

# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 5.6%**

**+ 11.3%**

**- 35.8%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	165	143	- 13.3%	1,109	971	- 12.4%
Closed Sales	151	150	- 0.7%	1,004	910	- 9.4%
Median Sales Price*	\$282,500	<b>\$322,000</b>	+ 14.0%	\$299,350	<b>\$320,000</b>	+ 6.9%
Inventory of Homes for Sale	492	315	- 36.0%	--	--	--
Months Supply of Inventory	3.2	2.4	- 24.8%	--	--	--
Cumulative Days on Market Until Sale	80	79	- 1.1%	104	95	- 8.4%
Percent of Original List Price Received*	99.0%	100.1%	+ 1.2%	98.1%	98.8%	+ 0.7%
New Listings	223	152	- 31.8%	1,457	1,233	- 15.4%

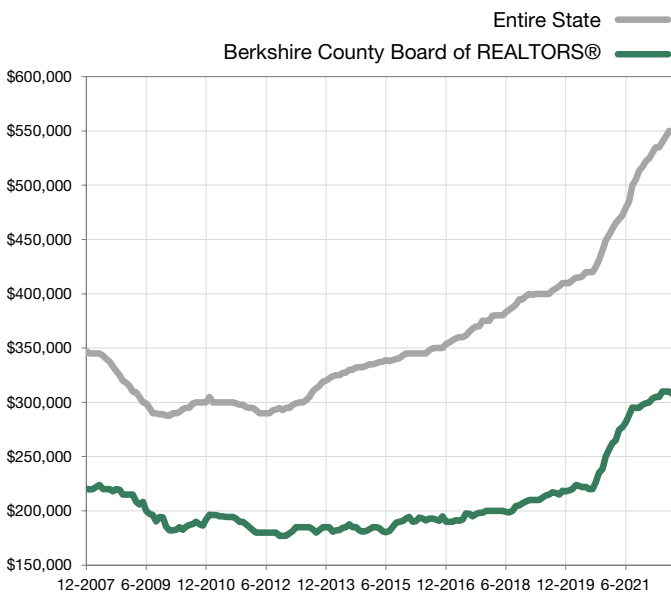
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	14	- 33.3%	159	113	- 28.9%
Closed Sales	13	17	+ 30.8%	89	86	- 3.4%
Median Sales Price*	\$277,000	<b>\$244,500</b>	- 11.7%	\$268,500	<b>\$290,000</b>	+ 8.0%
Inventory of Homes for Sale	59	39	- 33.9%	--	--	--
Months Supply of Inventory	2.7	1.7	- 35.4%	--	--	--
Cumulative Days on Market Until Sale	159	76	- 52.4%	141	104	- 26.5%
Percent of Original List Price Received*	97.3%	99.5%	+ 2.3%	96.0%	97.3%	+ 1.3%
New Listings	24	23	- 4.2%	156	152	- 2.6%

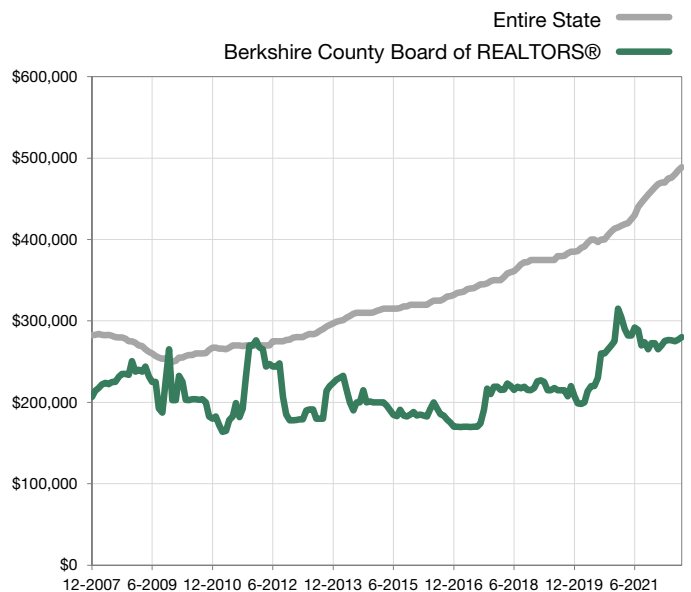
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**- 17.7%**

**+ 15.2%**

**- 15.2%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	754	<b>675</b>	- 10.5%	5,479	<b>4,543</b>	- 17.1%
Closed Sales	755	<b>612</b>	- 18.9%	5,204	<b>4,235</b>	- 18.6%
Median Sales Price*	\$590,000	<b>\$677,000</b>	+ 14.7%	\$580,000	<b>\$665,000</b>	+ 14.7%
Inventory of Homes for Sale	1,321	<b>1,163</b>	- 12.0%	--	--	--
Months Supply of Inventory	1.7	<b>2.0</b>	+ 12.2%	--	--	--
Cumulative Days on Market Until Sale	30	<b>26</b>	- 12.1%	44	<b>31</b>	- 30.3%
Percent of Original List Price Received*	100.7%	<b>99.3%</b>	- 1.3%	101.5%	<b>101.8%</b>	+ 0.3%
New Listings	912	<b>688</b>	- 24.6%	6,354	<b>5,686</b>	- 10.5%

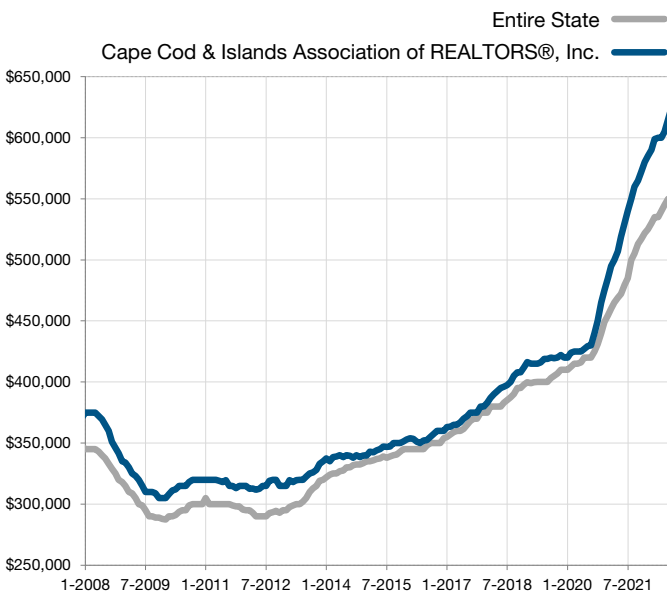
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	192	<b>160</b>	- 16.7%	1,335	<b>1,082</b>	- 19.0%
Closed Sales	198	<b>157</b>	- 20.7%	889	<b>807</b>	- 9.2%
Median Sales Price*	\$395,000	<b>\$515,000</b>	+ 30.4%	\$353,000	<b>\$425,000</b>	+ 20.4%
Inventory of Homes for Sale	328	<b>236</b>	- 28.0%	--	--	--
Months Supply of Inventory	1.5	<b>1.5</b>	- 4.4%	--	--	--
Cumulative Days on Market Until Sale	38	<b>23</b>	- 39.0%	58	<b>35</b>	- 39.7%
Percent of Original List Price Received*	103.5%	<b>104.0%</b>	+ 0.4%	100.1%	<b>102.2%</b>	+ 2.1%
New Listings	216	<b>164</b>	- 24.1%	1,422	<b>1,216</b>	- 14.5%

