

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

- 7.3%

+ 9.2%

- 32.5%

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	899	1,020	+ 13.5%	6,188	5,821	-5.9%
Closed Sales	976	920	-5.7%	5,837	5,355	-8.3%
Median Sales Price*	\$424,000	\$451,250	+ 6.4%	\$395,000	\$439,450	+ 11.3%
Inventory of Homes for Sale	1,363	926	-32.1%	--	--	--
Months Supply of Inventory	1.7	1.3	-23.5%	--	--	--
Cumulative Days on Market Until Sale	25	24	-4.0%	29	27	-6.9%
Percent of Original List Price Received*	104.2%	101.8%	-2.3%	104.0%	103.9%	-0.1%
New Listings	1,064	868	-18.4%	7,388	6,874	-7.0%

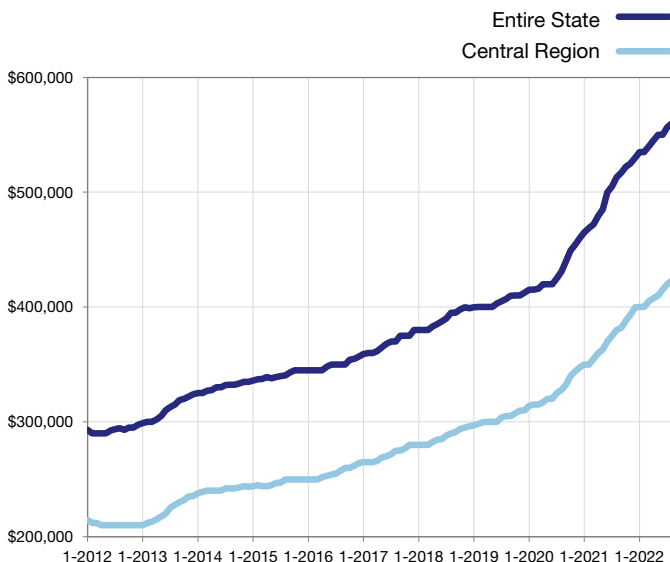
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	188	192	+ 2.1%	1,506	1,385	-8.0%
Closed Sales	208	203	-2.4%	1,378	1,308	-5.1%
Median Sales Price*	\$300,000	\$350,000	+ 16.7%	\$281,500	\$338,450	+ 20.2%
Inventory of Homes for Sale	291	200	-31.3%	--	--	--
Months Supply of Inventory	1.6	1.1	-31.3%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	29	26	-10.3%
Percent of Original List Price Received*	103.7%	102.7%	-1.0%	102.9%	104.2%	+ 1.3%
New Listings	193	170	-11.9%	1,698	1,588	-6.5%

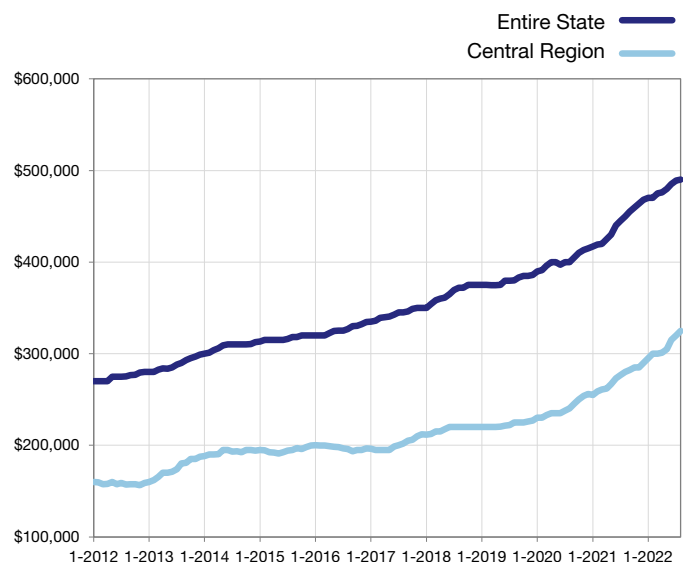
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.



