

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 15.3%

+ 16.4%

- 8.6%

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

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	754	604	- 19.9%	6,233	5,075	- 18.6%
Closed Sales	800	676	- 15.5%	6,005	4,927	- 18.0%
Median Sales Price*	\$600,000	\$675,000	+ 12.5%	\$585,000	\$665,000	+ 13.7%
Inventory of Homes for Sale	1,326	1,244	- 6.2%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 17.8%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 10.9%	42	31	- 26.5%
Percent of Original List Price Received*	100.9%	97.7%	- 3.2%	101.4%	101.2%	- 0.2%
New Listings	878	738	- 15.9%	7,231	6,437	- 11.0%

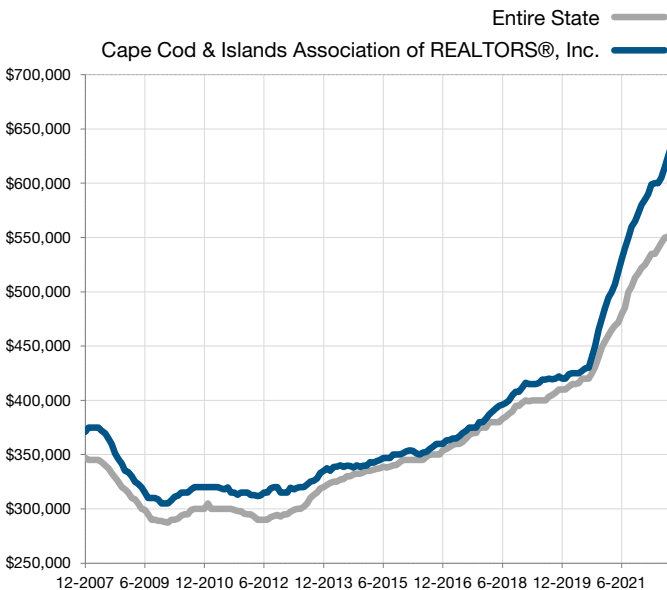
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	185	140	- 24.3%	1,520	1,210	- 20.4%
Closed Sales	201	172	- 14.4%	1,389	1,216	- 12.5%
Median Sales Price*	\$400,000	\$485,000	+ 21.3%	\$358,750	\$435,000	+ 21.3%
Inventory of Homes for Sale	316	256	- 19.0%	--	--	--
Months Supply of Inventory	1.9	1.8	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 19.5%	53	35	- 35.1%
Percent of Original List Price Received*	100.0%	98.8%	- 1.2%	100.1%	101.5%	+ 1.4%
New Listings	198	158	- 20.2%	1,620	1,380	- 14.8%

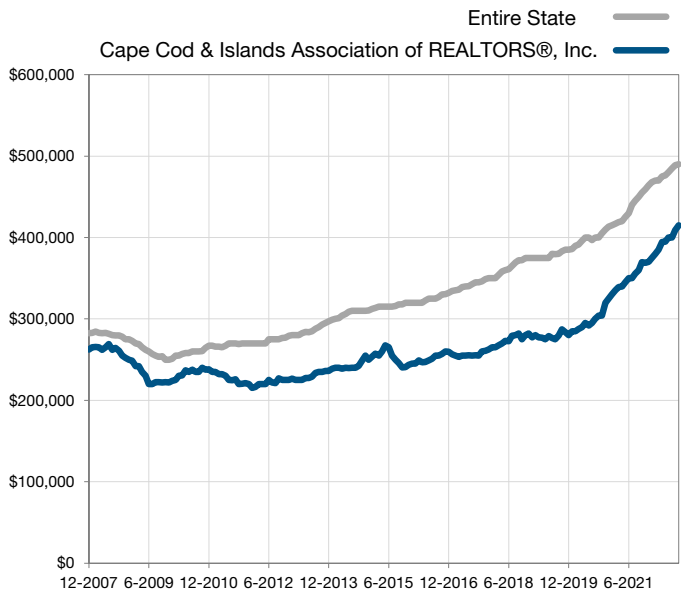
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,108	1,056	- 4.7%	11,190	9,986	- 10.8%
Closed Sales	1,251	1,081	- 13.6%	10,915	9,734	- 10.8%
Median Sales Price*	\$750,000	\$765,000	+ 2.0%	\$755,000	\$820,000	+ 8.6%
Inventory of Homes for Sale	2,091	1,713	- 18.1%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	27	24	- 11.1%
Percent of Original List Price Received*	103.2%	100.3%	- 2.8%	104.3%	104.9%	+ 0.6%
New Listings	1,754	1,503	- 14.3%	13,709	12,633	- 7.8%

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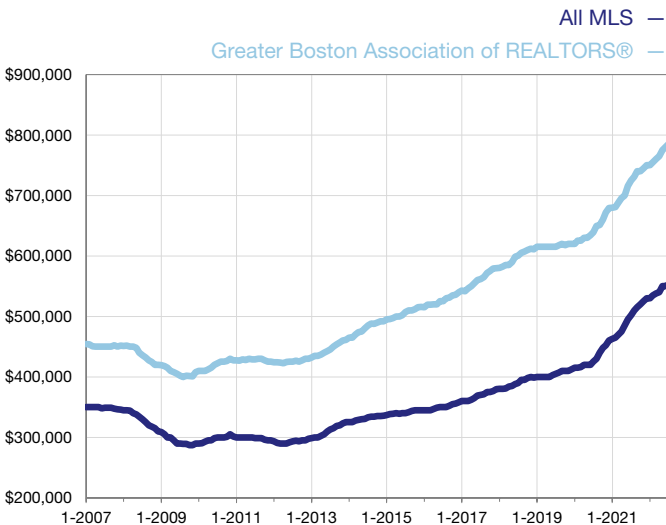
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	999	867	- 13.2%	10,891	8,887	- 18.4%
Closed Sales	1,207	724	- 40.0%	10,832	8,652	- 20.1%
Median Sales Price*	\$620,000	\$630,000	+ 1.6%	\$625,000	\$675,000	+ 8.0%
Inventory of Homes for Sale	2,932	2,080	- 29.1%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	54	38	- 29.6%	47	37	- 21.3%
Percent of Original List Price Received*	99.9%	99.0%	- 0.9%	100.0%	101.3%	+ 1.3%
New Listings	2,013	1,564	- 22.3%	14,315	12,476	- 12.8%

