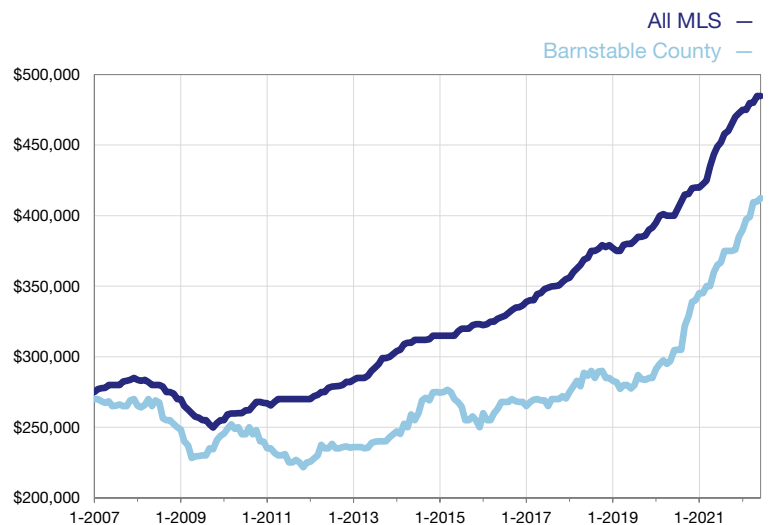
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	151	140	- 7.3%	748	652	- 12.8%
Closed Sales	138	136	- 1.4%	680	617	- 9.3%
Median Sales Price*	\$340,500	\$336,500	- 1.2%	\$300,000	\$317,000	+ 5.7%
Inventory of Homes for Sale	407	296	- 27.3%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	77	79	+ 2.6%	117	101	- 13.7%
Percent of Original List Price Received*	102.1%	101.3%	- 0.8%	97.1%	97.9%	+ 0.8%
New Listings	249	214	- 14.1%	937	821	- 12.4%

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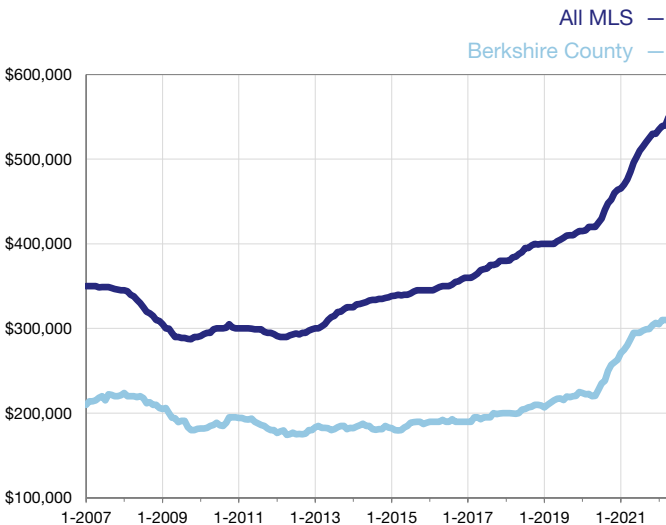
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	13	- 50.0%	114	77	- 32.5%
Closed Sales	12	17	+ 41.7%	87	83	- 4.6%
Median Sales Price*	\$289,600	\$280,000	- 3.3%	\$270,000	\$293,100	+ 8.6%
Inventory of Homes for Sale	44	22	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	104	117	+ 12.5%	147	105	- 28.6%
Percent of Original List Price Received*	97.0%	99.5%	+ 2.6%	95.9%	97.3%	+ 1.5%
New Listings	23	14	- 39.1%	97	92	- 5.2%

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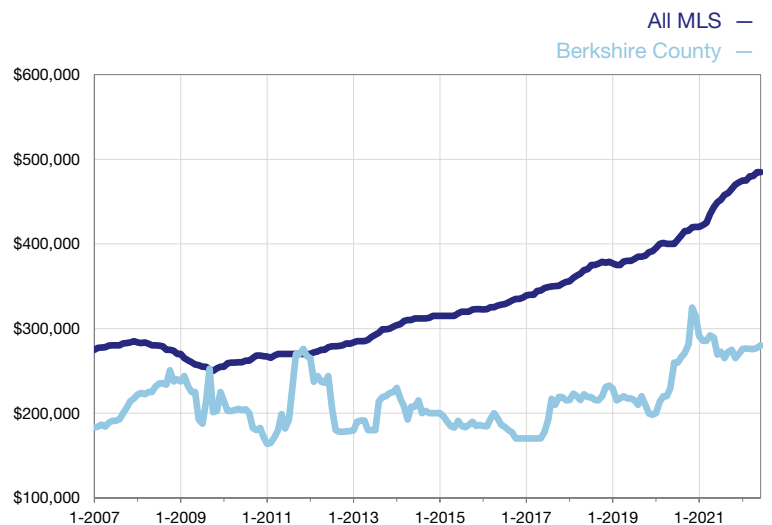
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	466	436	- 6.4%	2,296	2,040	- 11.1%
Closed Sales	470	393	- 16.4%	2,041	1,766	- 13.5%
Median Sales Price*	\$435,000	\$466,000	+ 7.1%	\$410,000	\$455,000	+ 11.0%
Inventory of Homes for Sale	521	471	- 9.6%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	26	- 16.1%	33	33	0.0%
Percent of Original List Price Received*	103.7%	104.1%	+ 0.4%	102.9%	102.6%	- 0.3%
New Listings	602	588	- 2.3%	2,634	2,521	- 4.3%

