

# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	696	<b>659</b>	- 5.3%	6,238	<b>5,735</b>	- 8.1%
Closed Sales	800	<b>703</b>	- 12.1%	6,038	<b>5,521</b>	- 8.6%
Median Sales Price*	\$400,000	<b>\$424,000</b>	+ 6.0%	\$388,000	<b>\$430,000</b>	+ 10.8%
Inventory of Homes for Sale	1,294	<b>879</b>	- 32.1%	--	--	--
Months Supply of Inventory	1.9	<b>1.4</b>	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	26	<b>32</b>	+ 23.1%	29	<b>27</b>	- 6.9%
Percent of Original List Price Received*	102.9%	<b>100.1%</b>	- 2.7%	103.8%	<b>103.4%</b>	- 0.4%
New Listings	903	<b>703</b>	- 22.1%	7,500	<b>6,863</b>	- 8.5%

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

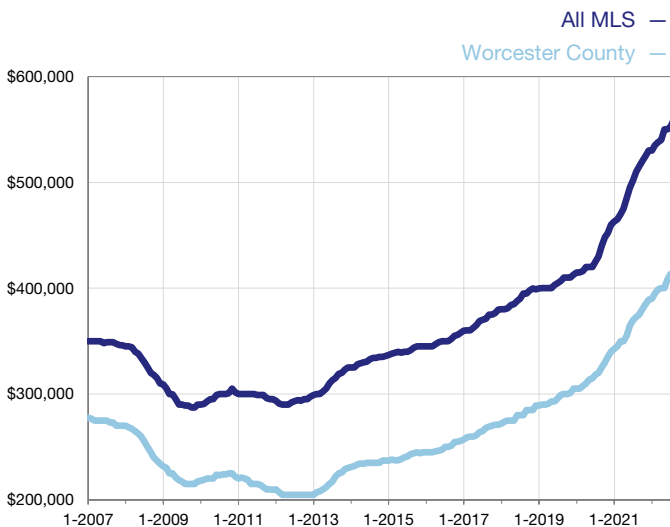
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	162	<b>178</b>	+ 9.9%	1,475	<b>1,393</b>	- 5.6%
Closed Sales	163	<b>154</b>	- 5.5%	1,358	<b>1,326</b>	- 2.4%
Median Sales Price*	\$295,000	<b>\$337,450</b>	+ 14.4%	\$279,700	<b>\$333,000</b>	+ 19.1%
Inventory of Homes for Sale	287	<b>169</b>	- 41.1%	--	--	--
Months Supply of Inventory	1.9	<b>1.1</b>	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	28	<b>22</b>	- 21.4%	29	<b>26</b>	- 10.3%
Percent of Original List Price Received*	102.2%	<b>101.9%</b>	- 0.3%	102.9%	<b>103.9%</b>	+ 1.0%
New Listings	218	<b>165</b>	- 24.3%	1,701	<b>1,593</b>	- 6.3%

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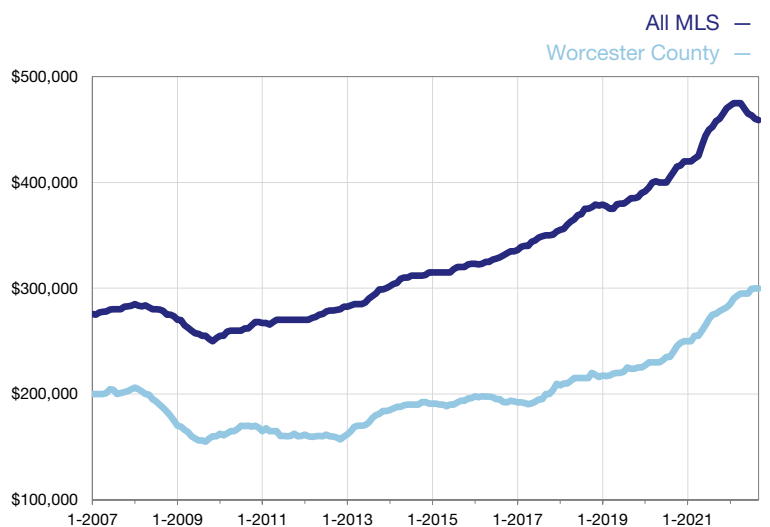
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	113	<b>116</b>	+ 2.7%	1,060	<b>1,040</b>	- 1.9%
Closed Sales	131	<b>109</b>	- 16.8%	1,048	<b>1,011</b>	- 3.5%
Median Sales Price*	\$685,000	<b>\$733,000</b>	+ 7.0%	\$710,000	<b>\$747,000</b>	+ 5.2%
Inventory of Homes for Sale	300	<b>213</b>	- 29.0%	--	--	--
Months Supply of Inventory	2.5	<b>1.8</b>	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>34</b>	- 10.5%	35	<b>32</b>	- 8.6%
Percent of Original List Price Received*	100.9%	<b>98.7%</b>	- 2.2%	101.7%	<b>102.0%</b>	+ 0.3%
New Listings	209	<b>171</b>	- 18.2%	1,450	<b>1,385</b>	- 4.5%

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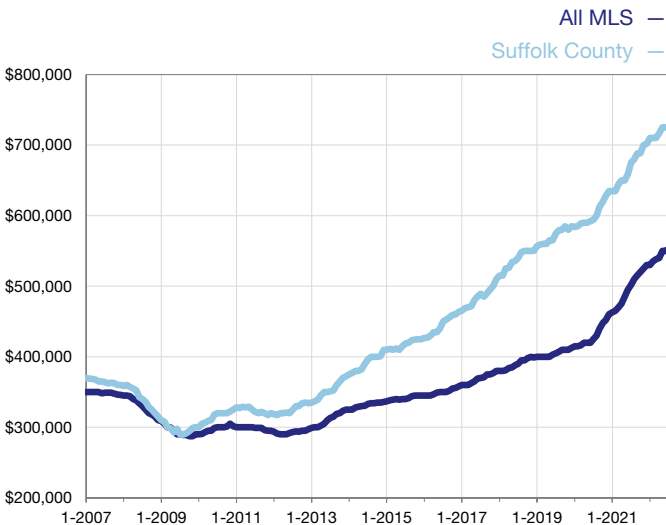
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	420	<b>332</b>	- 21.0%	4,972	<b>4,122</b>	- 17.1%
Closed Sales	557	<b>313</b>	- 43.8%	5,061	<b>4,013</b>	- 20.7%
Median Sales Price*	\$705,000	<b>\$654,000</b>	- 7.2%	\$669,000	<b>\$699,800</b>	+ 4.6%
Inventory of Homes for Sale	1,703	<b>1,177</b>	- 30.9%	--	--	--
Months Supply of Inventory	3.4	<b>2.6</b>	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	74	<b>43</b>	- 41.9%	56	<b>43</b>	- 23.2%
Percent of Original List Price Received*	98.7%	<b>97.6%</b>	- 1.1%	98.6%	<b>99.5%</b>	+ 0.9%
New Listings	1,050	<b>760</b>	- 27.6%	7,063	<b>6,288</b>	- 11.0%

