

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

West Region

- 15.0%

+ 3.5%

- 29.7%

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

Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	763	679	-11.0%	5,986	5,361	-10.4%
Closed Sales	765	674	-11.9%	5,636	5,163	-8.4%
Median Sales Price*	\$300,000	\$310,250	+ 3.4%	\$285,000	\$313,000	+ 9.8%
Inventory of Homes for Sale	1,470	1,067	-27.4%	--	--	--
Months Supply of Inventory	2.2	1.7	-22.7%	--	--	--
Cumulative Days on Market Until Sale	41	43	+ 4.9%	49	44	-10.2%
Percent of Original List Price Received*	101.8%	100.1%	-1.7%	101.6%	102.0%	+ 0.4%
New Listings	846	698	-17.5%	7,143	6,465	-9.5%

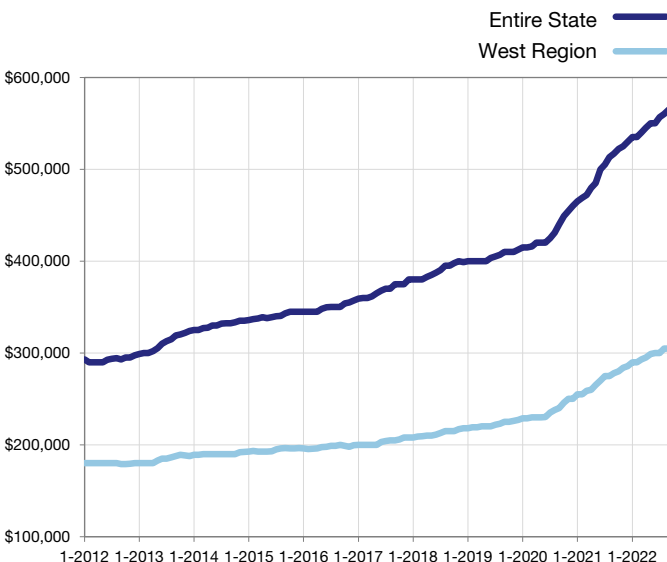
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	147	88	-40.1%	963	811	-15.8%
Closed Sales	127	78	-38.6%	858	802	-6.5%
Median Sales Price*	\$202,500	\$234,000	+ 15.6%	\$202,000	\$229,450	+ 13.6%
Inventory of Homes for Sale	176	149	-15.3%	--	--	--
Months Supply of Inventory	1.9	1.6	-15.8%	--	--	--
Cumulative Days on Market Until Sale	49	44	-10.2%	59	40	-32.2%
Percent of Original List Price Received*	101.6%	100.9%	-0.7%	100.3%	102.6%	+ 2.3%
New Listings	136	100	-26.5%	1,037	963	-7.1%

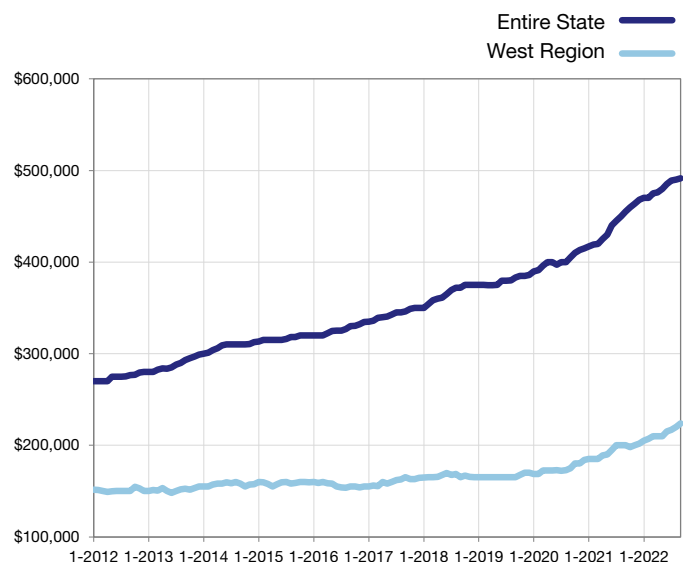
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