Northern Region

- 13.0%

+ 4.5%

- 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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	838	879	+ 4.9%	5,704	5,167	-9.4%
Closed Sales	929	817	-12.1%	5,329	4,798	-10.0%
Median Sales Price*	\$605,000	\$637,000	+ 5.3%	\$588,000	\$630,000	+ 7.1%
Inventory of Homes for Sale	989	735	-25.7%	--	--	--
Months Supply of Inventory	1.3	1.1	-15.4%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	26	23	-11.5%
Percent of Original List Price Received*	105.6%	102.3%	-3.1%	105.4%	105.4%	0.0%
New Listings	915	745	-18.6%	6,667	6,164	-7.5%

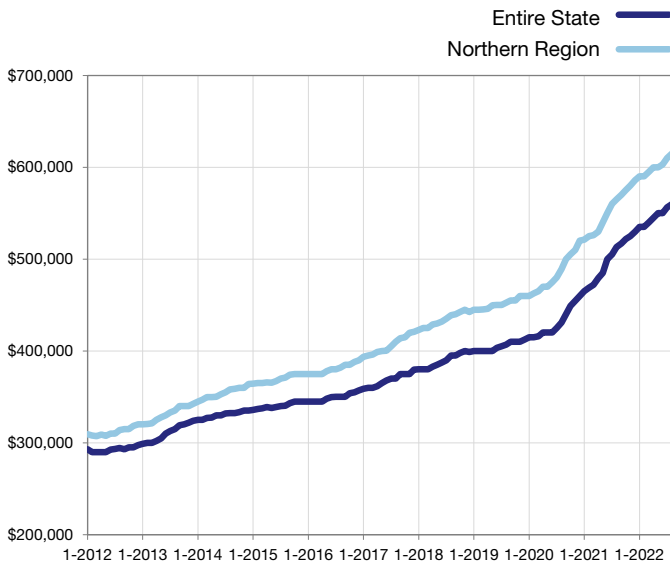
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	369	357	-3.3%	2,726	2,340	-14.2%
Closed Sales	373	325	-12.9%	2,574	2,249	-12.6%
Median Sales Price*	\$375,000	\$405,000	+ 8.0%	\$359,443	\$410,000	+ 14.1%
Inventory of Homes for Sale	489	218	-55.4%	--	--	--
Months Supply of Inventory	1.4	0.7	-50.0%	--	--	--
Cumulative Days on Market Until Sale	28	25	-10.7%	30	27	-10.0%
Percent of Original List Price Received*	102.7%	103.1%	+ 0.4%	102.6%	104.2%	+ 1.6%
New Listings	415	264	-36.4%	3,151	2,580	-18.1%

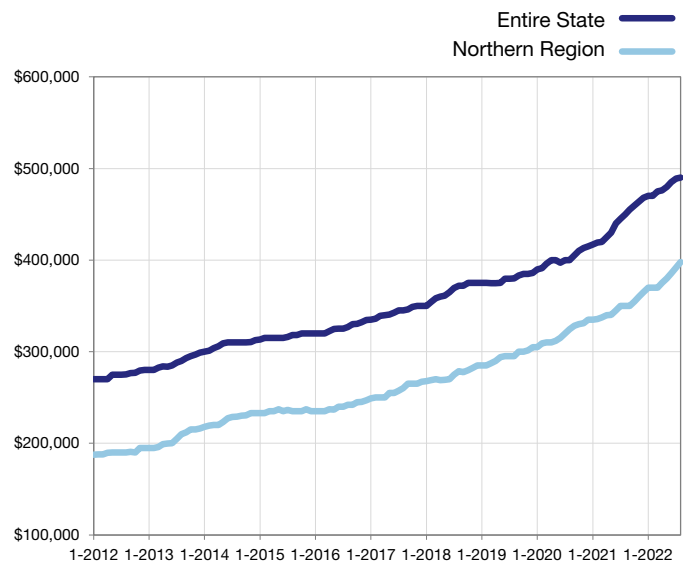
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 9.0%