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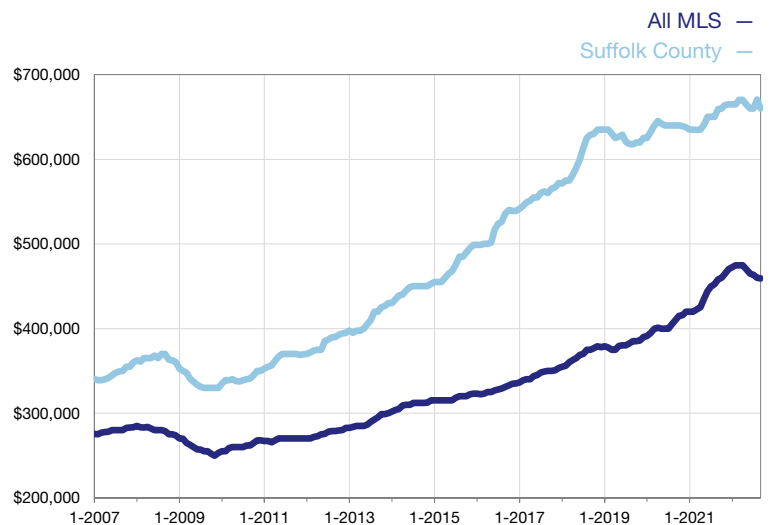
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	523	<b>477</b>	- 8.8%	4,461	<b>3,870</b>	- 13.2%
Closed Sales	573	<b>468</b>	- 18.3%	4,305	<b>3,732</b>	- 13.3%
Median Sales Price*	\$515,000	<b>\$592,000</b>	+ 15.0%	\$508,000	<b>\$565,000</b>	+ 11.2%
Inventory of Homes for Sale	858	<b>744</b>	- 13.3%	--	--	--
Months Supply of Inventory	1.7	<b>1.7</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>34</b>	+ 6.3%	32	<b>29</b>	- 9.4%
Percent of Original List Price Received*	102.6%	<b>99.0%</b>	- 3.5%	103.2%	<b>102.5%</b>	- 0.7%
New Listings	626	<b>562</b>	- 10.2%	5,307	<b>4,840</b>	- 8.8%

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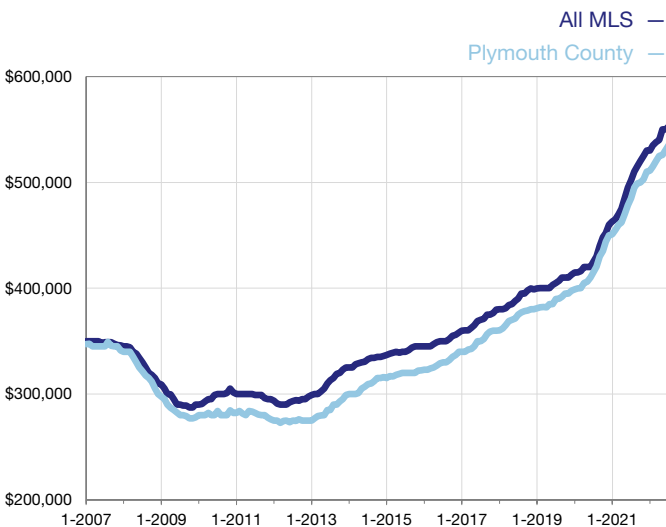
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	108	<b>106</b>	- 1.9%	1,072	<b>779</b>	- 27.3%
Closed Sales	145	<b>94</b>	- 35.2%	1,043	<b>807</b>	- 22.6%
Median Sales Price*	\$405,000	<b>\$447,450</b>	+ 10.5%	\$379,494	<b>\$430,000</b>	+ 13.3%
Inventory of Homes for Sale	199	<b>164</b>	- 17.6%	--	--	--
Months Supply of Inventory	1.7	<b>1.8</b>	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	43	<b>34</b>	- 20.9%	40	<b>34</b>	- 15.0%
Percent of Original List Price Received*	101.4%	<b>101.7%</b>	+ 0.3%	101.5%	<b>103.1%</b>	+ 1.6%
New Listings	144	<b>122</b>	- 15.3%	1,277	<b>954</b>	- 25.3%

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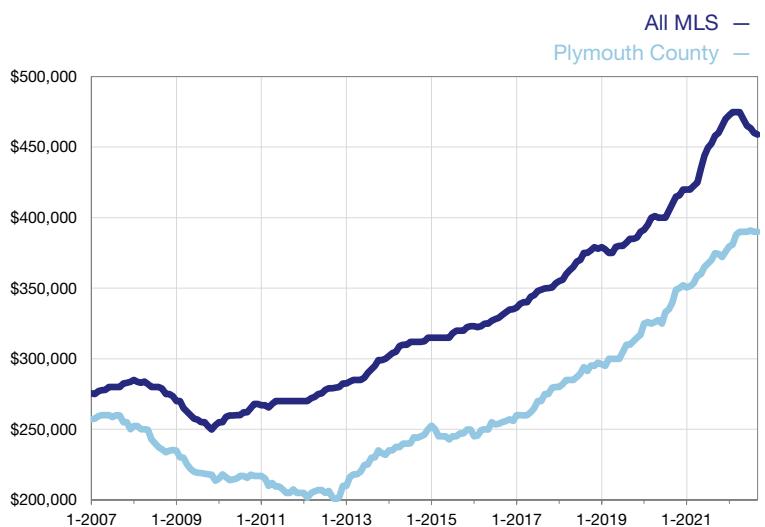
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

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## Norfolk County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	488	<b>452</b>	- 7.4%	4,921	<b>4,146</b>	- 15.7%
Closed Sales	548	<b>474</b>	- 13.5%	4,783	<b>4,068</b>	- 14.9%
Median Sales Price*	\$650,000	<b>\$660,000</b>	+ 1.5%	\$651,000	<b>\$715,000</b>	+ 9.8%
Inventory of Homes for Sale	879	<b>655</b>	- 25.5%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	25	<b>28</b>	+ 12.0%	27	<b>24</b>	- 11.1%
Percent of Original List Price Received*	102.7%	<b>100.5%</b>	- 2.1%	103.6%	<b>104.1%</b>	+ 0.5%
New Listings	715	<b>571</b>	- 20.1%	5,908	<b>5,106</b>	- 13.6%