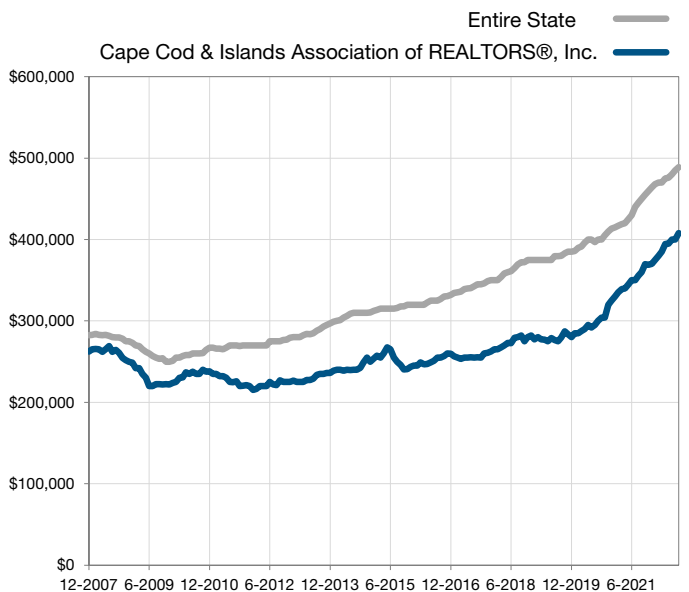
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,218	<b>1,219</b>	+ 0.1%	10,085	<b>9,109</b>	- 9.7%
Closed Sales	1,565	<b>1,434</b>	- 8.4%	9,664	<b>8,627</b>	- 10.7%
Median Sales Price*	\$780,000	<b>\$830,000</b>	+ 6.4%	\$758,750	<b>\$830,000</b>	+ 9.4%
Inventory of Homes for Sale	1,681	<b>1,330</b>	- 20.9%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	<b>23</b>	0.0%	28	<b>23</b>	- 17.9%
Percent of Original List Price Received*	104.2%	<b>101.7%</b>	- 2.4%	104.4%	<b>105.5%</b>	+ 1.1%
New Listings	1,255	<b>1,055</b>	- 15.9%	11,955	<b>11,142</b>	- 6.8%

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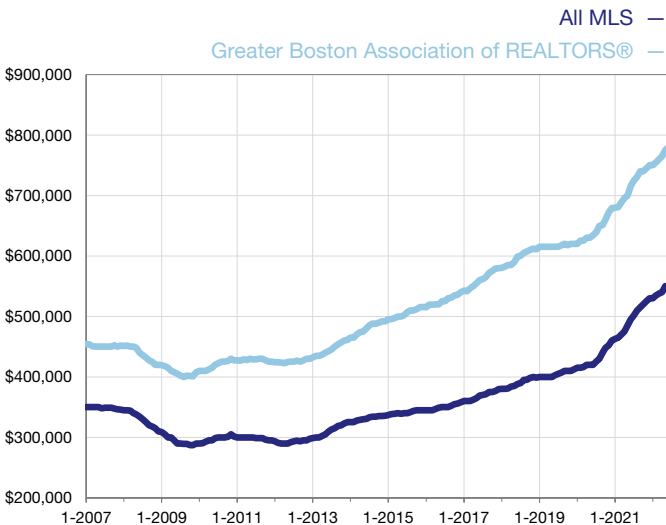
### Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,006	<b>858</b>	- 14.7%	9,894	<b>8,136</b>	- 17.8%
Closed Sales	1,330	<b>980</b>	- 26.3%	9,625	<b>7,883</b>	- 18.1%
Median Sales Price*	\$635,000	<b>\$655,000</b>	+ 3.1%	\$625,000	<b>\$679,900</b>	+ 8.8%
Inventory of Homes for Sale	2,290	<b>1,666</b>	- 27.2%	--	--	--
Months Supply of Inventory	2.0	<b>1.7</b>	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	46	<b>30</b>	- 34.8%	46	<b>37</b>	- 19.6%
Percent of Original List Price Received*	99.9%	<b>99.7%</b>	- 0.2%	100.0%	<b>101.5%</b>	+ 1.5%
New Listings	1,055	<b>871</b>	- 17.4%	12,302	<b>10,914</b>	- 11.3%

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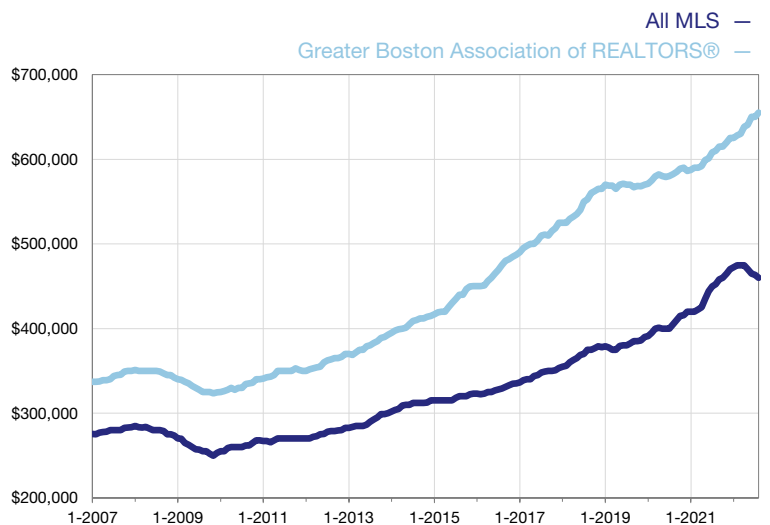
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 10.2%**