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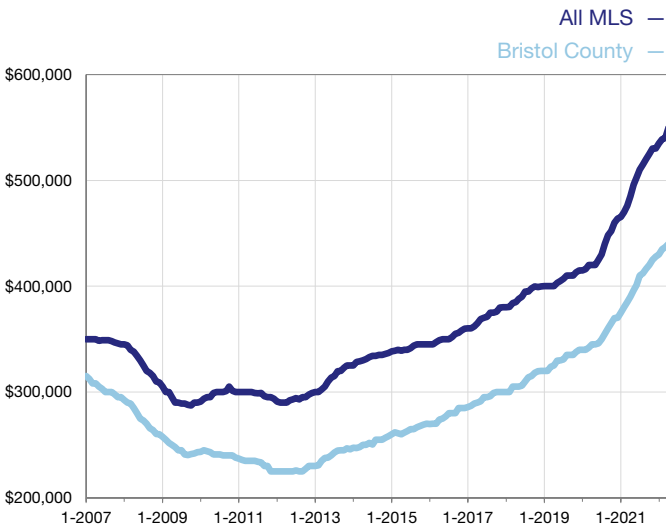
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	83	74	- 10.8%	416	443	+ 6.5%
Closed Sales	93	72	- 22.6%	392	394	+ 0.5%
Median Sales Price*	\$275,000	\$345,000	+ 25.5%	\$266,000	\$306,500	+ 15.2%
Inventory of Homes for Sale	77	41	- 46.8%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	30	26	- 13.3%
Percent of Original List Price Received*	103.9%	104.8%	+ 0.9%	101.4%	103.9%	+ 2.5%
New Listings	90	79	- 12.2%	460	463	+ 0.7%

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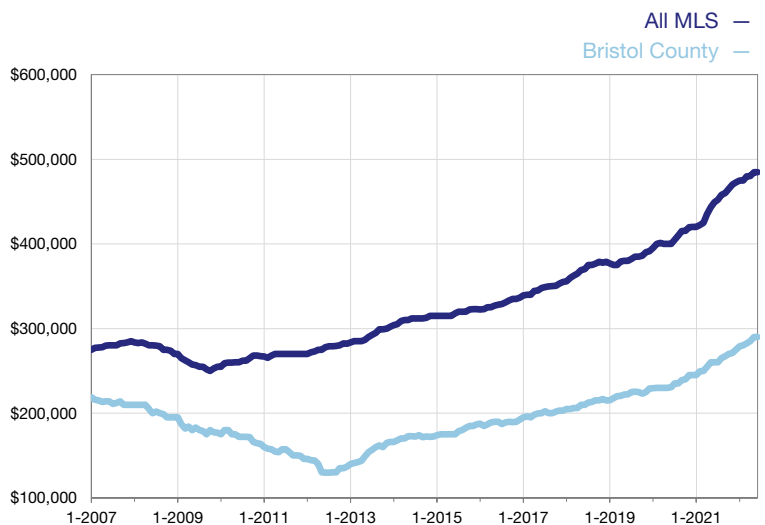
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	6	- 25.0%	32	27	- 15.6%
Closed Sales	9	4	- 55.6%	29	25	- 13.8%
Median Sales Price*	\$1,450,000	\$2,612,500	+ 80.2%	\$990,000	\$1,400,000	+ 41.4%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	3.0	5.4	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 39.5%	58	83	+ 43.1%
Percent of Original List Price Received*	103.8%	91.0%	- 12.3%	97.7%	97.1%	- 0.6%
New Listings	8	13	+ 62.5%	45	42	- 6.7%

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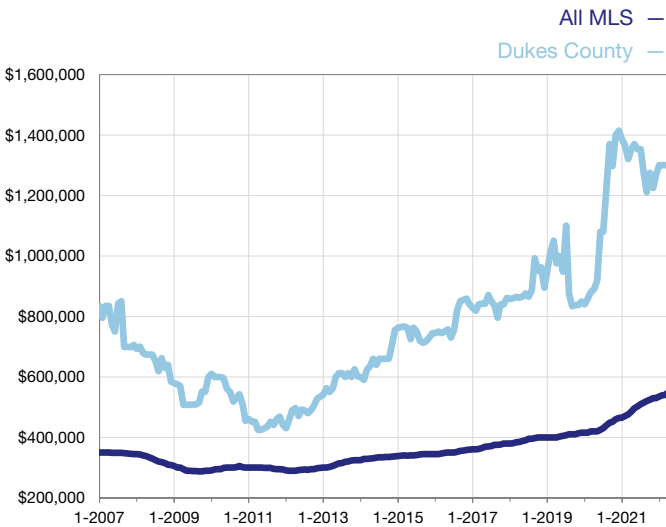
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Median Sales Price*	\$795,000	\$520,000	- 34.6%	\$655,000	\$890,000	+ 35.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	283	23	- 91.9%	193	14	- 92.7%
Percent of Original List Price Received*	96.4%	104.4%	+ 8.3%	93.8%	107.0%	+ 14.1%
New Listings	0	0	--	7	3	- 57.1%

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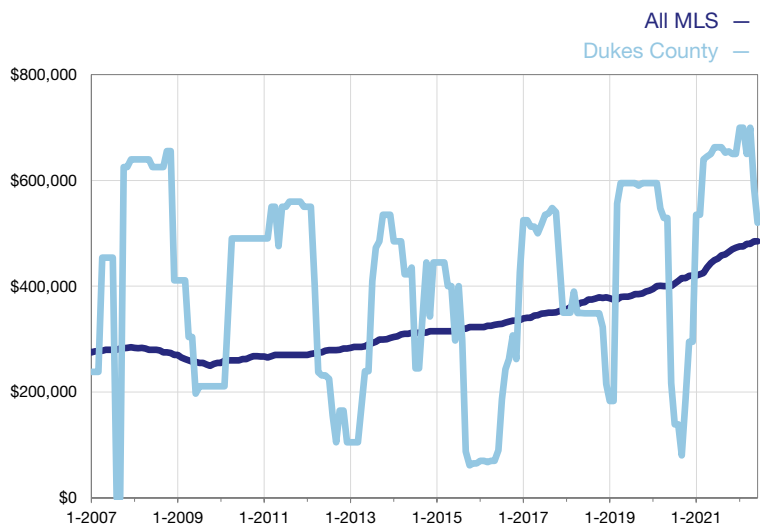
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	700	600	- 14.3%	3,009	2,672	- 11.2%
Closed Sales	674	617	- 8.5%	2,514	2,233	- 11.2%
Median Sales Price*	\$651,500	\$690,000	+ 5.9%	\$600,000	\$630,000	+ 5.0%
Inventory of Homes for Sale	483	518	+ 7.2%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	21	21	0.0%	29	24	- 17.2%
Percent of Original List Price Received*	107.4%	108.0%	+ 0.6%	105.0%	106.4%	+ 1.3%
New Listings	808	781	- 3.3%	3,360	3,234	- 3.8%