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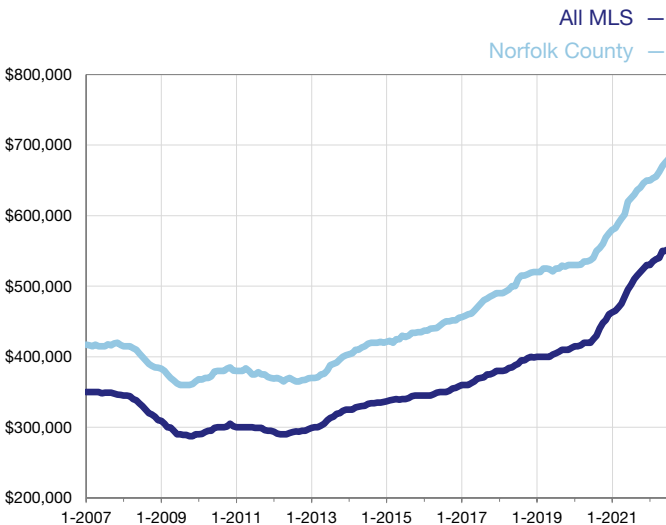
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	206	<b>212</b>	+ 2.9%	2,299	<b>1,776</b>	- 22.7%
Closed Sales	255	<b>163</b>	- 36.1%	2,195	<b>1,761</b>	- 19.8%
Median Sales Price*	\$465,000	<b>\$525,000</b>	+ 12.9%	\$490,000	<b>\$526,500</b>	+ 7.4%
Inventory of Homes for Sale	474	<b>316</b>	- 33.3%	--	--	--
Months Supply of Inventory	2.0	<b>1.6</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>28</b>	- 26.3%	42	<b>34</b>	- 19.0%
Percent of Original List Price Received*	100.7%	<b>100.9%</b>	+ 0.2%	100.3%	<b>102.3%</b>	+ 2.0%
New Listings	326	<b>268</b>	- 17.8%	2,854	<b>2,213</b>	- 22.5%

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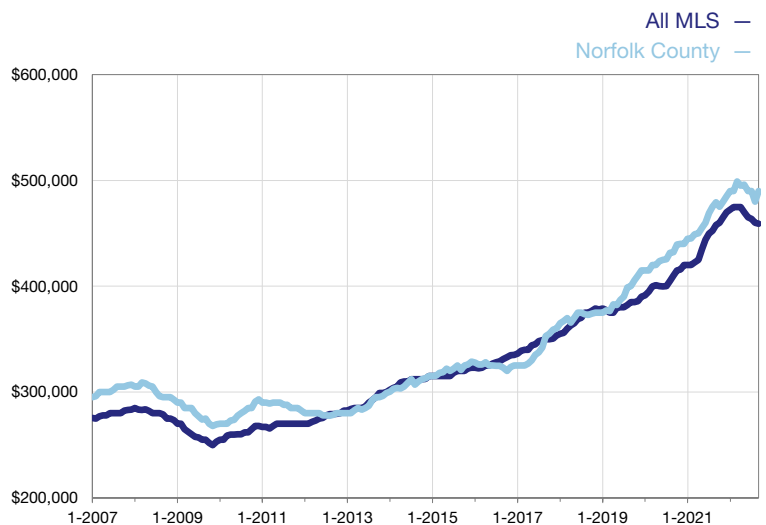
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Nantucket County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	28	17	- 39.3%
Closed Sales	2	4	+ 100.0%	30	20	- 33.3%
Median Sales Price*	\$2,252,500	<b>\$8,725,000</b>	+ 287.3%	\$3,125,000	<b>\$3,900,000</b>	+ 24.8%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--
Cumulative Days on Market Until Sale	18	44	+ 144.4%	120	87	- 27.5%
Percent of Original List Price Received*	99.3%	<b>92.2%</b>	- 7.2%	93.7%	<b>94.1%</b>	+ 0.4%
New Listings	2	2	0.0%	38	32	- 15.8%

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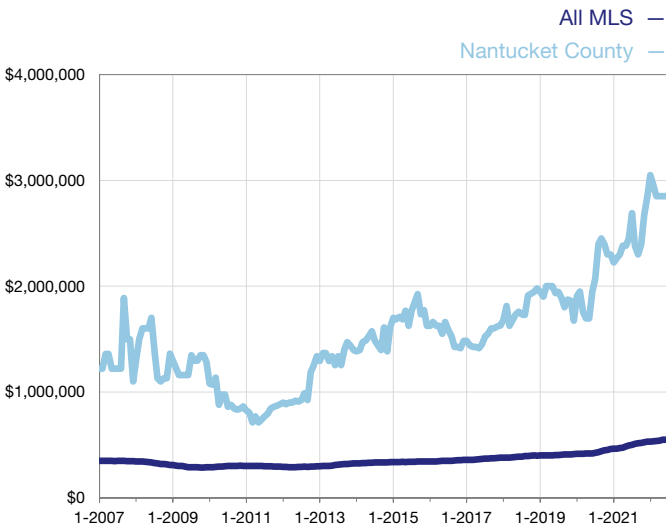
### Condominium Properties

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

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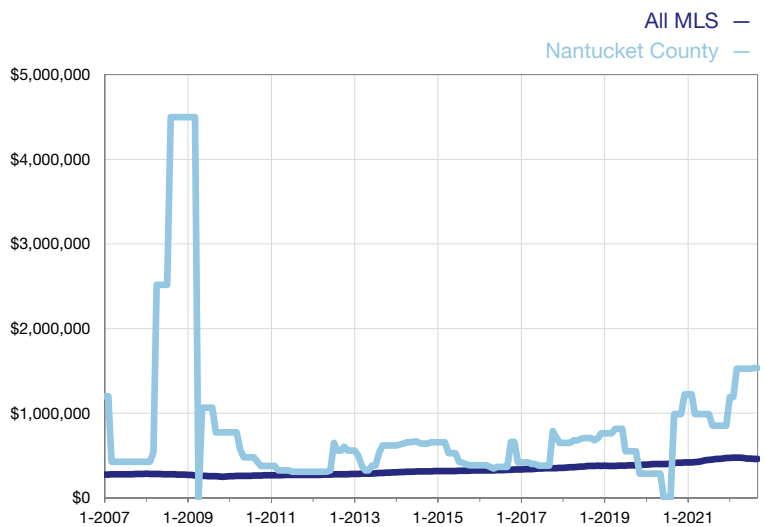
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