**+ 21.3%**

**- 13.4%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	65	<b>75</b>	+ 15.4%	455	<b>430</b>	- 5.5%
Closed Sales	68	<b>70</b>	+ 2.9%	429	<b>376</b>	- 12.4%
Median Sales Price*	\$649,250	<b>\$749,000</b>	+ 15.4%	\$656,000	<b>\$727,750</b>	+ 10.9%
Inventory of Homes for Sale	94	<b>72</b>	- 23.4%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	- 13.9%	--	--	--
Cumulative Days on Market Until Sale	24	<b>28</b>	+ 16.1%	31	<b>28</b>	- 9.9%
Percent of Original List Price Received*	104.3%	<b>101.7%</b>	- 2.5%	103.6%	<b>104.5%</b>	+ 0.9%
New Listings	71	<b>67</b>	- 5.6%	560	<b>542</b>	- 3.2%

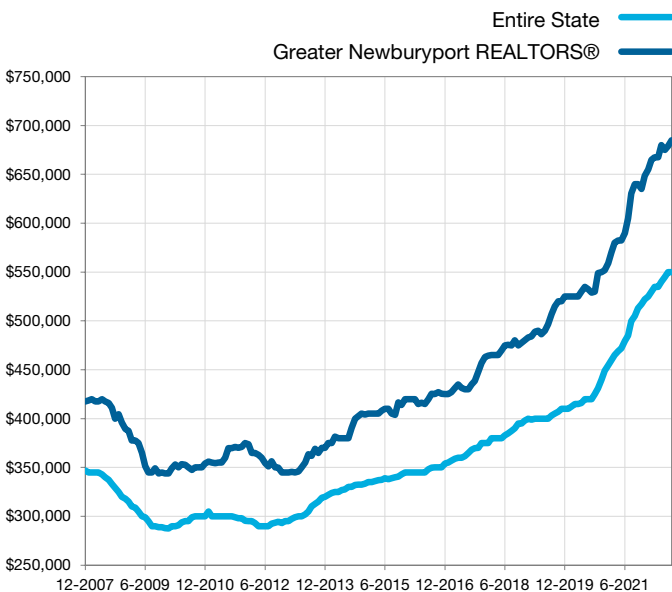
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	<b>43</b>	+ 38.7%	332	<b>245</b>	- 26.2%
Closed Sales	43	<b>42</b>	- 2.3%	215	<b>188</b>	- 12.6%
Median Sales Price*	\$538,500	<b>\$526,000</b>	- 2.3%	\$435,000	<b>\$502,500</b>	+ 15.5%
Inventory of Homes for Sale	48	<b>51</b>	+ 6.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.4</b>	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	39	<b>26</b>	- 34.7%	36	<b>31</b>	- 14.0%
Percent of Original List Price Received*	101.8%	<b>102.7%</b>	+ 0.9%	101.8%	<b>103.5%</b>	+ 1.7%
New Listings	34	<b>42</b>	+ 23.5%	368	<b>299</b>	- 18.8%

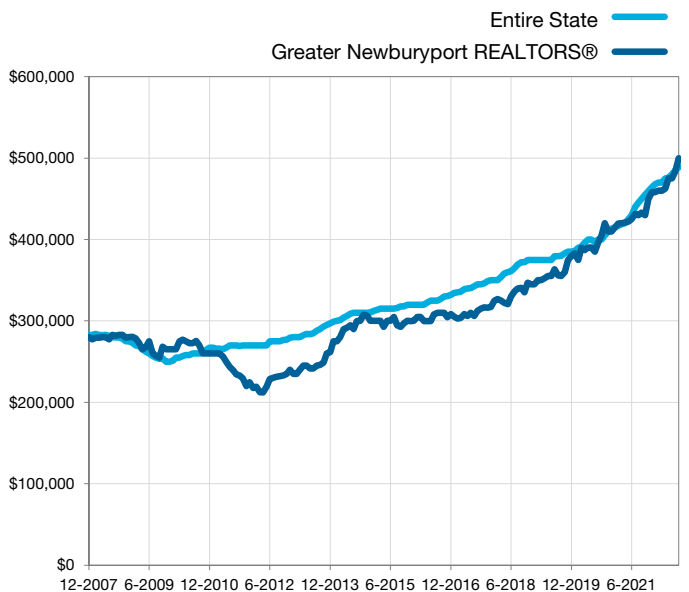
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 8.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 7.1%**

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

**- 28.3%**

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

### Single-Family Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	279	<b>330</b>	+ 18.3%	1,923	<b>1,775</b>	- 7.7%
Closed Sales	316	<b>280</b>	- 11.4%	1,859	<b>1,626</b>	- 12.5%
Median Sales Price*	\$387,397	<b>\$420,000</b>	+ 8.4%	\$375,000	<b>\$405,850</b>	+ 8.2%
Inventory of Homes for Sale	428	<b>317</b>	- 25.9%	--	--	--
Months Supply of Inventory	1.7	<b>1.4</b>	- 18.7%	--	--	--
Cumulative Days on Market Until Sale	27	<b>26</b>	- 3.3%	31	<b>28</b>	- 11.2%
Percent of Original List Price Received*	104.9%	<b>102.0%</b>	- 2.7%	104.3%	<b>103.6%</b>	- 0.6%
New Listings	350	<b>290</b>	- 17.1%	2,256	<b>2,132</b>	- 5.5%

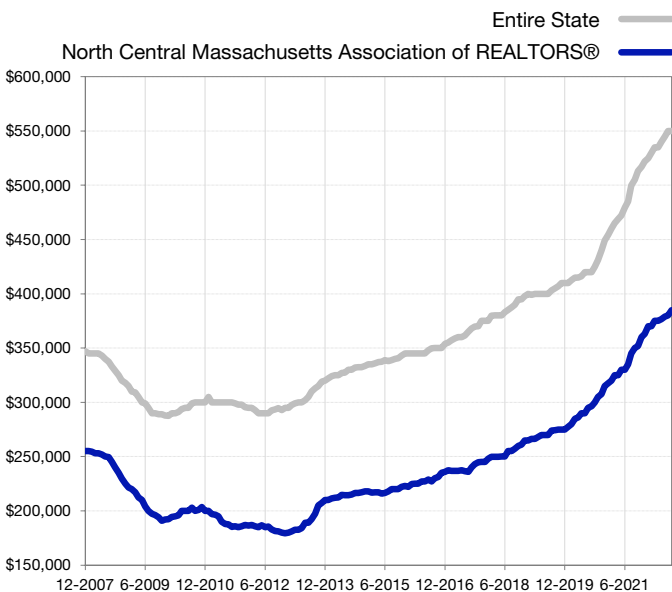
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	46	<b>46</b>	0.0%	319	<b>280</b>	- 12.2%
Closed Sales	43	<b>44</b>	+ 2.3%	201	<b>188</b>	- 6.5%
Median Sales Price*	\$272,500	<b>\$282,000</b>	+ 3.5%	\$250,000	<b>\$275,500</b>	+ 10.2%
Inventory of Homes for Sale	63	<b>35</b>	- 44.4%	--	--	--
Months Supply of Inventory	1.7	<b>1.3</b>	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	20	<b>25</b>	+ 24.2%	27	<b>21</b>	- 23.9%
Percent of Original List Price Received*	104.6%	<b>104.2%</b>	- 0.4%	103.2%	<b>104.1%</b>	+ 0.9%
New Listings	44	<b>37</b>	- 15.9%	371	<b>318</b>	- 14.3%