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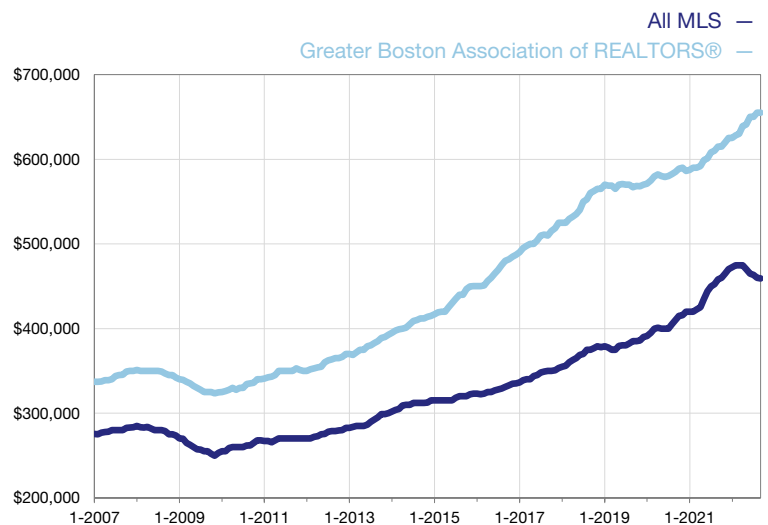
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



South Shore REALTORS®

- 23.4%

+ 10.6%

- 25.6%

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

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	506	459	- 9.3%	4,467	3,795	- 15.0%
Closed Sales	551	461	- 16.3%	4,300	3,640	- 15.3%
Median Sales Price*	\$569,950	\$624,900	+ 9.6%	\$566,000	\$625,000	+ 10.4%
Inventory of Homes for Sale	832	660	- 20.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	32	32	- 0.2%	31	27	- 11.8%
Percent of Original List Price Received*	102.6%	99.9%	- 2.7%	103.3%	103.1%	- 0.2%
New Listings	642	546	- 15.0%	5,327	4,728	- 11.2%

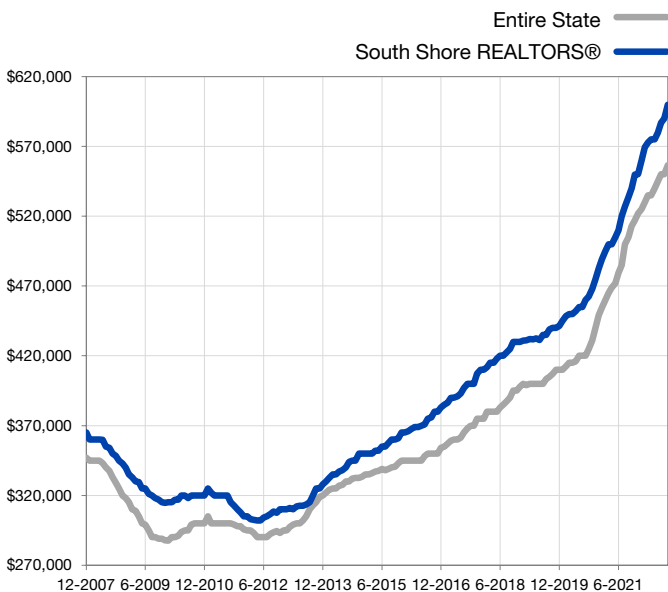
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	159	130	- 18.2%	1,631	1,133	- 30.5%
Closed Sales	219	129	- 41.1%	1,579	1,164	- 26.3%
Median Sales Price*	\$407,500	\$440,000	+ 8.0%	\$400,000	\$427,500	+ 6.9%
Inventory of Homes for Sale	314	193	- 38.5%	--	--	--
Months Supply of Inventory	1.7	1.4	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	43	31	- 27.9%	41	32	- 23.1%
Percent of Original List Price Received*	100.9%	101.5%	+ 0.6%	100.8%	102.6%	+ 1.8%
New Listings	240	172	- 28.3%	1,995	1,360	- 31.8%

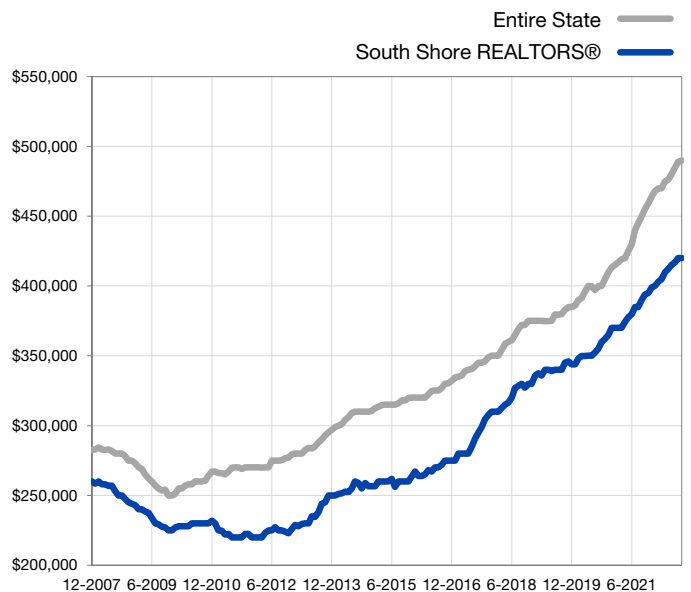
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 26.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.8%

