

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	446	399	- 10.5%	3,292	2,748	- 16.5%
Closed Sales	433	371	- 14.3%	3,110	2,600	- 16.4%
Median Sales Price*	\$625,000	\$701,000	+ 12.2%	\$600,000	\$690,000	+ 15.0%
Inventory of Homes for Sale	830	717	- 13.6%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	48	32	- 33.3%
Percent of Original List Price Received*	100.3%	99.5%	- 0.8%	101.3%	101.8%	+ 0.5%
New Listings	557	413	- 25.9%	3,828	3,421	- 10.6%

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

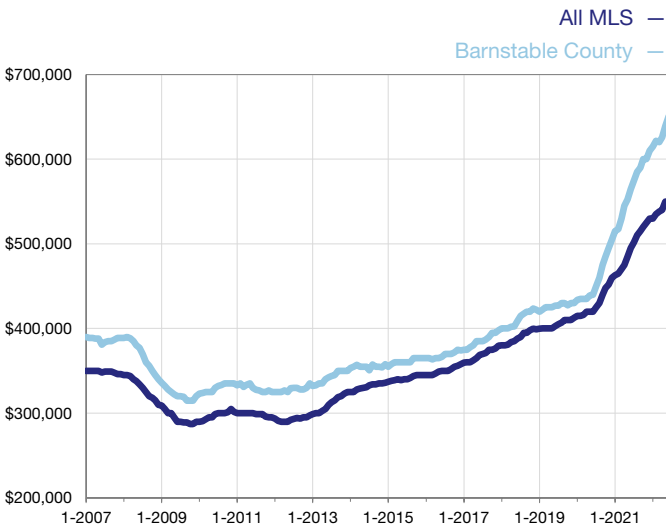
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	138	115	- 16.7%	964	749	- 22.3%
Closed Sales	103	89	- 13.6%	856	716	- 16.4%
Median Sales Price*	\$360,000	\$515,000	+ 43.1%	\$354,450	\$431,250	+ 21.7%
Inventory of Homes for Sale	226	156	- 31.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	41	23	- 43.9%	58	36	- 37.9%
Percent of Original List Price Received*	99.6%	100.2%	+ 0.6%	99.9%	101.8%	+ 1.9%
New Listings	155	108	- 30.3%	1,009	844	- 16.4%

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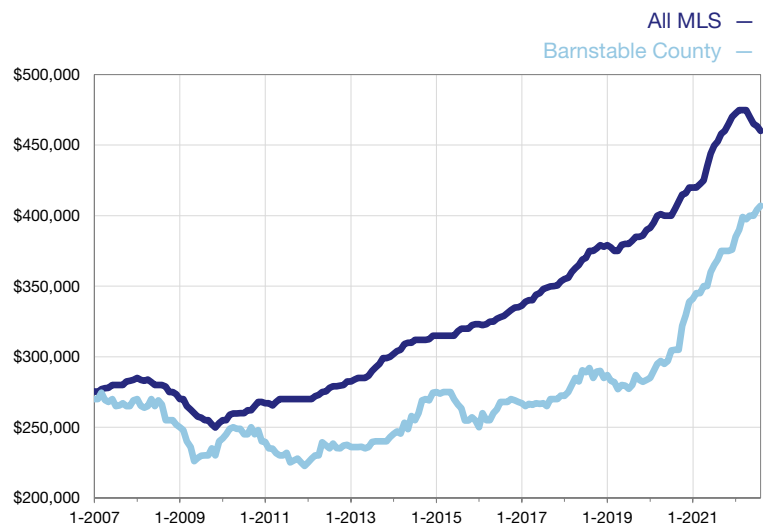
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	8	+ 14.3%	44	46	+ 4.5%
Closed Sales	6	9	+ 50.0%	38	38	0.0%
Median Sales Price*	\$198,000	\$355,000	+ 79.3%	\$255,000	\$309,000	+ 21.2%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	4.5	5.1	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	32	70	+ 118.8%	65	81	+ 24.6%
Percent of Original List Price Received*	100.3%	91.1%	- 9.2%	98.2%	92.5%	- 5.8%
New Listings	11	13	+ 18.2%	72	71	- 1.4%

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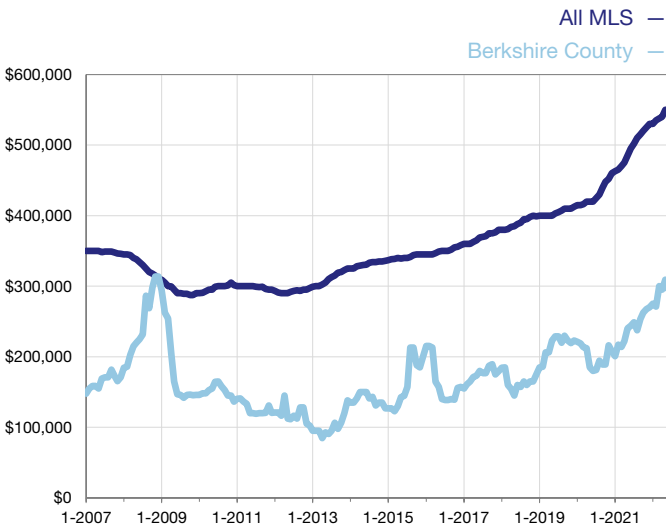
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$259,000	\$154,250	- 40.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	76	73	- 3.9%
Percent of Original List Price Received*	0.0%	0.0%	--	95.7%	90.8%	- 5.1%
New Listings	0	0	--	2	3	+ 50.0%