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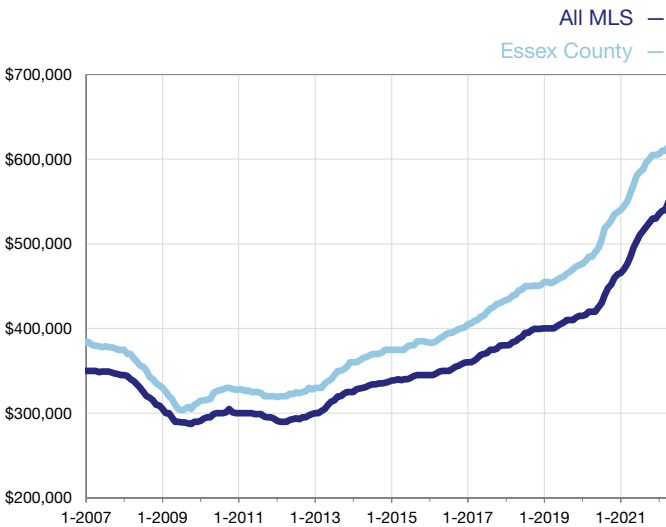
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	287	237	- 17.4%	1,528	1,255	- 17.9%
Closed Sales	330	255	- 22.7%	1,345	1,200	- 10.8%
Median Sales Price*	\$389,910	\$438,000	+ 12.3%	\$378,086	\$415,000	+ 9.8%
Inventory of Homes for Sale	273	175	- 35.9%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	33	30	- 9.1%
Percent of Original List Price Received*	103.2%	104.4%	+ 1.2%	102.0%	104.1%	+ 2.1%
New Listings	351	291	- 17.1%	1,717	1,410	- 17.9%

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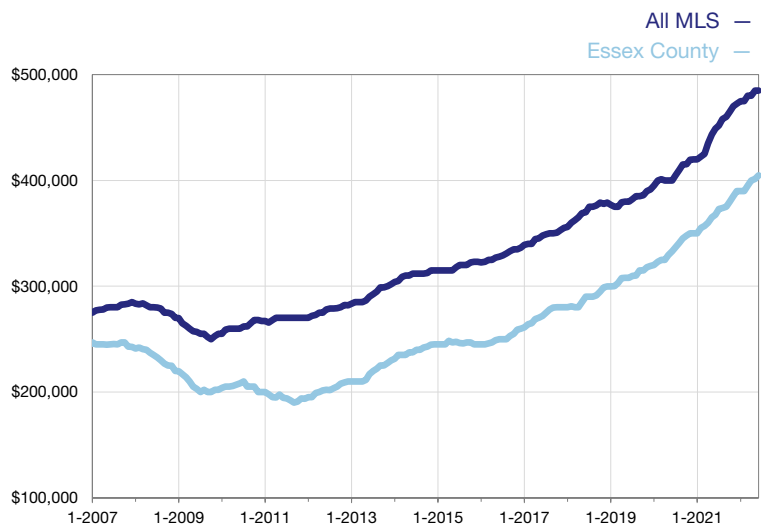
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	73	64	- 12.3%	285	254	- 10.9%
Closed Sales	54	60	+ 11.1%	239	236	- 1.3%
Median Sales Price*	\$291,096	\$370,000	+ 27.1%	\$270,000	\$315,500	+ 16.9%
Inventory of Homes for Sale	81	85	+ 4.9%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	29	41	+ 41.4%	45	43	- 4.4%
Percent of Original List Price Received*	106.3%	104.7%	- 1.5%	100.8%	102.2%	+ 1.4%
New Listings	89	98	+ 10.1%	328	330	+ 0.6%

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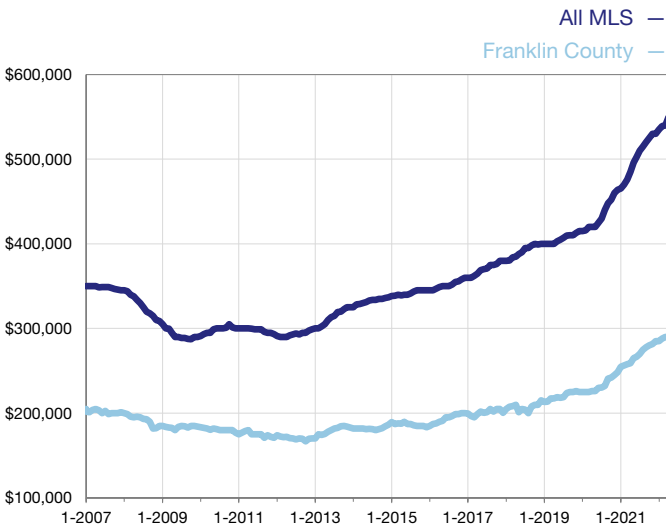
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	10	21	+ 110.0%
Closed Sales	1	4	+ 300.0%	9	21	+ 133.3%
Median Sales Price*	\$109,000	\$232,500	+ 113.3%	\$180,000	\$225,000	+ 25.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	16	61	+ 281.3%	32	28	- 12.5%
Percent of Original List Price Received*	110.7%	107.1%	- 3.3%	100.9%	105.0%	+ 4.1%
New Listings	4	4	0.0%	12	24	+ 100.0%