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

- 17.6%

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

Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	414	397	- 4.1%	3,647	3,240	- 11.2%
Closed Sales	532	377	- 29.1%	3,579	3,106	- 13.2%
Median Sales Price*	\$442,500	\$479,900	+ 8.5%	\$432,000	\$475,000	+ 10.0%
Inventory of Homes for Sale	739	599	- 18.9%	--	--	--
Months Supply of Inventory	1.7	1.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	30	30	+ 0.7%
Percent of Original List Price Received*	102.8%	99.1%	- 3.6%	103.2%	102.2%	- 0.9%
New Listings	489	437	- 10.6%	4,320	4,019	- 7.0%

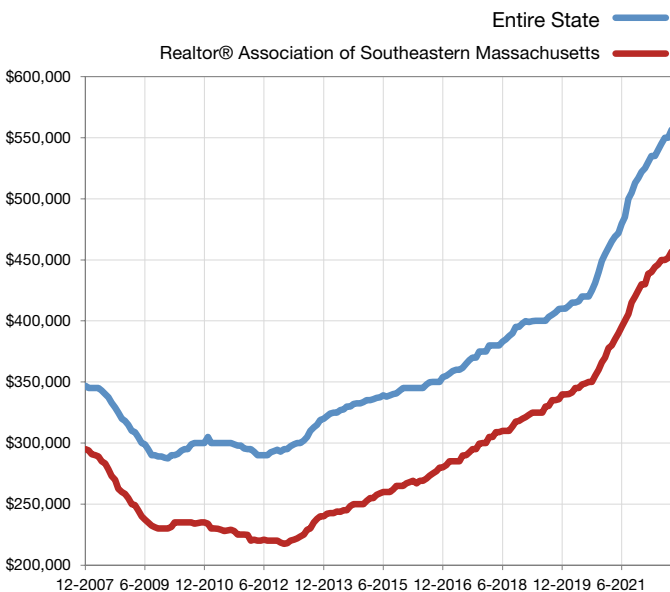
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	87	78	- 10.3%	685	671	- 2.0%
Closed Sales	78	74	- 5.1%	668	656	- 1.8%
Median Sales Price*	\$288,500	\$343,500	+ 19.1%	\$270,000	\$325,000	+ 20.4%
Inventory of Homes for Sale	117	106	- 9.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.7%	30	26	- 12.6%
Percent of Original List Price Received*	102.6%	101.4%	- 1.2%	102.2%	103.9%	+ 1.7%
New Listings	82	92	+ 12.2%	805	792	- 1.6%

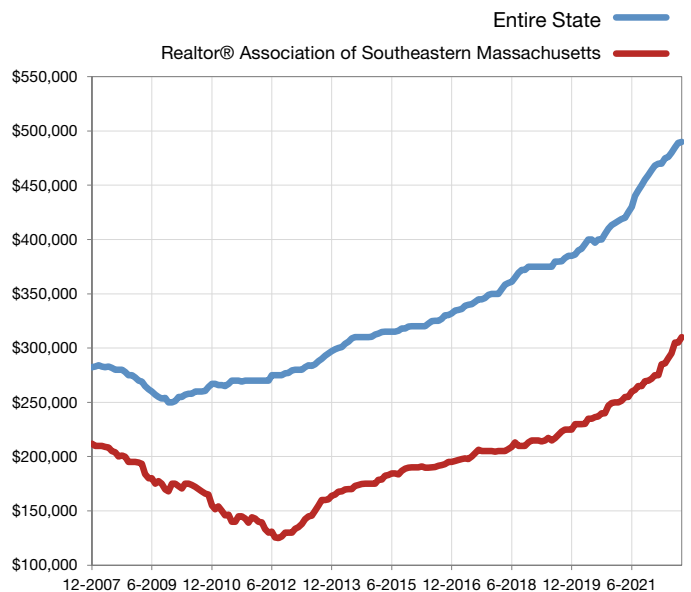
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 16.1%

+ 5.3%

- 25.3%

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

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	582	561	- 3.6%	4,696	4,273	- 9.0%
Closed Sales	595	527	- 11.4%	4,462	4,096	- 8.2%
Median Sales Price*	\$295,070	\$310,000	+ 5.1%	\$282,000	\$310,500	+ 10.1%
Inventory of Homes for Sale	1,006	738	- 26.6%	--	--	--
Months Supply of Inventory	1.9	1.5	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.8%	36	31	- 12.2%
Percent of Original List Price Received*	102.7%	100.7%	- 1.9%	102.5%	102.8%	+ 0.3%
New Listings	662	544	- 17.8%	5,502	5,078	- 7.7%

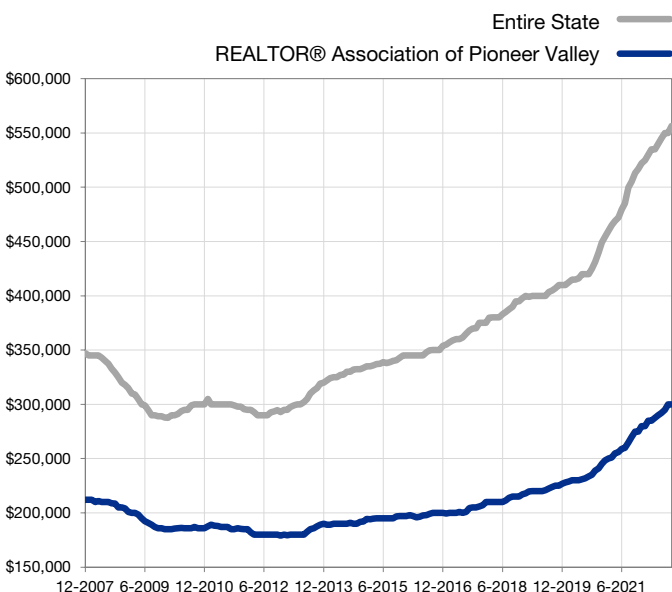
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	80	- 38.5%	787	692	- 12.1%
Closed Sales	107	62	- 42.1%	701	675	- 3.7%
Median Sales Price*	\$202,500	\$229,950	+ 13.6%	\$195,000	\$224,900	+ 15.3%
Inventory of Homes for Sale	125	107	- 14.4%	--	--	--
Months Supply of Inventory	1.7	1.3	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	36	32	- 9.0%	41	28	- 32.6%
Percent of Original List Price Received*	102.1%	102.2%	+ 0.1%	101.1%	103.6%	+ 2.4%
New Listings	117	84	- 28.2%	862	795	- 7.8%