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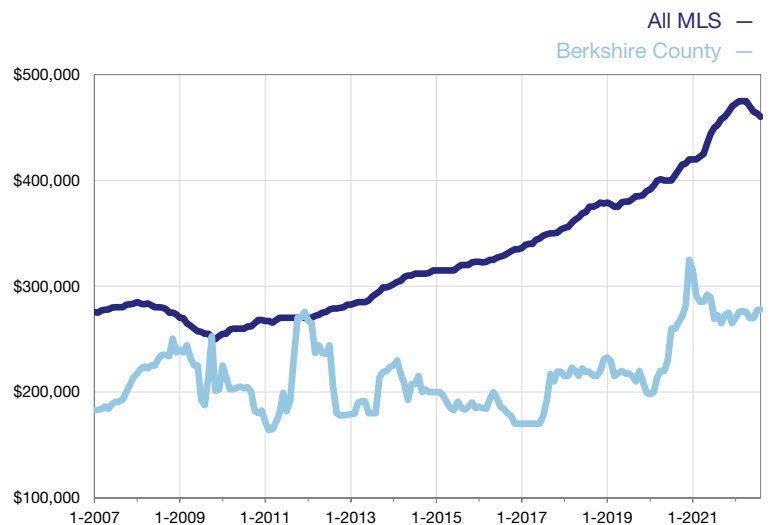
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	443	475	+ 7.2%	3,106	2,778	- 10.6%
Closed Sales	467	397	- 15.0%	2,954	2,580	- 12.7%
Median Sales Price*	\$445,000	\$489,900	+ 10.1%	\$420,000	\$465,000	+ 10.7%
Inventory of Homes for Sale	730	514	- 29.6%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	30	31	+ 3.3%
Percent of Original List Price Received*	103.3%	100.3%	- 2.9%	103.2%	102.2%	- 1.0%
New Listings	511	444	- 13.1%	3,706	3,403	- 8.2%

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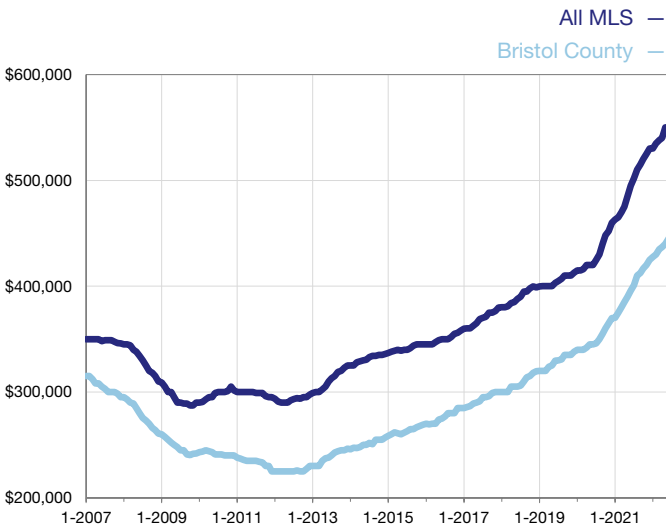
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	83	84	+ 1.2%	555	568	+ 2.3%
Closed Sales	69	81	+ 17.4%	549	543	- 1.1%
Median Sales Price*	\$260,000	\$310,000	+ 19.2%	\$268,000	\$309,750	+ 15.6%
Inventory of Homes for Sale	120	78	- 35.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	29	26	- 10.3%
Percent of Original List Price Received*	102.8%	102.7%	- 0.1%	101.8%	103.8%	+ 2.0%
New Listings	96	68	- 29.2%	660	637	- 3.5%

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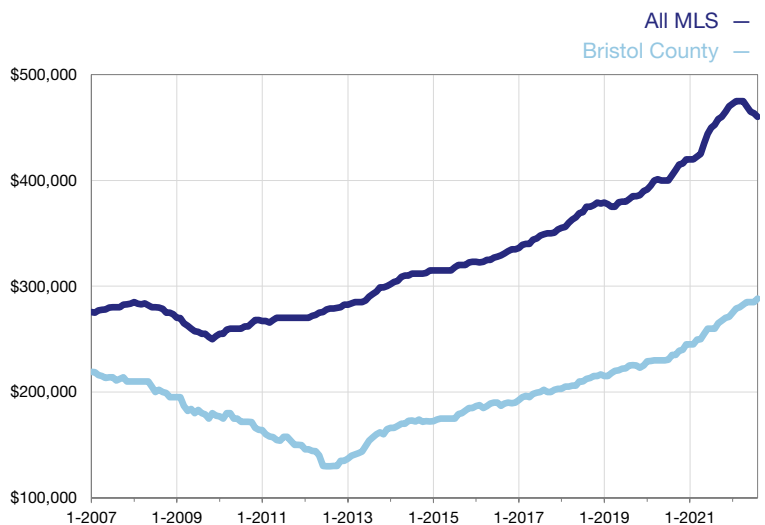
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	7	- 30.0%	45	36	- 20.0%
Closed Sales	4	3	- 25.0%	37	33	- 10.8%
Median Sales Price*	\$1,565,000	\$4,000,000	+ 155.6%	\$1,210,000	\$1,381,500	+ 14.2%
Inventory of Homes for Sale	31	40	+ 29.0%	--	--	--
Months Supply of Inventory	4.5	8.3	+ 84.4%	--	--	--
Cumulative Days on Market Until Sale	106	47	- 55.7%	70	70	0.0%
Percent of Original List Price Received*	93.2%	91.2%	- 2.1%	97.4%	95.4%	- 2.1%
New Listings	9	13	+ 44.4%	68	67	- 1.5%

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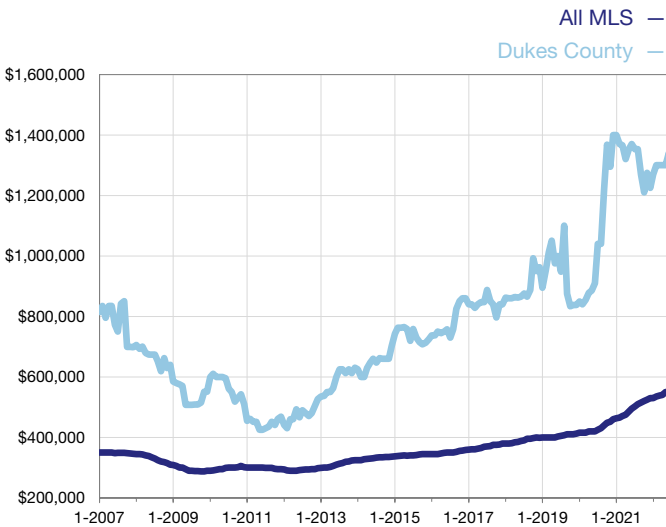
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	\$0	--	\$702,500	\$890,000	+ 26.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	165	14	- 91.5%
Percent of Original List Price Received*	0.0%	0.0%	--	93.8%	107.0%	+ 14.1%
New Listings	0	0	--	7	3	- 57.1%