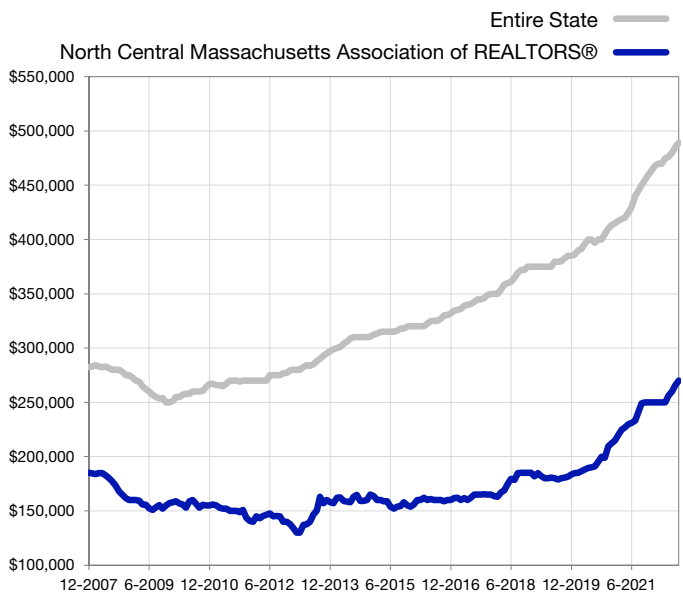
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 10.0%**

**+ 5.5%**

**- 37.4%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	384	<b>423</b>	+ 10.2%	2,601	<b>2,325</b>	- 10.6%
Closed Sales	422	<b>389</b>	- 7.8%	2,435	<b>2,165</b>	- 11.1%
Median Sales Price*	\$600,000	<b>\$630,000</b>	+ 5.0%	\$600,000	<b>\$625,000</b>	+ 4.2%
Inventory of Homes for Sale	494	<b>362</b>	- 26.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	24	<b>24</b>	+ 1.5%	27	<b>23</b>	- 13.9%
Percent of Original List Price Received*	105.6%	<b>102.1%</b>	- 3.3%	105.3%	<b>105.2%</b>	- 0.2%
New Listings	437	<b>360</b>	- 17.6%	3,063	<b>2,818</b>	- 8.0%

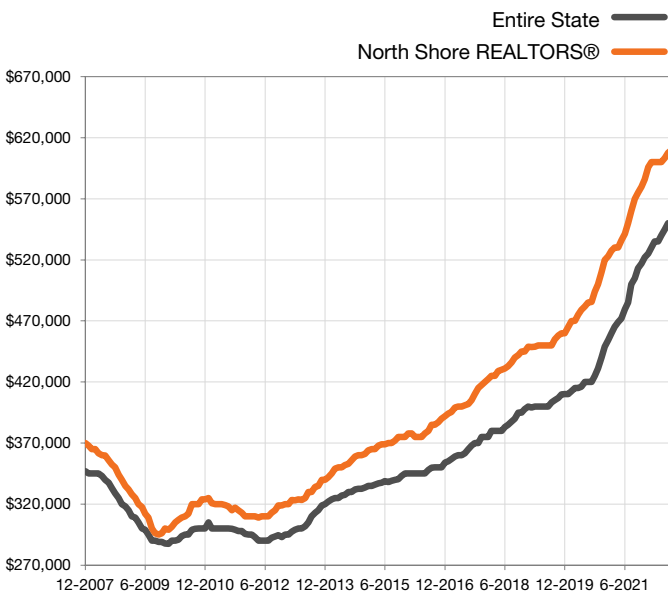
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	175	<b>170</b>	- 2.9%	1,276	<b>1,132</b>	- 11.3%
Closed Sales	191	<b>165</b>	- 13.6%	854	<b>795</b>	- 6.9%
Median Sales Price*	\$390,000	<b>\$426,000</b>	+ 9.2%	\$385,000	<b>\$420,000</b>	+ 9.1%
Inventory of Homes for Sale	254	<b>106</b>	- 58.3%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	26	<b>27</b>	+ 3.0%	32	<b>29</b>	- 8.5%
Percent of Original List Price Received*	103.5%	<b>104.7%</b>	+ 1.2%	101.9%	<b>104.1%</b>	+ 2.1%
New Listings	206	<b>117</b>	- 43.2%	1,497	<b>1,243</b>	- 17.0%

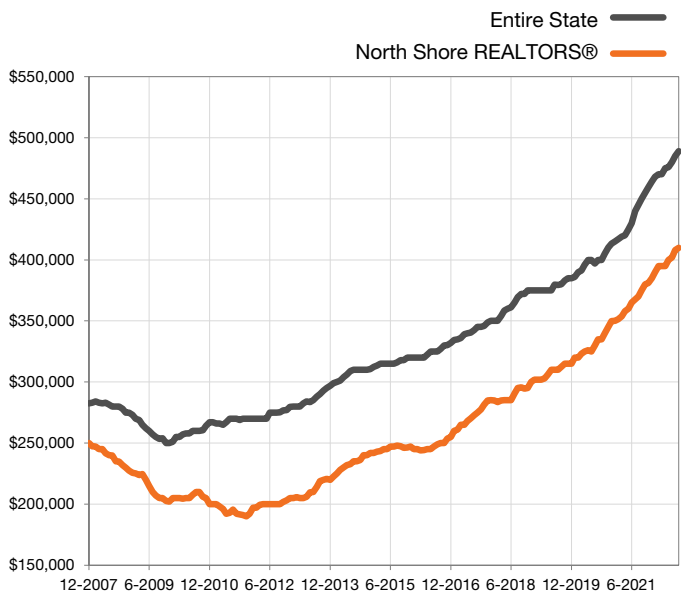
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**- 14.9%**