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MASSACHUSETTS
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Southeast Region

- 26.2%

+ 7.1%

- 24.5%

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

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

Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	517	486	-6.0%	4,434	3,902	-12.0%
Closed Sales	633	459	-27.5%	4,347	3,751	-13.7%
Median Sales Price*	\$437,000	\$460,000	+ 5.3%	\$422,328	\$460,000	+ 8.9%
Inventory of Homes for Sale	916	737	-19.5%	--	--	--
Months Supply of Inventory	1.8	1.6	-11.1%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	30	31	+ 3.3%
Percent of Original List Price Received*	102.6%	98.5%	-4.0%	103.0%	101.7%	-1.3%
New Listings	585	530	-9.4%	5,267	4,856	-7.8%

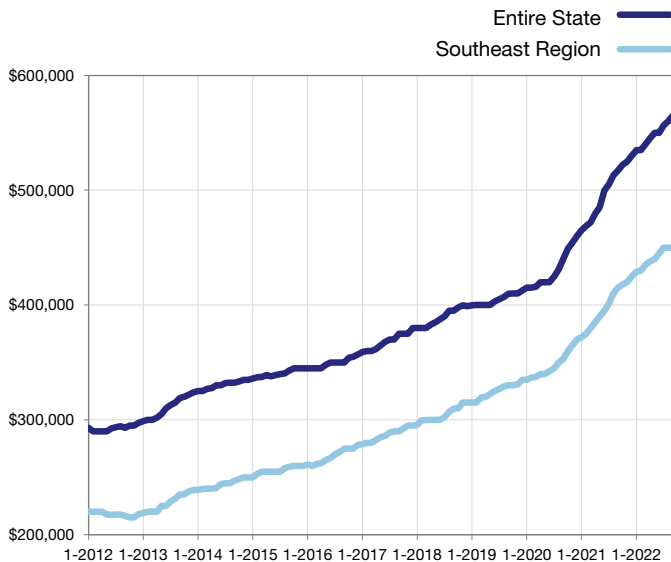
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	103	84	-18.4%	791	749	-5.3%
Closed Sales	93	83	-10.8%	774	745	-3.7%
Median Sales Price*	\$285,000	\$333,000	+ 16.8%	\$268,000	\$320,000	+ 19.4%
Inventory of Homes for Sale	145	134	-7.6%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	23	-8.0%	30	28	-6.7%
Percent of Original List Price Received*	102.4%	101.4%	-1.0%	101.9%	103.4%	+ 1.5%
New Listings	100	106	+ 6.0%	932	891	-4.4%

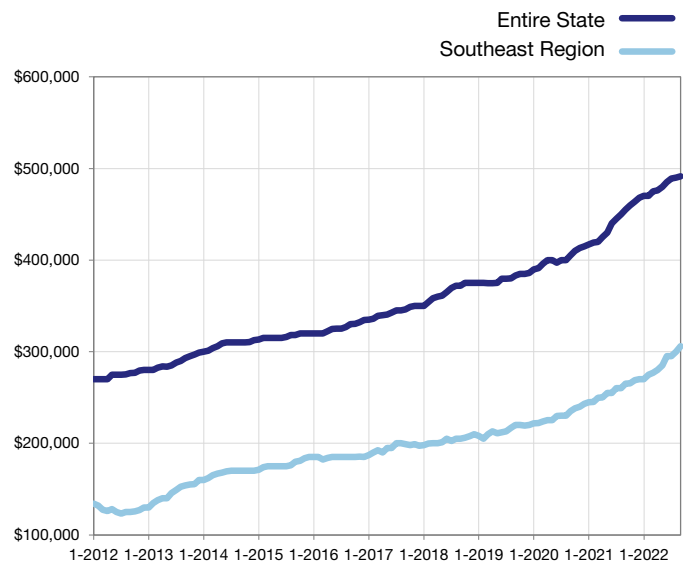
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