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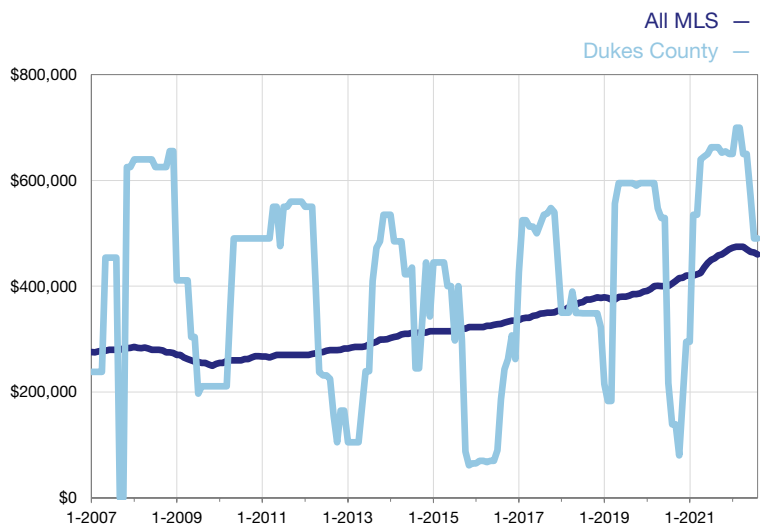
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	592	646	+ 9.1%	4,017	3,629	- 9.7%
Closed Sales	645	577	- 10.5%	3,776	3,339	- 11.6%
Median Sales Price*	\$620,000	\$658,000	+ 6.1%	\$607,750	\$640,000	+ 5.3%
Inventory of Homes for Sale	724	541	- 25.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	27	24	- 11.1%
Percent of Original List Price Received*	105.6%	102.1%	- 3.3%	105.3%	105.3%	0.0%
New Listings	652	551	- 15.5%	4,722	4,393	- 7.0%

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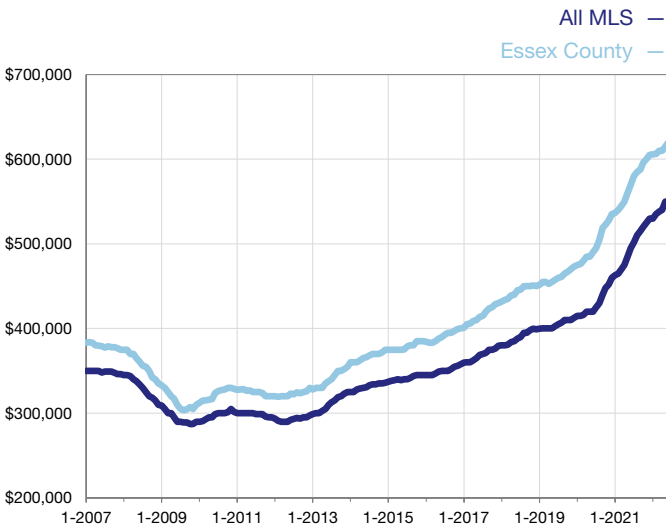
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	256	264	+ 3.1%	2,003	1,676	- 16.3%
Closed Sales	267	216	- 19.1%	1,880	1,620	- 13.8%
Median Sales Price*	\$400,000	\$428,000	+ 7.0%	\$380,000	\$420,000	+ 10.5%
Inventory of Homes for Sale	372	185	- 50.3%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	32	28	- 12.5%
Percent of Original List Price Received*	102.8%	102.3%	- 0.5%	102.3%	103.9%	+ 1.6%
New Listings	297	196	- 34.0%	2,332	1,882	- 19.3%

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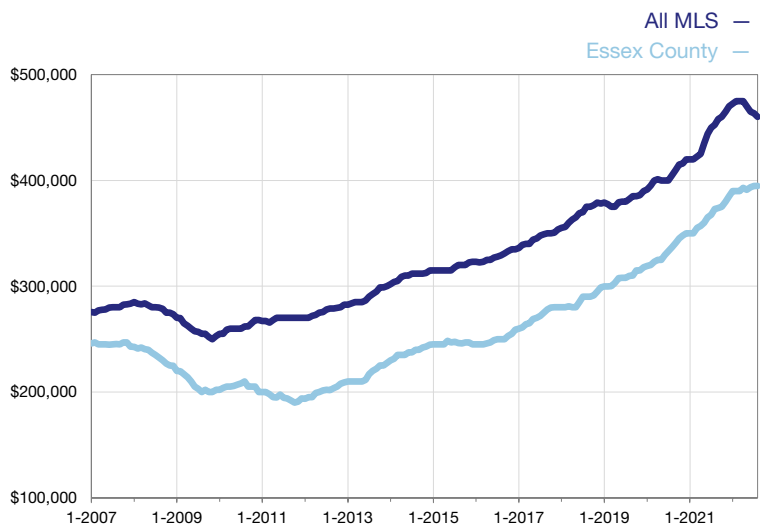
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	69	69	0.0%	394	370	- 6.1%
Closed Sales	62	60	- 3.2%	371	354	- 4.6%
Median Sales Price*	\$300,000	\$299,400	- 0.2%	\$282,500	\$310,000	+ 9.7%
Inventory of Homes for Sale	132	90	- 31.8%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 23.5%	41	38	- 7.3%
Percent of Original List Price Received*	102.4%	101.0%	- 1.4%	101.9%	102.5%	+ 0.6%
New Listings	83	63	- 24.1%	494	454	- 8.1%

