

Multi-Family Housing Activity Report

August 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Aug-2021	Aug-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		848	692	- 18.4%	5,727	5,015	- 12.4%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$560,000	\$602,500	+ 7.6%	\$525,000	\$585,000	+ 11.4%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		2,045	1,289	- 37.0%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.8	1.9	- 32.5%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		31	33	+ 5.1%	39	36	- 7.6%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		101.0%	99.5%	- 1.5%	100.9%	101.2%	+ 0.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,083	794	- 26.7%	8,207	7,205	- 12.2%

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