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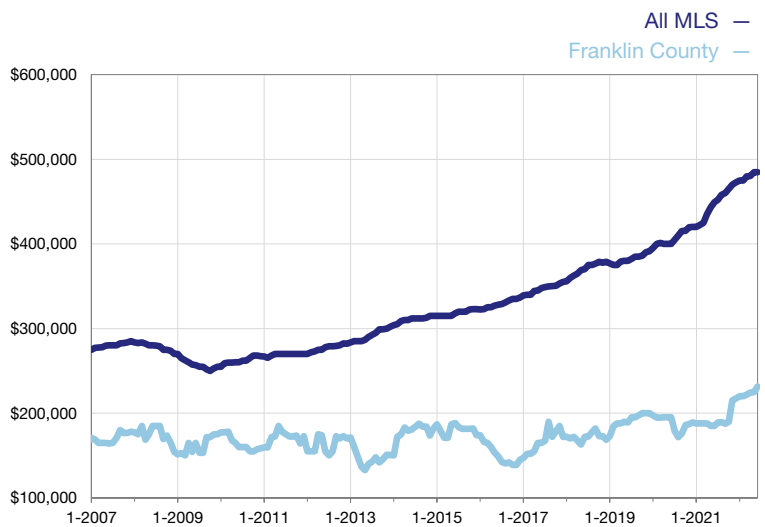
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	417	380	- 8.9%	2,147	1,928	- 10.2%
Closed Sales	427	413	- 3.3%	1,878	1,728	- 8.0%
Median Sales Price*	\$280,000	\$324,000	+ 15.7%	\$255,000	\$289,000	+ 13.3%
Inventory of Homes for Sale	430	380	- 11.6%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	36	30	- 16.7%
Percent of Original List Price Received*	104.9%	104.7%	- 0.2%	102.0%	103.1%	+ 1.1%
New Listings	510	476	- 6.7%	2,381	2,236	- 6.1%

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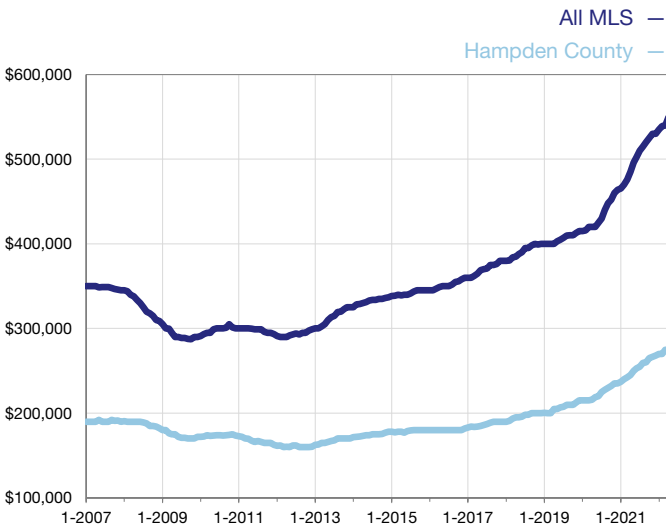
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	49	52	+ 6.1%	296	315	+ 6.4%
Closed Sales	48	52	+ 8.3%	254	307	+ 20.9%
Median Sales Price*	\$196,850	\$217,500	+ 10.5%	\$170,050	\$194,000	+ 14.1%
Inventory of Homes for Sale	48	51	+ 6.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	34	16	- 52.9%	35	24	- 31.4%
Percent of Original List Price Received*	102.6%	103.8%	+ 1.2%	100.7%	102.6%	+ 1.9%
New Listings	53	68	+ 28.3%	310	348	+ 12.3%

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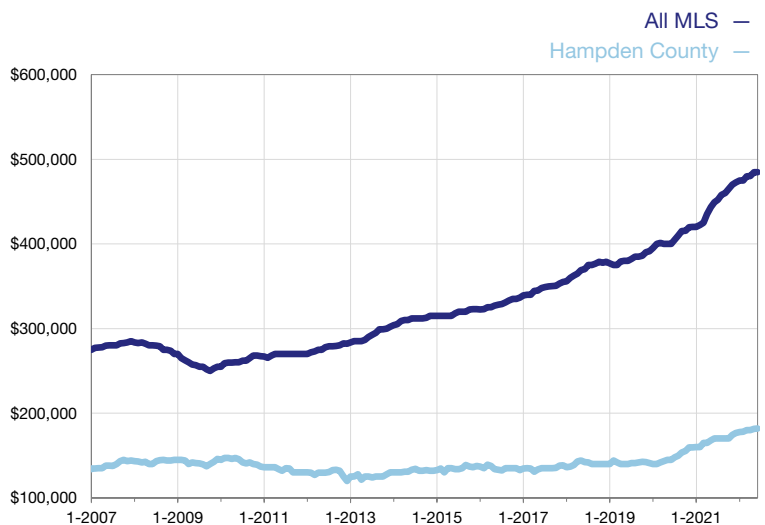
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	134	124	- 7.5%	616	602	- 2.3%
Closed Sales	135	141	+ 4.4%	547	528	- 3.5%
Median Sales Price*	\$405,000	\$438,875	+ 8.4%	\$365,000	\$402,250	+ 10.2%
Inventory of Homes for Sale	165	137	- 17.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	50	37	- 26.0%
Percent of Original List Price Received*	105.1%	107.7%	+ 2.5%	101.8%	104.2%	+ 2.4%
New Listings	169	163	- 3.6%	686	707	+ 3.1%