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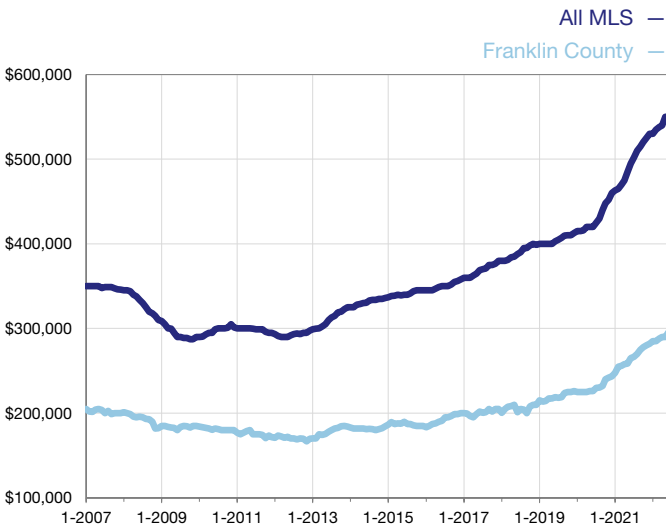
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	19	27	+ 42.1%
Closed Sales	4	6	+ 50.0%	14	27	+ 92.9%
Median Sales Price*	\$165,000	\$207,500	+ 25.8%	\$182,500	\$223,722	+ 22.6%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	30	26	- 13.3%
Percent of Original List Price Received*	104.6%	105.9%	+ 1.2%	101.9%	105.2%	+ 3.2%
New Listings	4	6	+ 50.0%	18	32	+ 77.8%

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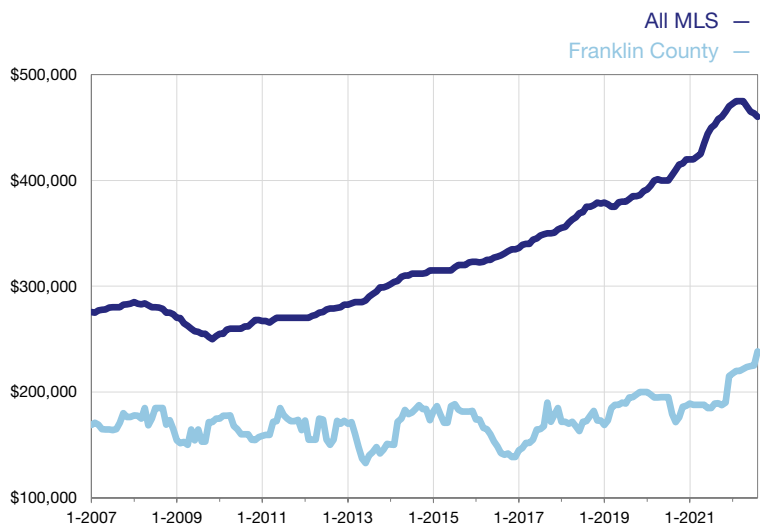
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	417	472	+ 13.2%	2,882	2,641	- 8.4%
Closed Sales	414	365	- 11.8%	2,703	2,452	- 9.3%
Median Sales Price*	\$275,000	\$300,000	+ 9.1%	\$262,000	\$291,000	+ 11.1%
Inventory of Homes for Sale	655	467	- 28.7%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	33	29	- 12.1%
Percent of Original List Price Received*	104.2%	101.7%	- 2.4%	102.7%	102.8%	+ 0.1%
New Listings	493	406	- 17.6%	3,354	3,114	- 7.2%

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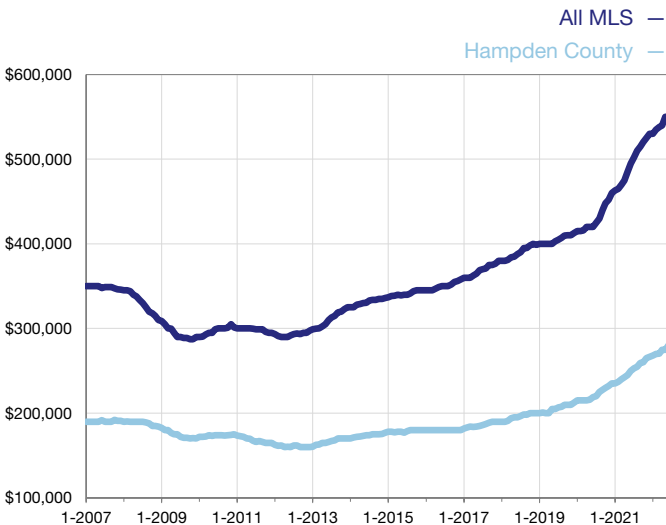
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	63	62	- 1.6%	405	421	+ 4.0%
Closed Sales	67	65	- 3.0%	374	416	+ 11.2%
Median Sales Price*	\$179,900	\$215,000	+ 19.5%	\$173,000	\$200,000	+ 15.6%
Inventory of Homes for Sale	100	52	- 48.0%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	36	19	- 47.2%	33	25	- 24.2%
Percent of Original List Price Received*	102.1%	102.9%	+ 0.8%	101.3%	102.7%	+ 1.4%
New Listings	93	53	- 43.0%	468	461	- 1.5%

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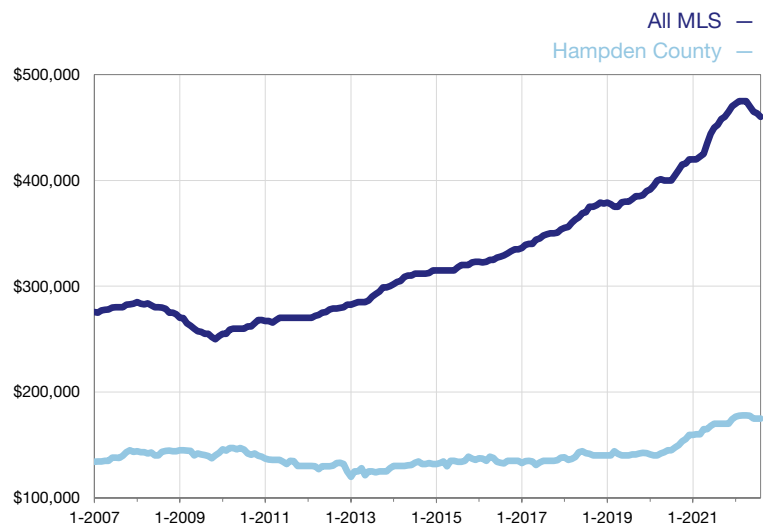
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Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	131	141	+ 7.6%	847	828	- 2.2%
Closed Sales	125	122	- 2.4%	796	760	- 4.5%
Median Sales Price*	\$375,000	\$410,000	+ 9.3%	\$371,750	\$405,000	+ 8.9%
Inventory of Homes for Sale	223	162	- 27.4%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	44	33	- 25.0%
Percent of Original List Price Received*	102.5%	103.6%	+ 1.1%	102.2%	104.6%	+ 2.3%
New Listings	149	128	- 14.1%	996	983	- 1.3%