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## Middlesex County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	960	<b>880</b>	- 8.3%	8,989	<b>8,053</b>	- 10.4%
Closed Sales	1,070	<b>871</b>	- 18.6%	8,669	<b>7,806</b>	- 10.0%
Median Sales Price*	\$690,000	<b>\$735,000</b>	+ 6.5%	\$710,000	<b>\$770,000</b>	+ 8.5%
Inventory of Homes for Sale	1,573	<b>1,292</b>	- 17.9%	--	--	--
Months Supply of Inventory	1.6	<b>1.5</b>	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	24	<b>28</b>	+ 16.7%	26	<b>23</b>	- 11.5%
Percent of Original List Price Received*	103.9%	<b>100.7%</b>	- 3.1%	105.1%	<b>105.5%</b>	+ 0.4%
New Listings	1,400	<b>1,205</b>	- 13.9%	10,809	<b>10,046</b>	- 7.1%

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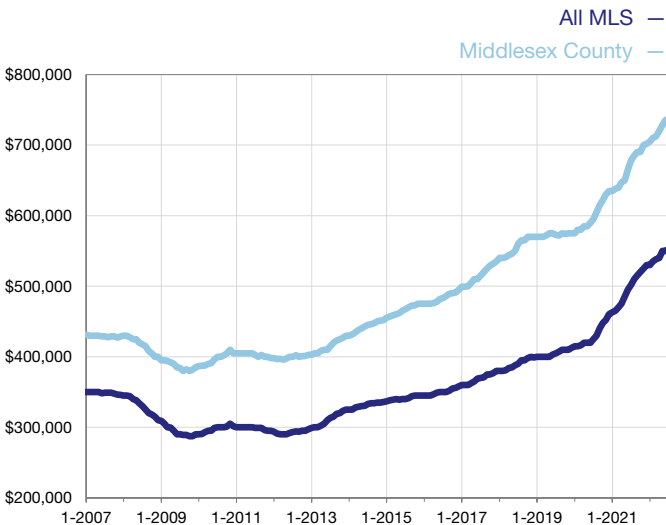
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	556	<b>459</b>	- 17.4%	5,383	<b>4,365</b>	- 18.9%
Closed Sales	617	<b>409</b>	- 33.7%	5,288	<b>4,265</b>	- 19.3%
Median Sales Price*	\$500,000	<b>\$535,000</b>	+ 7.0%	\$539,000	<b>\$595,000</b>	+ 10.4%
Inventory of Homes for Sale	1,070	<b>744</b>	- 30.5%	--	--	--
Months Supply of Inventory	1.9	<b>1.5</b>	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	35	<b>34</b>	- 2.9%	35	<b>29</b>	- 17.1%
Percent of Original List Price Received*	101.3%	<b>100.4%</b>	- 0.9%	101.7%	<b>103.3%</b>	+ 1.6%
New Listings	887	<b>720</b>	- 18.8%	6,493	<b>5,542</b>	- 14.6%

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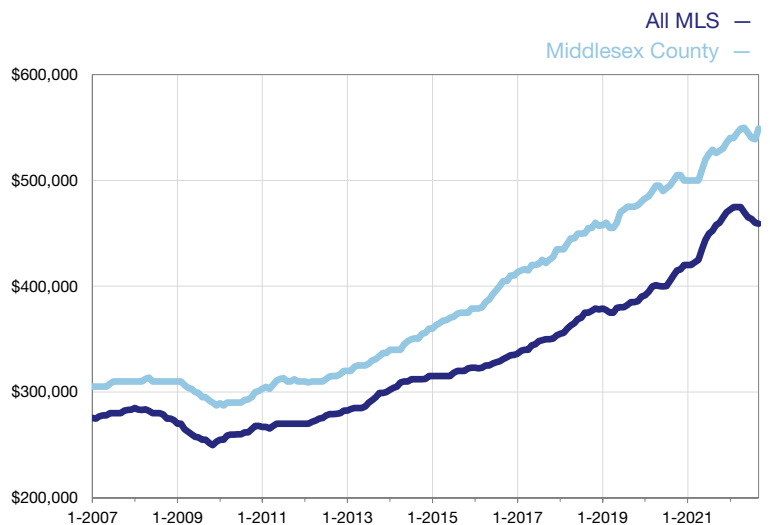
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

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## Hampshire County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	125	<b>131</b>	+ 4.8%	972	<b>932</b>	- 4.1%
Closed Sales	136	<b>123</b>	- 9.6%	932	<b>885</b>	- 5.0%
Median Sales Price*	\$351,000	<b>\$356,250</b>	+ 1.5%	\$366,500	<b>\$400,000</b>	+ 9.1%
Inventory of Homes for Sale	210	<b>167</b>	- 20.5%	--	--	--
Months Supply of Inventory	1.9	<b>1.7</b>	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	32	<b>35</b>	+ 9.4%	42	<b>33</b>	- 21.4%
Percent of Original List Price Received*	102.5%	<b>100.6%</b>	- 1.9%	102.3%	<b>104.1%</b>	+ 1.8%
New Listings	132	<b>125</b>	- 5.3%	1,128	<b>1,106</b>	- 2.0%

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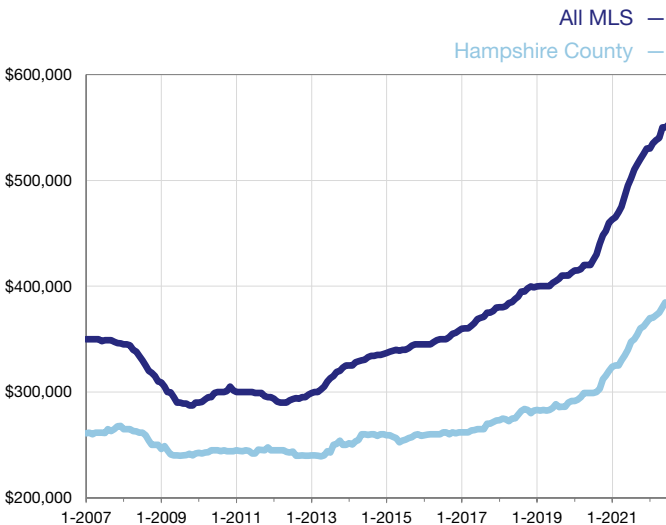
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	<b>26</b>	- 16.1%	267	<b>206</b>	- 22.8%
Closed Sales	40	<b>22</b>	- 45.0%	249	<b>196</b>	- 21.3%
Median Sales Price*	\$249,900	<b>\$277,850</b>	+ 11.2%	\$245,000	<b>\$280,050</b>	+ 14.3%
Inventory of Homes for Sale	52	<b>43</b>	- 17.3%	--	--	--
Months Supply of Inventory	1.9	<b>1.8</b>	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	55	<b>42</b>	- 23.6%	58	<b>35</b>	- 39.7%
Percent of Original List Price Received*	101.9%	<b>103.2%</b>	+ 1.3%	100.6%	<b>105.9%</b>	+ 5.3%
New Listings	41	<b>28</b>	- 31.7%	303	<b>250</b>	- 17.5%