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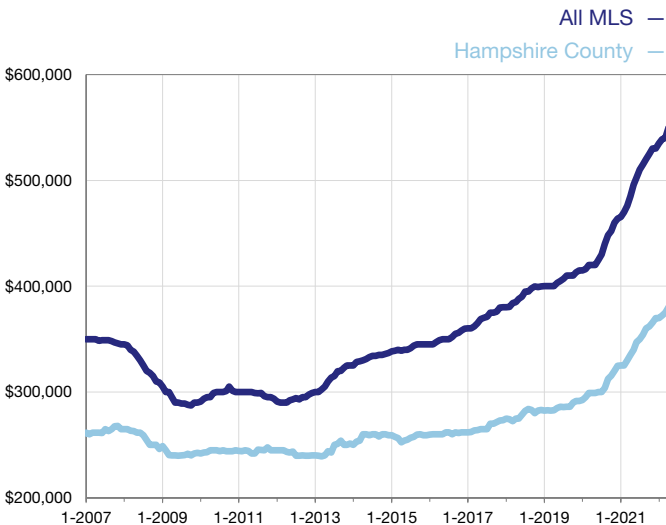
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	34	27	- 20.6%	166	141	- 15.1%
Closed Sales	28	34	+ 21.4%	128	126	- 1.6%
Median Sales Price*	\$248,000	\$302,250	+ 21.9%	\$237,950	\$285,000	+ 19.8%
Inventory of Homes for Sale	53	49	- 7.5%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 21.6%	55	37	- 32.7%
Percent of Original List Price Received*	102.4%	106.8%	+ 4.3%	100.1%	105.8%	+ 5.7%
New Listings	43	43	0.0%	193	172	- 10.9%

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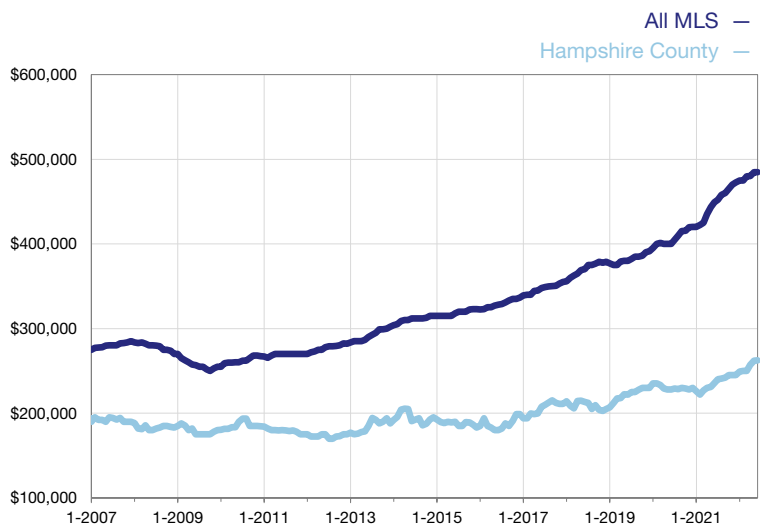
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2022

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Middlesex County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,325	1,237	- 6.6%	6,185	5,663	- 8.4%
Closed Sales	1,443	1,294	- 10.3%	5,026	4,603	- 8.4%
Median Sales Price*	\$750,000	\$827,000	+ 10.3%	\$700,000	\$775,000	+ 10.7%
Inventory of Homes for Sale	937	984	+ 5.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	29	23	- 20.7%
Percent of Original List Price Received*	107.6%	108.2%	+ 0.6%	104.9%	107.2%	+ 2.2%
New Listings	1,661	1,657	- 0.2%	6,933	6,772	- 2.3%

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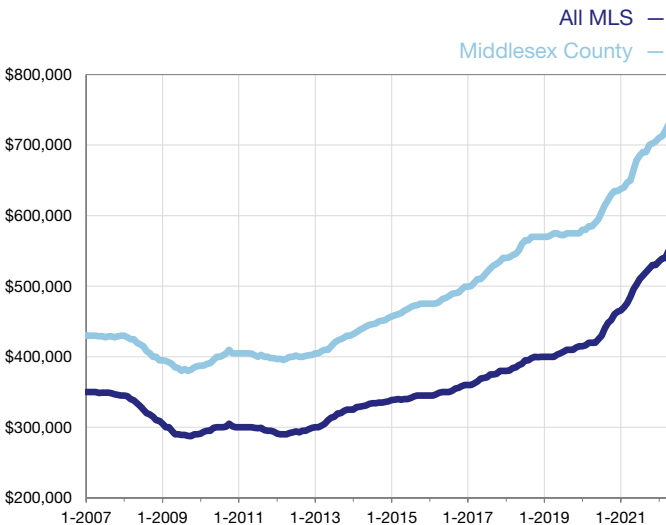
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	715	589	- 17.6%	3,794	3,158	- 16.8%
Closed Sales	766	659	- 14.0%	3,335	2,707	- 18.8%
Median Sales Price*	\$567,500	\$625,000	+ 10.1%	\$535,000	\$600,000	+ 12.1%
Inventory of Homes for Sale	728	619	- 15.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	38	30	- 21.1%
Percent of Original List Price Received*	103.6%	105.1%	+ 1.4%	101.5%	104.2%	+ 2.7%
New Listings	905	829	- 8.4%	4,310	3,837	- 11.0%