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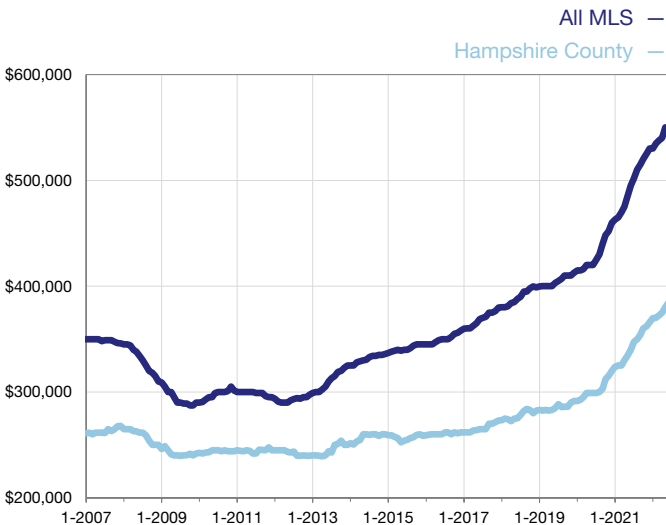
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	48	27	- 43.8%	236	185	- 21.6%
Closed Sales	46	26	- 43.5%	209	173	- 17.2%
Median Sales Price*	\$269,500	\$270,250	+ 0.3%	\$244,900	\$280,000	+ 14.3%
Inventory of Homes for Sale	44	46	+ 4.5%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	63	26	- 58.7%	59	34	- 42.4%
Percent of Original List Price Received*	101.2%	107.7%	+ 6.4%	100.4%	106.2%	+ 5.8%
New Listings	36	20	- 44.4%	262	222	- 15.3%

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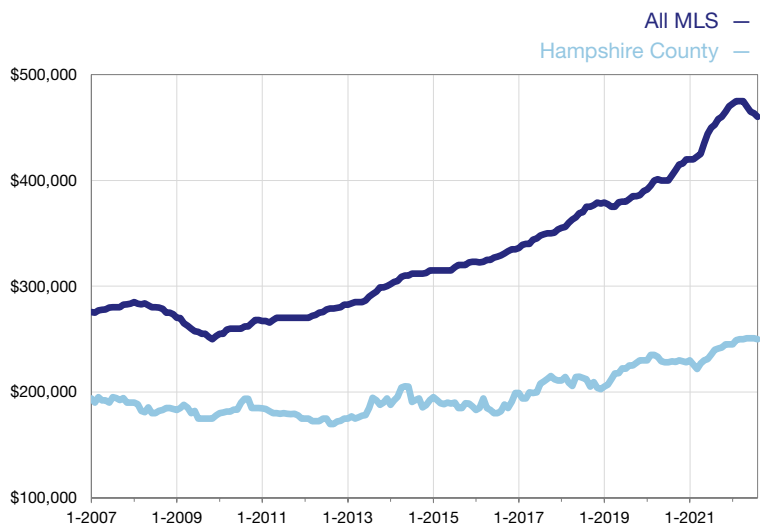
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – August 2022

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Middlesex County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,041	1,031	- 1.0%	8,031	7,332	- 8.7%
Closed Sales	1,289	1,169	- 9.3%	7,599	6,918	- 9.0%
Median Sales Price*	\$735,000	\$780,000	+ 6.1%	\$712,000	\$775,000	+ 8.8%
Inventory of Homes for Sale	1,285	1,008	- 21.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	26	22	- 15.4%
Percent of Original List Price Received*	105.2%	102.4%	- 2.7%	105.2%	106.1%	+ 0.9%
New Listings	1,095	893	- 18.4%	9,409	8,851	- 5.9%

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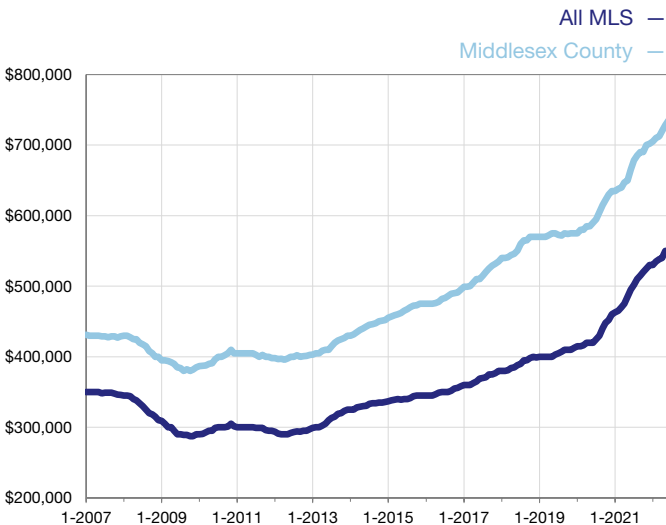
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	557	469	- 15.8%	4,829	3,950	- 18.2%
Closed Sales	641	555	- 13.4%	4,671	3,836	- 17.9%
Median Sales Price*	\$560,000	\$580,000	+ 3.6%	\$542,000	\$600,000	+ 10.7%
Inventory of Homes for Sale	841	563	- 33.1%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	31	25	- 19.4%	35	29	- 17.1%
Percent of Original List Price Received*	101.6%	101.5%	- 0.1%	101.8%	103.7%	+ 1.9%
New Listings	557	422	- 24.2%	5,606	4,823	- 14.0%