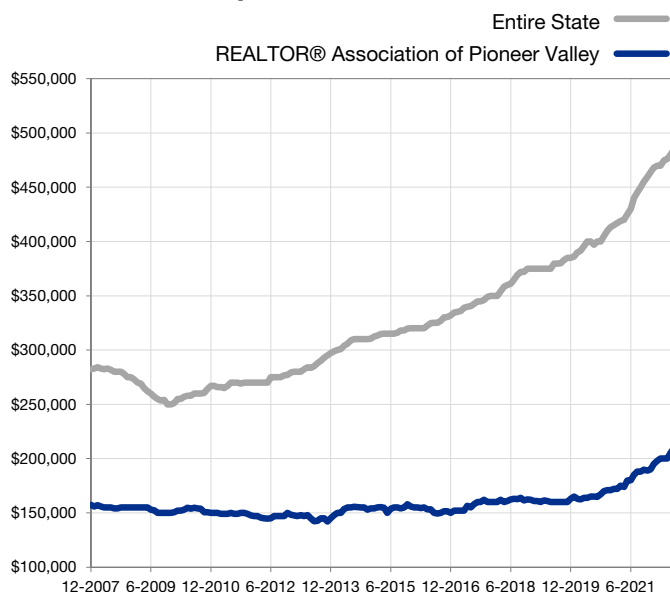
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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North Shore REALTORS®

- 16.7%

+ 6.7%

- 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

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	370	346	- 6.5%	2,971	2,606	- 12.3%
Closed Sales	383	327	- 14.6%	2,818	2,499	- 11.3%
Median Sales Price*	\$613,000	\$640,000	+ 4.4%	\$600,000	\$630,000	+ 5.0%
Inventory of Homes for Sale	540	403	- 25.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 7.6%	27	24	- 11.2%
Percent of Original List Price Received*	104.3%	101.6%	- 2.6%	105.2%	104.7%	- 0.5%
New Listings	466	371	- 20.4%	3,529	3,184	- 9.8%

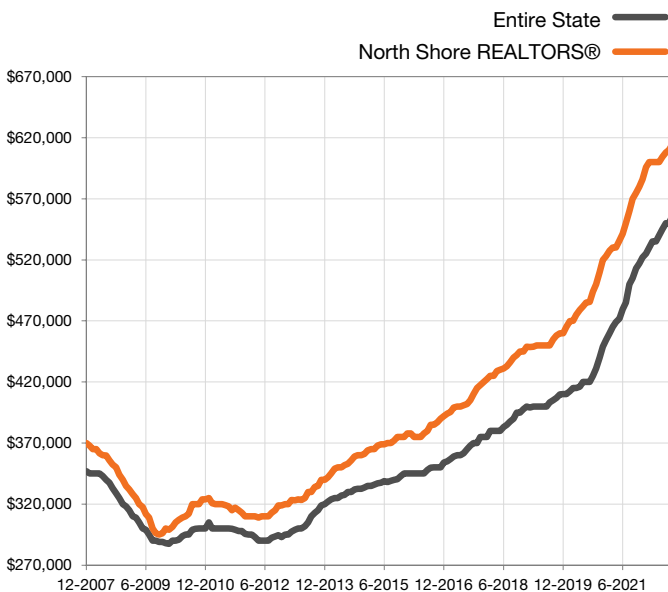
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	162	123	- 24.1%	1,438	1,227	- 14.7%
Closed Sales	180	142	- 21.1%	1,377	1,226	- 11.0%
Median Sales Price*	\$404,000	\$430,100	+ 6.5%	\$390,000	\$423,250	+ 8.5%
Inventory of Homes for Sale	273	146	- 46.5%	--	--	--
Months Supply of Inventory	1.7	1.0	- 39.9%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.5%	31	29	- 5.3%
Percent of Original List Price Received*	103.3%	101.5%	- 1.8%	102.4%	103.5%	+ 1.1%
New Listings	206	153	- 25.7%	1,703	1,396	- 18.0%

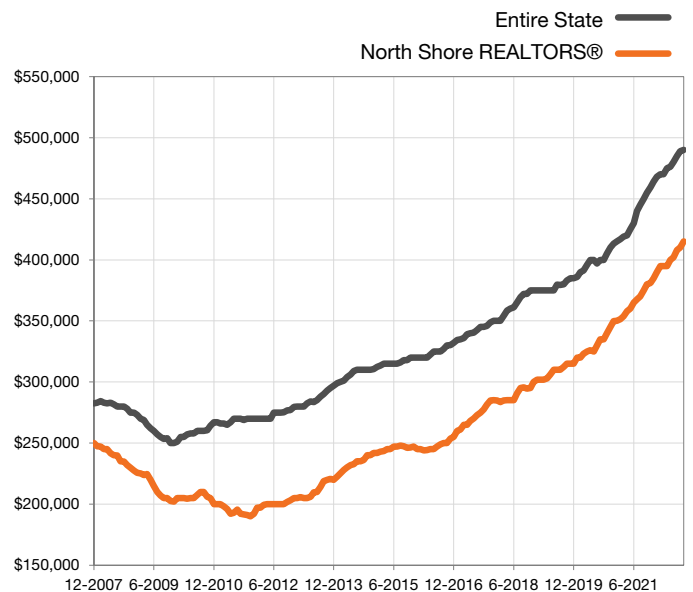
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 16.8%