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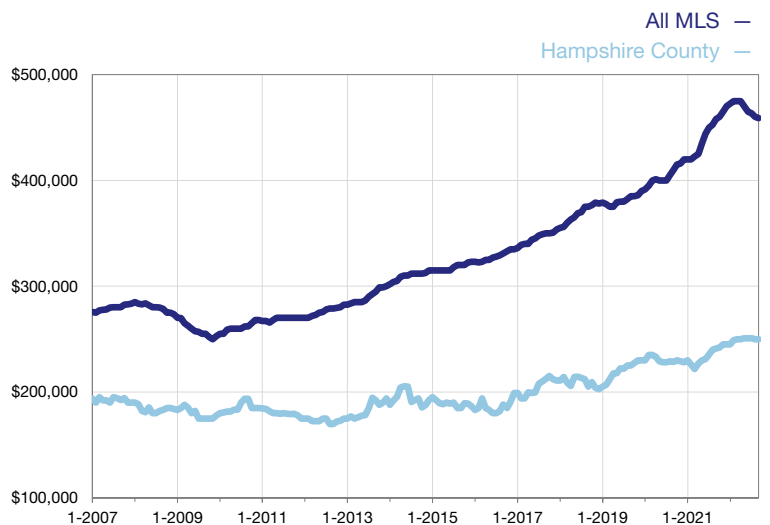
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

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## Hampden County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	396	<b>383</b>	- 3.3%	3,276	<b>2,943</b>	- 10.2%
Closed Sales	399	<b>352</b>	- 11.8%	3,102	<b>2,811</b>	- 9.4%
Median Sales Price*	\$275,000	<b>\$285,000</b>	+ 3.6%	\$264,900	<b>\$290,000</b>	+ 9.5%
Inventory of Homes for Sale	661	<b>467</b>	- 29.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.4</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	27	<b>30</b>	+ 11.1%	32	<b>29</b>	- 9.4%
Percent of Original List Price Received*	102.6%	<b>100.4%</b>	- 2.1%	102.7%	<b>102.6%</b>	- 0.1%
New Listings	460	<b>363</b>	- 21.1%	3,814	<b>3,474</b>	- 8.9%

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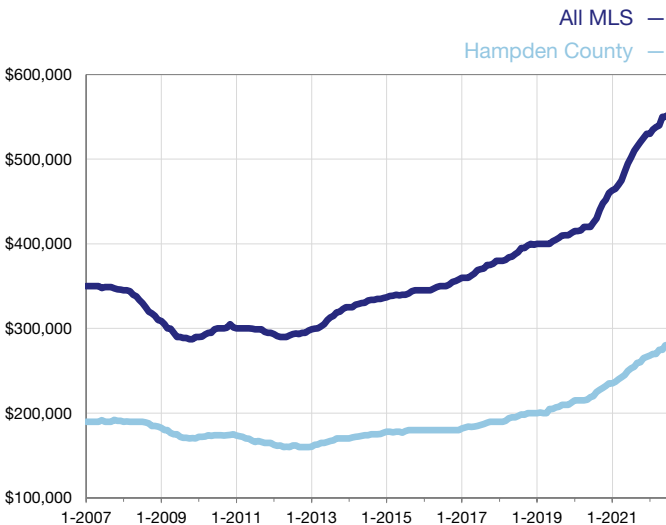
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	95	<b>49</b>	- 48.4%	500	<b>460</b>	- 8.0%
Closed Sales	64	<b>36</b>	- 43.8%	438	<b>453</b>	+ 3.4%
Median Sales Price*	\$169,950	<b>\$193,500</b>	+ 13.9%	\$171,875	<b>\$200,000</b>	+ 16.4%
Inventory of Homes for Sale	68	<b>53</b>	- 22.1%	--	--	--
Months Supply of Inventory	1.3	<b>1.1</b>	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	25	<b>29</b>	+ 16.0%	32	<b>25</b>	- 21.9%
Percent of Original List Price Received*	102.3%	<b>101.4%</b>	- 0.9%	101.5%	<b>102.5%</b>	+ 1.0%
New Listings	69	<b>46</b>	- 33.3%	537	<b>507</b>	- 5.6%

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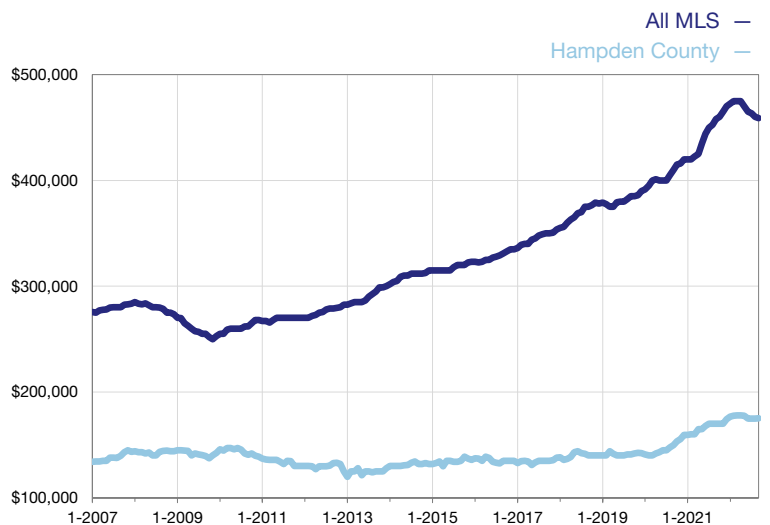
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Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	62	51	- 17.7%	456	403	- 11.6%
Closed Sales	61	53	- 13.1%	432	407	- 5.8%
Median Sales Price*	\$282,000	\$315,000	+ 11.7%	\$282,250	\$310,000	+ 9.8%
Inventory of Homes for Sale	127	105	- 17.3%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	40	37	- 7.5%
Percent of Original List Price Received*	103.6%	103.0%	- 0.6%	102.2%	102.5%	+ 0.3%
New Listings	74	60	- 18.9%	568	513	- 9.7%