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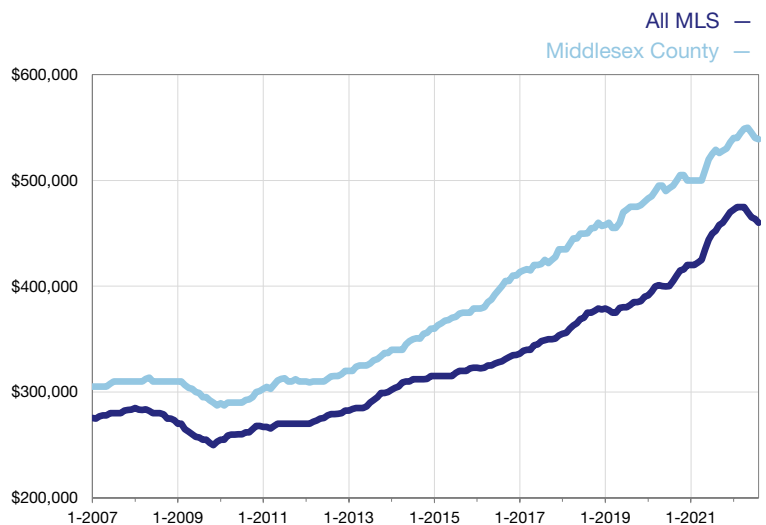
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	2	- 50.0%	27	16	- 40.7%
Closed Sales	2	1	- 50.0%	28	16	- 42.9%
Median Sales Price*	\$1,820,000	\$5,450,000	+ 199.5%	\$3,125,000	\$3,350,000	+ 7.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	3.0	4.2	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	34	11	- 67.6%	128	98	- 23.4%
Percent of Original List Price Received*	92.5%	100.0%	+ 8.1%	93.3%	94.6%	+ 1.4%
New Listings	8	2	- 75.0%	36	30	- 16.7%

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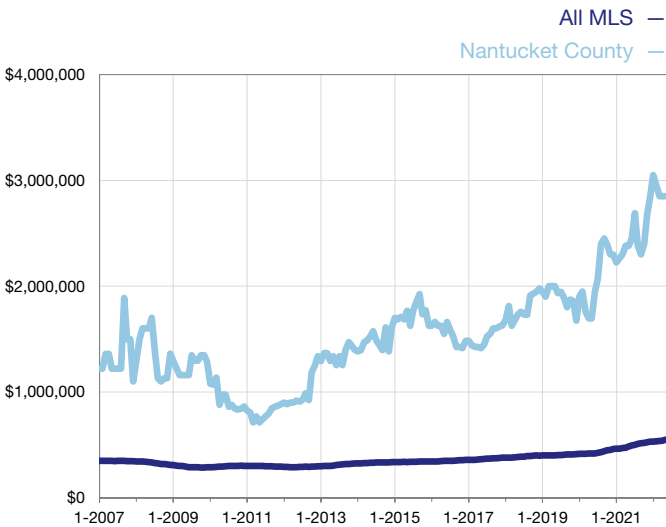
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$852,000	\$0	- 100.0%	\$796,000	\$1,545,000	+ 94.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	141	0	- 100.0%	118	104	- 11.9%
Percent of Original List Price Received*	87.4%	0.0%	- 100.0%	90.8%	100.0%	+ 10.1%
New Listings	0	0	--	4	1	- 75.0%

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

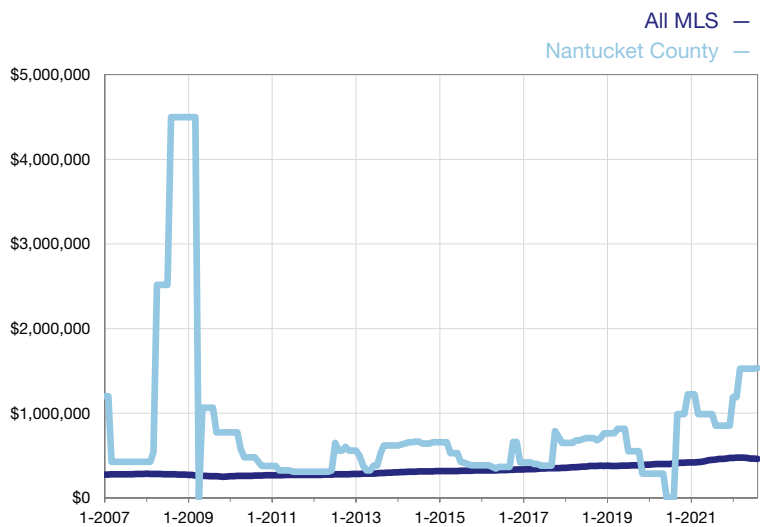
Median Sales Price – Single-Family Properties

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®

Norfolk County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	535	541	+ 1.1%	4,433	3,771	- 14.9%
Closed Sales	679	599	- 11.8%	4,235	3,583	- 15.4%
Median Sales Price*	\$655,000	\$740,000	+ 13.0%	\$655,000	\$723,000	+ 10.4%
Inventory of Homes for Sale	741	530	- 28.5%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	27	24	- 11.1%
Percent of Original List Price Received*	103.1%	101.0%	- 2.0%	103.7%	104.6%	+ 0.9%
New Listings	524	447	- 14.7%	5,193	4,537	- 12.6%