**+ 2.3%**

**- 38.4%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	389	381	- 2.1%	2,648	2,412	- 8.9%
Closed Sales	439	358	- 18.5%	2,465	2,257	- 8.4%
Median Sales Price*	\$603,000	\$625,000	+ 3.6%	\$565,000	\$620,000	+ 9.7%
Inventory of Homes for Sale	401	301	- 24.9%	--	--	--
Months Supply of Inventory	1.2	1.0	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 17.8%	23	22	- 6.1%
Percent of Original List Price Received*	105.9%	102.6%	- 3.1%	105.8%	105.8%	- 0.1%
New Listings	407	318	- 21.9%	3,044	2,804	- 7.9%

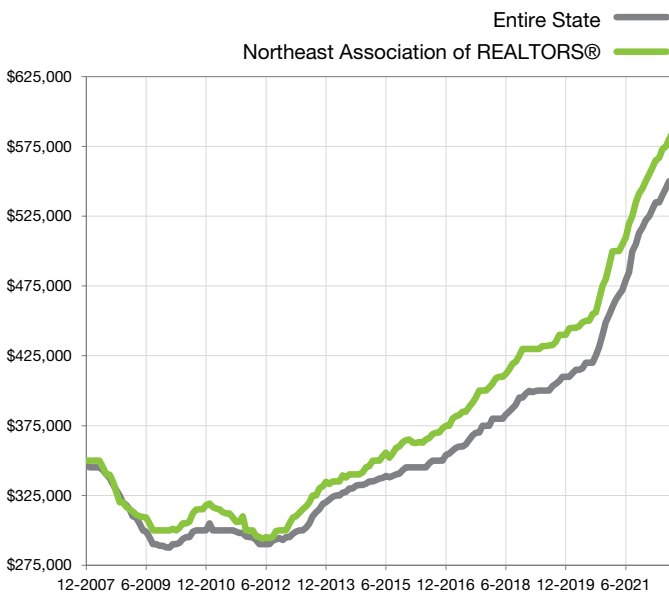
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	163	144	- 11.7%	1,118	963	- 13.9%
Closed Sales	188	160	- 14.9%	745	674	- 9.5%
Median Sales Price*	\$325,000	\$365,000	+ 12.3%	\$310,100	\$370,000	+ 19.3%
Inventory of Homes for Sale	187	61	- 67.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 12.0%	26	23	- 13.2%
Percent of Original List Price Received*	104.5%	105.4%	+ 0.8%	102.9%	105.2%	+ 2.2%
New Listings	175	105	- 40.0%	1,286	1,038	- 19.3%

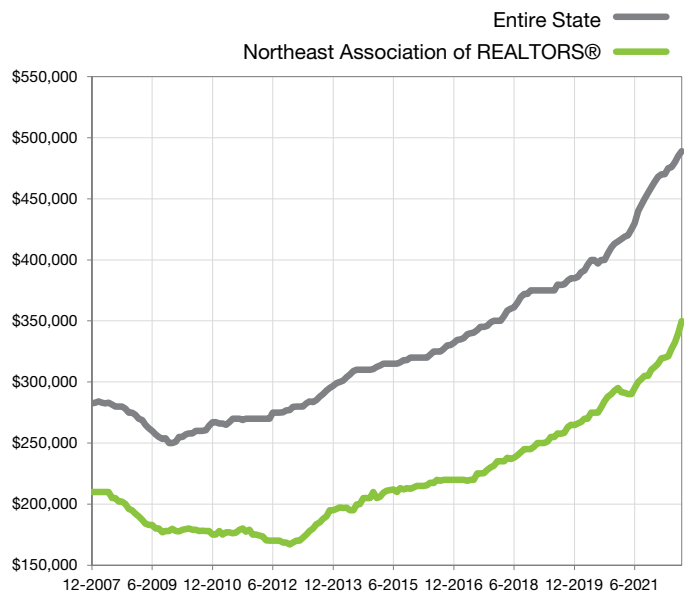
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 3.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 11.4%**

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

**- 33.4%**

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

### Single-Family Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	620	<b>690</b>	+ 11.3%	4,265	<b>4,046</b>	- 5.1%
Closed Sales	660	<b>640</b>	- 3.0%	3,978	<b>3,729</b>	- 6.3%
Median Sales Price*	\$431,750	<b>\$475,000</b>	+ 10.0%	\$405,000	<b>\$450,000</b>	+ 11.1%
Inventory of Homes for Sale	935	<b>609</b>	- 34.9%	--	--	--
Months Supply of Inventory	1.7	<b>1.2</b>	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	24	<b>23</b>	- 5.5%	29	<b>27</b>	- 6.7%
Percent of Original List Price Received*	103.8%	<b>101.7%</b>	- 2.0%	103.9%	<b>104.0%</b>	+ 0.1%
New Listings	714	<b>578</b>	- 19.0%	5,132	<b>4,742</b>	- 7.6%

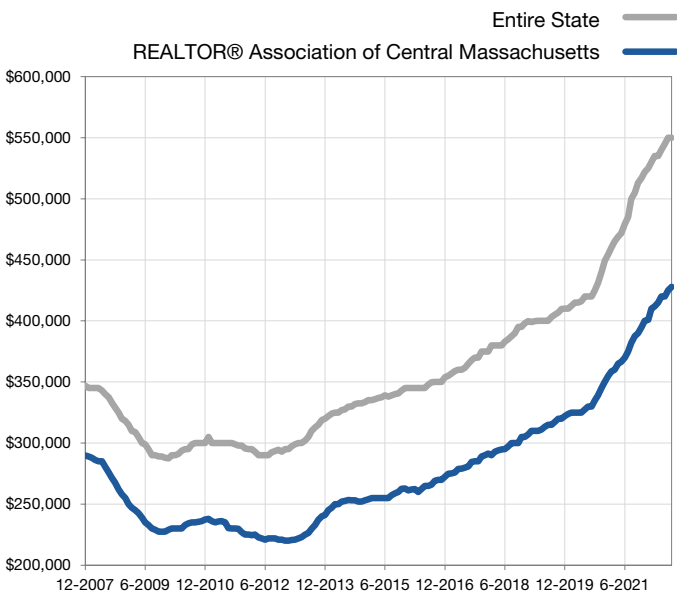
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	142	<b>146</b>	+ 2.8%	1,187	<b>1,105</b>	- 6.9%
Closed Sales	181	<b>191</b>	+ 5.5%	740	<b>716</b>	- 3.2%
Median Sales Price*	\$318,000	<b>\$388,450</b>	+ 22.2%	\$299,075	<b>\$360,000</b>	+ 20.4%
Inventory of Homes for Sale	228	<b>165</b>	- 27.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.7</b>	+ 8.9%	--	--	--
Cumulative Days on Market Until Sale	24	<b>27</b>	+ 11.6%	30	<b>28</b>	- 5.4%
Percent of Original List Price Received*	104.1%	<b>104.8%</b>	+ 0.6%	102.2%	<b>104.6%</b>	+ 2.4%
New Listings	149	<b>133</b>	- 10.7%	1,327	<b>1,270</b>	- 4.3%