+ 12.7%

- 34.3%

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

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	335	296	- 11.6%	2,983	2,653	- 11.1%
Closed Sales	385	331	- 14.0%	2,850	2,593	- 9.0%
Median Sales Price*	\$550,000	\$630,000	+ 14.5%	\$564,050	\$620,000	+ 9.9%
Inventory of Homes for Sale	446	344	- 22.9%	--	--	--
Months Supply of Inventory	1.3	1.1	- 14.5%	--	--	--
Cumulative Days on Market Until Sale	22	28	+ 25.4%	23	23	- 1.8%
Percent of Original List Price Received*	104.5%	100.7%	- 3.6%	105.7%	105.1%	- 0.5%
New Listings	414	335	- 19.1%	3,458	3,137	- 9.3%

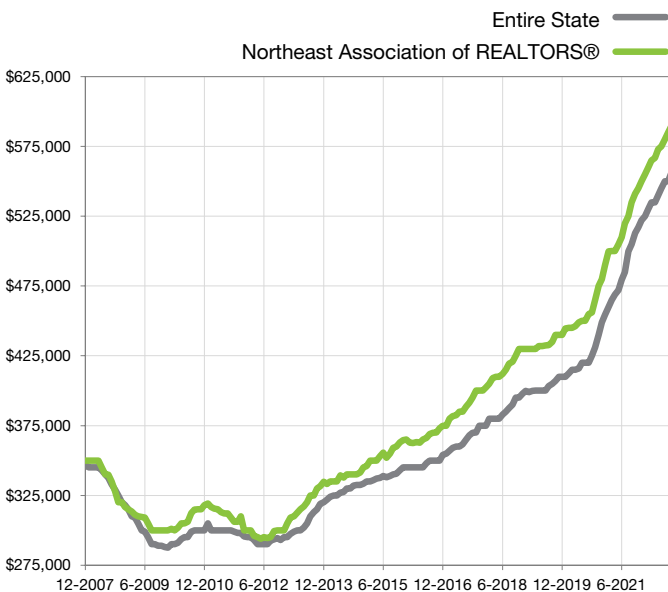
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	133	108	- 18.8%	1,251	1,054	- 15.7%
Closed Sales	164	126	- 23.2%	1,242	1,060	- 14.7%
Median Sales Price*	\$316,000	\$372,500	+ 17.9%	\$311,500	\$370,000	+ 18.8%
Inventory of Homes for Sale	207	85	- 58.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 36.4%	26	24	- 7.6%
Percent of Original List Price Received*	102.5%	102.3%	- 0.1%	103.1%	104.6%	+ 1.5%
New Listings	178	123	- 30.9%	1,464	1,162	- 20.6%

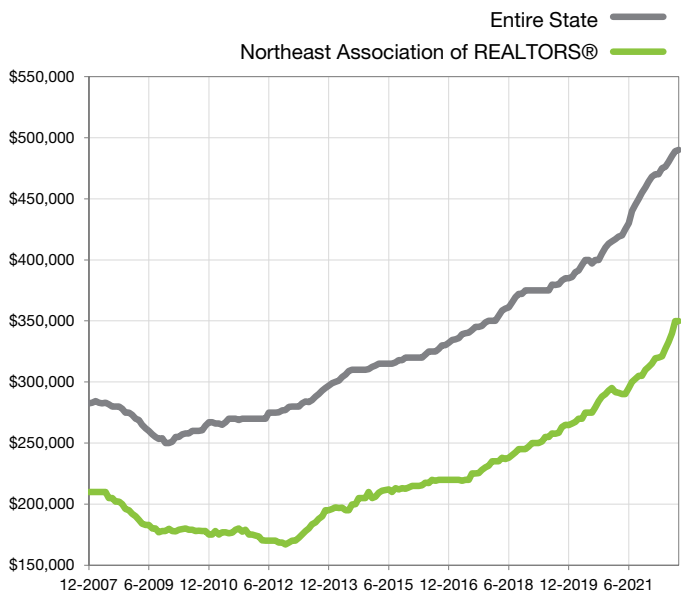
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 17.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.5%

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

- 21.8%

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

Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	272	226	- 16.9%	2,195	1,943	- 11.5%
Closed Sales	289	243	- 15.9%	2,148	1,870	- 12.9%
Median Sales Price*	\$380,000	\$400,000	+ 5.3%	\$375,000	\$405,000	+ 8.0%
Inventory of Homes for Sale	428	344	- 19.6%	--	--	--
Months Supply of Inventory	1.7	1.5	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 22.6%	30	28	- 7.6%
Percent of Original List Price Received*	102.9%	99.4%	- 3.4%	104.1%	103.1%	- 1.0%
New Listings	310	260	- 16.1%	2,566	2,390	- 6.9%

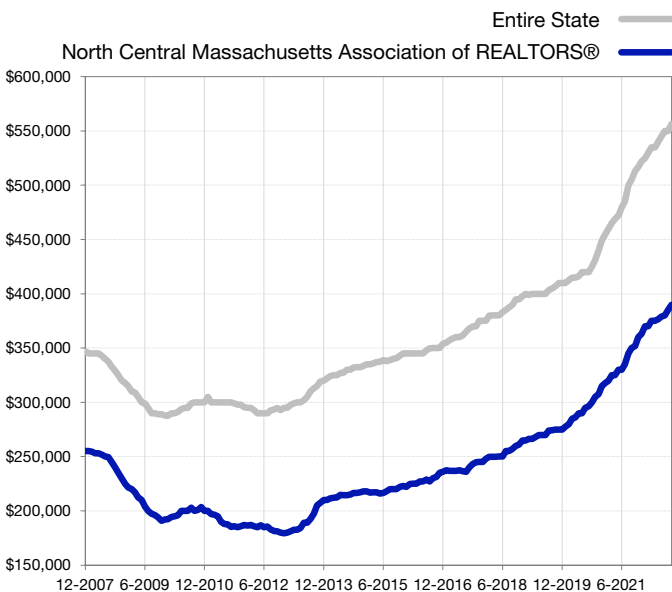
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	44	34	- 22.7%	363	308	- 15.2%
Closed Sales	49	36	- 26.5%	345	307	- 11.0%
Median Sales Price*	\$245,000	\$283,750	+ 15.8%	\$250,000	\$280,000	+ 12.0%
Inventory of Homes for Sale	68	44	- 35.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	27	18	- 33.0%	27	20	- 24.9%
Percent of Original List Price Received*	101.9%	101.3%	- 0.6%	103.0%	103.9%	+ 0.8%
New Listings	56	39	- 30.4%	427	357	- 16.4%