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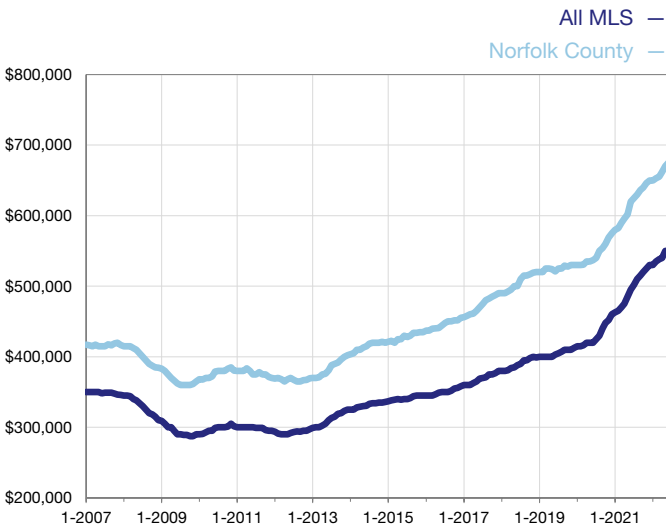
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	228	192	- 15.8%	2,093	1,595	- 23.8%
Closed Sales	271	184	- 32.1%	1,940	1,596	- 17.7%
Median Sales Price*	\$515,000	\$496,950	- 3.5%	\$492,500	\$528,250	+ 7.3%
Inventory of Homes for Sale	425	275	- 35.3%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	43	34	- 20.9%
Percent of Original List Price Received*	100.6%	101.1%	+ 0.5%	100.3%	102.5%	+ 2.2%
New Listings	239	210	- 12.1%	2,528	1,945	- 23.1%

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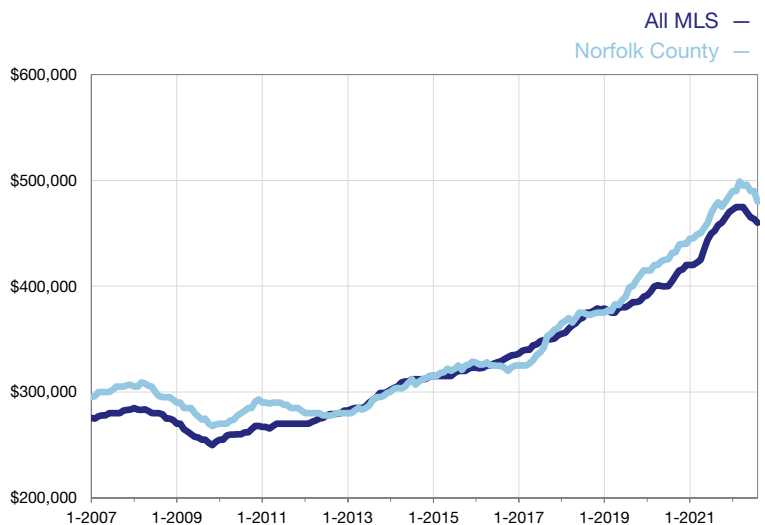
Median Sales Price – Single-Family Properties

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®

Plymouth County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	569	579	+ 1.8%	3,938	3,496	- 11.2%
Closed Sales	581	510	- 12.2%	3,732	3,252	- 12.9%
Median Sales Price*	\$531,000	\$578,450	+ 8.9%	\$507,000	\$560,000	+ 10.5%
Inventory of Homes for Sale	831	651	- 21.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	31	28	- 9.7%
Percent of Original List Price Received*	103.6%	100.6%	- 2.9%	103.3%	103.0%	- 0.3%
New Listings	612	515	- 15.8%	4,681	4,279	- 8.6%

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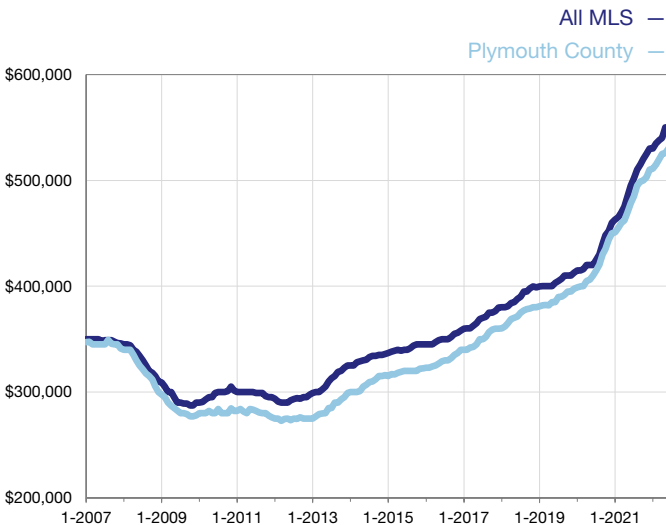
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	151	110	- 27.2%	964	700	- 27.4%
Closed Sales	140	96	- 31.4%	898	710	- 20.9%
Median Sales Price*	\$415,630	\$408,000	- 1.8%	\$375,000	\$425,000	+ 13.3%
Inventory of Homes for Sale	187	145	- 22.5%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	40	34	- 15.0%
Percent of Original List Price Received*	102.7%	102.2%	- 0.5%	101.6%	103.3%	+ 1.7%
New Listings	158	122	- 22.8%	1,133	830	- 26.7%

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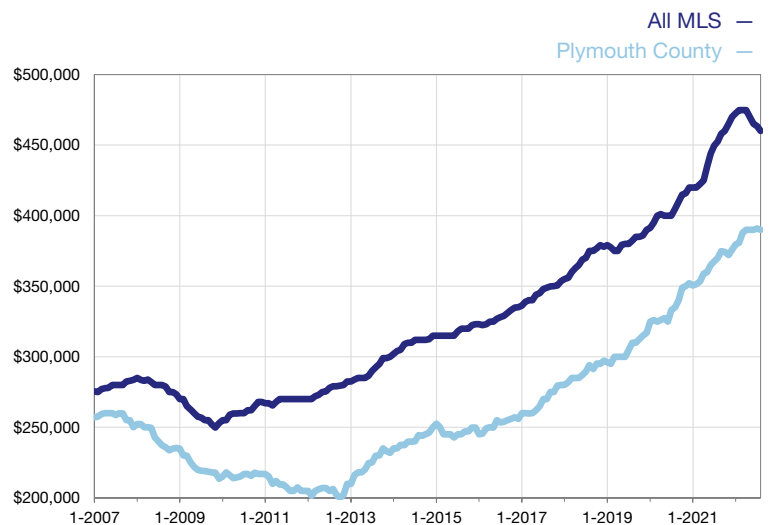
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – August 2022

