

# Multi-Family Housing Activity Report

September 2022



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Sep-2021	Sep-2022	+ / -	YTD 2021	YTD 2022	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		869	<b>654</b>	- 24.7%	6,596	<b>5,698</b>	- 13.6%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$525,000	<b>\$615,000</b>	+ 17.1%	\$525,000	<b>\$590,000</b>	+ 12.4%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		2,174	<b>1,338</b>	- 38.5%	--	--	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.9	<b>2.0</b>	- 31.0%	--	--	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		34	<b>34</b>	- 0.1%	38	<b>36</b>	- 6.7%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		100.6%	<b>98.7%</b>	- 1.9%	100.9%	<b>100.9%</b>	+ 0.1%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		1,202	<b>869</b>	- 27.7%	9,410	<b>8,073</b>	- 14.2%

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