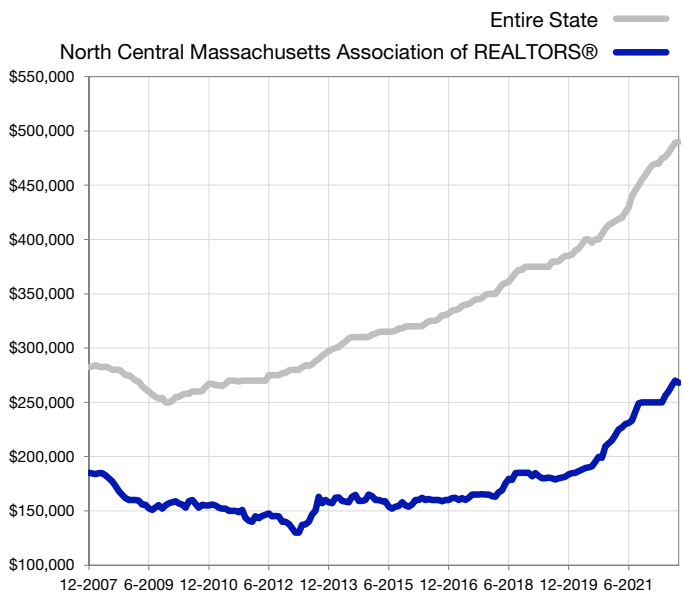
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 2.1%

+ 23.1%

- 8.5%

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

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	62	52	- 16.1%	517	469	- 9.3%
Closed Sales	64	56	- 12.5%	493	433	- 12.2%
Median Sales Price*	\$581,000	\$772,500	+ 33.0%	\$650,000	\$735,000	+ 13.1%
Inventory of Homes for Sale	104	84	- 19.2%	--	--	--
Months Supply of Inventory	1.8	1.6	- 10.8%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 42.2%	30	29	- 4.8%
Percent of Original List Price Received*	103.9%	99.9%	- 3.8%	103.6%	103.9%	+ 0.3%
New Listings	86	68	- 20.9%	646	609	- 5.7%

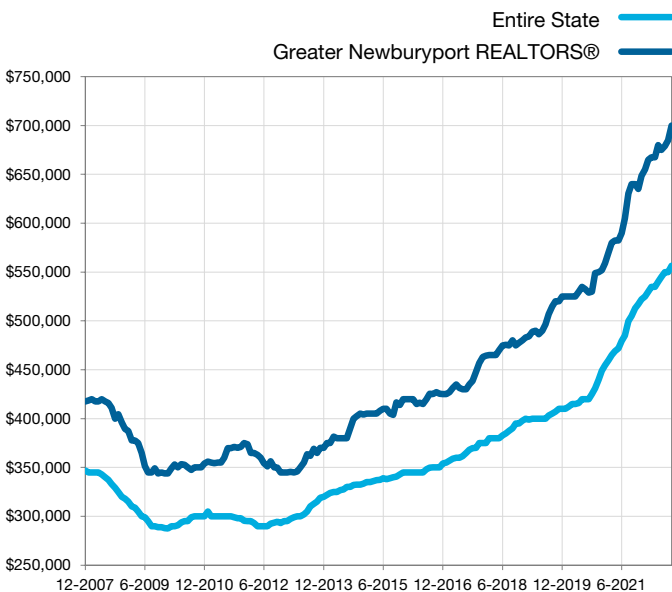
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	30	33	+ 10.0%	362	271	- 25.1%
Closed Sales	32	38	+ 18.8%	331	282	- 14.8%
Median Sales Price*	\$475,000	\$535,000	+ 12.6%	\$440,000	\$515,000	+ 17.0%
Inventory of Homes for Sale	49	56	+ 14.3%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 33.4%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 18.9%	36	32	- 10.1%
Percent of Original List Price Received*	101.6%	99.3%	- 2.2%	102.1%	102.9%	+ 0.7%
New Listings	40	46	+ 15.0%	408	346	- 15.2%

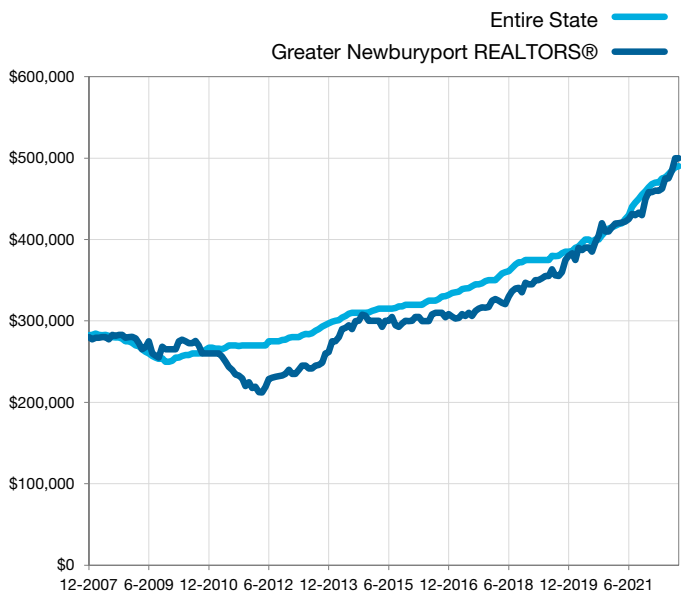
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 21.6%