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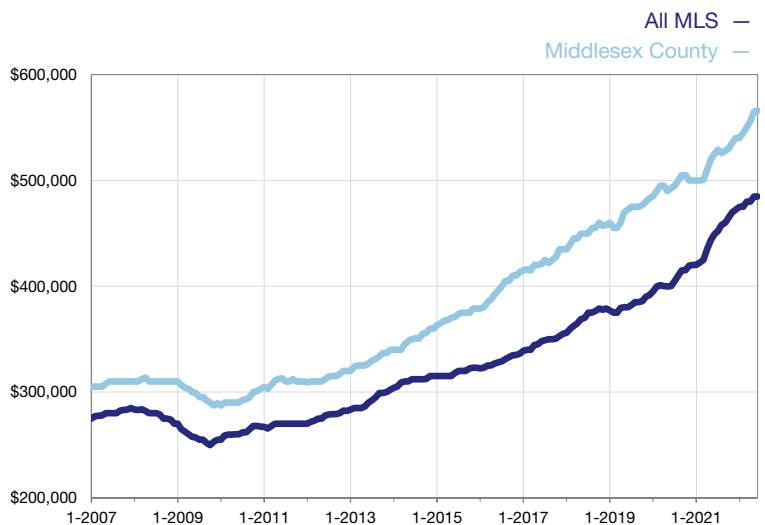
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	16	12	- 25.0%
Closed Sales	2	5	+ 150.0%	22	10	- 54.5%
Median Sales Price*	\$3,475,000	\$3,500,000	+ 0.7%	\$3,397,500	\$3,182,500	- 6.3%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--
Cumulative Days on Market Until Sale	66	39	- 40.9%	144	131	- 9.0%
Percent of Original List Price Received*	93.9%	96.1%	+ 2.3%	92.6%	95.0%	+ 2.6%
New Listings	5	4	- 20.0%	21	25	+ 19.0%

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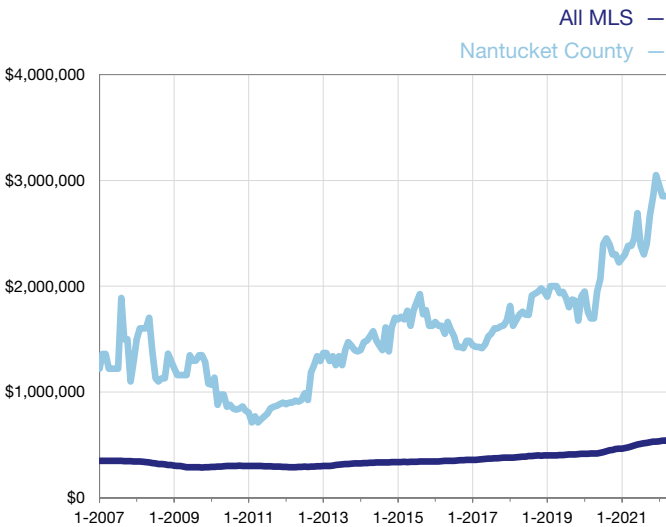
Condominium Properties

Key Metrics	June			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	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
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	1	--	2	1	- 50.0%

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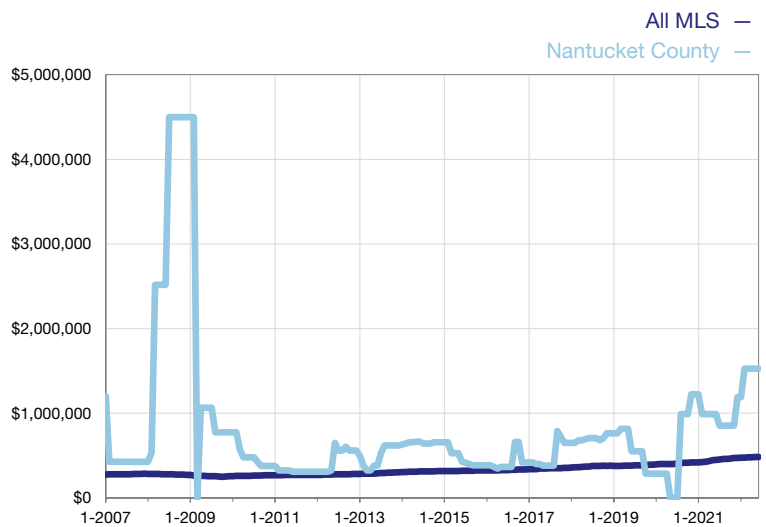
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	725	647	- 10.8%	3,488	2,933	- 15.9%
Closed Sales	809	703	- 13.1%	2,804	2,423	- 13.6%
Median Sales Price*	\$700,000	\$773,000	+ 10.4%	\$650,000	\$716,000	+ 10.2%
Inventory of Homes for Sale	624	538	- 13.8%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	30	24	- 20.0%
Percent of Original List Price Received*	106.2%	107.0%	+ 0.8%	103.6%	105.7%	+ 2.0%
New Listings	912	823	- 9.8%	4,000	3,519	- 12.0%

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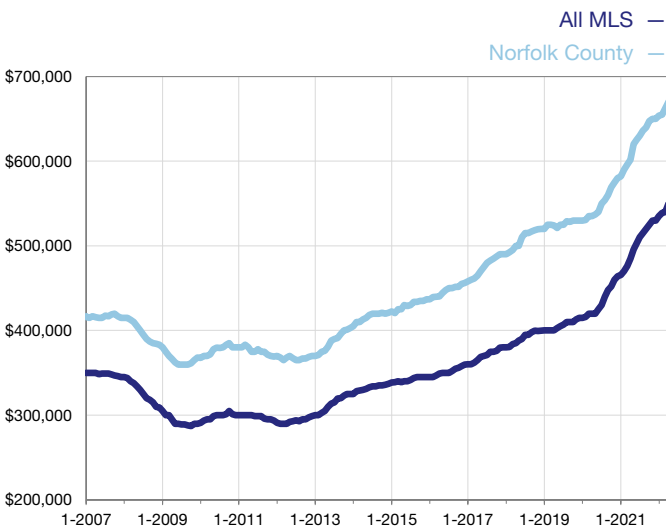
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	295	188	- 36.3%	1,651	1,292	- 21.7%
Closed Sales	339	277	- 18.3%	1,343	1,182	- 12.0%
Median Sales Price*	\$525,000	\$550,000	+ 4.8%	\$489,000	\$526,995	+ 7.8%
Inventory of Homes for Sale	428	246	- 42.5%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	47	36	- 23.4%
Percent of Original List Price Received*	101.3%	103.9%	+ 2.6%	100.1%	102.7%	+ 2.6%
New Listings	378	248	- 34.4%	2,005	1,525	- 23.9%