- 14.8%

+ 13.1%

- 32.7%

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

Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	767	694	-9.5%	6,471	5,728	-11.5%
Closed Sales	832	714	-14.2%	6,161	5,525	-10.3%
Median Sales Price*	\$582,500	\$648,500	+ 11.3%	\$587,000	\$630,000	+ 7.3%
Inventory of Homes for Sale	1,090	831	-23.8%	--	--	--
Months Supply of Inventory	1.5	1.3	-13.3%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	25	24	-4.0%
Percent of Original List Price Received*	104.4%	101.1%	-3.2%	105.3%	104.8%	-0.5%
New Listings	966	774	-19.9%	7,633	6,930	-9.2%

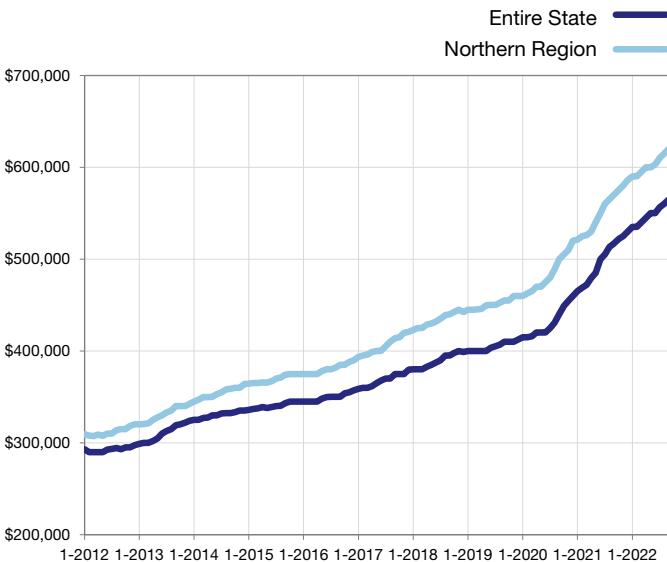
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	325	264	-18.8%	3,051	2,552	-16.4%
Closed Sales	376	306	-18.6%	2,950	2,568	-12.9%
Median Sales Price*	\$369,000	\$415,000	+ 12.5%	\$360,000	\$410,000	+ 13.9%
Inventory of Homes for Sale	529	287	-45.7%	--	--	--
Months Supply of Inventory	1.5	1.0	-33.3%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	29	27	-6.9%
Percent of Original List Price Received*	102.8%	101.6%	-1.2%	102.6%	103.9%	+ 1.3%
New Listings	424	322	-24.1%	3,575	2,904	-18.8%

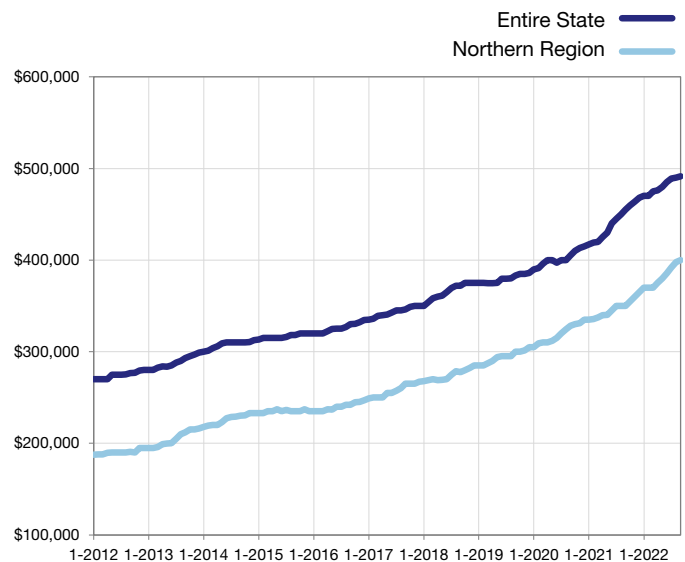
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Central Region