+ 6.4%

- 19.0%

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

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	103	89	- 13.6%	787	662	- 15.9%
Closed Sales	101	82	- 18.8%	768	645	- 16.0%
Median Sales Price*	\$400,000	\$420,000	+ 5.0%	\$380,000	\$424,900	+ 11.8%
Inventory of Homes for Sale	177	138	- 22.0%	--	--	--
Months Supply of Inventory	1.9	1.8	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	28	40	+ 43.1%	32	37	+ 14.2%
Percent of Original List Price Received*	101.7%	96.1%	- 5.5%	102.3%	99.3%	- 2.9%
New Listings	96	93	- 3.1%	947	837	- 11.6%

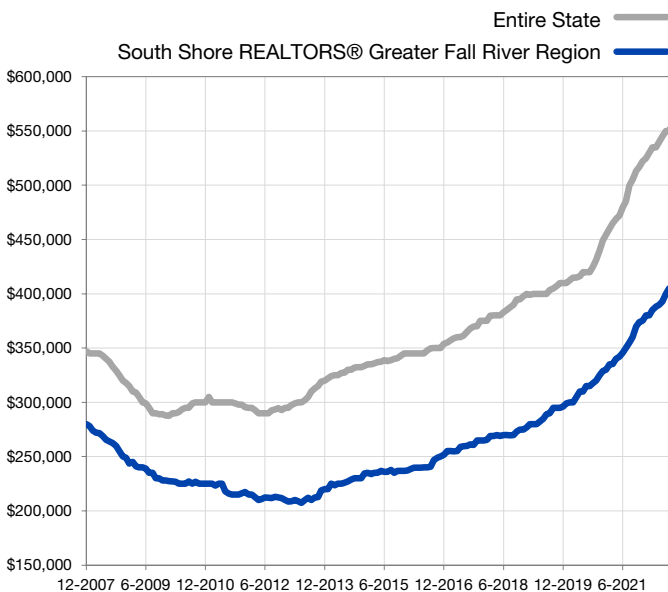
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	6	- 62.5%	106	78	- 26.4%
Closed Sales	15	9	- 40.0%	106	89	- 16.0%
Median Sales Price*	\$180,000	\$280,000	+ 55.6%	\$220,500	\$226,000	+ 2.5%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 10.4%	--	--	--
Cumulative Days on Market Until Sale	40	32	- 20.9%	34	46	+ 35.3%
Percent of Original List Price Received*	101.0%	101.6%	+ 0.6%	99.8%	99.3%	- 0.6%
New Listings	18	14	- 22.2%	127	99	- 22.0%

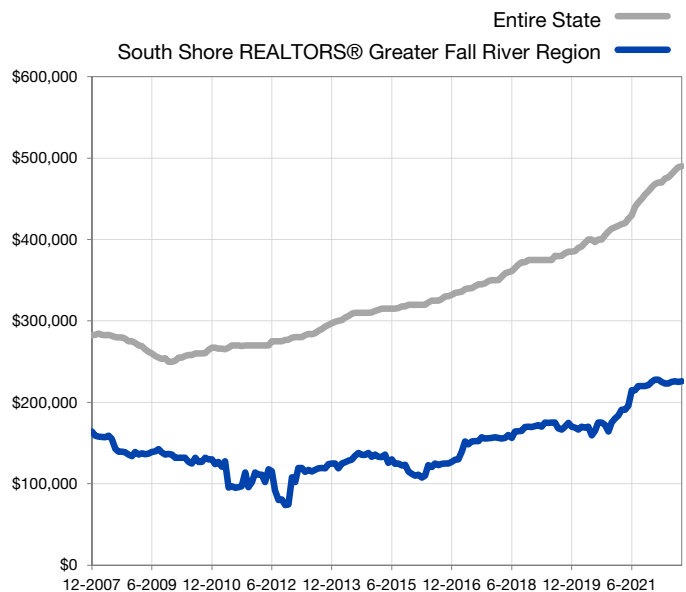
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 11.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.0%

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

- 39.1%

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

Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	526	518	- 1.5%	4,791	4,446	- 7.2%
Closed Sales	619	539	- 12.9%	4,597	4,282	- 6.9%
Median Sales Price*	\$417,000	\$440,000	+ 5.5%	\$405,000	\$450,000	+ 11.1%
Inventory of Homes for Sale	1,044	638	- 38.9%	--	--	--
Months Supply of Inventory	1.9	1.3	- 33.9%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 20.5%	28	27	- 3.4%
Percent of Original List Price Received*	102.9%	100.3%	- 2.5%	103.8%	103.6%	- 0.2%
New Listings	725	537	- 25.9%	5,857	5,280	- 9.9%

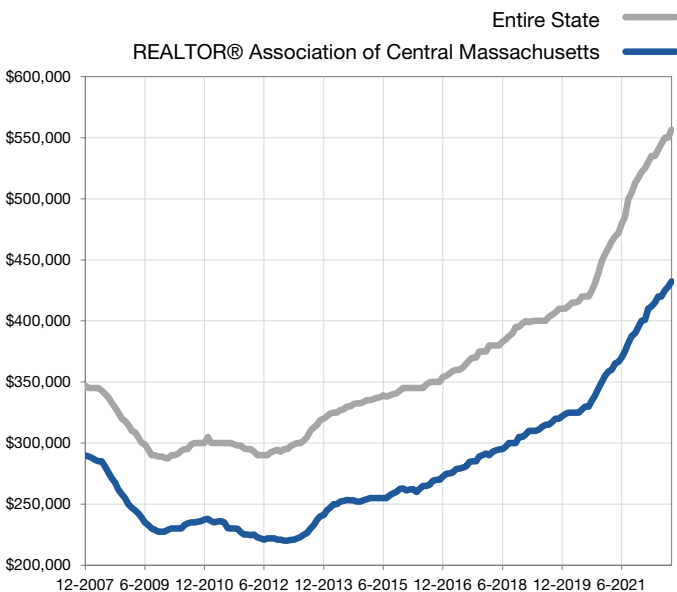
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	143	154	+ 7.7%	1,330	1,234	- 7.2%
Closed Sales	142	138	- 2.8%	1,224	1,176	- 3.9%
Median Sales Price*	\$327,750	\$362,750	+ 10.7%	\$300,000	\$360,000	+ 20.0%
Inventory of Homes for Sale	254	153	- 39.8%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 18.4%	29	27	- 6.8%
Percent of Original List Price Received*	102.2%	102.0%	- 0.2%	102.7%	104.0%	+ 1.2%
New Listings	193	149	- 22.8%	1,520	1,420	- 6.6%