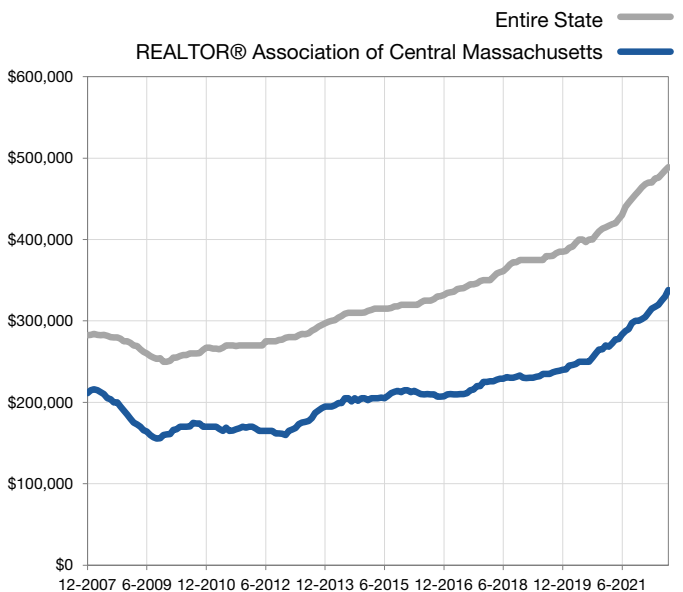
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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 – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 10.3%**

**+ 8.9%**

**- 29.7%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	614	<b>675</b>	+ 9.9%	4,116	<b>3,830</b>	- 6.9%
Closed Sales	603	<b>550</b>	- 8.8%	3,867	<b>3,560</b>	- 7.9%
Median Sales Price*	\$294,000	<b>\$321,250</b>	+ 9.3%	\$280,000	<b>\$311,500</b>	+ 11.3%
Inventory of Homes for Sale	1,019	<b>716</b>	- 29.7%	--	--	--
Months Supply of Inventory	1.9	<b>1.5</b>	- 24.5%	--	--	--
Cumulative Days on Market Until Sale	29	<b>26</b>	- 8.7%	37	<b>31</b>	- 15.0%
Percent of Original List Price Received*	103.6%	<b>101.9%</b>	- 1.6%	102.5%	<b>103.1%</b>	+ 0.6%
New Listings	727	<b>591</b>	- 18.7%	4,840	<b>4,533</b>	- 6.3%

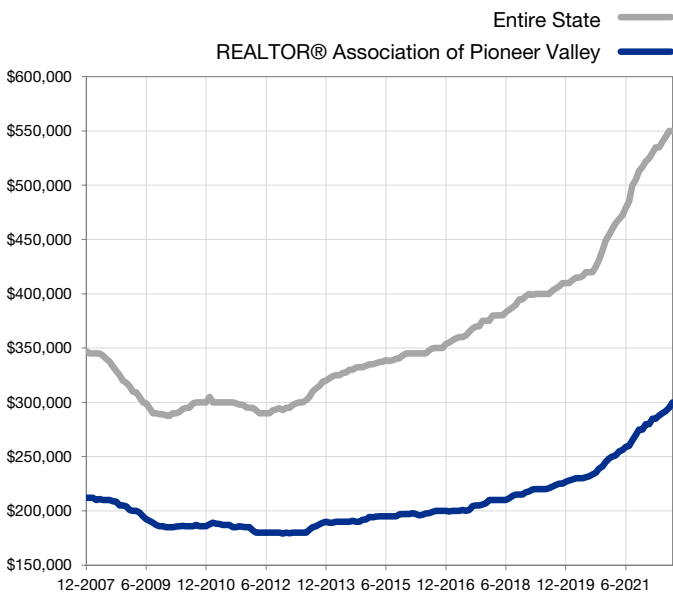
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	115	<b>93</b>	- 19.1%	657	<b>628</b>	- 4.4%
Closed Sales	77	<b>91</b>	+ 18.2%	389	<b>453</b>	+ 16.5%
Median Sales Price*	\$197,500	<b>\$225,000</b>	+ 13.9%	\$195,000	<b>\$223,722</b>	+ 14.7%
Inventory of Homes for Sale	146	<b>103</b>	- 29.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.7</b>	- 7.6%	--	--	--
Cumulative Days on Market Until Sale	46	<b>21</b>	- 54.5%	42	<b>27</b>	- 35.2%
Percent of Original List Price Received*	102.6%	<b>104.6%</b>	+ 1.9%	100.5%	<b>103.5%</b>	+ 3.0%
New Listings	133	<b>79</b>	- 40.6%	745	<b>711</b>	- 4.6%

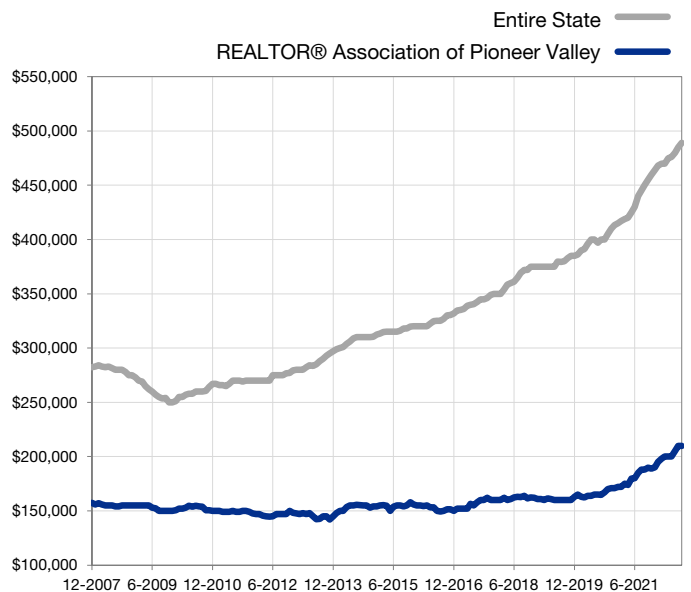
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 0.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.7%**