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

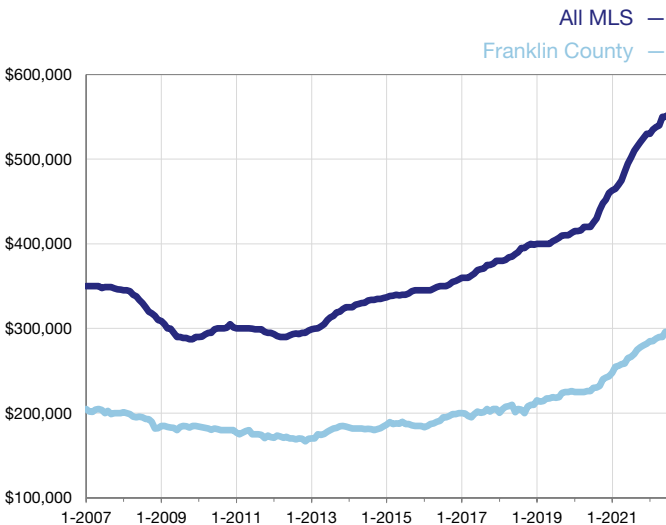
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	5	+ 25.0%	23	31	+ 34.8%
Closed Sales	3	4	+ 33.3%	17	31	+ 82.4%
Median Sales Price*	\$329,900	\$301,000	- 8.8%	\$185,000	\$240,000	+ 29.7%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--
Cumulative Days on Market Until Sale	21	14	- 33.3%	29	24	- 17.2%
Percent of Original List Price Received*	99.5%	104.7%	+ 5.2%	101.4%	105.2%	+ 3.7%
New Listings	7	12	+ 71.4%	25	44	+ 76.0%

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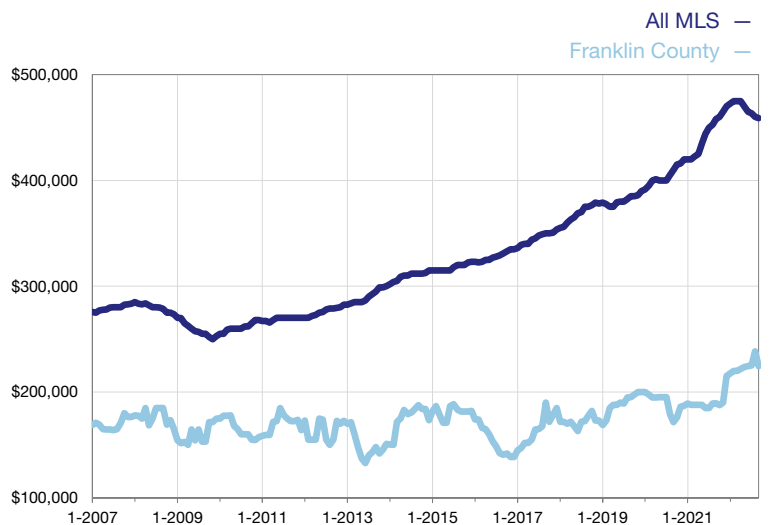
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	545	<b>500</b>	- 8.3%	4,562	<b>4,035</b>	- 11.6%
Closed Sales	577	<b>517</b>	- 10.4%	4,353	<b>3,864</b>	- 11.2%
Median Sales Price*	\$600,000	<b>\$670,000</b>	+ 11.7%	\$605,000	<b>\$649,000</b>	+ 7.3%
Inventory of Homes for Sale	799	<b>602</b>	- 24.7%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	24	<b>29</b>	+ 20.8%	27	<b>24</b>	- 11.1%
Percent of Original List Price Received*	104.3%	<b>101.0%</b>	- 3.2%	105.1%	<b>104.7%</b>	- 0.4%
New Listings	696	<b>549</b>	- 21.1%	5,418	<b>4,935</b>	- 8.9%

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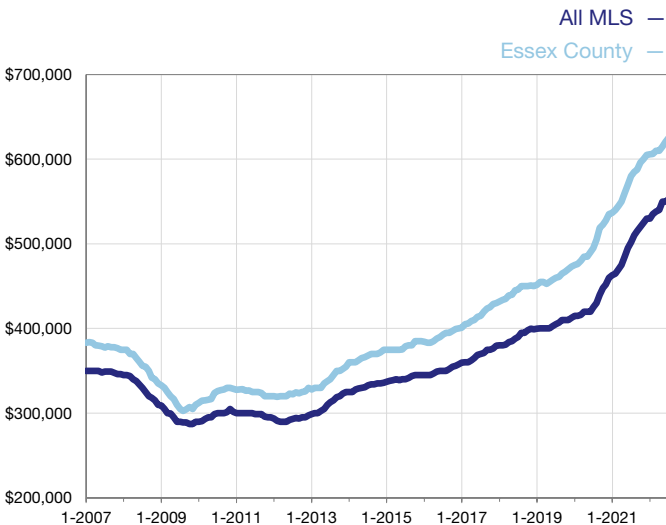
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	235	<b>183</b>	- 22.1%	2,238	<b>1,820</b>	- 18.7%
Closed Sales	261	<b>222</b>	- 14.9%	2,141	<b>1,848</b>	- 13.7%
Median Sales Price*	\$395,000	<b>\$429,350</b>	+ 8.7%	\$384,333	<b>\$420,000</b>	+ 9.3%
Inventory of Homes for Sale	402	<b>234</b>	- 41.8%	--	--	--
Months Supply of Inventory	1.6	<b>1.1</b>	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	24	<b>31</b>	+ 29.2%	31	<b>29</b>	- 6.5%
Percent of Original List Price Received*	102.8%	<b>101.3%</b>	- 1.5%	102.3%	<b>103.5%</b>	+ 1.2%
New Listings	313	<b>231</b>	- 26.2%	2,645	<b>2,114</b>	- 20.1%

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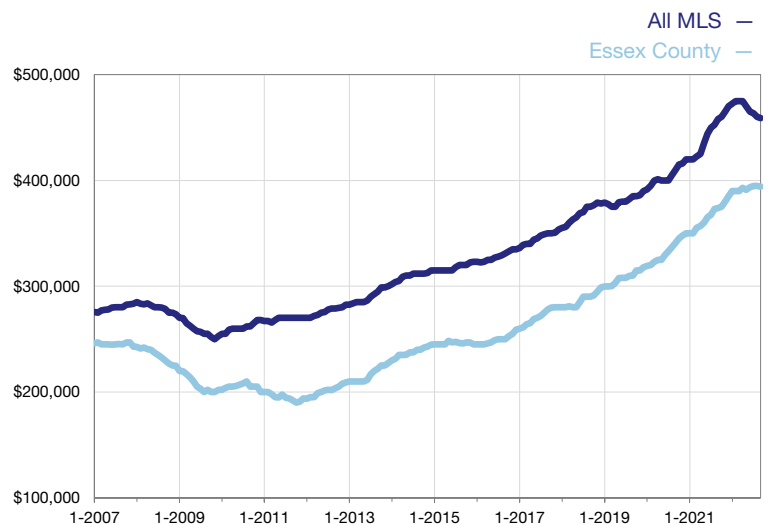
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dukes County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	5	+ 25.0%	49	42	- 14.3%
Closed Sales	7	7	0.0%	44	40	- 9.1%
Median Sales Price*	\$1,005,000	<b>\$2,100,000</b>	+ 109.0%	\$1,141,750	<b>\$1,500,000</b>	+ 31.4%
Inventory of Homes for Sale	32	37	+ 15.6%	--	--	--
Months Supply of Inventory	5.1	7.4	+ 45.1%	--	--	--
Cumulative Days on Market Until Sale	38	46	+ 21.1%	65	66	+ 1.5%
Percent of Original List Price Received*	93.7%	95.3%	+ 1.7%	96.8%	95.3%	- 1.5%
New Listings	8	6	- 25.0%	76	74	- 2.6%