+ 10.1%

- 28.7%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	569	589	+ 3.5%	3,918	3,519	-10.2%
Closed Sales	566	506	-10.6%	3,714	3,280	-11.7%
Median Sales Price*	\$445,000	\$484,950	+ 9.0%	\$420,000	\$460,000	+ 9.5%
Inventory of Homes for Sale	942	687	-27.1%	--	--	--
Months Supply of Inventory	1.8	1.5	-16.7%	--	--	--
Cumulative Days on Market Until Sale	28	29	+ 3.6%	31	31	0.0%
Percent of Original List Price Received*	103.4%	100.3%	-3.0%	103.1%	102.2%	-0.9%
New Listings	663	554	-16.4%	4,682	4,328	-7.6%

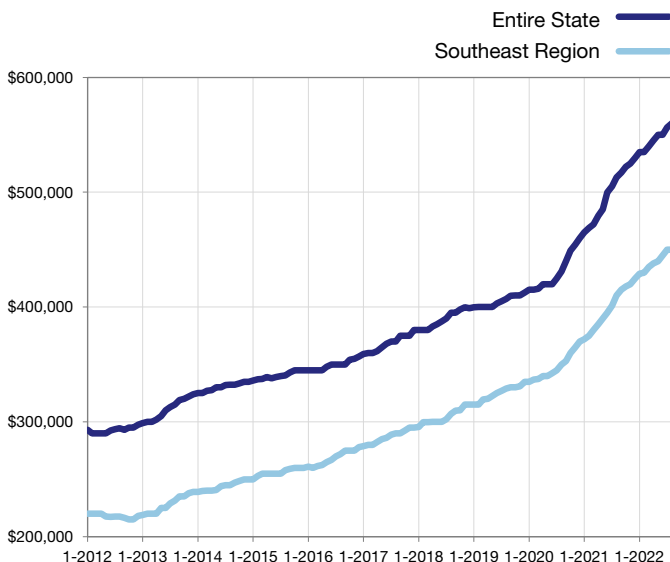
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	94	105	+ 11.7%	688	685	-0.4%
Closed Sales	83	99	+ 19.3%	681	661	-2.9%
Median Sales Price*	\$266,000	\$325,000	+ 22.2%	\$265,000	\$316,250	+ 19.3%
Inventory of Homes for Sale	164	118	-28.0%	--	--	--
Months Supply of Inventory	1.8	1.4	-22.2%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	31	29	-6.5%
Percent of Original List Price Received*	102.8%	102.7%	-0.1%	101.8%	103.6%	+ 1.8%
New Listings	116	90	-22.4%	832	783	-5.9%

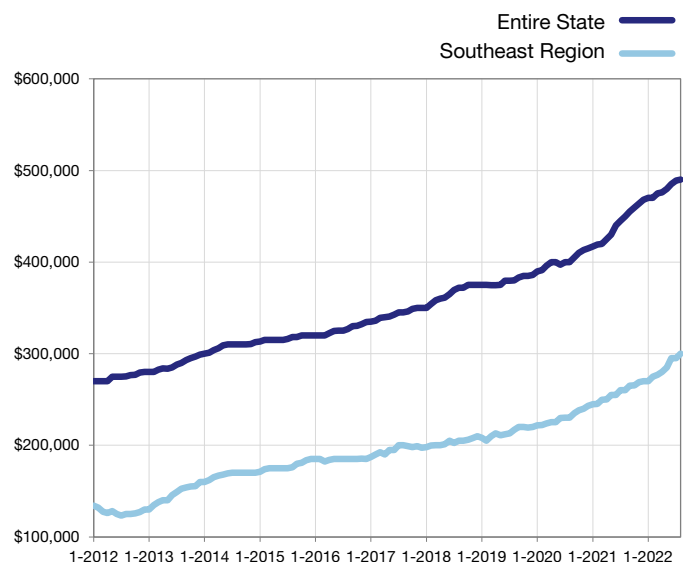
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Single-Family Properties