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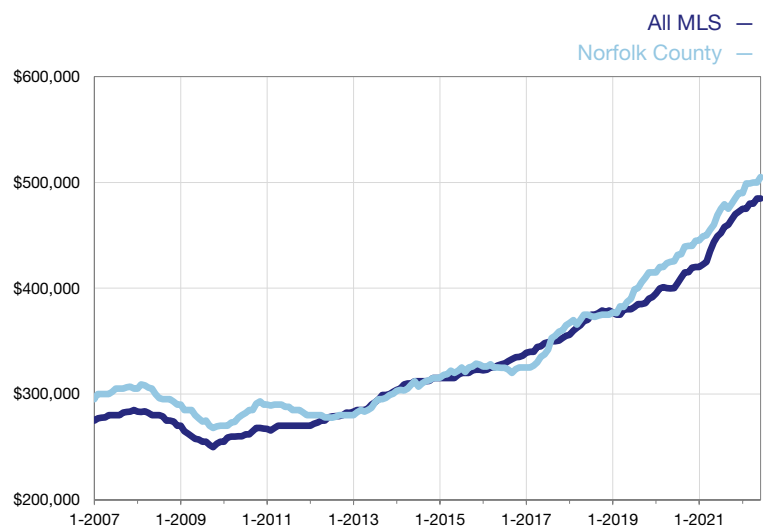
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	593	563	- 5.1%	2,976	2,563	- 13.9%
Closed Sales	632	534	- 15.5%	2,599	2,237	- 13.9%
Median Sales Price*	\$535,000	\$580,000	+ 8.4%	\$500,000	\$550,000	+ 10.0%
Inventory of Homes for Sale	591	594	+ 0.5%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	24	21	- 12.5%	34	30	- 11.8%
Percent of Original List Price Received*	104.9%	104.4%	- 0.5%	102.9%	103.4%	+ 0.5%
New Listings	749	764	+ 2.0%	3,390	3,136	- 7.5%

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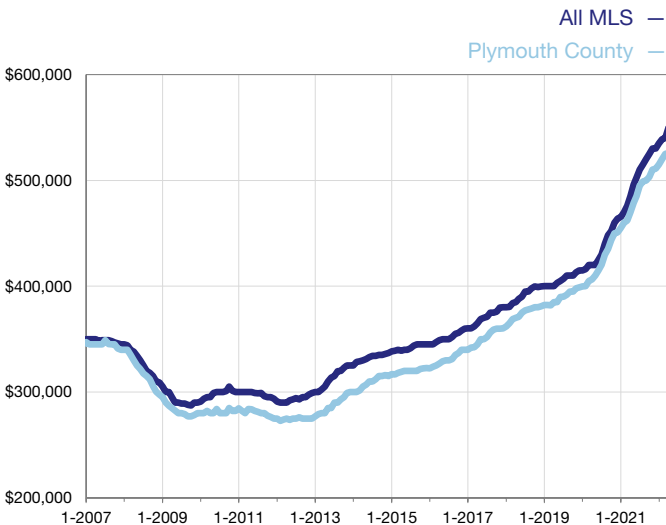
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	112	90	- 19.6%	711	526	- 26.0%
Closed Sales	143	79	- 44.8%	646	493	- 23.7%
Median Sales Price*	\$389,900	\$448,000	+ 14.9%	\$367,500	\$419,000	+ 14.0%
Inventory of Homes for Sale	161	93	- 42.2%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	43	31	- 27.9%	44	35	- 20.5%
Percent of Original List Price Received*	102.6%	103.6%	+ 1.0%	101.1%	103.4%	+ 2.3%
New Listings	147	111	- 24.5%	830	587	- 29.3%

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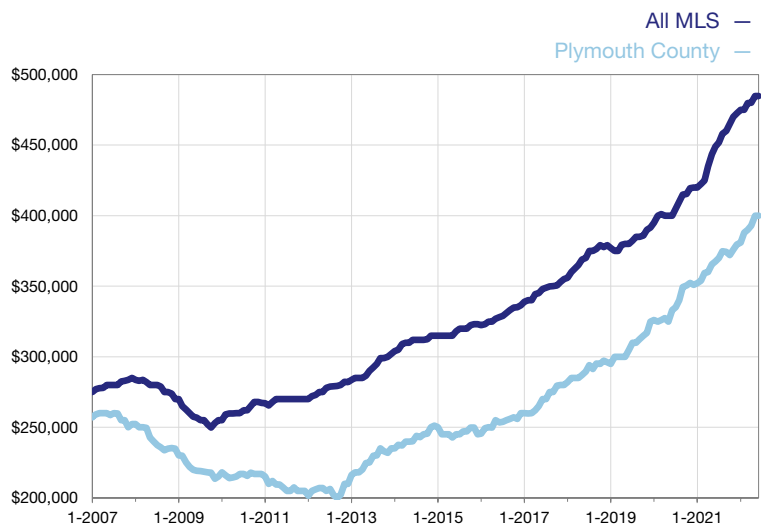
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	154	139	- 9.7%	722	719	- 0.4%
Closed Sales	142	161	+ 13.4%	604	617	+ 2.2%
Median Sales Price*	\$750,000	\$750,000	0.0%	\$681,500	\$740,000	+ 8.6%
Inventory of Homes for Sale	211	196	- 7.1%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	38	32	- 15.8%
Percent of Original List Price Received*	103.9%	104.4%	+ 0.5%	101.6%	103.2%	+ 1.6%
New Listings	207	202	- 2.4%	902	928	+ 2.9%