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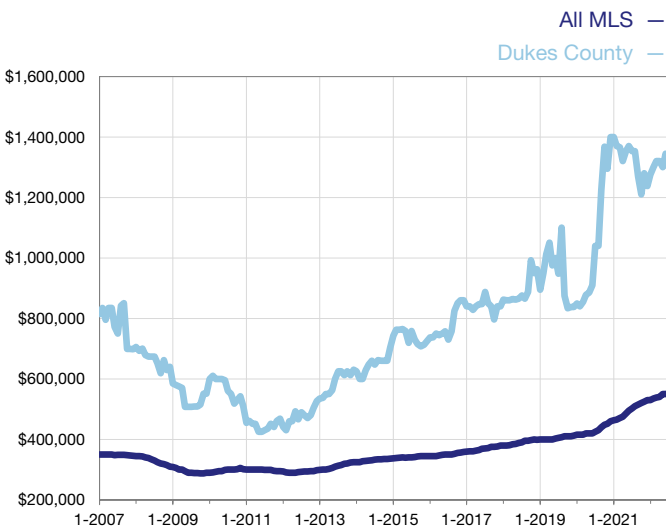
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$702,500	<b>\$890,000</b>	+ 26.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
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	1	0	- 100.0%	8	3	- 62.5%

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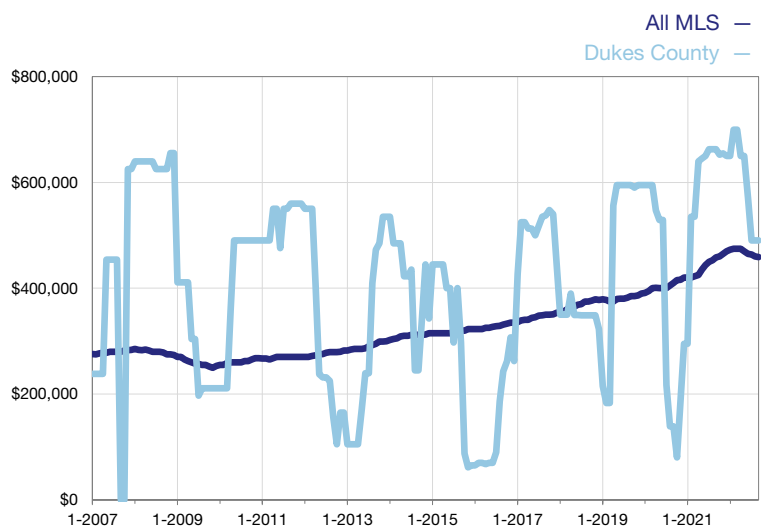
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bristol County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	394	<b>372</b>	- 5.6%	3,499	<b>3,073</b>	- 12.2%
Closed Sales	488	<b>365</b>	- 25.2%	3,442	<b>2,953</b>	- 14.2%
Median Sales Price*	\$434,500	<b>\$460,000</b>	+ 5.9%	\$425,000	<b>\$462,000</b>	+ 8.7%
Inventory of Homes for Sale	716	<b>556</b>	- 22.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.6</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	26	<b>34</b>	+ 30.8%	30	<b>31</b>	+ 3.3%
Percent of Original List Price Received*	102.6%	<b>98.9%</b>	- 3.6%	103.1%	<b>101.8%</b>	- 1.3%
New Listings	456	<b>409</b>	- 10.3%	4,162	<b>3,811</b>	- 8.4%

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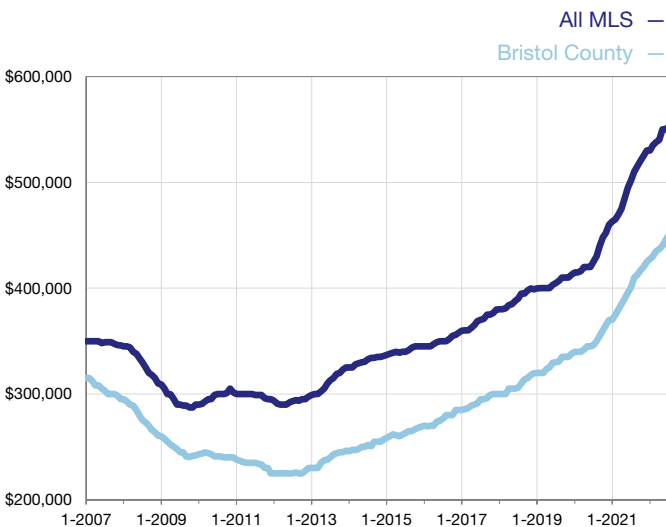
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	89	<b>66</b>	- 25.8%	644	<b>619</b>	- 3.9%
Closed Sales	90	<b>62</b>	- 31.1%	639	<b>606</b>	- 5.2%
Median Sales Price*	\$280,000	<b>\$330,000</b>	+ 17.9%	\$269,000	<b>\$310,000</b>	+ 15.2%
Inventory of Homes for Sale	111	<b>92</b>	- 17.1%	--	--	--
Months Supply of Inventory	1.5	<b>1.3</b>	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	26	<b>23</b>	- 11.5%	29	<b>25</b>	- 13.8%
Percent of Original List Price Received*	102.5%	<b>101.4%</b>	- 1.1%	101.9%	<b>103.6%</b>	+ 1.7%
New Listings	92	<b>81</b>	- 12.0%	752	<b>719</b>	- 4.4%