- 14.0%

+ 6.9%

- 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	798	744	-6.8%	6,986	6,389	-8.5%
Closed Sales	908	782	-13.9%	6,745	6,152	-8.8%
Median Sales Price*	\$401,000	\$430,000	+ 7.2%	\$398,000	\$435,810	+ 9.5%
Inventory of Homes for Sale	1,472	982	-33.3%	--	--	--
Months Supply of Inventory	1.8	1.3	-27.8%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	29	28	-3.4%
Percent of Original List Price Received*	102.9%	100.0%	-2.8%	103.9%	103.4%	-0.5%
New Listings	1,035	797	-23.0%	8,423	7,670	-8.9%

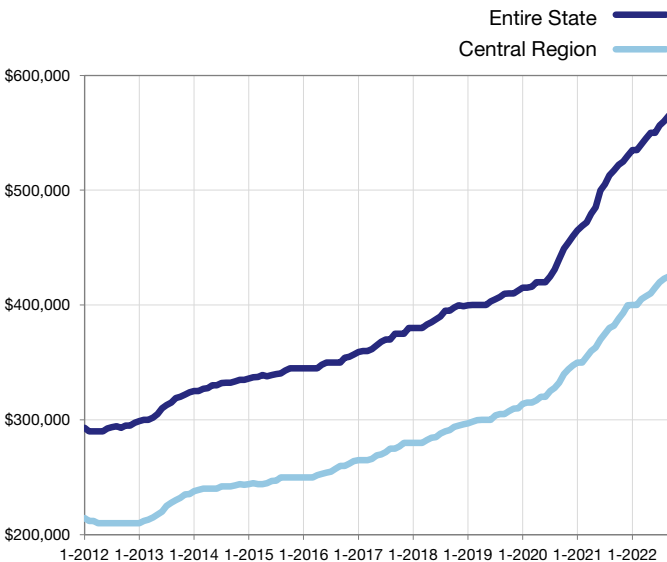
Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	187	188	+ 0.5%	1,693	1,542	-8.9%
Closed Sales	191	174	-8.9%	1,569	1,483	-5.5%
Median Sales Price*	\$300,000	\$333,000	+ 11.0%	\$285,000	\$337,000	+ 18.2%
Inventory of Homes for Sale	322	197	-38.8%	--	--	--
Months Supply of Inventory	1.8	1.1	-38.9%	--	--	--
Cumulative Days on Market Until Sale	28	22	-21.4%	29	26	-10.3%
Percent of Original List Price Received*	102.1%	101.9%	-0.2%	102.8%	103.9%	+ 1.1%
New Listings	249	188	-24.5%	1,947	1,777	-8.7%

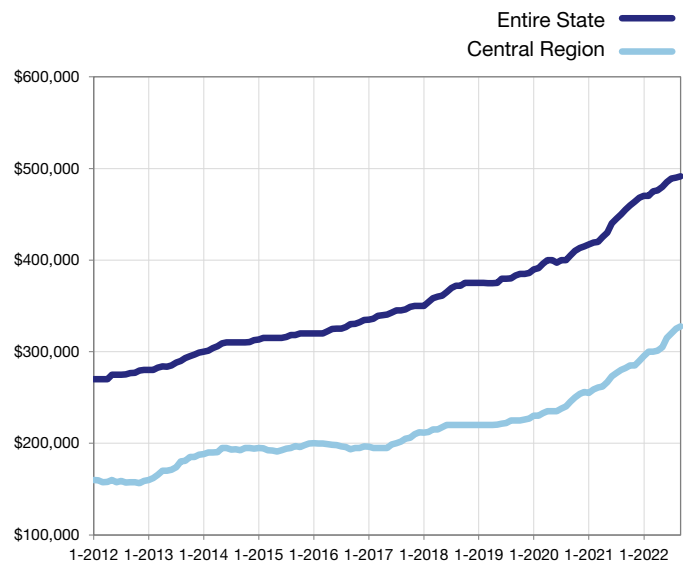
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