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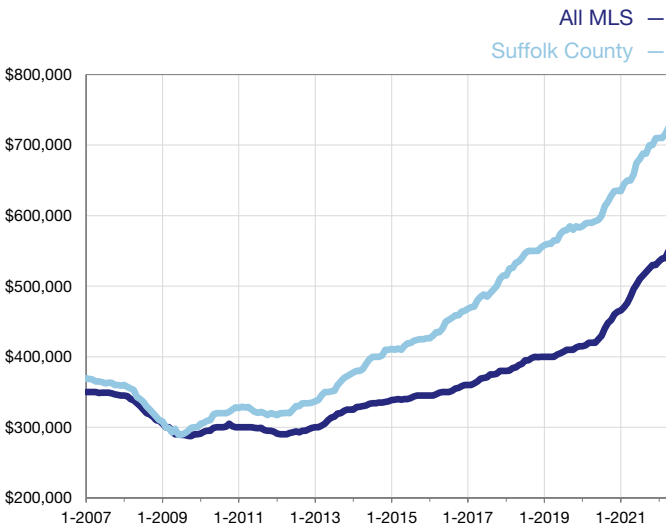
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	648	462	- 28.7%	3,707	3,200	- 13.7%
Closed Sales	734	616	- 16.1%	3,173	2,732	- 13.9%
Median Sales Price*	\$685,000	\$721,500	+ 5.3%	\$670,000	\$700,000	+ 4.5%
Inventory of Homes for Sale	1,436	1,144	- 20.3%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	42	30	- 28.6%	56	46	- 17.9%
Percent of Original List Price Received*	100.2%	101.2%	+ 1.0%	98.4%	99.8%	+ 1.4%
New Listings	953	779	- 18.3%	4,886	4,567	- 6.5%

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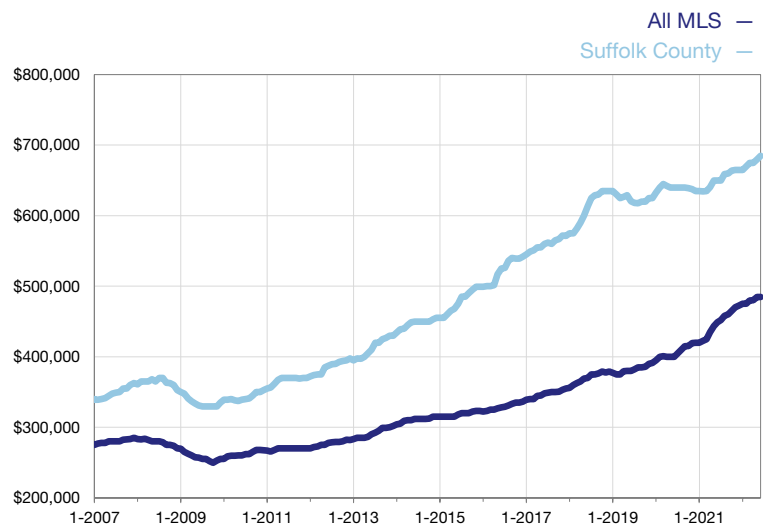
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	918	841	- 8.4%	4,115	3,813	- 7.3%
Closed Sales	906	816	- 9.9%	3,524	3,205	- 9.1%
Median Sales Price*	\$405,750	\$462,000	+ 13.9%	\$376,333	\$420,000	+ 11.6%
Inventory of Homes for Sale	845	752	- 11.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	32	28	- 12.5%
Percent of Original List Price Received*	105.8%	105.9%	+ 0.1%	103.6%	104.4%	+ 0.8%
New Listings	1,149	1,077	- 6.3%	4,691	4,472	- 4.7%

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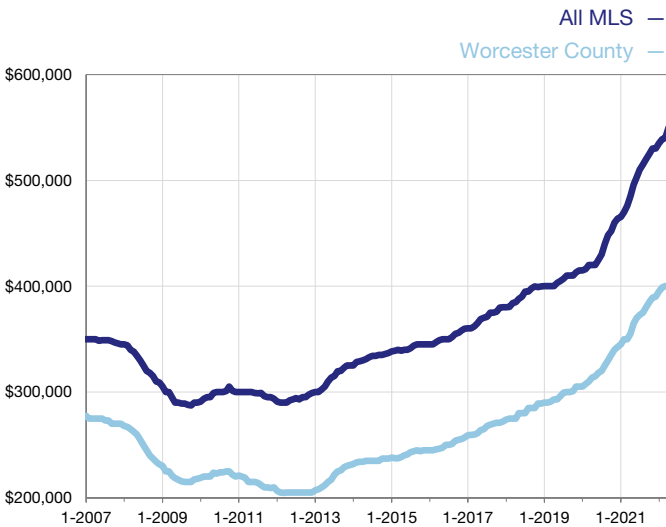
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	183	180	- 1.6%	1,013	946	- 6.6%
Closed Sales	197	204	+ 3.6%	813	799	- 1.7%
Median Sales Price*	\$286,000	\$377,000	+ 31.8%	\$274,000	\$330,000	+ 20.4%
Inventory of Homes for Sale	195	164	- 15.9%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	31	28	- 9.7%
Percent of Original List Price Received*	104.3%	104.6%	+ 0.3%	102.5%	104.5%	+ 2.0%
New Listings	228	224	- 1.8%	1,101	1,078	- 2.1%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