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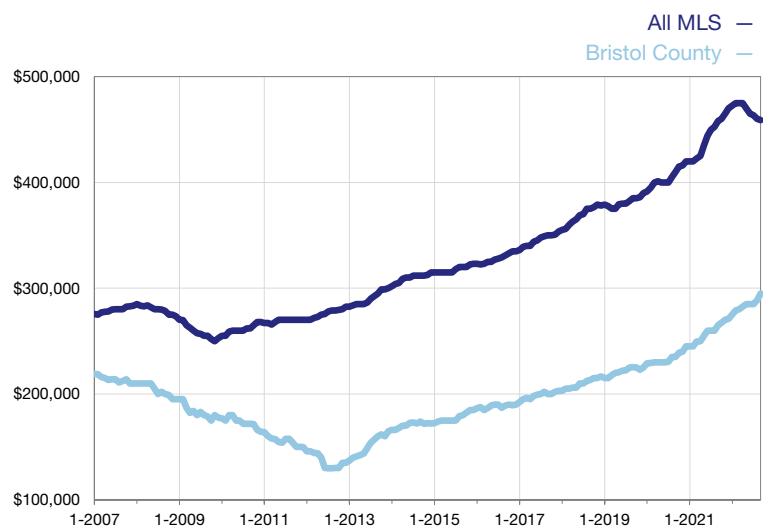
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkshire County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	13	+ 550.0%	46	51	+ 10.9%
Closed Sales	4	7	+ 75.0%	42	44	+ 4.8%
Median Sales Price*	\$476,750	\$246,000	- 48.4%	\$262,275	\$309,000	+ 17.8%
Inventory of Homes for Sale	26	25	- 3.8%	--	--	--
Months Supply of Inventory	4.5	4.8	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	41	70	+ 70.7%	63	80	+ 27.0%
Percent of Original List Price Received*	101.3%	91.2%	- 10.0%	98.5%	92.2%	- 6.4%
New Listings	2	10	+ 400.0%	74	77	+ 4.1%

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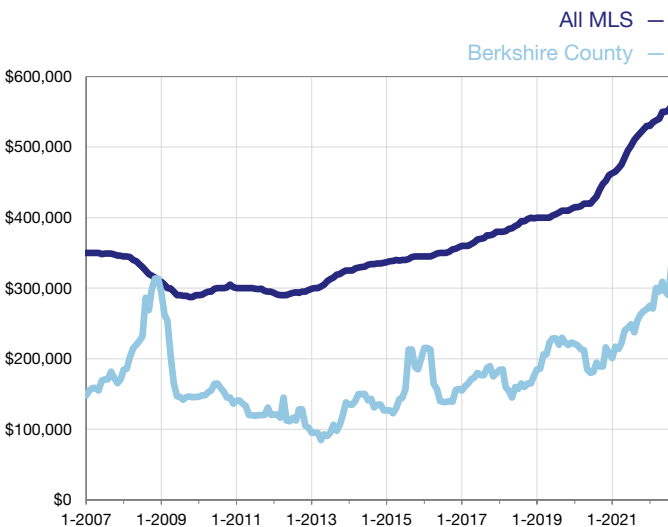
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$259,000	\$154,250	- 40.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
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	1	0	- 100.0%	6	3	- 50.0%

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

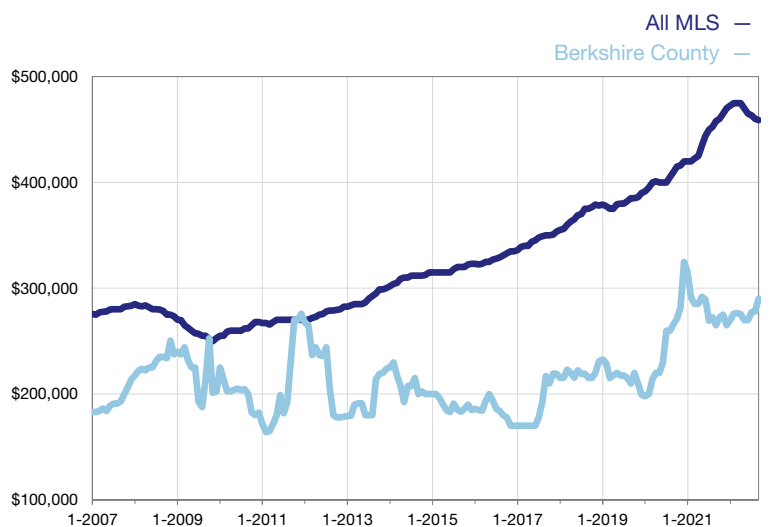
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	458	<b>363</b>	- 20.7%	3,750	<b>3,066</b>	- 18.2%
Closed Sales	473	<b>395</b>	- 16.5%	3,583	<b>3,000</b>	- 16.3%
Median Sales Price*	\$619,000	<b>\$670,000</b>	+ 8.2%	\$600,000	<b>\$685,000</b>	+ 14.2%
Inventory of Homes for Sale	824	<b>767</b>	- 6.9%	--	--	--
Months Supply of Inventory	1.9	<b>2.2</b>	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	26	<b>29</b>	+ 11.5%	45	<b>32</b>	- 28.9%
Percent of Original List Price Received*	100.9%	<b>97.6%</b>	- 3.3%	101.3%	<b>101.2%</b>	- 0.1%
New Listings	526	<b>457</b>	- 13.1%	4,353	<b>3,880</b>	- 10.9%

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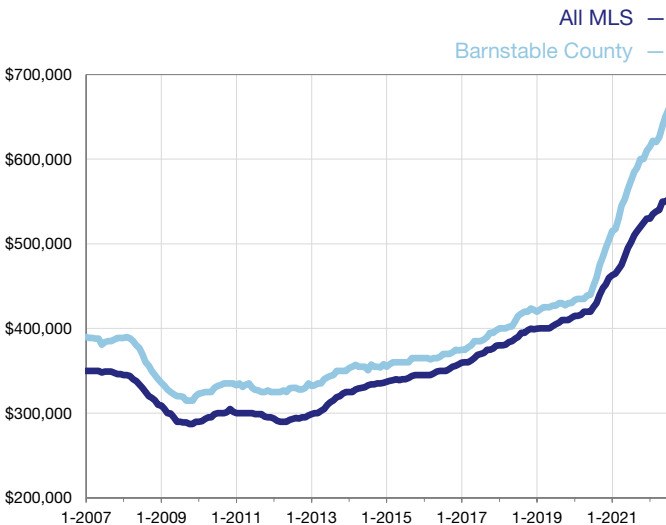
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	133	<b>97</b>	- 27.1%	1,097	<b>839</b>	- 23.5%
Closed Sales	139	<b>129</b>	- 7.2%	995	<b>846</b>	- 15.0%
Median Sales Price*	\$400,000	<b>\$485,000</b>	+ 21.3%	\$360,000	<b>\$442,500</b>	+ 22.9%
Inventory of Homes for Sale	219	<b>166</b>	- 24.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.8</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	<b>31</b>	+ 14.8%	54	<b>35</b>	- 35.2%
Percent of Original List Price Received*	99.9%	<b>98.6%</b>	- 1.3%	99.9%	<b>101.3%</b>	+ 1.4%
New Listings	141	<b>105</b>	- 25.5%	1,150	<b>955</b>	- 17.0%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