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

**- 25.5%**

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

### Single-Family Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	470	<b>478</b>	+ 1.7%	3,233	<b>2,928</b>	- 9.4%
Closed Sales	457	<b>435</b>	- 4.8%	3,047	<b>2,718</b>	- 10.8%
Median Sales Price*	\$454,900	<b>\$495,000</b>	+ 8.8%	\$430,000	<b>\$475,000</b>	+ 10.5%
Inventory of Homes for Sale	740	<b>557</b>	- 24.7%	--	--	--
Months Supply of Inventory	1.7	<b>1.5</b>	- 16.4%	--	--	--
Cumulative Days on Market Until Sale	26	<b>29</b>	+ 11.4%	31	<b>30</b>	- 2.8%
Percent of Original List Price Received*	103.4%	<b>100.5%</b>	- 2.8%	103.2%	<b>102.7%</b>	- 0.6%
New Listings	533	<b>460</b>	- 13.7%	3,831	<b>3,585</b>	- 6.4%

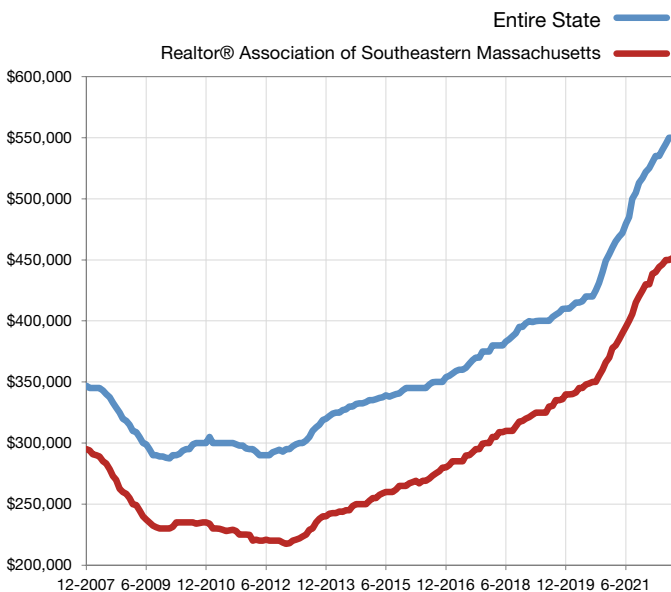
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	80	<b>94</b>	+ 17.5%	598	<b>613</b>	+ 2.5%
Closed Sales	102	<b>75</b>	- 26.5%	430	<b>417</b>	- 3.0%
Median Sales Price*	\$273,500	<b>\$325,000</b>	+ 18.8%	\$270,000	<b>\$325,000</b>	+ 20.4%
Inventory of Homes for Sale	138	<b>97</b>	- 29.7%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 2.1%	--	--	--
Cumulative Days on Market Until Sale	32	<b>31</b>	- 1.5%	31	<b>27</b>	- 13.4%
Percent of Original List Price Received*	103.3%	<b>105.2%</b>	+ 1.9%	101.8%	<b>104.5%</b>	+ 2.6%
New Listings	102	<b>78</b>	- 23.5%	723	<b>698</b>	- 3.5%

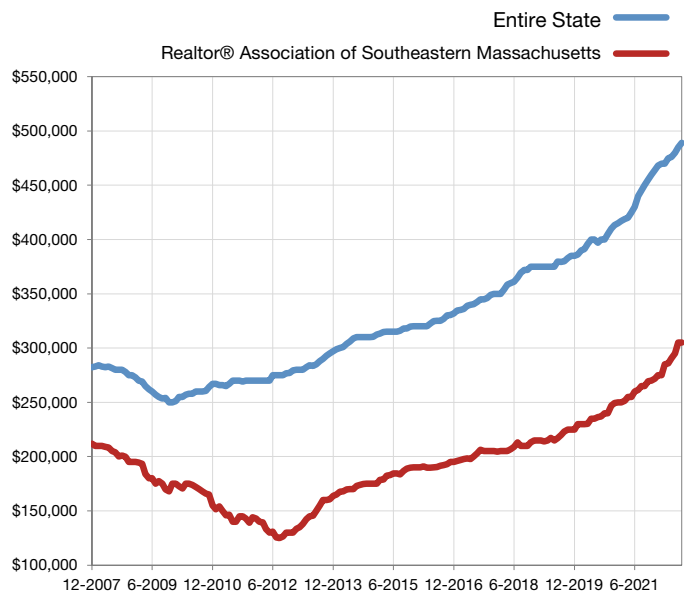
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## South Shore REALTORS® Greater Fall River Region

**- 33.9%**

**+ 6.8%**

**- 33.8%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	99	111	+ 12.1%	685	591	- 13.7%
Closed Sales	109	71	- 34.9%	667	562	- 15.7%
Median Sales Price*	\$390,000	<b>\$415,000</b>	+ 6.4%	\$375,900	<b>\$424,950</b>	+ 13.0%
Inventory of Homes for Sale	202	130	- 35.6%	--	--	--
Months Supply of Inventory	2.2	1.6	- 26.4%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 10.9%	33	36	+ 10.4%
Percent of Original List Price Received*	103.4%	<b>98.9%</b>	- 4.3%	102.4%	<b>99.8%</b>	- 2.5%
New Listings	130	94	- 27.7%	851	743	- 12.7%

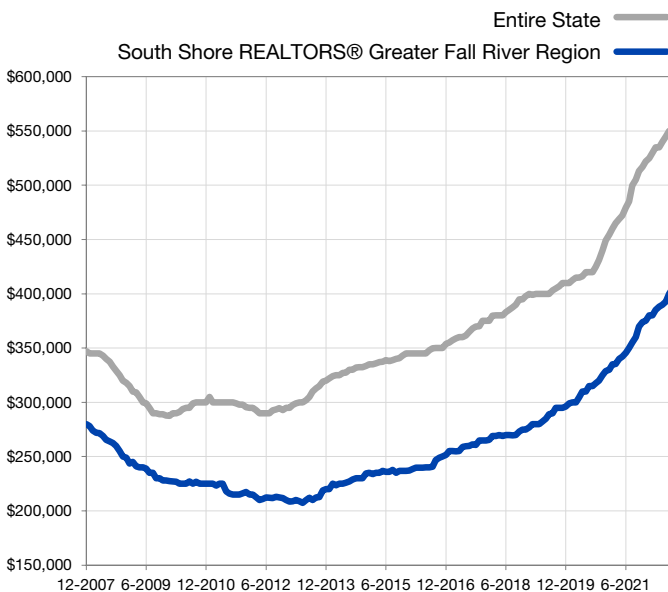
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	11	- 21.4%	90	72	- 20.0%
Closed Sales	14	11	- 21.4%	65	66	+ 1.5%
Median Sales Price*	\$185,000	<b>\$250,000</b>	+ 35.1%	\$222,000	<b>\$222,450</b>	+ 0.2%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	1.8	1.5	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.4%	33	47	+ 44.7%
Percent of Original List Price Received*	103.0%	<b>100.0%</b>	- 2.9%	99.0%	<b>98.9%</b>	- 0.2%
New Listings	14	12	- 14.3%	109	85	- 22.0%

