

Multi-Family Housing Activity Report

October 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Oct-2021	Oct-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		799	542	- 32.2%	7,396	6,258	- 15.4%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$540,000	\$580,000	+ 7.4%	\$525,000	\$587,500	+ 11.9%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		2,028	1,305	- 35.7%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.7	2.0	- 24.1%	--	--	--
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.*		34	39	+ 13.2%	38	36	- 4.8%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		100.1%	97.7%	- 2.4%	100.8%	100.7%	- 0.1%
New Listings A count of the properties that have been newly listed on the market in a given month.		985	723	- 26.6%	10,395	8,792	- 15.4%

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