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Suffolk County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	122	124	+ 1.6%	948	940	- 0.8%
Closed Sales	142	124	- 12.7%	917	895	- 2.4%
Median Sales Price*	\$753,000	\$730,000	- 3.1%	\$715,000	\$749,000	+ 4.8%
Inventory of Homes for Sale	251	179	- 28.7%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	34	31	- 8.8%
Percent of Original List Price Received*	101.7%	98.9%	- 2.8%	101.8%	102.5%	+ 0.7%
New Listings	137	113	- 17.5%	1,241	1,216	- 2.0%

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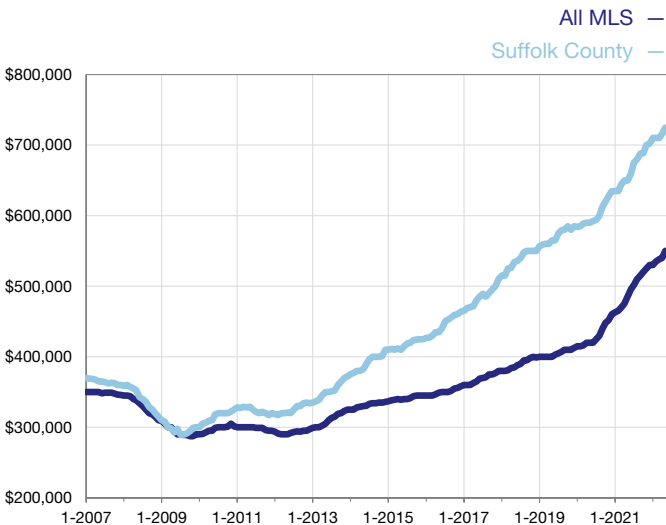
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	430	382	- 11.2%	4,552	3,856	- 15.3%
Closed Sales	652	421	- 35.4%	4,504	3,671	- 18.5%
Median Sales Price*	\$644,500	\$699,900	+ 8.6%	\$660,125	\$700,000	+ 6.0%
Inventory of Homes for Sale	1,305	926	- 29.0%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	59	36	- 39.0%	54	43	- 20.4%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	98.6%	99.6%	+ 1.0%
New Listings	488	383	- 21.5%	6,013	5,529	- 8.0%

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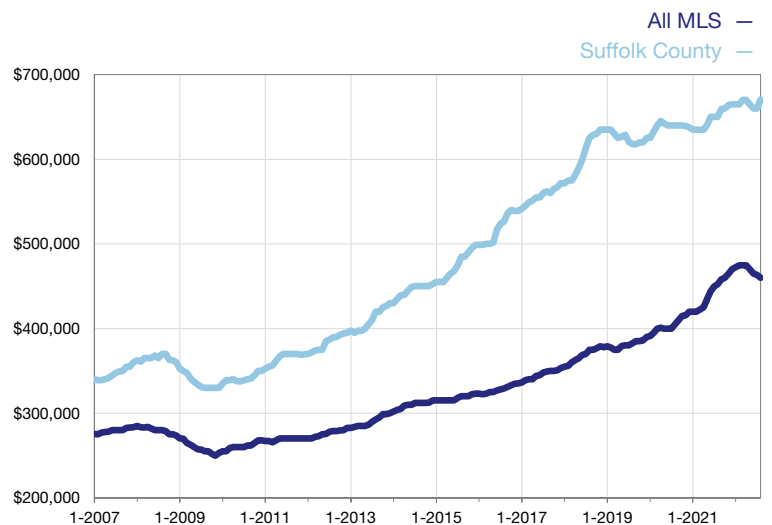
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – August 2022

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Worcester County

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	796	904	+ 13.6%	5,542	5,231	- 5.6%
Closed Sales	868	827	- 4.7%	5,238	4,803	- 8.3%
Median Sales Price*	\$410,000	\$441,000	+ 7.6%	\$385,000	\$430,000	+ 11.7%
Inventory of Homes for Sale	1,206	831	- 31.1%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	30	27	- 10.0%
Percent of Original List Price Received*	104.0%	101.9%	- 2.0%	103.9%	103.8%	- 0.1%
New Listings	950	774	- 18.5%	6,597	6,162	- 6.6%

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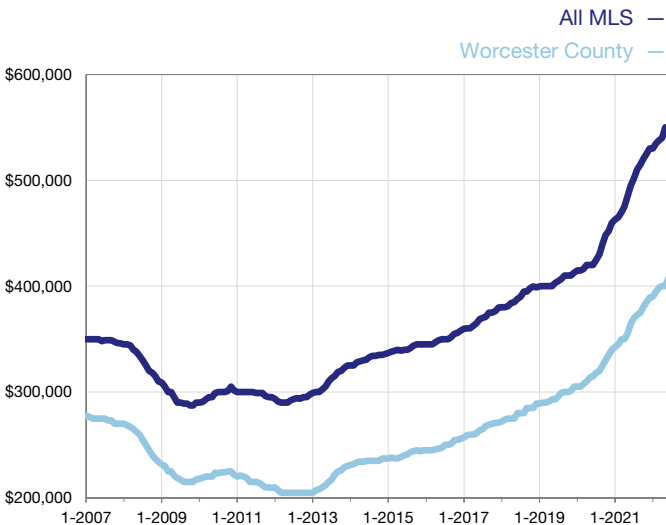
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	168	172	+ 2.4%	1,313	1,245	- 5.2%
Closed Sales	172	180	+ 4.7%	1,195	1,171	- 2.0%
Median Sales Price*	\$283,500	\$328,750	+ 16.0%	\$275,900	\$332,000	+ 20.3%
Inventory of Homes for Sale	259	183	- 29.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	29	27	- 6.9%
Percent of Original List Price Received*	103.7%	102.3%	- 1.4%	103.0%	104.1%	+ 1.1%
New Listings	171	158	- 7.6%	1,483	1,427	- 3.8%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