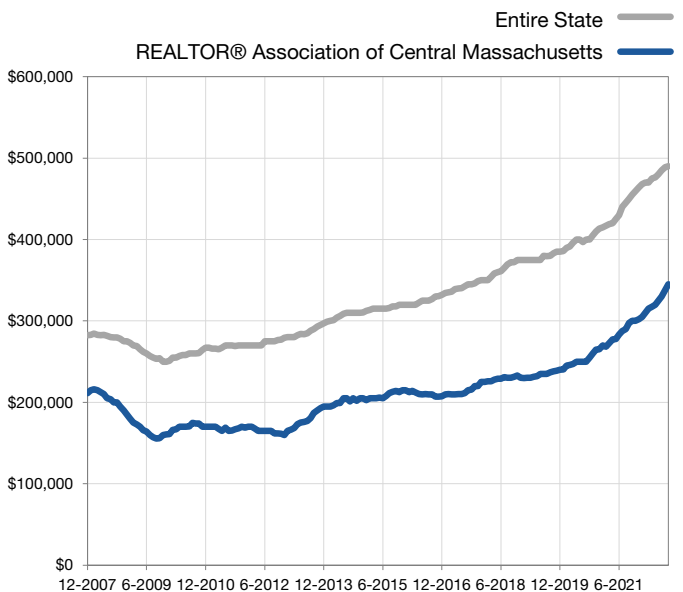
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 14.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 1.1%

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

- 28.0%

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

Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	181	118	- 34.8%	1,290	1,088	- 15.7%
Closed Sales	170	147	- 13.5%	1,174	1,067	- 9.1%
Median Sales Price*	\$342,950	\$325,000	- 5.2%	\$300,000	\$324,950	+ 8.3%
Inventory of Homes for Sale	464	329	- 29.1%	--	--	--
Months Supply of Inventory	3.1	2.5	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	84	82	- 1.8%	101	93	- 7.4%
Percent of Original List Price Received*	98.4%	97.9%	- 0.5%	98.1%	98.7%	+ 0.6%
New Listings	184	154	- 16.3%	1,641	1,387	- 15.5%

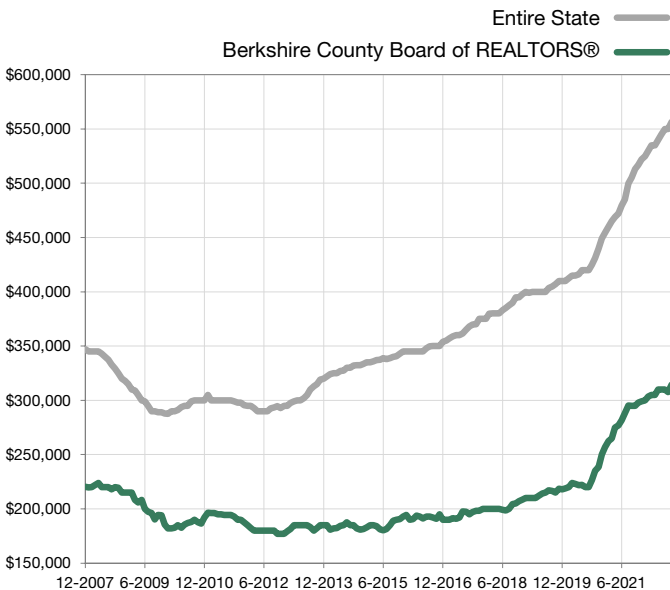
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	8	- 52.9%	176	119	- 32.4%
Closed Sales	20	16	- 20.0%	157	127	- 19.1%
Median Sales Price*	\$203,500	\$268,750	+ 32.1%	\$265,000	\$282,500	+ 6.6%
Inventory of Homes for Sale	51	42	- 17.6%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 2.5%	--	--	--
Cumulative Days on Market Until Sale	121	89	- 26.1%	138	102	- 26.4%
Percent of Original List Price Received*	99.0%	95.7%	- 3.3%	96.7%	97.6%	+ 1.0%
New Listings	19	16	- 15.8%	175	168	- 4.0%

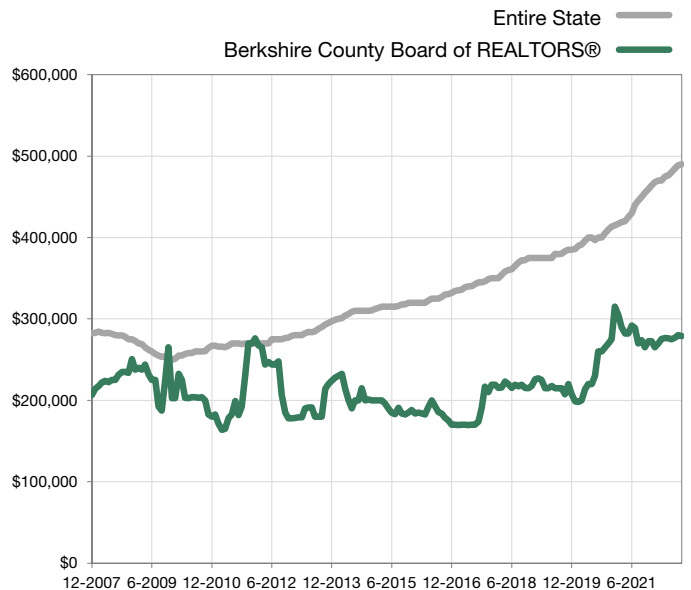
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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