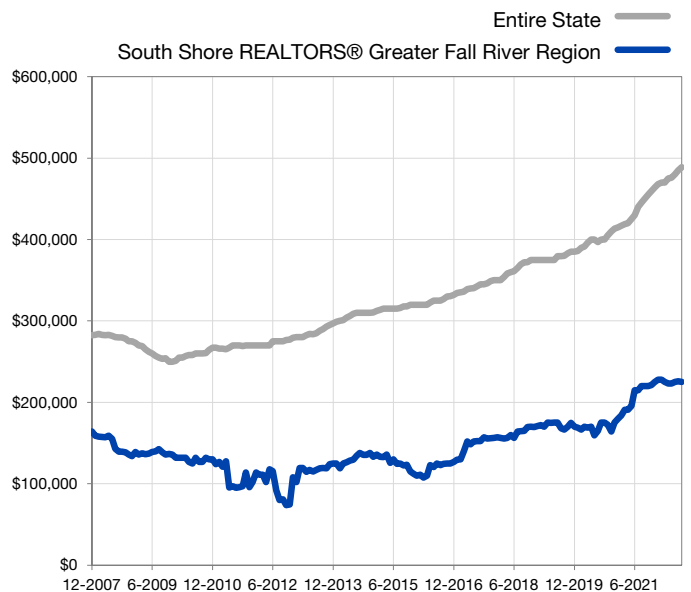
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## South Shore REALTORS®

**- 23.4%**

**+ 11.9%**

**- 31.8%**

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	552	<b>573</b>	+ 3.8%	3,961	<b>3,421</b>	- 13.6%
Closed Sales	599	<b>497</b>	- 17.0%	3,749	<b>3,170</b>	- 15.4%
Median Sales Price*	\$590,000	<b>\$635,000</b>	+ 7.6%	\$565,000	<b>\$625,000</b>	+ 10.6%
Inventory of Homes for Sale	778	<b>570</b>	- 26.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.3</b>	- 12.7%	--	--	--
Cumulative Days on Market Until Sale	26	<b>25</b>	- 3.6%	31	<b>26</b>	- 13.8%
Percent of Original List Price Received*	103.4%	<b>100.8%</b>	- 2.5%	103.4%	<b>103.6%</b>	+ 0.2%
New Listings	568	<b>496</b>	- 12.7%	4,685	<b>4,183</b>	- 10.7%

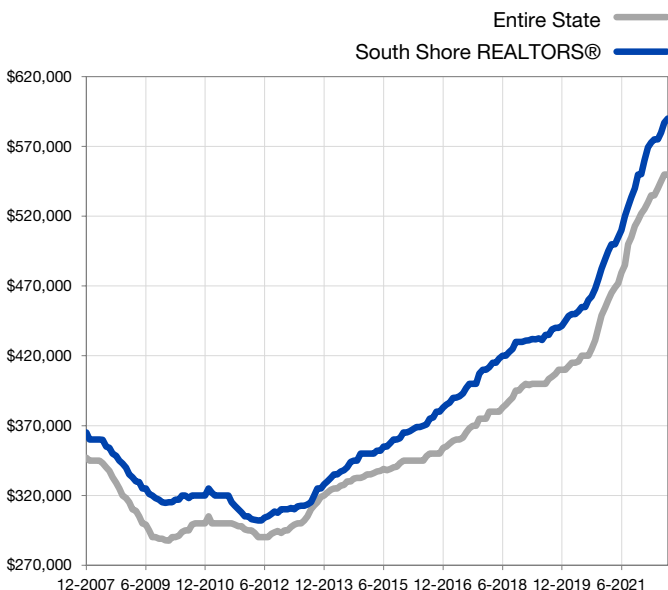
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	214	<b>158</b>	- 26.2%	1,472	<b>1,035</b>	- 29.7%
Closed Sales	212	<b>144</b>	- 32.1%	944	<b>771</b>	- 18.3%
Median Sales Price*	\$412,500	<b>\$400,000</b>	- 3.0%	\$400,000	<b>\$425,000</b>	+ 6.3%
Inventory of Homes for Sale	272	<b>146</b>	- 46.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.0</b>	- 44.3%	--	--	--
Cumulative Days on Market Until Sale	31	<b>24</b>	- 22.0%	41	<b>32</b>	- 22.5%
Percent of Original List Price Received*	101.8%	<b>103.6%</b>	+ 1.7%	100.3%	<b>102.9%</b>	+ 2.6%
New Listings	225	<b>156</b>	- 30.7%	1,755	<b>1,189</b>	- 32.3%

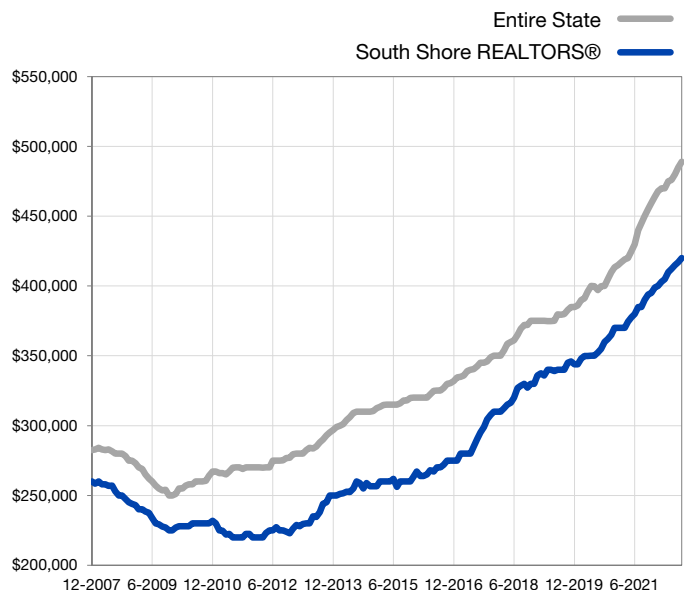
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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