Condominium Properties



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West Region

- 10.0%

+ 8.0%

- 34.5%

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	779	818	+ 5.0%	5,225	4,801	-8.1%
Closed Sales	754	700	-7.2%	4,871	4,470	-8.2%
Median Sales Price*	\$290,000	\$321,250	+ 10.8%	\$282,000	\$314,000	+ 11.3%
Inventory of Homes for Sale	1,511	1,031	-31.8%	--	--	--
Months Supply of Inventory	2.2	1.7	-22.7%	--	--	--
Cumulative Days on Market Until Sale	39	38	-2.6%	51	44	-13.7%
Percent of Original List Price Received*	102.7%	101.6%	-1.1%	101.6%	102.2%	+ 0.6%
New Listings	950	743	-21.8%	6,297	5,766	-8.4%

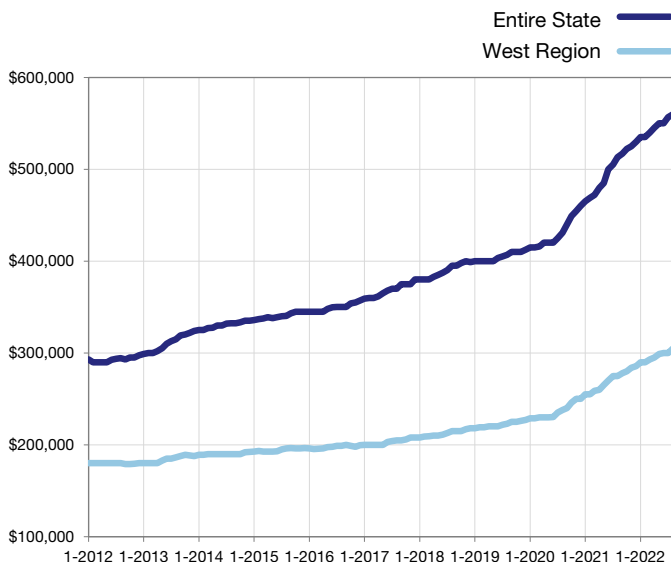
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	136	107	-21.3%	816	741	-9.2%
Closed Sales	143	113	-21.0%	731	722	-1.2%
Median Sales Price*	\$210,000	\$226,000	+ 7.6%	\$202,000	\$227,000	+ 12.4%
Inventory of Homes for Sale	205	142	-30.7%	--	--	--
Months Supply of Inventory	2.2	1.4	-36.4%	--	--	--
Cumulative Days on Market Until Sale	68	30	-55.9%	61	39	-36.1%
Percent of Original List Price Received*	100.9%	103.7%	+ 2.8%	100.1%	102.9%	+ 2.8%
New Listings	157	102	-35.0%	901	863	-4.2%

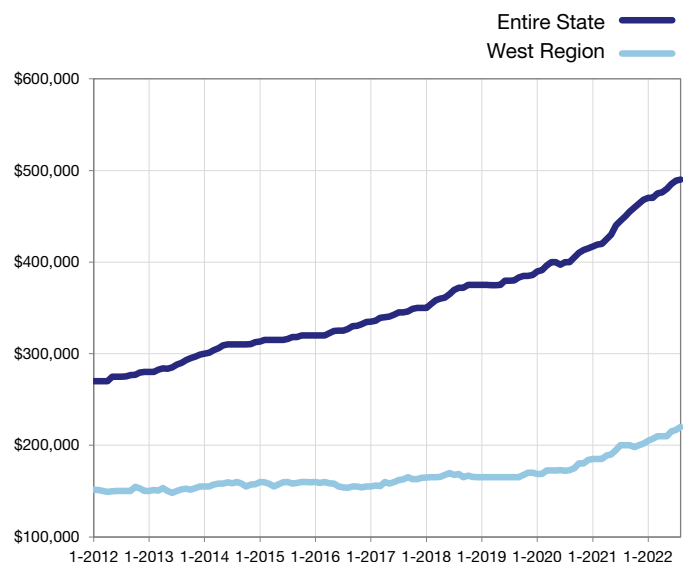
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